

CALIFORNIA COASTAL COMMISSION

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Staff Report: 9/17/97
Hearing Date: Oct. 7-10, 1997
Commission Action:

STAFF REPORT: DE NOVO & REGULAR CALENDAR

APPLICATION NO.: A-5-SCI-97-129/5-97-108
APPLICANT: Santa Catalina Island Company
AGENT: Bret Carman
PROJECT LOCATION: Pebbly Beach, Santa Catalina Island, Los Angeles County.
PROJECT DESCRIPTION: Construction of a 300 foot long, 10,000 square foot (approx.) rock revetment. The scour pad (approx. 2,000 square feet) is located seaward of the current mean high tide line within the Commission's area of original jurisdiction. The remaining 8,000 square feet is located above the current mean high tide line within the Los Angeles County permit jurisdiction pursuant to the certified Santa Catalina Island Local Coastal Program.

SUMMARY OF STAFF RECOMMENDATION:

The applicant has revised the proposed project for the De Novo permit. The revised plans for the proposed revetment eliminate the loss of intertidal habitat by siting the face of the revetment landward of the existing shoreline (See Section A-A on Exhibit #4, p.2). The scour pad for the proposed revetment is located below the current mean high tide line but will not eliminate any habitat area. The revised plan has been designed and approved by a Registered Professional Engineer (Exhibit #4). In addition, the applicant has obtained a lease from the California State Lands Commission allowing the construction of the proposed revetment across the portion of the site located seaward of the ordinary high water mark (Exhibit #6).

Staff recommends that the Commission find that the proposed revetment is consistent with the certified Santa Catalina Island Local Coastal Program (LCP) and the public access and recreation policies of the Coastal Act, and approve both the De Novo appeal permit (A-5-SCI-97-129) and the Commission's Coastal Development Permit application 5-97-108 with conditions regarding maintenance activities, future alterations, assumption of risk, and public rights. The applicant agrees with the conditions.

LOCAL APPROVALS:

1. Los Angeles County Local Coastal Development Permit No. 96-119-(4).
2. Los Angeles County Conditional Use Permit Case No. 96-119-(4).

SUBSTANTIVE FILE DOCUMENTS:

1. Santa Catalina Island Certified Local Coastal Program (LCP).
2. California State Lands General Lease of sovereign lands at Pebbly Beach Beach, Santa Catalina Island, July 11, 1997.
3. U.S. Army Corps of Engineers Permit Application No. 97-00181-SDM.

STAFF NOTE:

The site of the proposed revetment is bisected by the mean high tide line (MHTL) (Exhibit #4). The MHTL differentiates the Commission's area of retained (original) jurisdiction for tidelands and public trust lands from the landward area for which the County has accepted Coastal Development Permit jurisdiction pursuant to the certified Local Coastal Program (Coastal Act Section 30600(b)). The existence of both Coastal Development Permit jurisdictions within one project site requires two Coastal Development Permits, one for each jurisdiction. The County's approval of the Local Coastal Development Permit has been appealed to the Commission. As a result, this combined public hearing will include both the De Novo hearing on appeal of the Local Coastal Development Permit, and the public hearing for a Coastal Commission Coastal Development Permit for the portion of the proposed revetment situated seaward of the MHTL.

Because of the existence of both Coastal Development Permit jurisdictions on the site, there are two standards of review for the proposed development - one for each jurisdiction. The proposed revetment's scour pad (approximately 2,000 square feet) is within the Commission's area of retained jurisdiction (seaward of the MHTL), and the standard of review is the Chapter 3 policies of the Coastal Act. For the majority of the proposed revetment is located in the County's area of permit jurisdiction, the standard of review is the certified Local Coastal Program, as well as the access and recreation policies of the Coastal Act because the site is located between the first public road and the sea [Coastal Act Section 30604(b)(c)]. In other words, in order to approve the proposed project as a whole, the Commission must find that the small portion of the project located within the Commission's area of retained jurisdiction is consistent with the Chapter 3 Policies of the Coastal Act, while the large portion of the project landward of the Commission's area of original jurisdiction must be found to be consistent with the certified Local Coastal Program and the access and recreation policies of the Coastal Act.

In order to minimize duplication and unnecessary delays, Commission staff has combined the appeal and Coastal Development Permit into one staff report and one Commission hearing. However, Commission approval, modification, or disapproval of this project will require separate actions on the appeal and Coastal Development Permit.

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolutions:

I. Approval with Conditions of 5-97-108

The Commission hereby grants, subject to the conditions below, a Coastal Development Permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Approval with Conditions of A-5-SCI-97-129

The Commission hereby grants, subject to the conditions below, a Coastal Development Permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the certified Local Coastal Program, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

III. 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 this permit is reported to the Commission. 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. Compliance All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. Inspections The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. 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.
7. 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.

IV. Special Conditions

1. Maintenance Activities/Future Alterations

The permittee shall be responsible for maintenance of the permitted shoreline protective device. Any change in the design of the project or future additions/reinforcement of the revetment will require a Coastal Development Permit. If after inspection, it is apparent that repair and maintenance is necessary, the applicant shall contact the Commission office to determine whether permits are necessary. The permittee shall be responsible for the removal of debris deposited on the beach or in the water during and after construction of the shoreline protective device.

2. Assumption of Risk

By acceptance of this Coastal Development Permit, the applicant acknowledges, on behalf of itself and the applicant's successors in interest, that: a) the site may be subject to extraordinary hazards from waves, flooding, and erosion; b) the applicant assumes the liability from such hazards; c) the applicant waives any claim of liability on the part of the Commission or its successors in interest for damage from such hazards; and d) the applicant agrees to indemnify and hold harmless the Commission, its officers, agents, and employees relative to the Commission's approval of the project for any damage.

3. Public Rights

By acceptance of this Coastal Development Permit, the applicant acknowledges, on behalf of itself and the applicant's successors in interest, that: a) issuance of the permit shall not constitute a waiver of any public rights which may exist on the property; and b) issuance of the permit and construction of the permitted development shall not be used or construed to interfere with any public prescriptive or public trust rights that may exist on the property.

V. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The Santa Catalina Island Company proposes to construct of a 300 foot long rock revetment at Pebble Beach on Santa Catalina Island (See Exhibits). The revetment is proposed as an engineered replacement of the existing riprap protected shoreline. A shoreline protective device is necessary to protect the boatyard located immediately inland of the project site (Exhibit #3). The riprap shoreline did not prove to be adequate to protect the boatyard shop building shown on the plans (Exhibit #4). On or about September 12, 1997, that structure sustained major damage from waves generated by Hurricane Linda. The building may be replaced under the disaster replacement policies of the LCP. According to the applicant, this section of the Pebble Beach shoreline has been suffering from erosion problems for several years. The shoreline is currently comprised of riprap, rocks and junk which has been placed in the surf zone over many years to slow the rate of erosion.

As stated above, the proposed project involves the replacement of an unengineered riprap shoreline with an engineered rock revetment. As proposed, the debris on the existing shoreline would be excavated from the land side at low tide. The excavated materials will be trucked to a Santa Catalina Island Company site in nearby Roaring Canyon to be sorted, crushed and recycled for use in future construction projects.

The new revetment is proposed to be constructed in the excavated shoreline using twelve inch quarry rocks for the base and scour pad, a layer of 1,000 pound rocks for the middle layer, and finally a top layer of ten ton rocks would be laid on the face of the revetment. In all, approximately 7,000 tons of rock is proposed to be placed over approximately 10,000 square feet of shoreline area (Exhibit #4). All rock placement will take place from the land side of the proposed project. The proposed plan has been designed and approved by a Registered Professional Engineer.

The currently proposed plan is a revised version of a revetment approved by the Los Angeles County Department of Regional Planning (Appeal A-5-SCI-97-129). The previous plan would have resulted in the loss of approximately one thousand square feet of intertidal habitat by placing the revetment seaward of the existing shoreline. However, after consulting with the U.S. Fish and Wildlife Service (Exhibit #8) and Commission staff, the applicant revised the proposed revetment so that no intertidal habitat area would be lost. This was accomplished by siting the face of the proposed revetment more landward to correspond with the location of the existing shoreline (See Section A-A on Exhibit #4, p.2).

The scour pad of the currently proposed revetment is located seaward of the current mean high tide line within the Commission's area of original jurisdiction. Although, the proposed scour pad is located in the intertidal zone, it will not eliminate any habitat area. The proposed scour pad, constructed of twelve inch rocks, will replace the existing riprap material

that currently occupies the intertidal zone and provides marine habitat. The applicant has obtained a lease from the California State Lands Commission allowing the construction of the proposed revetment across the portion of the site located seaward of the ordinary high water mark (Exhibit #6).

B. Pebbly Beach Area

The Pebbly Beach area is an unincorporated industrial area located approximately one-half mile south of the City of Avalon on Santa Catalina Island (Exhibit #2). The certified LCP designates this area as an industrial area for Avalon and allows the continuation and expansion of the existing uses which include: a freight yard, warehouses, repair shops, a helipad, boatyards, light industries, a commercial laundry, gasoline storage, solid and liquid waste facilities, and an electric power generating plant (Exhibit #3).

Pebbly Beach has been the primary industrial zone for the City of Avalon since the 1920's. The Pebbly Beach industrial area is one of the few large areas of flat waterfront land located on the south end of the island outside of Avalon. Because of the possible hazards associated with industrial uses, the LCP allows public access to the shoreline at Pebbly Beach to be limited for public safety reasons. The LCP also states that shoreline protective devices, subject to certain limitations, may be permitted in order to protect existing and expanded industrial uses at Pebbly Beach (LCP p. II-131).

C. Public Access

One of the basic goals stated in the Coastal Act is to maximize public access to and along the coast. Pursuant to Section 30604(c) of the Coastal Act, because the proposed development is located between the first public road and the sea, the public access policies contained in Chapter 3 of the Coastal Act apply to the entire project. In addition, the portion of the proposed project located landward of the mean high tide line, the area which the County has accepted Coastal Development Permit jurisdiction, must also conform to the policies of certified Local Coastal Program (LCP). Approximately eighty percent of the proposed revetment is located inland of the mean high tide line (Exhibit #4).

The Coastal Act has several policies which address the issue of public access to the coast.

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 30212 of the Coastal Act states, in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects...

Section 30213 of the Coastal Act states, in part:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

As stated in the above public access policies, the Coastal Act requires that maximum access and recreational opportunities be provided for all people. The Coastal Act also protects the public's right to access the sea and encourages the development of recreational facilities. Section 30210 of the Coastal Act also states that access shall be provided consistent with public safety needs.

In this case, the site of the proposed revetment is located in an industrial area owned by the applicant which does not currently provide public recreation opportunities. The shoreline is currently covered with unengineered riprap and debris. The proposed revetment will not extend beyond the footprint of the existing riprap except to the minor extent necessary to create a straight revetment (Exhibit #4). Although the LCP states that the existing riprap shoreline precludes public access (LCP pg. II-131), the public can access the existing site by walking south from the adjacent section of Pebbly Beach.

The section of Pebbly Beach located immediately north of the site is a sand and cobble beach which is used for public access and recreation (LCP pgs. II-14 & II-131). The section of shoreline located immediately south of the site is an engineered rock revetment built to protect the power generating plant (Exhibit #3). There are currently no barriers, other than the instability of the existing riprap, to prevent the public from walking along the existing shoreline. A visit to the site by Commission staff has confirmed that it does not currently provide any recreational uses due to its composition of riprap, dirt and junk, and its location in an industrial area.

Therefore, the proposed revetment will not displace public access or recreational opportunities any more than those already displaced on the site. In fact, the construction of a properly engineered revetment on the site will provide a more stable and safe structure which will provide an improved area for shore fishing. The applicants have not proposed to impede public access on the proposed revetment even though the certified LCP states that public access to the Pebbly Beach industrial area may be limited.

The certified LCP for Catalina Island states:

Shoreline Access Policy 5 (pg. II-8):

New development will not be permitted to interfere with, but rather shall enhance, the public's right of access to the sea where acquired through use or legislative authority, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Shoreline Access Policy 8 (pg. II-8):

The public shall have the right to recreational access to and along the shoreline including use of any sandy or rocky beach around unincorporated Santa Catalina Island, subject to the limitations of the policies of this section.

Shoreline Access Policy 9 (pg. II-8):

Public shoreline access in the following areas may be limited by the landowner where public safety may be jeopardized:

Pebbly Beach industrial area and Pebbly Beach rock quarry...

