

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060
 427-4863
 HEARING IMPAIRED: (415) 904-5200

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RECORD PACKET COPY

ADMINISTRATIVE PERMIT NUMBER 3-99-090

Applicant.....Ocean Harbor House Homeowner's Association

Project location.....The temporary rock seawall is located along the seaward side of Unit 4 of the Ocean Harbor House, including on lands owned by the City of Monterey (APNs 011-441-028, 011-441-046). The sand berming activities are proposed for the entire beach frontage of the Ocean Harbor House, above the mean high tide line. Ocean Harbor House is located in the Del Monte Beach area of the City of Monterey, Monterey County.

Project description.....Retain temporary rip-rap bluff stabilization structure installed under Emergency Permit 3-98-116-G until November 1, 2001, and implement sand moving/berming program during this time.

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 the following time and place:

August 10, 2000
9:00 A. M.

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: You must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return to our office (Title 14, California Code of Regulations, Sections 13150(b) and 13158). Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, if applicable, we will send you a Notice of Administrative Permit Effectiveness. **Before you can 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: Charles Lester
 Central Coast District Manager



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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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

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, the development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the City of Monterey to implement 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.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

The proposed project is primarily procedural in nature, as it seeks to extend the timeframe for retaining a temporary seawall installed pursuant to an emergency permit, and to formalize a sand berming program authorized by the Commission on two previous occasions via *de minimus* waiver. These developments are being pursued as *interim* measures to protect the Ocean Harbor Development from erosion and wave runup while a permanent solution is being identified and pursued by the Homeowner's Association.

Ocean Harbor House is located in the Del Monte dunes of the City of Monterey, on the upcoast side of Surf Way and fronting on the beach and Pacific Ocean (Exhibit 1). The construction of this development, which occurred around 1972 – 1974, appears to have undertaken pursuant to a vested right, although staff has been unable to track down the paper work officially establishing such a right. In 1992, the Commission reviewed and approved a coastal development permit for the conversion of Ocean Harbor House from apartments to condominiums (CDP 3-92-28), which included measures intended to protect the units from shoreline hazards by installing concrete pilings.

In December 1998, the Ocean Harbor House applied for and obtained an Emergency Permit (3-98-116-G) to protect a portion of the development (Building No. 4), and an associated sewer line, from shoreline erosion by installing a temporary rip rap seawall (Exhibit 2). The terms of this permit required that the emergency work be removed in its entirety by May 23, 1999. This has not occurred.

The applicant has, however, been diligently pursuing a permanent resolution of the shoreline hazards problem at Ocean Harbor House. As the Commission is well aware, the issues involved in such situations are quite complex, and the applicant has been attempting to address these issues to the satisfaction of Commission and City staff. Numerous meetings have been conducted, and various reports submitted. Yet, as has been discussed at these meetings, critical issues remain to be resolved.

The applicant has recently hired new consultants, for among other reasons, to try to better respond to the City and Commission staffs' questions and concerns. The consultants are in the process of updating the previous reports, which, in the opinion of Commission staff, did not adequately address alternatives and environmental impacts. The applicant has estimated that 6 months will be needed for the consultants to complete the technical analyses, address the relevant planning issues, and come to an agreement with the City of Monterey regarding what, if any, encroachment onto City lands will be allowed by the City.

While the Homeowners Association attempts to develop a long-term resolution of the shoreline hazard problem, the shorefront portions of the Ocean Harbor House development not protected by the temporary rip rap seawall remains exposed to beach erosion and wave hazards. The applicant and their engineers submit that periodic changes in beach profile may undermine the structures' foundations and leave the development and sewer line subject to damage from ocean waves. To minimize these risks while avoiding the installation of additional rock as a potential emergency response, the applicant has built a sand berm in front of the unprotected units as an interim measure. This sand berm needs to be replenished on a periodic basis in order to account for the movement of the sand associated with wave action, wind, and beach use.

Construction vehicles (e.g., a bulldozer) would be used to rebuild the sand berm by moving sand from the lower beach area to the upper beach and base of the structures. This activity would be limited to the area of the beach directly in front of the existing structures and above the mean high tide line (Exhibit 3). As authorized by this permit, Ocean Harbor House could continue to replenish the sand berm during the period in which permanent resolution of the Ocean Harbor House problem is being developed, subject to conditions that regulate the timing and implementation of the sand moving activities detailed below.

The Coastal Act sets forth policies for shoreline development that allows for the construction of shoreline protection structures in very limited circumstances, and where adverse environmental impacts are avoided and mitigated to the fullest extent possible (Section 30253). In addition, such development must protect public access and recreation opportunities (Sections 30211 and 30221). The temporary seawall installed under the emergency situation does not comply with these standards because, among other reasons, it consumes a large amount of public beach area that would otherwise be available for recreational use. The large stack of rocks also represents a visual eyesore in a scenic coastal area that is generally free of such unnatural shoreline structures. In addition, the periodic use of the beach and beach sand for the creation of a sand berm interferes with the public's use and enjoyment of this highly used shoreline area. Finally, there are outstanding questions regarding whether a seawall is allowed at the site based on previous permit actions and additional data needed to resolve actual risks and available alternatives. It is clear that the proposed construction of a permanent seawall on the site, if any, will be subject to rigorous review to eliminate and minimize its impact on coastal resources.

Notwithstanding these outstanding issues, the retention of the temporary structure and the periodic replenishment of the sand berm, for a limited period of time is an appropriate course of action. This will allow the additional information needed to resolve these issues to be assembled and analyzed without putting the existing structures and the safety of the residents and beach-goers in jeopardy. **By allowing this to occur, the Commission makes no commitment as to whether a permanent seawall is allowable under the Coastal Act, or what its design and implementation should entail.**

