

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE  
725 FRONT STREET, STE. 300  
SANTA CRUZ, CA 95060  
(408) 427-4863  
HEARING IMPAIRED: (415) 904-5200

Page 1 of 4  
Permit Application No. 3-97-28  
Date May 23, 1997

ADMINISTRATIVE PERMIT

APPLICANT: California State Department of Transportation (CALTRANS)

PROJECT DESCRIPTION: Construct left-turn channelization lane from northbound Highway 1 to the entrance of Capurro Vegetable Packing Plant.

PROJECT LOCATION: 0.8-mile north of Moss Landing to 0.3-mile south of Struve Road, at Bennett Slough, Monterey County.

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Commission Meeting of Wednesday, June 11, 1997, at 9 a.m., at the Marin County Board of Supervisors Chambers, Administrative Bldg., Rm. 322, Marin County Civic Center, San Rafael, CA, Ph: (415) 499-7331

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: Lee Otter  
Lee Otter  
District Chief Planner

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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION: (Continued)

The Monterey County Local Coastal Program is certified; however, the proposed project site is located within the Coastal Commission's original jurisdiction. Therefore, the Commission must review the project for consistency with Coastal Act Chapter 3 policies.

The proposed development includes the construction of left turn channelization from northbound Highway 1 to the entrance of the Capurro (Topless) Vegetable Packing Plant, near Moss Landing in Monterey County. The project is necessary to improve traffic safety by providing a new left-turn lane. The existing paved shoulder widths will be retained. The entire project area will receive an asphalt overlay, requiring shoulder backing to prevent a drop at the edge of the pavement. The pavement widening will occur primarily on the east side of the existing highway.

The proposed road improvement project does not include authorization for any intensification of use at the Capurro (Topless) Vegetable Packing Plant. Records show that Capurro and Sons have received eight coastal development permits, dating from 1973 to 1995, for various additions to the vegetable packing plant. The sole purpose of the proposed road improvement project is to address the existing and on-going traffic safety issue; it is not for the purpose of accommodating further intensification of use at the packing plant site.

The project site is adjacent to Bennett Slough, an environmentally sensitive wetland area which is part of the Elkhorn Slough complex. The project design is to provide additional pavement width for channelization and shoulders while avoiding all impact to Bennett Slough and its associated wetland habitat. The project work area will be confined to the existing disturbed shoulders of Highway 1. The disturbed shoulders are vegetated by common ruderal species and will be cleared prior to placing shoulder backing. All disturbed areas will be revegetated with native grasses to minimize erosion and sedimentation to Bennett Slough. The applicant has included additional measures such as temporary construction fencing, a silt fence and designation of fill disposal site to minimize the impacts of erosion and sedimentation to the slough. As a result of a meeting on-site with Commission staff, Caltrans has also incorporated drainage features into the project, intended to minimize erosion along the roadway shoulder and prevent pollutants from entering slough waters.

A "Natural Environment Study and Biological Recommendations" report for the project was prepared by the Environmental Planning Branch of Caltrans (8/28/96). The conclusion of the study is that with the cited recommendations, impacts to Bennett Slough and its associated wetland habitat would be avoided.

Coastal Act and LCP policies require the protection of environmentally sensitive habitat areas including erosion control measures. As conditioned, to require the Executive Director's review and approval of final project plans and the location of a fill disposal site, if inside the coastal zone, the project is consistent with Sections 30240, 30231 and 30253 of the Coastal Act and LCP environmentally sensitive habitat and erosion control policies.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION: (Continued)

The proposed is categorically exempt and as conditioned will not create any significant adverse environmental impacts within the meaning of the California Environmental Quality Act.

SPECIAL CONDITIONS:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR GRADING, the permittee shall submit final project plans and specifications for the Executive Director's review and approval. The plans shall be prepared in accord with the "Natural Environment Study and Biological Recommendations" report prepared for the project (8/28/96). Evidence of compliance with the approved project plans and biological recommendations shall be prepared by the project engineer and submitted within 30 days of project completion.
2. Disposition of fill within the coastal zone shall require prior authorization by the Executive Director. No fill shall be placed on the slough side of the existing berm.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date of Signing

INDEX OF SHEETS

SHEET NO.	1	TITLE AND LOCATION MAP
	2	TYPICAL CROSS SECTIONS AND SUMMARY OF QUANTITIES
	3, 4	STANDARD PLANS LIST
	5	LAYOUT
	6	TRAFFIC HANDLING PLAN AND CONSTRUCTION AREA SIGNS
	7	PAVEMENT DELINEATION, SIGNS AND QUANTITIES