Although access inside of the actual industrial area is limited, there is not currently any threat to public safety on the shoreline at the site of the proposed revetment. Public access on the existing riprap is not prohibited. Therefore, the Commission finds that public access on the proposed revetment shall not be prohibited. A condition of approval is placed on the permit to protect any rights that the public may exist on the property. The condition states:

By acceptance of this Coastal Development Permit, the applicant acknowledges, on behalf of itself and the applicant's successors in interest, that: a) issuance of the permit shall not constitute a waiver of any public rights which may exist on the property; and b) issuance of the permit and construction of the permitted development shall not be used or construed to interfere with any public prescriptive or public trust rights that may exist on the property.

Only as conditioned to protect public access and public rights is the proposed project consistent with the public access policies of the Coastal Act. The proposed project will not negatively impact public access along the shoreline. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with the public access policies of the Coastal Act and the public access policies of the certified LCP.

D. Marine Resources

The Coastal Act and the certified LCP both contain policies which address the construction of shoreline protective devices. However, only the most seaward portion of the proposed project is located in coastal waters. The scour pad (approx. 2,000 square feet) is located seaward of the current mean high tide line (MHTL) within the Commission's area of original jurisdiction. The

standard of review for this portion of the project is the Chapter 3 policies of the Coastal Act, including the marine resource policies. Section 30235 of the Coastal Act applies specifically to the proposed project.

Section 30235 of the Coastal Act states:

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30235 of the Coastal Act limits the construction of shoreline structures which alter natural shoreline processes except for specified purposes for which such structures shall be permitted. Section 30235 of the Coastal Act requires the permitted shoreline structures to be designed to eliminate or mitigate adverse impacts on local shoreline sand supply. The proposed revetment is designed to protect the existing boatyard and shop structure (which may be rebuilt under the disaster replacement policies of the LCP). The boatyard, in this case, is a coastal-dependent use because boats are a vital transportation component for the island and the Pebbly Beach industrial area is one of the flat areas on the south end of the island where such an important land use can be located. Therefore, the proposed revetment is allowable under Section 30235 of the Coastal Act.

The proposed plan has been designed and approved by a Registered Professional Engineer who has twenty years of design experience along this section of the island's coastline. The proposed revetment has been designed to replace the existing unengineered riprap shoreline without significantly changing the shape or location of the current shoreline. Therefore, it will not cause adverse impacts on local shoreline sand supply.

Sections 30230 and 30231 of the Coastal Act require the protection of biological productivity, public recreation and marine resources. The proposed project has been designed to comply with these sections.

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.

The certified LCP for Santa Catalina Island also contains policies for the construction of shoreline protection devices. These policies apply to the portion of the proposed project located above the MHTL (Exhibit #4). The certified LCP states:

The following land uses are recommended for the Pebbly Beach area (pg. II-131):

Marine related services and facilities...

Future breakwater and shoreline protection for expanded marine commercial facilities...

Diking, Dredging, Filling and Shoreline Structures Policies (pg. II-166):

- 1) All development of shoreline structures shall be regulated by the County and the COE to avoid beach erosion and adverse impacts upon habitat resources...
- 3) New revetments...that alter natural shoreline processes shall be permitted only when required for public safety or to serve coastal dependent uses and also, boating, fishing, marine education, etc. or to arrest erosion of public beaches and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

As previously stated, a previously proposed revetment design would have resulted in the permanent loss of approximately 1,000 square feet of intertidal habitat by extending the revetment seaward of the current shoreline. The loss of intertidal habitat is an adverse impact which was not avoided or mitigated by the Los Angeles County approval. A letter dated July 30, 1997 from the U.S. Fish and Wildlife Service raised concerns about the proposed extension of the revetment seaward and the resulting loss of approximately 1,000 square feet (0.02 acres) of intertidal habitat without mitigation (Exhibit #8). The currently proposed project will not result in the loss of intertidal habitat.

As a result of the concerns of the U.S. Fish and Wildlife Service and those of Commission staff, the applicant submitted a revised plan for the proposed revetment that eliminates the loss of intertidal habitat by siting the proposed revetment in the same location as the current rocky shoreline (Exhibit #4). The scour pad of the currently proposed revetment is located seaward of the mean high tide line within the Commission's area of original jurisdiction. Although, the proposed scour pad is located in the intertidal

zone, it will not eliminate any habitat area. The proposed scour pad, constructed of twelve inch rocks, will replace the existing riprap material that currently occupies the intertidal zone. The proposed scour pad will replace in kind the habitat area which currently occupies the site.

As currently proposed, the proposed project will have no adverse impacts on marine resources. Therefore, the proposed project is consistent with the marine resource policies of the Coastal Act and the policies of the certified LCP.

E. State Lands

At the time that the original proposal for the rock revetment was submitted to Los Angeles County for approval, a dispute existed between the applicant and the State Lands Commission over the location of the boundary which separates the state lands located offshore and the lands of the Santa Catalina Island Company located on the island.

The applicant and the State Lands Commission worked together from September 1996 to July 1997 in order to resolve the disagreement over who owns the land beneath the proposed revetment. Ultimately, the applicant and the State Lands Commission were successful in reaching an agreement which would allow the applicant to undertake the proposed project. On July 11, 1997, the California State Lands Commission approved a general lease allowing the construction of the proposed shoreline protective device across the portion of the site located seaward of the ordinary high water mark. A copy of the lease is attached (Exhibit #6).

F. Maintenance Activities/Future Alterations

The permittee shall be responsible for maintenance of the permitted shoreline protective device. Any change in the design of the project or future additions/reinforcement of the seawall will require a Coastal Development Permit. If after inspection, it is apparent that repair and maintenance is necessary, the applicant shall contact the Commission office to determine whether permits are necessary. The permittee shall be responsible for the removal of debris deposited on the beach or in the water during and after construction of the shoreline protective device.

G. Assumption of Risk

The Commission requires applicants with projects in areas of known natural hazards to assume the risks of the development they propose. Although the proposed revetment has been designed to reduce the risk of damage to structures and property, not all risks of damage can be eliminated. Therefore, the applicant must understand that the Commission and its employees

are not liable should such damages occur and the applicant must agree to indemnify the Commission in the event that a claim is brought against the Commission based on the approval of the permit.

