

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE
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SANTA CRUZ, CA 95060
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HEARING IMPAIRED: (415) 904-5200

W6b



Filed: 04/23/97
49th day: 06/11/97
180th day: 10/20/97
Staff: RHyman-SC
Staff Report: 04/23/97
Hearing Date: 05/13-16/97

**STAFF REPORT
CONSENT CALENDAR**

APPLICATION NUMBER: 3-97-024
APPLICANT: MOSS LANDING HARBOR DISTRICT
AGENT: Frances Huston, Land Systems Group
PROJECT LOCATION: Pier K, Sandholdt Road, Moss Landing, North Monterey County, APNs 131-241-17 & -18.
PROJECT DESCRIPTION: Install steel sheet pile bulkhead with concrete slab cap at K-dock
LOCAL APPROVALS RECEIVED: none needed
SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permit files # 3-93-08 & 3-93-08-A1
EXHIBITS: 1. Location Map; 2. Site Plan; 3. Wall Section

SUMMARY OF STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the coastal development permit, subject to special conditions designed to protect water quality and intertidal habitat in the project vicinity, on the basis that, as conditioned, the project is consistent with Chapter 3 policies of the Coastal Act.

I. STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following resolution:

Approval with Conditions. The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, the development will be in conformance with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to implement a Local Coastal Program in conformance with the provisions of Chapter 3 of the Coastal Act, is located seaward of the 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. 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.

III. SPECIAL CONDITIONS

1. CONTAINMENT REQUIREMENTS:

This permit authorizes only the requested work described in the application, installed from the land side of the existing bulkhead. Particular care shall be exercised to prevent foreign materials from entering the water during installation of the new bulkhead. If any work to accomplish this project is to occur in the water or during the rainy season, then **PRIOR TO COMMENCEMENT OF CONSTRUCTION**, the permittee shall submit to the Executive Director for review and approval a construction plan including a work schedule and a program to prevent construction or demolition materials from entering the water. Any cut creosote-treated timber piles and any excavated material not reused on-site shall be taken to a proper disposal site. Any imported material shall be clean fill.

2. RESPONSIBILITY FOR FUTURE HAZARDS:

Permittee is permanently responsible for stabilizing or removing any material between the existing and proposed bulkheads that, in becoming dislodged, poses a threat to the marine environment or navigation. Prior to undertaking any such work, the permittee shall submit the remedial plans for Executive Director review and approval or determination of necessary permit requirements.

3. STATE LANDS COMMISSION

PRIOR TO TRANSMITTAL OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit to the Executive Director for confirmation the following:

- a. Evidence that no State Lands are involved in the development; or
- b. State Lands are involved in the development and all permits required by the State Lands Commission have been obtained, or
- c. State Lands are involved in the development, but pending a final determination an agreement has been made with the State Lands Commission for the project to proceed without prejudice to that determination, or
- d. The involved lands are included in the grant of State Lands to the Harbor District, the proposed development is consistent with the terms of such grant, and no further permits are required from the State Lands Commission.

IV. FINDINGS AND DECLARATIONS

A. Project Description:

The subject project has been proposed to shore up the old wooden bulkhead protecting K dock and damaged in the 1989 Loma Prieta Earthquake. Originally, the Coastal Commission granted a permit to the Moss Landing Harbor District to replace the timber pile bulkhead with a new concrete one (#3-93-08), but that work was never funded. That permit has now expired. The new project proposes to leave the existing, deteriorating wooden bulkhead in place and drive new steel sheet piles in landward (west) of it. An at-grade 2' 4 " concrete slab will be cast to cap the sheet piling, which will driven 43 feet into the ground (see Exhibits 2 & 3).

Other aspects of permit # 3-93-08, including an amendment to pave the loading dock area behind the bulkhead, constructing a new hoist, and replacing a wooden pier likewise were not constructed and are no longer authorized. No such improvements are proposed as part of this project; a new, separate coastal permit or permit amendment would be required should any of these proposals be reactivated.

The subject site is owned by the Moss Landing Harbor District and falls within the Coastal Commission's retained coastal permit jurisdiction. The Harbor operates under a grant of state tidelands, and the applicant anticipates receiving a letter from State Lands Commission stating that they have no jurisdiction over this project. No other agencies are known to have permit authority either.