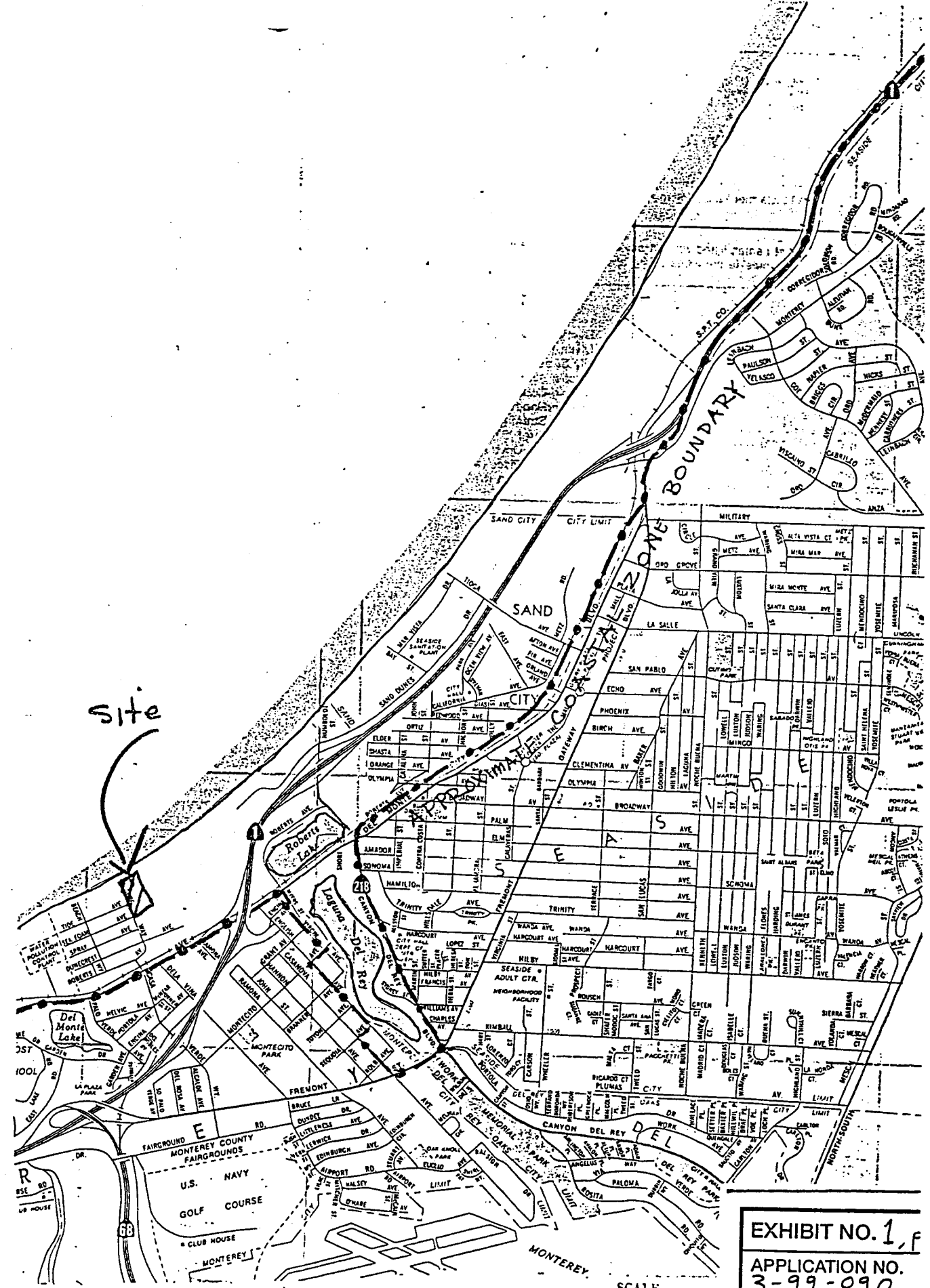
To ensure that the resolution of the permanent solution proceeds in a timely manner, and the adverse impacts associated with the existing temporary structure and sand moving activities are kept to a minimum, Special Conditions have been attached to this permit. These conditions establish a timeline to ensure that the temporary structure is removed no later than November 1, 2001, unless the retention of this structure is approved by the Commission through the regular permit process. In addition, the conditions institute specific construction operation procedures and reporting requirements to ensure that sand moving activities are conducted in a manner that will not have a significant adverse impact on public access and recreation. With these conditions, the permit is consistent with the Chapter 3 policies of the Coastal Act.

SPECIAL CONDITIONS

1. Scope of Permit. The development authorized by this permit is limited to the following:
 - a. Temporary Retention of Rip-Rap Structure. The rock seawall installed pursuant to emergency permit 3-98-116-G may be retained during the period that the applicant diligently pursues a permanent solution to shoreline hazards, but in no case beyond **November 1, 2001** unless authorized by the Commission through the regular permit process. Failure to remove the temporary rip-rap structure by November 1, 2001, unless otherwise approved by the Commission, shall be considered a violation of the Coastal Act and subject to enforcement action and potential civil penalties pursuant to Chapter 9, Article 2 of the Coastal Act. Any addition, alteration, or maintenance of the existing temporary structure shall be subject to separate review and approval by the Coastal Commission or its Executive Director.
 - b. Sand Moving and Berming Activities. Ocean Harbor House may conduct the sand moving and berming activities, according to the plans submitted by Ocean Harbor House and Haro, Kasunich and Associated Inc. dated September 3, 1999, during the period between the effective date of this permit and November 1, 2001. Sand moving/berming activities shall be subject to the construction standards specified in Special Condition 3, below, as well as the reporting requirements identified in Special Condition 4.
2. Permit Timelines. The permittee shall observe and comply with all of the following timelines. Failure to submit the required materials by the specified dates, unless extended by the Executive Director for good cause, shall be grounds for the Executive Director to require immediate removal of the temporary rip-rap structure.
 - a. Permanent Project Description, Alternatives Analysis, and Environmental Review. By **February 1, 2001**, the permittee shall submit, to the Executive Director and the City of Monterey, a detailed report that provides:
 - the plans and description of the permanent resolution proposed by the Ocean Harbor House;
 - a comparative analysis of the full range of alternatives considered in the selection of the proposed resolution, including a thorough evaluation of all alternatives that the staffs of the Coastal Commission and City of Monterey have requested to be considered in various meetings and correspondence (e.g., use of concrete pilings, relocation of threatened units, etc.); and,
 - a complete assessment of the environmental impacts posed by the project, including but not limited to, the impacts of the selected alternative on sand supply, dune habitats, public access and recreation, visual resources, and the stability of adjacent properties.

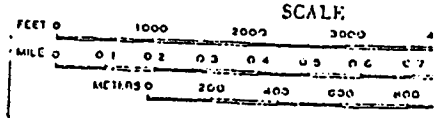
In the event that the Executive Director or the City of Monterey is not satisfied with the contents of the required report, the permittee shall respond to a request for additional information within **30 days** of receiving such a request.