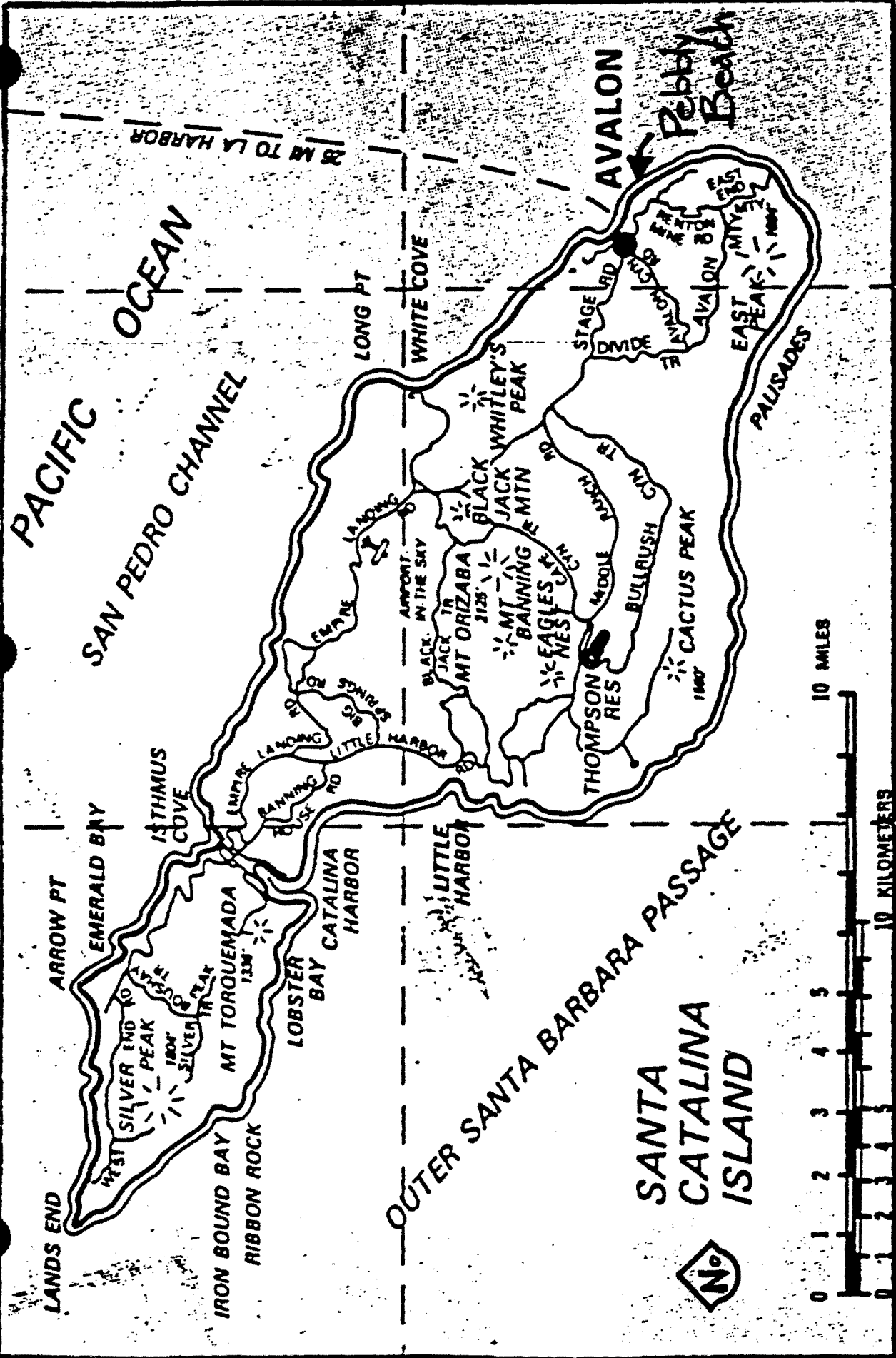
Therefore, by acceptance of this Coastal Development Permit, the applicant acknowledges, on behalf of itself and the applicant's successors in interest, that: a) the site may be subject to extraordinary hazards from waves, flooding, and erosion; b) the applicant assumes the liability from such hazards; c) the applicant waives any claim of liability on the part of the Commission or its successors in interest for damage from such hazards; and d) the applicant agrees to indemnify and hold harmless the Commission, its officers, agents, and employees relative to the Commission's approval of the project for any damage.

H. California Environmental Quality Act

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)(i) 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 impact which the activity may have on the environment.

In addition to the existing riprap shoreline, two alternative designs have been considered for a new rock revetment. The currently proposed design is the preferred alternative because it eliminates adverse impacts to marine resources.

The proposed project, as conditioned, adequately protects public access opportunities and marine resources and is consistent with the Chapter 3 policies of the Coastal Act and the certified LCP. As conditioned, the proposed project will not have significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA. Therefore, the Commission finds that the project is consistent with the requirements of the Coastal Act to conform to CEQA.

