

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AREA OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

(408) 427-4863

HEARING IMPAIRED: (415) 904-5200

F3a RECORD PACKET COPY**ADMINISTRATIVE PERMIT NO. 3-98-056****APPLICANT: CAMBRIA COMMUNITY SERVICES DISTRICT**

PROJECT DESCRIPTION: Drill five test wells on the beach with a truck-mounted drill to determine suitability of site for desalination plant saltwater intake and brine discharge wells.

PROJECT LOCATION: On the beach at Leffingwell Landing (across from 7200 Moonstone Beach Drive) and at the beach parking lot just south of San Simeon Creek, in and near the north end of the community of Cambria, San Luis Obispo County.

EXECUTIVE DIRECTOR'S DETERMINATION: The Executive Director has determined that the proposed development is a category of development which qualifies for approval by the Executive Director through the issuance of an administrative permit (Public Resources Code Section 30624). 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, is located seaward of the first through public road and is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act, will not prejudice the ability of the local government to implement its certified Local Coastal Program in conformity with the provisions of Chapter 3, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act. The following pages contain findings supporting the Executive Director's determination.

NOTE: Public Resources Code 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 its meeting on Friday, August 14, 1998, at 9:00 AM at the Waterfront Hilton Beach Resort, 21100 Pacific Coast Highway, Huntington Beach CA 92648, (714) 960-7873.

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 acknowledgment 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
District Chief Planner

Date: July 22, 1998

Staff: SG

Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. 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.

Special Conditions**1. Equipment Operation, Fueling, and Beach Cleanup**

No mechanized equipment shall be operated in the ocean water or in Leffingwell Creek. No fueling, lubrication, etc., shall occur on the beach. All materials used in the boring and testing (e.g., pipes, meters, pumps, etc.) shall be removed from the beach and the beach shall be returned to an undisturbed state upon completion of the testing.

2. Public Access and Recreation

Permittee shall ensure that public access to and along the beach is disrupted as little as possible. Accordingly, the Leffingwell Landing boat launch ramp shall be maintained open and clear and available to the public during the drilling at that site.

3. Corps of Engineers

PRIOR TO COMMENCEMENT OF WORK, the permittee shall submit to the Executive Director documentation from the Corps that the project is approved or that no Corps approval is necessary.

4. State Lands Commission

PRIOR TO COMMENCEMENT OF WORK, the permittee shall obtain a written determination from the State Lands Commission that:

- a) No state lands are involved in the development; or
- b) State lands are involved and all permits required by the State Lands Commission have been obtained; or
- c) State lands may be involved but pending a final determination of state lands involvement, an agreement has been made by the applicant with the State Lands Commission for the project to proceed without prejudice to the determination.

Findings for the Executive Director's Determination

On December 12, 1995, the Coastal Commission granted a permit to the Cambria Community Services District (CCSD) for the construction of a desalination plant just to the east of the San Simeon State Park campground adjacent to San Simeon Creek, about two miles north of the community of Cambria. The County's approval of the plant itself and the proposed intake and outfall lines landward of the mean high tide line were appealed to the Commission. The Commission heard the appeal at the same meeting at which the Commission considered CCSD's application for a coastal development permit from the Commission for the intake and outfall lines in the Commission's original permit jurisdiction seaward of the mean high tide line. CCSD has not yet constructed the approved facility but has extended the permits.

CCSD now proposes to drill a total of five test wells in two different locations on the beach near the north end of Cambria. According to CCSD's application the purpose of the project is to determine if the sites are suitable for intake of saltwater for the desalination plant or brine disposal from the plant. The borings would be accomplished using a small (10 ton) truck-mounted drilling rig, although it is possible that borings may be done by hand. Access to the beach at the southern site, Leffingwell Landing, would be via the existing boat launch ramp; no new roads or other access would be created. The northern site, on the beach seaward of the dirt parking lot about 800 feet south of San Simeon Creek, has no existing ramp or other vehicular access to the beach. There, a crane would be used to lift the drilling rig from the parking lot and place it on the beach and to remove the rig when drilling is completed. One site would have two wells, the other would have three. The location (Leffingwell Landing or the parking lot beach) of the fifth well would depend on the hydrogeological characteristics of the other wells.

According to the District, the drilling would take place over one or, at most, two days at each site. No equipment would enter Leffingwell Creek. Borings would extend a maximum of about 40 feet below the surface of the beach. A temporary casing would be placed in one or more of the borings so that water levels, conductivity, etc., could be measured and monitored over a 7 - 10 day period. The casings would be removed at the end of the monitoring period.

As conditioned, the project is consistent with the Coastal Act, including Sections 30210 (access), 30221 recreation), and 30230 (marine environment).

California Environmental Quality Act

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be

consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. The Executive Director finds that the proposed project, as conditioned, will not have any significant unmitigated adverse effects on the environment.