- b. Coastal Development Permit Application for Permanent Solution. The permittee shall be responsible for submitting a complete Coastal Development Permit application for the proposed permanent solution no later than **April 1, 2001**. In addition to providing the full range of information required by Exhibit 4 of this report, the application shall include a detailed construction operations plan for the removal of the temporary rip rap structure which minimizes impacts to dune habitats, water quality, and public access and recreation to the greatest degree feasible.
 - c. Removal of Temporary Rip-Rap Structure. Unless retention of the temporary rip-rap structure is authorized by the Coastal Commission prior to October 15, 2001, the permittee shall be responsible for the **complete removal** of this temporary structure, in accordance with the construction operations plan required above (which may be modified by the Coastal Commission or Executive Director), by **November 1, 2001**.
3. Construction Standards for Sand Moving and Berming. The sand moving and berming program authorized for the period between the effective date of this permit and November 1, 2001 shall be subject to the following requirements:
- a. The area of sand moving and berming shall be limited to the beach area between the existing Ocean Harbor House buildings and landward of the mean high tide line. No sand shall be removed from, or deposited on, State Park land, vegetated dune habitats, or areas within the jurisdiction of the Monterey Bay National Marine Sanctuary.
 - b. Construction vehicles and equipment shall not come in contact with ocean waters, and shall be cleaned and maintained at an offsite location prior to construction to prevent the discharge of any harmful or foreign materials on the beach or in the ocean.
 - c. Sand moving and berming shall take place only when the low tide is at or below an elevation of 1.0 feet above mean sea level, and where there is adequate space for lateral public access between the ocean and the mean high tide line. Sand moving and berming **shall not** take place on weekends or holidays.
 - d. The permittee and construction operators shall ensure safe lateral access during construction activities. Methods to achieve safe lateral access shall include:
 - the provision of adequate construction personnel to direct or escort beach users across the construction area; and/or
 - temporarily staking the construction area with orange safety netting during the construction period.
4. Reporting Requirements for Sand Moving and Berming. At least 10 working days prior to conducting any sand moving or berming activities, the permittee shall inform and request authorization of the proposed action and its timeline from the Executive Director of the Coastal Commission, and the Public Works Director of the City of Monterey. Significant conflicts with public access, coastal recreation, or sensitive habitats shall be grounds for not authorizing proposed sand moving and berming.



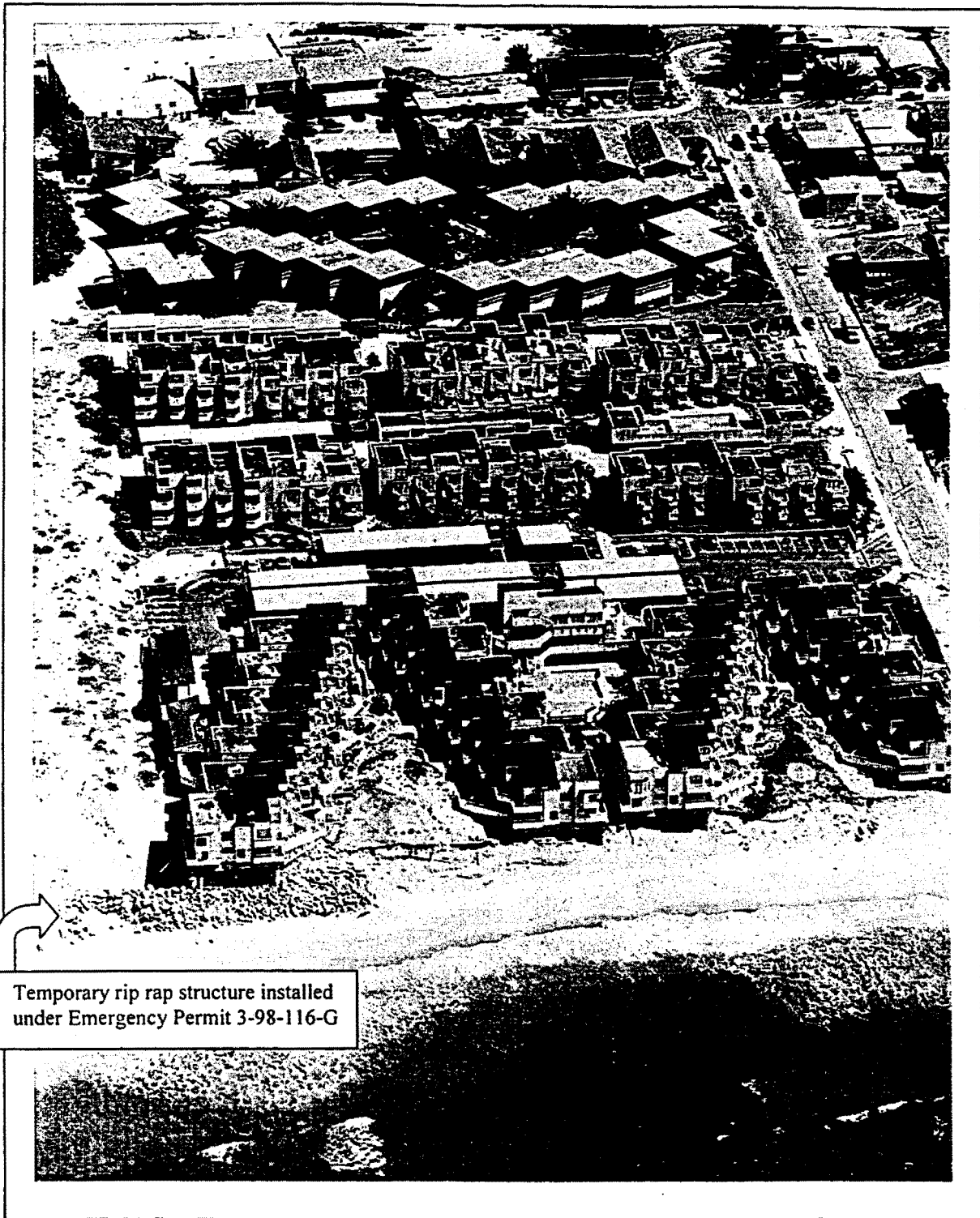
site

EXHIBIT NO. 1, f
 APPLICATION NO.
 3-99-090
 Ocean Harbor
 House Location



SEASIDE - SAND CITY - MONTEREY





Temporary rip rap structure installed under Emergency Permit 3-98-116-G

3-99-090

Ocean Harbor House

Exhibit 1, p.2

This photograph, taken on May 31, 1999, shows the location of the Ocean Harbor House in relation to Del Monte Beach and the Pacific Ocean, and the temporary seawall installed in 1998/1999 as an emergency measure. Upcoast (to the left of the residential development as shown in this photo) is State Park land. Seaward of the residential development is land owned by the City of Monterey. The sand moving activities will take place between the upcoast and downcoast limits of the existing residential development, above the mean high tide line.