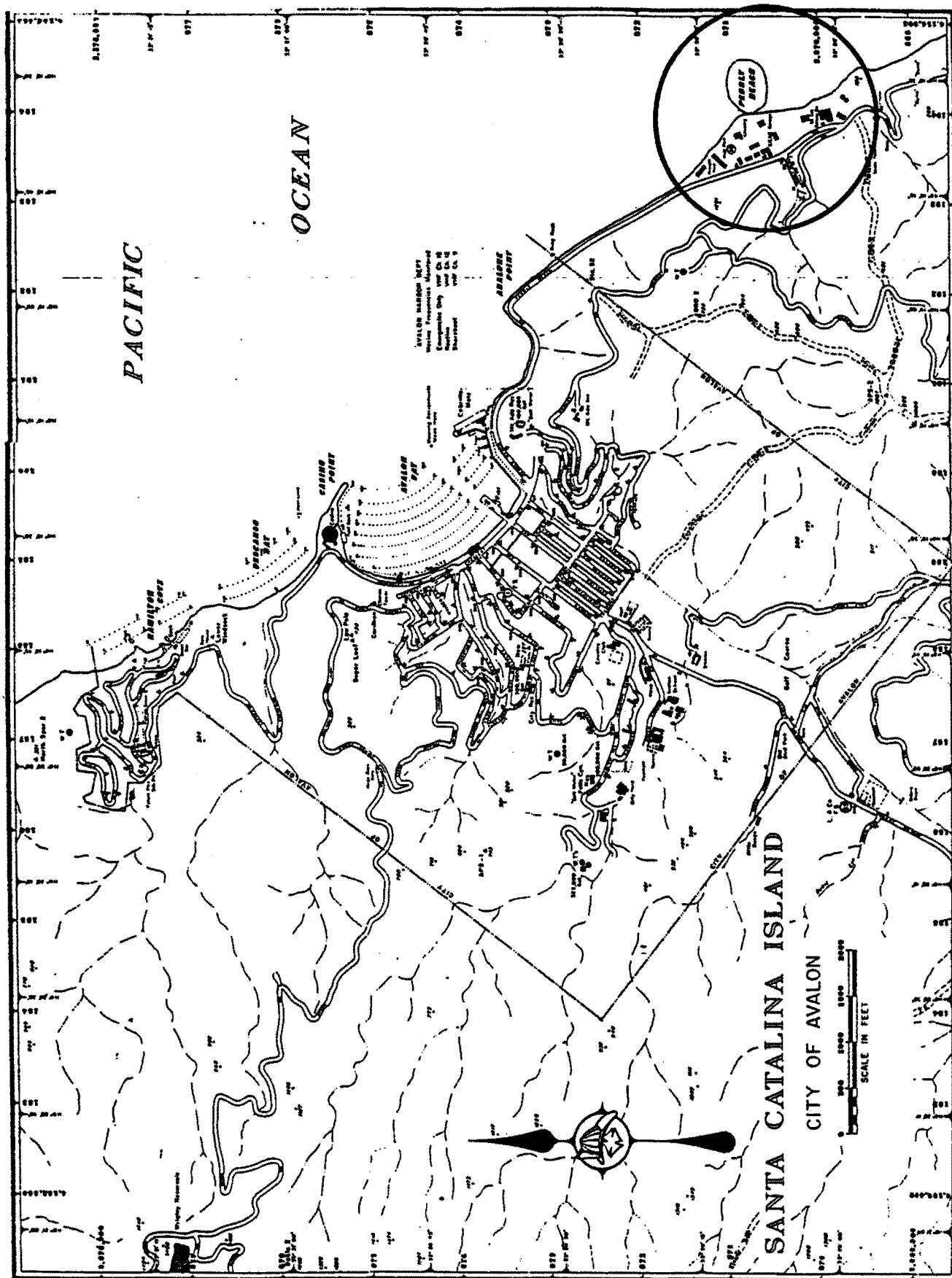


COASTAL COMMISSION

5-97-108

EXHIBIT # 1

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COASTAL COMMISSION

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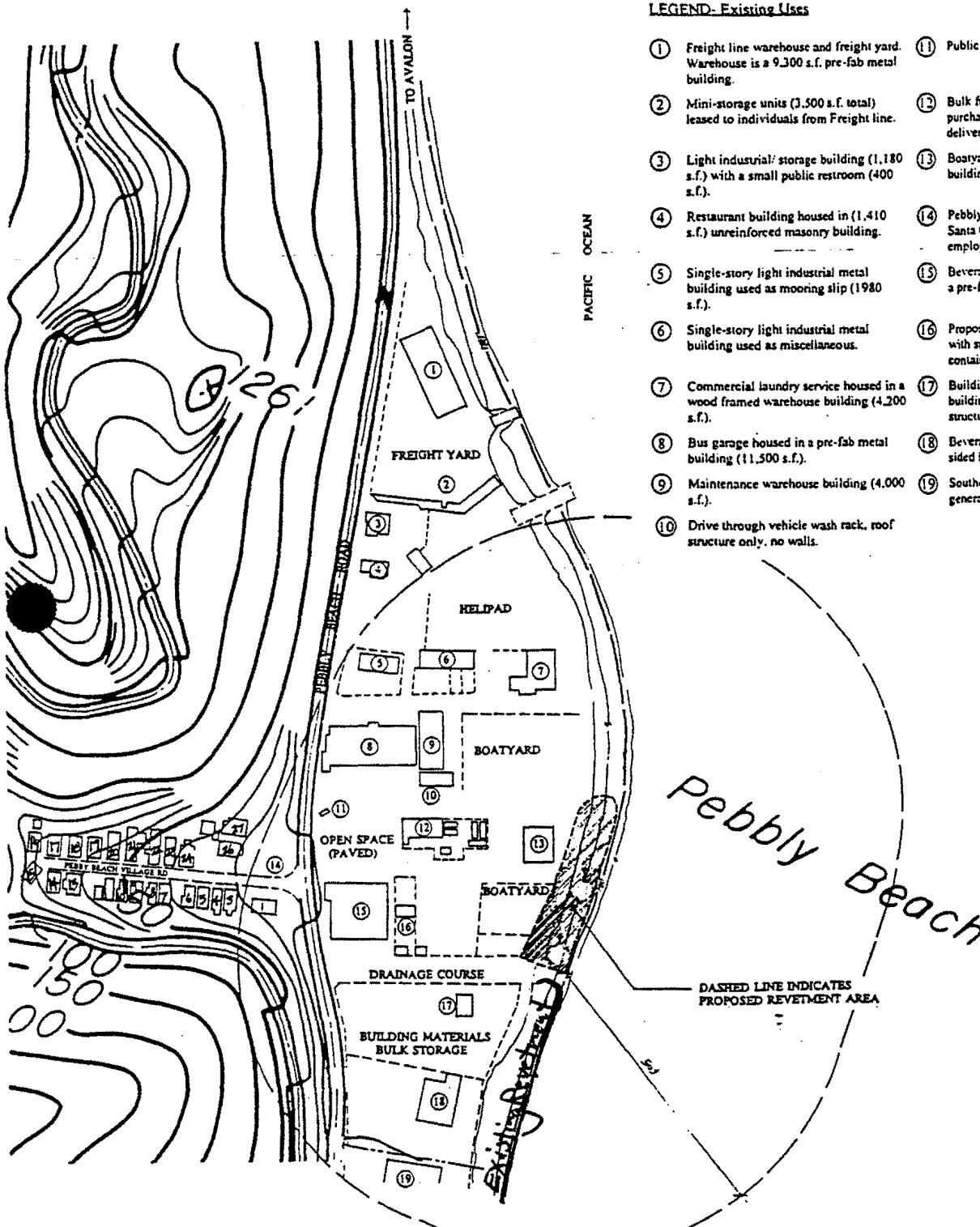
EXHIBIT # 2