B. Marine Resources:

The following Coastal Act policies protecting marine resources apply to the proposed project:

Section 30230.

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.

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 proposed sheet piling is to be installed landward of the existing bulkhead. Material left between the new and deteriorating bulkhead includes gabion rock and baserock. As the wooded piers further deteriorate, some of this material may continue to flow into the Harbor waters. This is unlikely to pose a hazard to marine life or navigation, but the possibility exists depending on the amount of material and whether it is contaminated. Therefore, the Harbor District may need to take remedial action in the future.

The proposed project plans and accompanying geotechnical investigation show potential excavation and engineered fill landward of the planned new bulkhead, although the applicant's representative indicates that this work will only be necessary if interfering rock is encountered. If imported fill is necessary it should be clean, not contaminated, in order to protect the marine environment. Any excavated material not reused on-site should be properly disposed of.

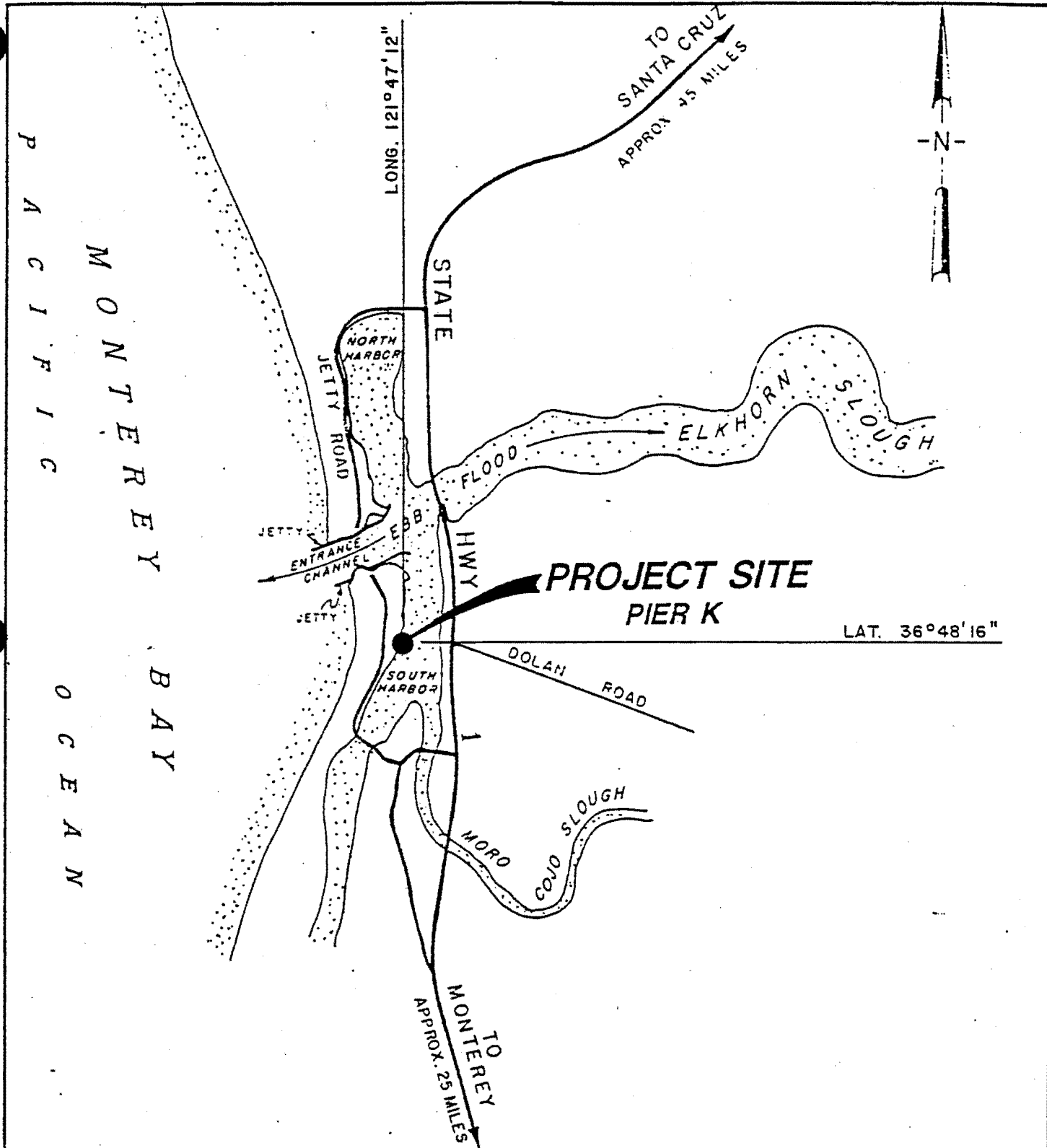
The proposed work is to be performed close to the shoreline, where there is potential for materials to drop into the Harbor. Therefore, care should be taken during project installation to prevent such an occurrence. Extra precautions, such as covering stockpiled materials, would be necessary in wintertime to prevent rain from washing debris into the Harbor.