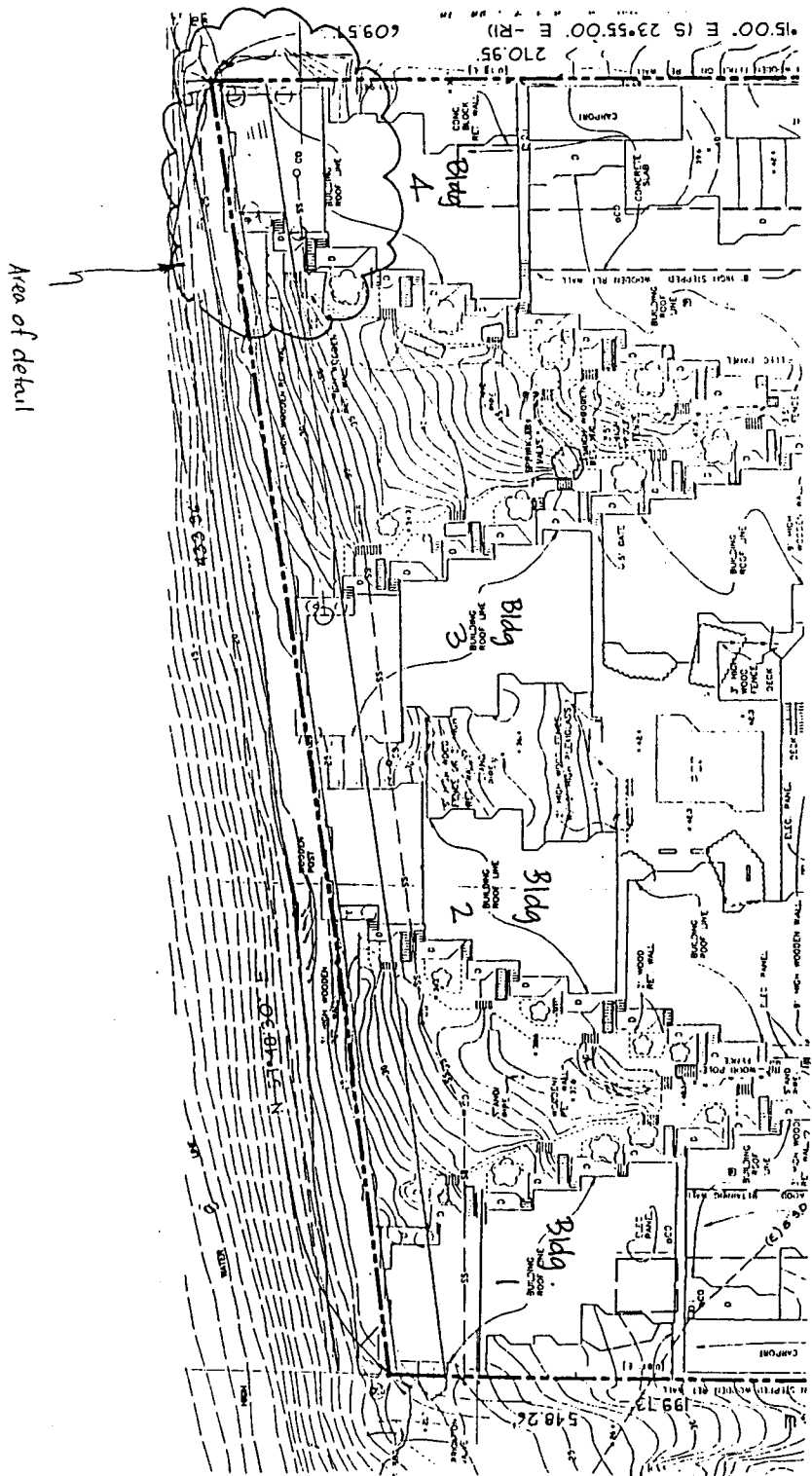
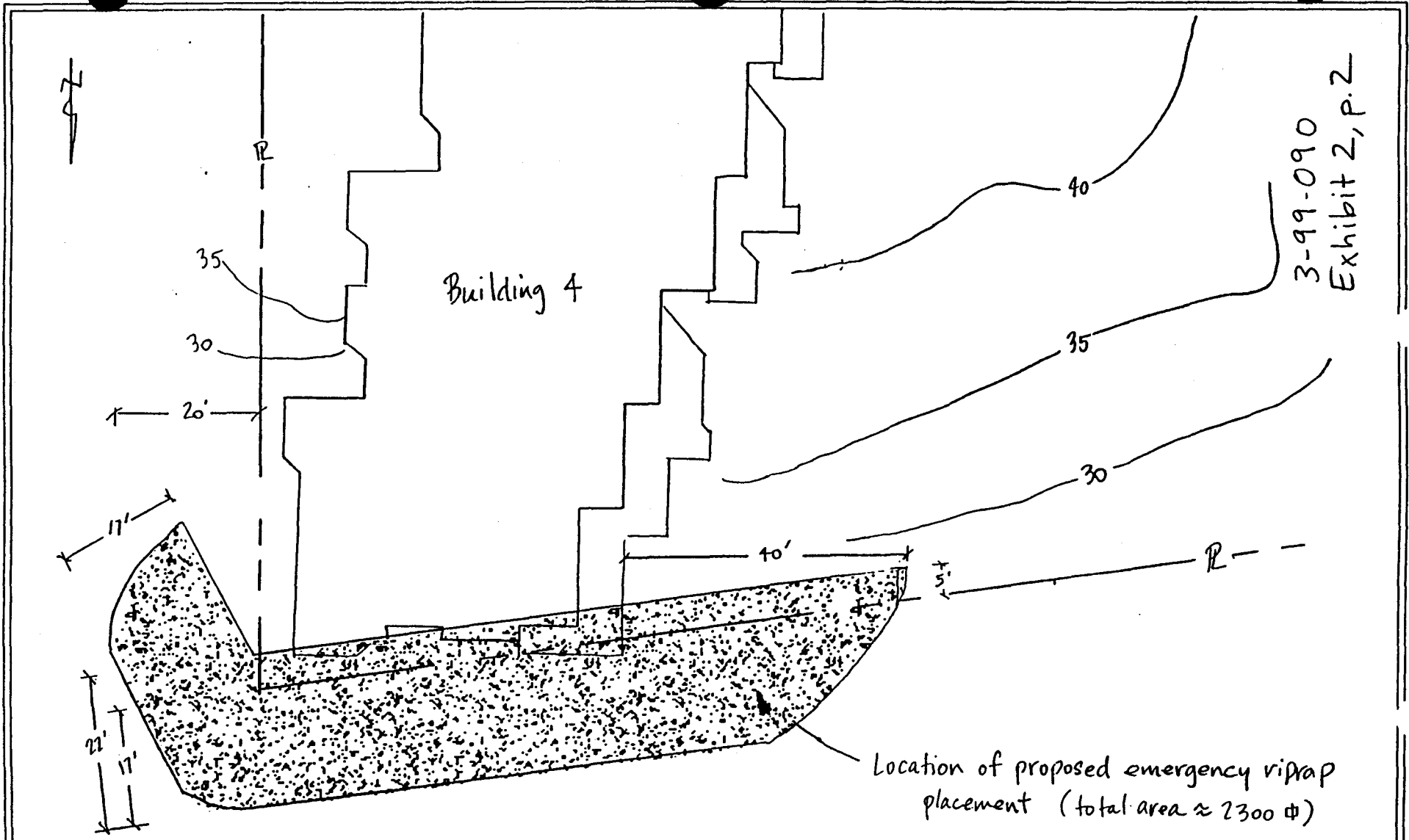