PAGE 1 OF

PEBBLY BEACH INDUSTRIAL AREA

LEGEND- Existing Uses

- ① Freight line warehouse and freight yard. Warehouse is a 9,300 s.f. pre-fab metal building.
- ② Mini-storage units (3,500 s.f. total) leased to individuals from Freight line.
- ③ Light industrial/ storage building (1,180 s.f.) with a small public restroom (400 s.f.).
- ④ Restaurant building housed in (1,410 s.f.) unreinforced masonry building.
- ⑤ Single-story light industrial metal building used as mooring slip (1980 s.f.).
- ⑥ Single-story light industrial metal building used as miscellaneous.
- ⑦ Commercial laundry service housed in a wood framed warehouse building (4,200 s.f.).
- ⑧ Bus garage housed in a pre-fab metal building (11,500 s.f.).
- ⑨ Maintenance warehouse building (4,000 s.f.).
- ⑩ Drive through vehicle wash rack, roof structure only, no walls.
- ⑪ Public gas pumps
- ⑫ Bulk fuel storage facility. Fuel is purchased from the mainland and delivered to this facility for distribution.
- ⑬ Boatyard repair shop housed in metal building (3,000 s.f.).
- ⑭ Pebbly Beach Village. Used by the Santa Catalina Island Company for employee housing. 24 units total.
- ⑮ Beverage warehouse which is housed in a pre-fab metal building (10,000 sf).
- ⑯ Proposed and existing leased yard areas with small structures and storage containers.
- ⑰ Building supply yard which retails bulk building supplies. No permanent structures exist.
- ⑱ Beverage warehouse housed in a metal sided building (4,800 s.f.).
- ⑲ Southern California Edison power generation plant.



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EXHIBIT # 3

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APPROX.
MHTL

APPROX.
MHTL

INDICATES PERIMETER OF ROCK REVENEMENT
INDICATES TOE OF ROCK SLOPE
INDICATES TOP OF ROCK SLOPE
PROPERTY LINE PER L.A.C.A. BOOK # 7480

SCOUR PAD
1:34:1 SLOPE

BOATYARD SHOP

SOUTH BOATYARD

NORTH BOATYARD

SITE PLAN



SCALE: 1" = 20'

COASTAL COMMISSION
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EXHIBIT # 4

PAGE 1 OF 2



- ① QUARRY RUN 12" MAX.
- ② 100 LB ROCK ± 300 CF
- ③ 10 TON ROCK ± 2 TON



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EXHIBIT #

PAGE 2 OF 2



15718 Circo Diegueno
Del Mar, California 92014
Phone: (619) 759-9882
Fax: (619) 759-9887

September 10, 1997
Mr. Charles Posner
California Coastal Commissions
245 W. Broadway, Ste. 380
Long Beach, CA 90802-4416

RECEIVED
SEP 12 1997
CALIFORNIA
COASTAL COMMISSION

Subject: PEBBLY BEACH ROCK REVETMENT
CATALINA ISLAND, CALIFORNIA

Dear Mr. Posner,

The Santa Catalina Island Company has retained Don Hellmers Engineering (DHE) as consultant for the rock revetment restoration at Pebbly Beach.

DHE has provided professional engineering services for the past 20 years for projects along the eastern coastline of Catalina Island.

City of Avalon Pleasure Pier
Gallagher Cove Pier, Toyon Bay Pier, and Isthmus Pier
Hamilton Cove Barge Ramp and offshore moorings
Catalina Island Yacht Club wharf and Tuna Club wharf
Busy Bee, Armstrongs, Antonios Restaurant wharves
Descanso Bay Waterfront Restoration Study
Barge Ramp, Catalina Island Freight at Pebbly Beach
Seaplane Ramp at Pebbly Beach
Shoreline protection and walkway at Lovers Cove

Drawing upon the experience acquired as a result of the above projects together with personal knowledge of the subject site history and after reviewing an engineering study at the site by Moffatt and Nichol Engineers, I have developed a rock revetment restoration design for the existing eroded slope/embankment at the subject site.

This design considers the existing slope conditions which are partially covered with rock and the sloughing problem resulting in landslide erosion. The recently constructed rock revetment to the south was evaluated which gave valuable input for the proposed design.

If you have any questions, please give me a call at your convenience.

Very Truly Yours,

Don Hellmers
Don Hellmers

COASTAL COMMISSION
5-97-108

EXHIBIT # 5
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STATE LANDS COMMISSION

100 HOWE AVE. SUITE 100-SOUTH
SACRAMENTO, CA 95825-8202
(TDD/TT) 1-800-735-2929
(916) 674-1833



September 9, 1996

File Ref.: SD 96-05-20.1

Bret Carman, Director of Planning
Santa Catalina Island Company
P. O. Box 737
Avalon, California 90704

Dear Mr. Carman:

Subject: Proposed Rock Revetment Work at Pebbly Beach, Santa
Catalina Island, Los Angeles County

Thank you for your letter outlining the proposed rock revetment work at Pebbly Beach on Santa Catalina Island. I apologize for the delay in responding.

The State Lands Commission (Commission) has jurisdiction and control over all State owned sovereign and school lands. Sovereign lands include the filled and unfilled beds of tidal and navigable waterways within the State's boundaries. The State owns sovereign fee title to the beds of tidal waterways landward to the ordinary high water mark as it last naturally existed, prior to artificial accretions, subject to the public trust for water related commerce, navigation, fisheries, recreation and other recognized public trust purposes. A lease from the Commission is required for any portion of a project extending onto State-owned lands that are under its exclusive jurisdiction.

As we discussed, staff of the Commission has completed a review of the drawings you submitted and the information contained in our files. Based on our review, the proposed project will occupy filled and ungranted sovereign lands under the jurisdiction of the Commission. This office has not made a determination as to the location of the ordinary high tide line (OHTL) at this location as far as it would determine the limits of state ownership. Since the proposed project will involve lands under the jurisdiction of the Commission, a lease will be required from the Commission.

As outlined above, we have not determined the location of the OHTL at the proposed project location site. Because of budget constraints, we do not anticipate

COASTAL COMMISSION
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EXHIBIT # 6PAGE 1 OF 7

Bret Carman
Santa Catalina Island Company

2

September 9, 1996

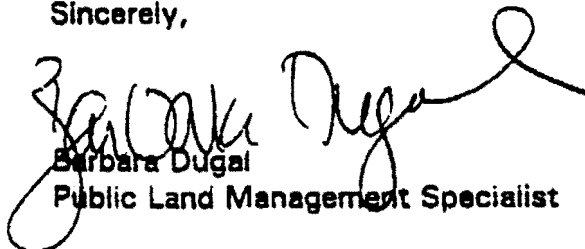
completing a survey in the near future. Rather than holding up the proposed project until a survey can be completed, we propose that the Commission process a non-prejudicial protective structure permit for the proposed rock revetment work.