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION

PROJECT PLANS FOR CONSTRUCTION ON  
STATE HIGHWAY  
IN MONTEREY COUNTY  
NEAR MOSS LANDING  
FROM 0.1 km TO 0.6 km  
NORTH OF JETTY RD

To be supplemented by Standard Plans dated July, 1995

MONTEREY BAY

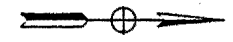
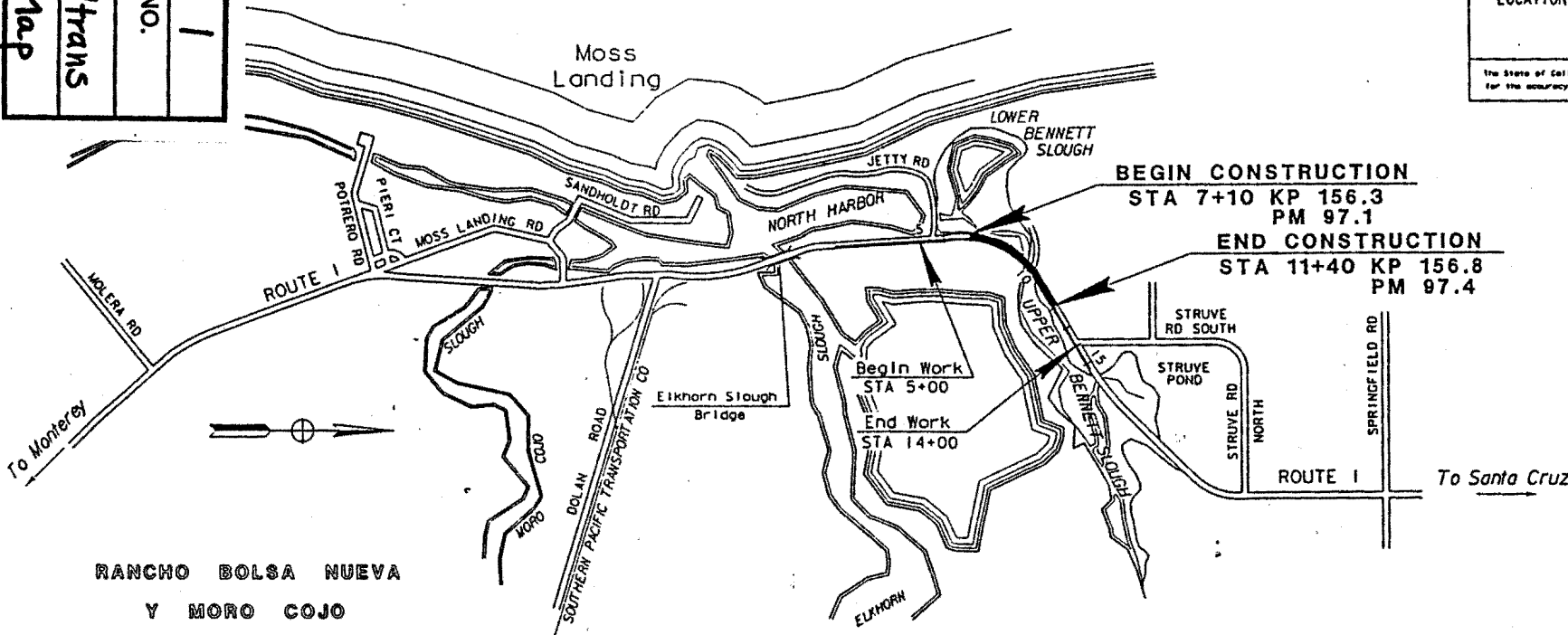
DIST	COUNTY	ROUTE	KILOMETER POST TOTAL PROJECT	SHEET NO	TOTAL SHEETS
05	Mon	1	156.3/156.8	1	7



The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.



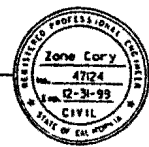
EXHIBIT NO. 1  
APPLICATION NO.  
3-97-28 Caltrans  
Location Map



RANCHO BOLSA NUEVA  
Y MORO COJO

NO SCALE

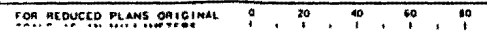
*Zane Cory*  
Project Engineer Date  
Registered Civil Engineer



Plans Approval Date

Contractor shall possess the Class (or classes) of license specified in the "Notice to Contractors".

Contract No. 05X116



CU 05-235 EA 440501