EXHIBIT NO. 2, P
 APPLICATION NO.
 3-99-090
 Existing Tempora
 Seawall Plans

Project No:	M2519	SITE PLAN showing AREA OF DETAIL OCEAN HARBOR HOUSE MONTEREY, CALIFORNIA Figure No.
DATE:	24 DEC 93	
SCALE:	1" = 40'	
DRAWN BY:	JT	
HARO, KASUNICH & ASSOCIATES		

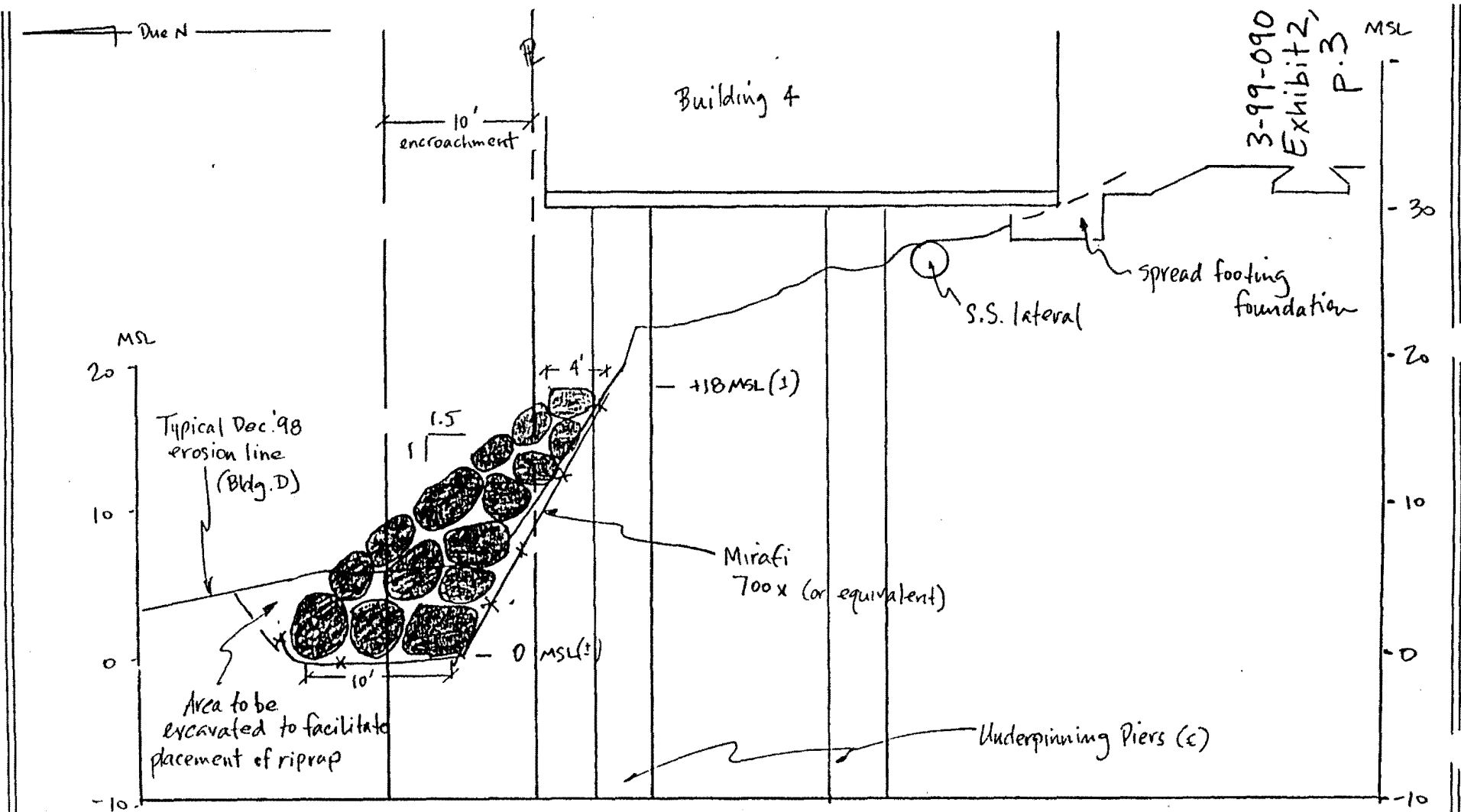
3-99-090
Exhibit 2, P. 2



Volume of riprap

500 cubic yards
 \approx 825 tons

PROJECT No:	M2519	PROPOSED EMERGENCY RIPRAP BLUFF PROTECTION OCEAN HARBOR HOUSE MONTEREY, CALIFORNIA
DATE:	24 DEC 93	
SCALE:	1" = 20'	
DRAWN BY:	JT	
HARD KASINICH & ASSOCIATES		
		Figure No

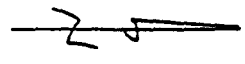


Note:

Toe armor rock:
 max wt = 6 tons
 min wt = 4 tons

Other armor rock:
 max wt = 4 tons
 min wt = 2 tons
 75% to exceed mean wt.