Enclosed is an application package for your use. Please complete and return the application, along with the appropriate fees as indicated on page 9, as soon as possible.

When we receive the application and fees, we will send you a separate reimbursement agreement for execution. This reimbursement agreement is part of the application process. The funds (processing fees) placed on deposit will be used against staff time to process the application. Any funds not used to process the application will be refunded.

Upon the receipt and review of the application and fees, we will notify you whether the information provided is sufficient to begin processing. I appreciate your cooperation and patience. If you have any questions, please call me at (916) 574-1833.

Sincerely,



Barbara Dugal
Public Land Management Specialist

Enclosures

COASTAL COMMISSION

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This represents a final approved copy of the calendar item which you originated for inclusion in the 7-1-97 calendar. Please notify us immediately if you do not concur. Your non-response will constitute approval.

CALENDAR ITEM
C18

A 54
S 27

07/11/97
W 25348
B. Dugal

GENERAL LEASE - PROTECTIVE STRUCTURE USE

LESSEE:

Santa Catalina Island Company
P. O. Box 737
Avalon, California 90704

AREA, LAND TYPE, AND LOCATION:

2.8 acres, more or less, of sovereign lands at Pebbly Beach, near the city of Avalon, Los Angeles County.

AUTHORIZED USE:

The placement of new rock revetment and the continued use and maintenance of existing rock revetment for shoreline protection.

LEASE TERM:

Ten years, beginning July 1, 1997.

CONSIDERATION:

The public health and safety; with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance: Combined single limit coverage of \$1,000,000.

OTHER PERTINENT INFORMATION:

1. Applicant owns the uplands adjoining the lease premises.
2. The Applicant contacted the California State Lands Commission (CSLC) regarding the proposed installation of an approximate 300 foot by 50 foot section of rock revetment along the Pebbly Beach shoreline for the protection of property structures from tidal action. During staff's review of the proposed project, staff determined that approximately 1,600 feet of

Post-It™ brand fax transmittal memo 7671 # of pages > 5	
To: Charles Pasner	From: Boba Dugal
Co.	Co. State Lands
Dept.	Phone # 916 574 1833
Fax # 562 590 3084	Fax #

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COASTAL COMMISSION

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FAX NO. 9165741925

P.01

EXHIBIT # 6
PAGE 3 OF 7

CALENDAR ITEM NO. C18 (CONT'D)

rock revetment had already been placed on either side of the proposed rock revetment project. Staff subsequently advised the Applicant of the need to obtain a lease from the California State Lands Commission for the existing and proposed revetment.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA under the general rule that the CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes, based on the information available to it, that there is no possibility that this project may have a significant effect on the environment.

Authority: Title 14, California Code of Regulations, section 15061 (b) (3).

3. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

Los Angeles County, Department of Regional Planning;
United States Army Corps of Engineers

FURTHER APPROVALS REQUIRED:

California State Lands Commission
California Coastal Commission
California Regional Water Quality Control Board

EXHIBITS:

- A. Location Map
- B. Land Description

PERMIT STREAMLINING ACT DEADLINE:

September 12, 1997.

COASTAL COMMISSION

CALENDAR ITEM NO. C18 (CONT'D)

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 (b) (3).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

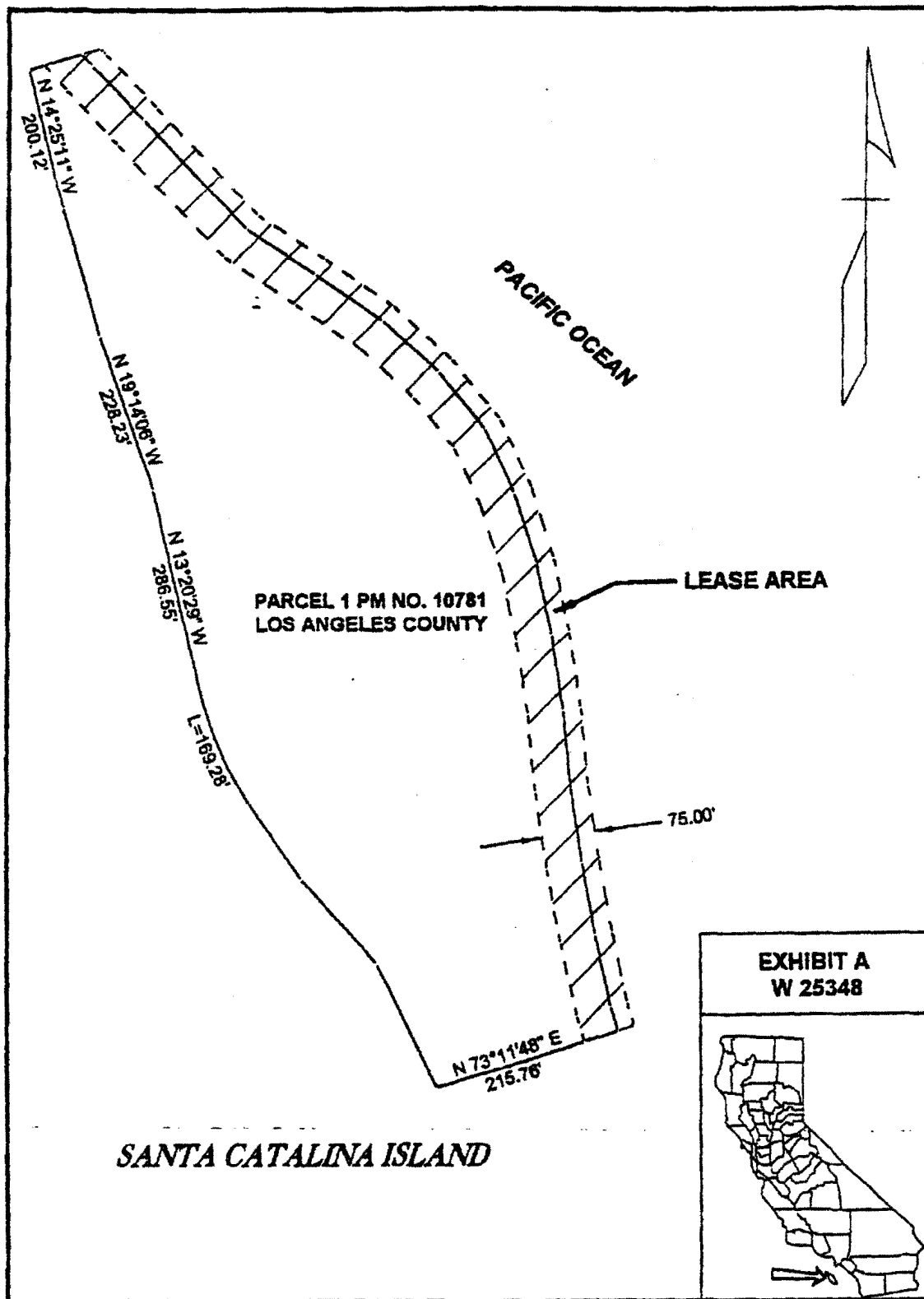
AUTHORIZATION:

AUTHORIZE ISSUANCE TO SANTA CATALINA ISLAND COMPANY OF A GENERAL LEASE - PROTECTIVE STRUCTURE USE, BEGINNING JULY 1, 1997, FOR A TERM OF TEN YEARS, FOR THE PLACEMENT OF NEW ROCK REVETMENT AND THE CONTINUED USE AND MAINTENANCE OF EXISTING ROCK REVETMENT ON THE LAND DESCRIBED ON EXHIBIT B ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; CONSIDERATION BEING THE PUBLIC HEALTH AND SAFETY WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE TO BE PROVIDED FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000.

COASTAL COMMISSION

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W 25348

EXHIBIT B

LEGAL DESCRIPTION

A parcel of Tide and Submerged Land in the Pacific Ocean, along the easterly shore of Santa Catalina Island, County of Los Angeles, State of California, described as follows:

A strip of land 75.00 feet in width, the easterly boundary being 25.00 feet easterly and the westerly boundary being 50.00 feet westerly of the easterly boundary of Parcel 1 as said Parcel is shown on Parcel Map No. 10781, Filed in Book 136 of Parcel Maps at page 3 and 4, Los Angeles County Records.

The side lines of said strip shall be prolonged or shortened so as to terminate on the northerly boundary and its easterly prolongation of said Parcel 1 and on the southerly boundary and its easterly prolongation of said Parcel 1.

EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of the Pacific Ocean on the Easterly shore of Santa Catalina Island.

END OF DESCRIPTION

Prepared, June 1997 by J. M. Mc Kown, PLS 4443

COASTAL COMMISSION

EXHIBIT # 6

PAGE 7 OF 7

DEPARTMENT OF FISH AND GAME

1416 NINTH STREET

P.O. BOX 944209

SACRAMENTO, CA 94244-2090



(916) 653-4875

March 7, 1997

Mr. Christopher C. Young
Project Planner
Santa Catalina Island Company
Post Office Box 737
Avalon, California 90704

Dear Mr. Young:

Department of Fish and Game (DFG) personnel have reviewed the proposed rock revetment work at Pebbly Beach, Santa Catalina Island, Los Angeles County. The proposed project consists of the placement of approximately 6,000 tons of various grades of rock to prevent erosion of an existing unprotected slope. Continued erosion of this slope could result in the loss of adjacent buildings.

The DFG believes that the project as described would not have a significant impact to marine resources, and does not require a permit from the Department.

Should you have any questions, please contact Mr. Richard Nitsos, Environmental Specialist, Environmental Services Division, Department of Fish and Game, 330 Golden Shore, Suite 50, Long Beach, California 90802. The telephone number is (562) 590-5174.

Sincerely,

Peter T. Phillips, Assistant Chief
Environmental Services Division

cc: Ms. Barbara Dugal
State Lands Commission
Sacramento

BP 3/12/97

Mr. Richard Nitsos
Department of Fish and Game
Long Beach

COASTAL COMMISSION

5-97-108

EXHIBIT # 7PAGE 1 OF 1



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services
Carlsbad Field Office
2730 Loker Avenue West
Carlsbad, California 92008

RECEIVED
AUG 6 1997
CALIFORNIA
COASTAL COMMISSION

30 JUL 1997

Charles Posner
Coastal Program Analyst
California Coastal Commission
245 West Broadway, Suite 380
P.O. Box 1450
Long Beach, CA 90804-4416

Re: Shoreline Revetment Project at Pebbly Beach on Santa Catalina Island, Los Angeles County, California

Dear Mr. Posner:

Per the request of Bret Carman of the Santa Catalina Island Company, the U.S. Fish and Wildlife Service (Service) has reviewed the proposed Pebbly Beach shoreline revetment project on Santa Catalina Island. The proposed project which was permitted by the U.S. Army Corps of Engineers (Corps) under section 404 of the Clean Water Act (Permit No. 97-00181-SDM) includes installation of an approximate 300-foot by 50-foot rock revetment along the Pebbly Beach shoreline on Santa Catalina Island. The proposed project is intended to protect property structures from tidal erosion.

Approximately 0.02 acre (300 feet by 25 feet) of the proposed project area is within jurisdictional waters of the United States. This 0.02-acre area is currently covered by boulders, pebbles, and sand. Some of the substrate would be removed and disposed of in an upland location and 6,000 tons of rock of various sizes would be placed along the shoreline using land based equipment to create the structure. The permittee does not propose to mitigate for the loss of 0.02 acre of habitat which may be suitable for species that utilize nearshore marine habitats comprised of a mixture of sand and rock.

The Service has determined that the proposed project is not expected to impact federally listed threatened or endangered species. Therefore, we do not oppose construction of the proposed shoreline revetment project. We request that the project be designed in the most environmentally sensitive manner practicable that minimizes the placement of fill material on shoreline areas subject to tidal action and achieves the project objectives of protecting existing structures. We are requesting the review of the revetment design because the interior portion of the rip-rap

COASTAL COMMISSION

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EXHIBIT # 8

PAGE 1 OF 2

Mr. Posner

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structure below mean high water would be excluded from contact with marine waters and offer no habitat value for marine plants and animals. In addition, we recommend investigating the feasibility of mitigating for the loss of 0.02 acre sandy, pebbly habitat. One way to compensate for the loss of this habitat is to remove an equal amount of upland area near the proposed project site and convert it into marine bottom habitat similar to what would be eliminated by the fill. Should you have any questions or comments, please contact Gina Shultz-Farney of my staff at (760) 431-9440.

Sincerely,



Gail C. Kobetich
Field Office Supervisor

cc: Corps, Los Angeles (Attn: Spencer MacNeil)
Santa Catalina Island Company (Attn: Bret Carman)

COASTAL COMMISSION

5-97-108

EXHIBIT # 8

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