The proposed project plans show the wooden piles being cut off below sea level, although the applicant's representative indicates that this work will not be necessary. If this aspect of the project is to occur or other work involves using the Harbor waters, then the applicant needs to provide more detail as to construction methods in order to evaluate whether there would be any adverse marine impacts. Since the timbers may be treated with creosote, they must be properly disposed of.

Therefore, as conditioned to prevent materials from polluting the Harbor waters, to use only clean fill, and to prepare construction plans, the proposed project is consistent with the cited Coastal Act sections to protect the marine environment.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project has been determined to be exempt from the requirements of the California Environmental Quality Act by Monterey County. As detailed in the above finding, special conditions have been attached to this permit which will prevent the project from resulting in significant adverse impacts to marine resources. As a result, the project, as conditioned, will not have a significant effect on environmental resources within the meaning of the California Environmental Quality Act.



PURPOSE: TO REPAIR DAMAGED BULKHEAD

DATUM:

ADJACENT PROPERTY OWNERS

1. PACIFIC GAS & ELECTRIC
2. PATTON & STEVENS
3. FALCONI

VICINITY MAP

0 1/4 1/2 3/4 1 MI

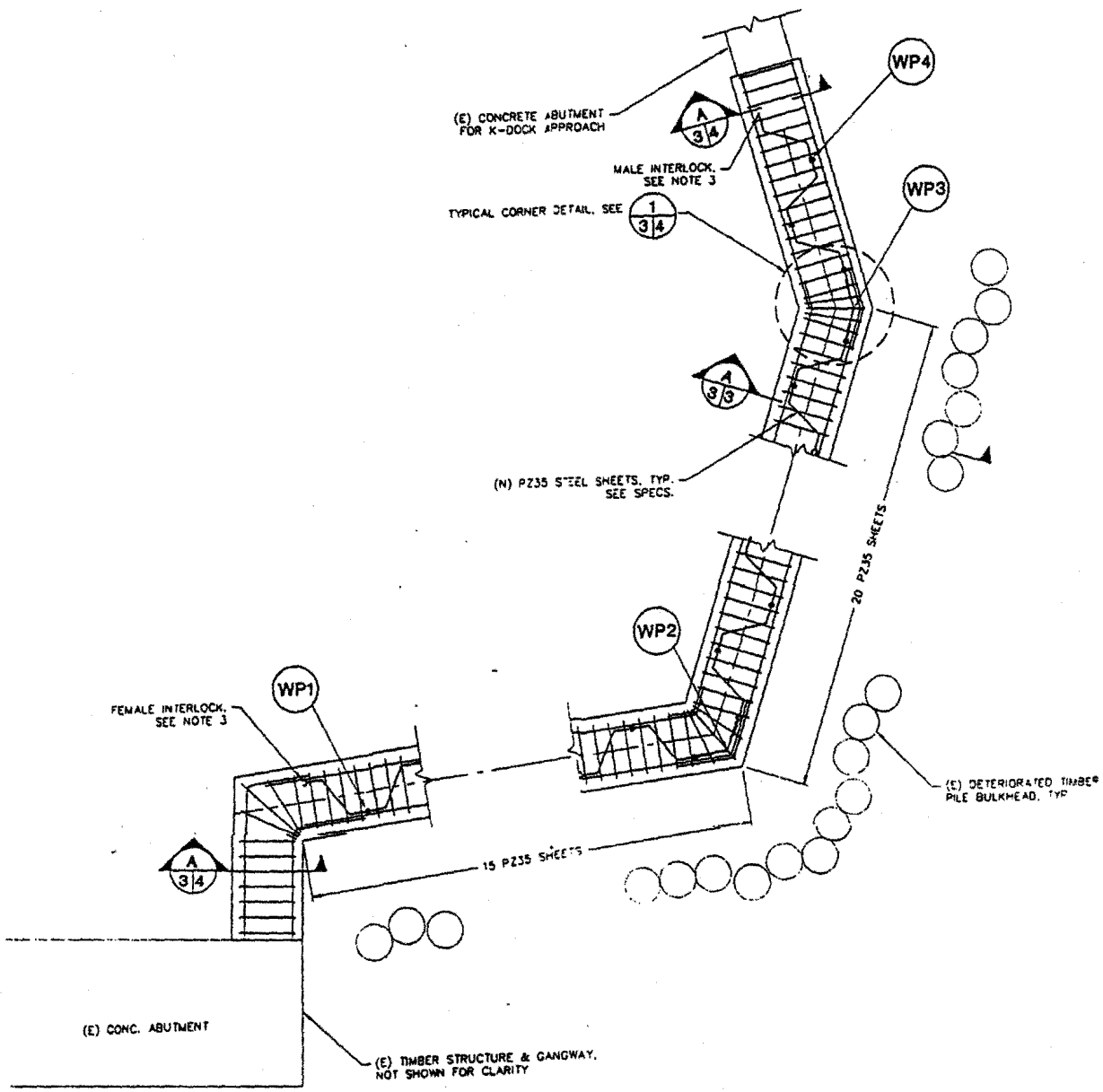
0 2400 4800 FT.