PROJECT No:	M2519	TYPICAL EMERGENCY RIPRAP PLACEMENT SECTION OCEAN HARBOR HOUSE MONTEREY, CALIFORNIA
DATE:	24 DEC 93	
SCALE:	1" = 10', H=V	
DRAWN BY:	JT	
HARO, KASUNICH & ASSOCIATES		FIGURE No.



Monterey Bay

Beach

Del Monte Beach Park

Dune staging area

Parking lot staging area

Boardwalk

TIDE AVENUE

ACCESS RD.

BEACH WAY

EXHIBIT NO. 3, p. 1
APPLICATION NO. 3-99-090
Sand Berm
Plans

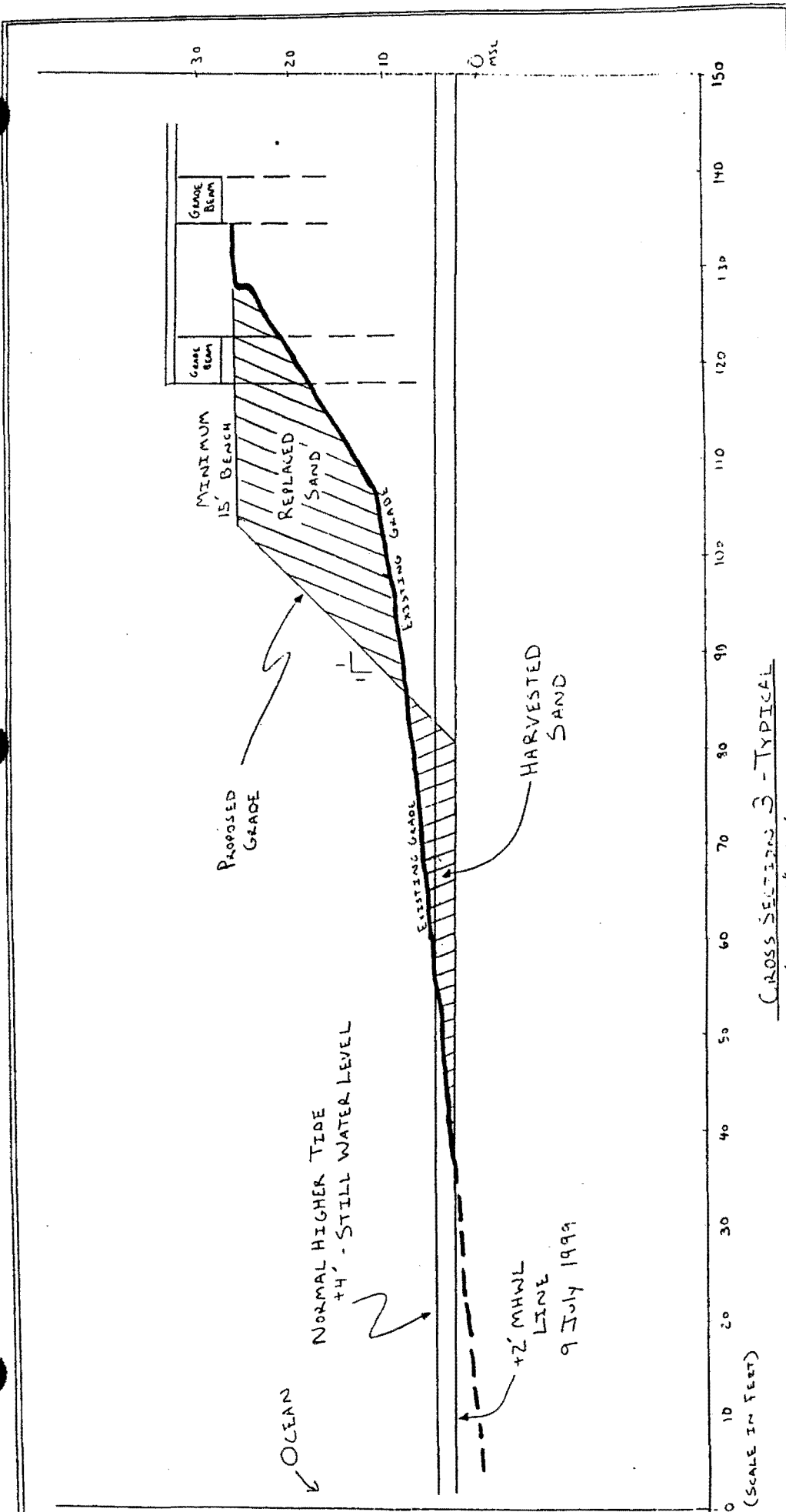
work area

OCEAN HARBOR HOUSE DEVELOPMENT

ACCESS + STAGING AREA MAP
OCEAN HARBOR HOUSE
MONTEREY, CALIFORNIA

PROJECT NO:	M2519
DATE:	3 SEPT 99
SCALE:	N.T.S.
DRAWN BY:	JT

HARO, KASUNICH & ASSOCIATES



CROSS SECTION 3 - TYPICAL
 SCALE: 1" = 10'
 V = H

PROJECT No: M2519	TYPICAL CROSS SECTION
DATE: 19 July 1999	PROPOSED EMERGENCY MEASURES
SCALE: 1" = 10'	OCEAN HARBOR HOUSE
DRAWN BY: J. COOK	MONTEREY CITY, CA
HARO, KASUNICH & ASSOCIATES	
Figure No.	

3-99-09
 Exhibit
 p. 2

Exhibit 4. Technical Information Requirements for Ocean Harbor House Shoreline Protection Proposal¹

1. Project description

The application shall include a comprehensive project description providing details about the proposed temporary and permanent development, including:

- the kind of device that is proposed and where it will be located
- the final dimensions of the proposed project — height, referenced to a vertical datum; length; and, distance from an identifiable back beach feature (such as the bluff, line of vegetation, development, etc.)
- the major components of the proposed protective device (e.g. backfill, filter fabric, toe key, armor layer, etc.)
- the kind and quantities of materials to be used
- the size, shape and source of any rock and backfill to be used
- whether any shoreline protection has been built in the general vicinity of the proposed project and the general condition of this existing protection (this may require a supporting statement from a licensed engineer)
- how the proposed project will fit with the existing protection, if any exists
- how the proposed project will be built — type of construction equipment, access for construction equipment, and staging areas for materials
- how the proposed project will be maintained.

The applicant shall also provide a comprehensive description of the proposed construction process for all proposed temporary and permanent development. This description should include an identification of any associated development including, but not limited to: access roads, staging areas, dewatering efforts, and proposed construction techniques. Since the construction of shoreline protection projects can often disrupt beach use or habitat for sensitive species, the construction description should include schedule information telling when the work will be performed. Finally, if there are any special construction constraints (for example, work can only be done during extreme low tides or equipment must be less than two tons to use the available access) these constraints should be discussed.

2. Maps, Plans and Cross-Sections

Site Plan: The applicant shall provide site plans of the proposed project showing:

- the project footprint in relation to the applicant's property boundaries and any recorded easements
- locations of provided cross sections
- topographic contours, at 1 to 5 foot intervals, of the entire project site (beach, bluff, and upland area to the landward property boundary) from a recent (normally within the past two years) topographic survey of the property
- the location of any structure that needs protection, relative to the proposed protective device
- the setback of all existing development from either the top of bluff or seaward extent of dune vegetation
- the locations of any public land boundaries in the immediate project vicinity to which State Lands Commission has agreed
- a permanent surveyed benchmark, referenced to NGVD (National Geodetic Vertical Datum) which can be used for future project maintenance and monitoring.

Cross Sections: The applicant shall provide cross-sections², drawn to scale, showing:

¹ Additional information may be requested at the time of application if determined to be necessary by the Executive Director.

² All cross-sections should be referenced to the National Geodetic Vertical Datum (NGVD), or other established vertical datum.

- the proposed project in relation to the beach, back bluff or dunes, vegetation and existing features
- the proposed project, the existing structure(s) that would be protected by the protective device, and the landward property line
- beach profiles for the range of landward and seaward beach movement that have been observed for this site or the general area, over time.

If the shoreline protective device changes along the shoreline, detailed cross-sections should be provided for each section.

Engineered Plans: The applicant shall provide engineered plans of the proposed project (both as blueprints and legible 8 1/2 x 11 exhibits). These plans must have been prepared or certified by a registered engineer with expertise in shoreline processes. Normally this means a civil engineer or engineering geologist. On occasion this can be a structural engineer or soils engineer with experience in coastal engineering. Whenever local discretionary approval is required for the project (pursuant to Section 13053 of Title 14 of the California Code of Regulations) there should be evidence that the local government has approved the engineered plans. Also, there should be evidence that the plans that are submitted for the CDP application are the same as the plans that the local government approved.

The plans shall show:

- the dimensions of the proposed project, with the vertical dimension referenced to NGVD or another established datum
- plan view of the proposed project, showing its relation to the beach, existing topography and adjacent structures
- detailed drawing of all transition points and edges, such as end walls, keyways, toes, connections to adjacent structures, etc.
- detailed drawings of all joints, tie backs, and drainage
- cross-section of proposed structure in relation to beach and existing topography
- plans and cross-sections of any necessary cut or fill
- other construction details
- construction notes.

The special design constraints of the site shall be noted on the plans and discussed in the engineering notes or in a separate report or letter.

The engineered plans or an attached report shall provide detailed information on the engineering design considerations, including, but not limited to:

- design constraints, including constraints posed by up and down coast properties
- design still water level, included anticipated level over the life of the structure, due to sea level rise and global warming, and methodology used to establish this water level
- design wave height and methodology used to establish this height
- design scour depth
- storm event used in design scenario³
- consequences of overtopping and event (or frequency) which could cause overtopping
- erosion rates with the proposed project, at the back beach and from subaerial processes, if these differ
- design life of proposed project
- maintenance requirements to achieve design life (types of activities and either frequency of maintenance or storm events which could trigger maintenance)
- changes to sand supply and littoral processes from proposed project
- possible end effects and efforts to minimize such effects
- total height of bluff or back beach, and height of protection

³ Normally, permanent shoreline protection is designed to withstand a 100-year storm, or a storm equivalent to the storms that occurred in 1982/83. If a lesser standard is used, the engineer should explain why a lesser standard is proposed and note the design changes that would be necessary to withstand a 100-year storm event. Information on the design conditions is needed to evaluate structural stability, as required by Coastal Act Section 30253.

- length (or shoreline length) of protection
- seaward encroachment of protection.

Regional Location Map: The applicant shall provide a regional map that shows the site. Copies of a Thomas Brothers map or USGS Quad sheet can often provide this. In addition, the applicant should provide a map or plan of the general area near the proposed project that shows any existing shoreline protection projects that are near or at the proposed project site and any development stringline. The regional map should also show the proposed project site, in relation to any identified areas of regional significance, public park lands, public beach access, special geologic features, etc.

Construction Area: The applicant shall provide a map or site plan which shows all the areas, on and off-site, to be affected temporarily or permanently by construction activity, including but not limited to: staging areas, access roads, equipment and materials storage areas, coffer dams, dewatering devices, equipment washout areas, etc.

All of the above mentioned plans, maps and cross-sections should be prepared and provided at scales sufficient to allow staff and the Commission to identify details of the proposal both in map or blueprint format, for use in project review, and in 8-1/2" x 11" format for use in creating exhibits for the staff report. In limited cases, the 8-1/2 x 11" scale may be sufficient to illustrate specific aspects of the proposed project.

3. *Project need, risks posed by the no action alternative and alternatives analysis*

The applicant shall provide a thorough discussion of the need for the project, prepared by a licensed engineer, engineering geologist, geologist or other professional who is familiar with the applicant's site and who can discuss knowledgeably the need for the proposed project. The discussion on project need should include, but not be limited to, such information as:

- whether the shoreline protection is to protect or enhance a public beach in danger erosion
- what evidence exists of active erosion at the site or need for shoreline protection
- what is the approximate rate of erosion and/or bluff retreat occurring at the site
- what particular structures, facilities or recreational activities are threatened by the shoreline erosion occurring at the site
- whether the shoreline protection project can be expected to reduce or eliminate the immediate threat.

The coastal development permit application also shall provide a written analysis of the environmental impacts of the proposed project and alternatives to the proposed project. The analysis should have sufficient information on the impacts from various feasible options to demonstrate that the proposed project is the least environmentally damaging feasible alternative.

Potential adverse impacts to coastal resources, public access and recreation shall be identified. Measures to mitigate these adverse impacts should be proposed.

4. *Engineering Geologic Information and Coastal Process Information*

The applicant shall provide an Engineering Geologic Report on the project site. The Report shall be prepared by a registered professional geologist or engineering geologist and shall meet the professional standards outlined in the Guidelines for Engineering Geologic Reports⁴ or other comparable standard.

⁴ Prepared by the State Board of Registration for Geologists and Geophysicists (Rev. 11/93, or as updated); available from the State of California Department of Consumer Affairs 2535 Capitol Oaks Drive, Suite 300A, Sacramento CA 95833, or www.dca.ca.gov/geology.