SCALE: 1" = 2400'

MOSS LANDING HARBOR DISTRICT
 P.O. BOX 10
 MOSS LANDING, CALIFORNIA 95039

REPAIR BULKHEAD @ PIER K

IN: MOSS LANDING HARBOR
AT: SOUTH HARBOR
COUNTY OF: MONTEREY, CALIFORNIA
APPLICATION BY: MOSS LANDING HARBOR DISTRICT

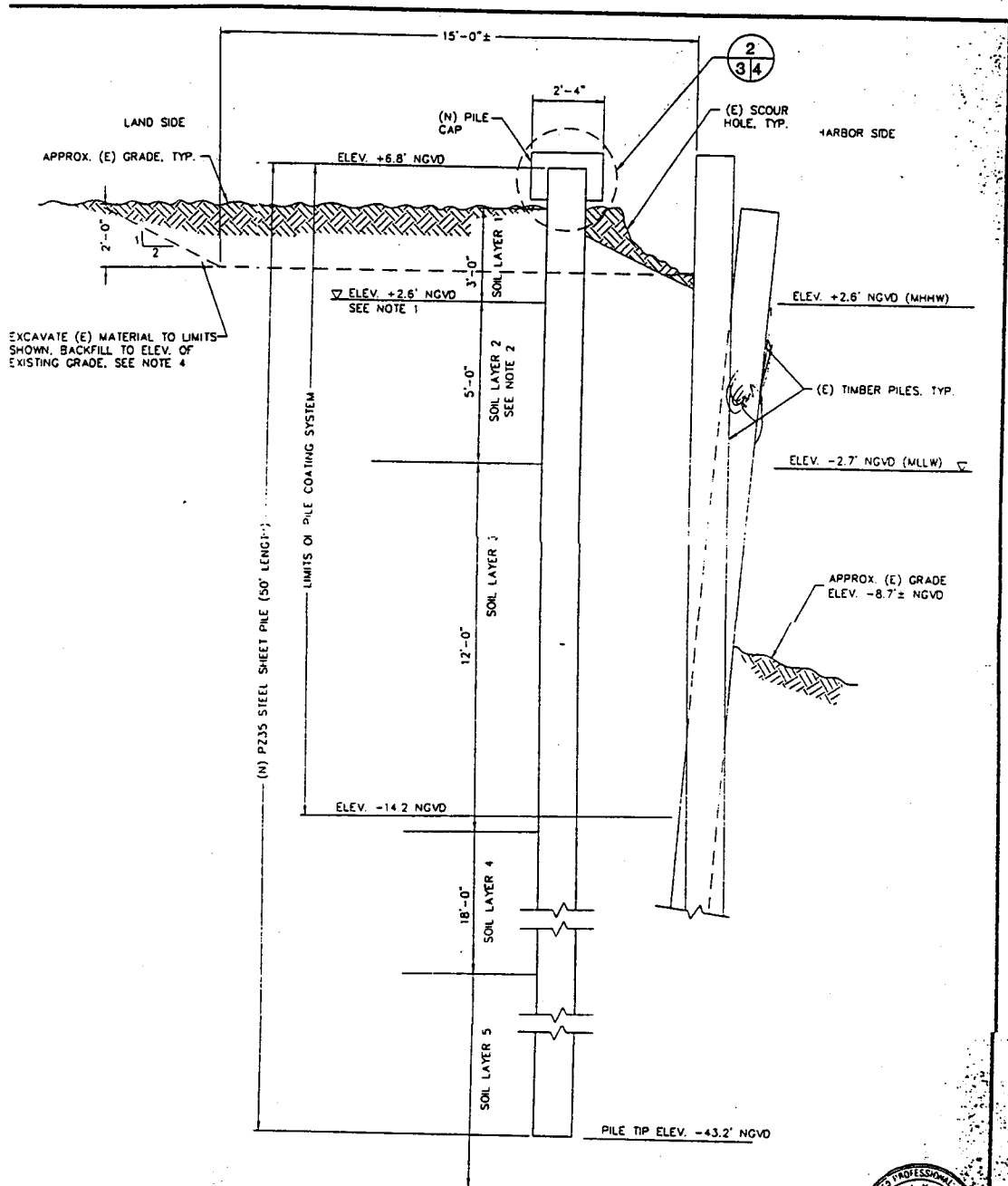


WALL DETAIL PLAN 1
2/3

NOTES:

1. ELEVATION SHOWN INDICATES LOCATION OF GROUND WATER TABLE OBSERVED AT TIME OF GEOTECHNICAL INVESTIGATION.
2. ALL SOIL LAYERS ARE APPROXIMATE AND ARE SHOWN AS REPRESENTED IN GEOTECHNICAL INVESTIGATION REPORT, BY HARO, KASUNICH & ASSOCIATES, DATED MARCH, 1997.
3. CONTRACTOR SHALL PROVIDE A MEANS TO PREVENT CAST IN PLACE CONCRETE FROM ENTERING FEMALE INTERLOCK AND ADHERING TO MALE INTERLOCK.