The Engineering Geologic Report shall provide technical information relating to project need, feasible alternatives, the possible physical risks and impacts posed by the proposed project and other alternatives, and any site specific conditions which should be addressed in the engineering project design.

The applicant shall provide coastal process information for the proposed project site and areas close to the project site. The following information shall be provided, along with any additional information that helps to describe the site and the existing coastal situation:

- normal and maximum tidal ranges
- storm surge and anticipated long-term changes in sea level
- maximum expected wave height
- "summer" and "winter" beach profiles (discussed in more detail below)
- erosion rates for the existing site, both at the back beach and upper bluff, if available
- type and frequency of storms which have caused shoreline retreat historically
- conditions leading to subaerial erosion historically
- identification of offshore features affecting the site (island sheltering, canyons, etc.)
- identification of the littoral cell, key sand sources and sinks which dominant the cell, and historic contribution of project site to littoral sand supply
- volume of sand required to establish a square foot of beach in the vicinity of the project
- potential for scour and probable scour depth
- end effects from any shoreline protection which exists near the project site
- discussion of how wave energy, the littoral currents, and other coastal forces may be modified by the proposed protection project
- the extent to which the adjoining shoreline areas have been modified by shoreline protection or shoreline protective devices.
- plot showing all historic shoreline surveys, with dates of surveys and references
- site drainage and proposed drainage modifications.

Seasonal Profiles: The applicant shall provide a least two seasonal profiles of the proposed project site, showing beach conditions during both a mild wave period and during a high wave energy period (often referred to as summer and winter profiles). Profiles should be superimposed on the cross section for the proposed project (see Item #2.). The profiles should be prepared in

The survey information used to develop the profiles should be noted on the profile, along with any assumptions that were made while developing the profiles. If there is no information on a true "winter" profile, this profile may be extrapolated from available site information, provided the methodology is identified and all assumptions are provided in writing.

Plans and profiles must be prepared or certified by a registered professional engineer with expertise in coastal processes. Normally this means a civil engineer or engineering geologist. On occasion, this can be a structural engineer or soils engineer with experience in coastal engineering.

5. ***Written determination from State Lands Commission***

The State Lands Commission (SLC) has responsibility for all state tidelands, trust lands, and sovereign lands. The applicant shall provide evidence that the SLC has reviewed its jurisdiction over the proposed project.

If the SLC determines that a lease, permit and other form of approval is required, the applicant shall obtain this approval and submit it as part of the coastal development permit application.

6. ***Other Agency Approvals***

The applicant shall provide, for each of the following agencies: (1) a copy of any application for approval submitted to the agency, (2) information about the status of each required application, (3) written comments resulting from any review which has been completed on the project, and (4) a copy of any permit already obtained:

- US Army Corps of Engineers
- US Fish and Wildlife Service
- National Marine Fisheries Service
- California Department of Fish and Game
- California Department of Parks and Recreation
- State Lands Commission (repeated as Item #5)
- State or Regional Water Quality Control Board.

7. *Effects on Public Access and Recreation*

The applicant shall provide the following information:

- location of nearest vertical access points, up and down coast
- location of any lateral access between nearest up and down coast access points
- graphic depiction of proposed shoreline protection project on a current beach profile(s)
- discussion or evaluation of the effects of the proposed shoreline protection project upon the public's ability to walk the shoreline, as well as impact of the project upon recreational use of the beach and near shore during the entire year.

8. *Monitoring Plan*

The applicant shall provide a preliminary monitoring plan that includes:

- objectives listing the specific aspects or effects of the proposed project to be monitored
- success standards to evaluate the performance of the proposed project
- monitoring techniques and schedule
- reporting techniques and schedule
- expertise and professional qualifications for persons performing the monitoring.

9. *Other Required Information*

9.A. *Effects on Sensitive Marine and Shoreline Habitat*

The applicant shall provide a Biological Impact Analysis prepared by a qualified professional, containing the following information:

- a biological survey of the habitats found at the project site and in nearby areas prepared by a biologist that includes a map of habitat areas, a narrative description of the habitat types, a list of species present, and a quantification of the amount and density of habitat and species types
- a discussion or evaluation of the impacts of the construction and maintenance of the proposed shoreline protection project on the habitat areas identified in the biological survey
- a mitigation plan
- professional qualifications of the biological experts who prepared the plan and who will implement the proposed mitigation.

9.B. *Visual Impacts Information*

The applicant shall provide a visual analysis of the area that includes the following:

- a map showing sight lines to the project site from any nearby public recreation areas and/or vista points/overlooks of high scenic and public interest, which will illustrate the project's visibility from those locations
- a description of the temporary visual impacts of the project during construction indicating the location and extent of all areas to be cleared or graded for the proposed protective work, construction access roads, staging areas, and coffer dams, and other related improvements, the appearance and relative visibility of any stockpiles, staging areas, etc.
- the construction schedule and anticipated length of time that the temporary visual impacts from construction will occur

- samples that show the color and texture of the permanent shoreline structures and any drainage devices that will be visible
- a narrative analysis of the permanent visual impact of the proposed project in light of Coastal Act concerns for protecting public views, minimizing landform alteration, and keeping new development visually compatible with the character of the surrounding area.

9.C. *Effects of Shoreline Protection Project on Dunes*

The applicant shall provide an analysis of the possible impacts to dunes, including:

- a map of the proposed project in relation to the dune complex around the site
- an analysis of how wave energy, currents, wind and other forces that shape the existing dune complex would be altered and what the resulting effects on the dunes would be
- description of any proposed landscaping and analysis of the interaction of the landscaping plants with native dune vegetation.

9.D. *Construction Description, with maps*

The applicant shall provide information on the construction activities, covering all aspects of the proposed project. The discussion should identify:

- types of mechanized equipment which will be on the beach
- anticipated noise levels during different phases of construction
- plans for placing material on the beach or in the near shore, including stockpiling plans
- access plans
- staging areas
- maps or plans showing all areas to be used for construction activities (in blueprint format if available (for project review) and in reduced 8-1/2" x 11" format (for use as exhibits for the staff report))
- maps of any areas which will have temporary or permanent access restrictions
- schedule of all construction activities, including anticipated starting dates, duration and indications if there is any flexibility in each activity
- timing for all activities (e.g. 8 AM to 5 PM work day; 12 hours a day; 24 hours a day; Monday through Friday; just weekends; every day; etc. and indications if there is any flexibility in each activity).