4. IF EXCAVATED MATERIAL MEETS REQUIREMENTS FOR "STRUCTURAL BACKFILL" AS STATED IN SPECIFICATIONS, IT MAY BE REUSED FOR BACKFILL. IF MATERIAL DOES NOT QUALIFY AS "STRUCTURAL BACKFILL", NEW QUALIFYING MATERIAL SHALL BE SUPPLIED AND INSTALLED.
5. WORKING POINTS (WP1-WP4) LOCATION DETAILS PROVIDED IN TABLE ON SHEET 2.

EXHIBIT NO. 2
APPLICATION NO.
3-97-24 MLHD
SITE PLAN



EXCAVATE (E) MATERIAL TO LIMITS SHOWN, BACKFILL TO ELEV. OF EXISTING GRADE. SEE NOTE 4

SECTION **A**
3/3



	MOFFATT & NICHOL ENGINEERS		WALL PLAN AND SECTION K-DOCK BULKHEAD RENOVATION MOSS LANDING HARBOR	SCALE	DATE
	SAN FRANCISCO, CALIFORNIA			1/2"=1'-0"	3/27/77
DESIGNED BY CGT	CHECKED BY JAD/RAH	DATE CGT		NO. NO. 3863	SHEET 3
REVISION BY REC					

EXHIBIT NO. 3
APPLICATION NO.
3-97-24 MLHD
WALL SECTION