

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

**T4b****RECORD PACKET COPY**

Page 1 of 5
Staff: SC-SC
Date: July 19, 2001
File: 3-01-068

ADMINISTRATIVE PERMIT NUMBER 3-01-068

Applicant..... **Santa Cruz Port District (Contact: Brian Foss, Port District Director)**
Project location..... Southern terminus of Santa Cruz Harbor west jetty; Latitude 36°57.1' North;
Longitude 122°01.6' West
Project description Replace existing 28-foot U. S. Coast Guard navigation light/foghorn structure
with 42-foot lighthouse replica with navigation light and foghorn functions

Executive Director's Determination: The findings for this determination, and for any special conditions, appear on subsequent pages.

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:

Tuesday August 7, 2001
Redondo Beach Historic Library at Veterans Park
309 Esplanade
Redondo Beach, CA 90277
(310) 937-6844

IMPORTANT: Pursuant to Title 14 of the California Code of Regulations, 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 to our office. 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 obtain any local permits and proceed with development legally, you must have received both your administrative permit and the notice of permit effectiveness from this office.



California Coastal Commission
August 2001 Meeting in Redondo Beach

Staff: S. Craig Approved by: *R.T.C. 7/19/01*

PETER DOUGLAS

Executive Director

By: CHARLES LESTER

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 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. **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.

SPECIAL CONDITION

1. **Prior to commencement of construction,** the permittee shall submit to the Executive Director for review and approval a copy of the letter from the Army Corps of Engineers demonstrating ACOE approval of the engineering evaluation, and a copy of the easement granted by the ACOE to the Port District.

EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the 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 any 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, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.



FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

Background and Project Description

The Santa Cruz Port District proposes to construct a 42-foot tall concrete lighthouse structure on the west jetty of Santa Cruz Harbor (see Exhibits 1A & 1B for location maps and Exhibit 2 for project plan). The proposed lighthouse will house the U.S. Coast Guard light and fog signal, which are currently accommodated in the same location atop a 28-foot-tall metal post structure that is owned and operated by the U.S. Coast Guard (this metal post structure will be removed). The lighthouse will be built and maintained by the Santa Cruz Port District. The light and the foghorn will continue to be operated and maintained by the U.S. Coast Guard. The lighthouse will not be inhabited. The 56-ton structure will have an internal spiral staircase that will be used for maintenance only.

To address CEQA, an Initial Study was performed and determined that, with the implementation of mitigation measures, the project will not have a significant effect upon the environment. The Santa Cruz Port District adopted a Negative Declaration.

Marine Resources

Sections 30230 and 30231 of the Coastal Act specifically protect the water quality and biological productivity of the marine environment. Construction of the new lighthouse has the potential for negative impacts on the marine environment. The project description, however, contains safeguards and procedures for protection of the marine environment (see Exhibit 3), which have been reviewed and deemed adequate by a Commission water quality specialist. Therefore, the development is consistent with the Marine Resource policies of Chapter 3 of the Coastal Act.

Visual Resources

Section 30251 of the Coastal Act protects the scenic and visual qualities of coastal areas. The proposed lighthouse structure will not be visually incompatible with the character of the surrounding harbor area and arguably will be a visual and aesthetic improvement over the existing metal structure that currently houses the foghorn and beacon. Therefore, the proposed lighthouse is consistent with Section 30251 of the Coastal Act.

Land Use Priorities

Section 30234 of the Coastal Act provides that facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Commercial and recreational boating and fishing are coastal-dependent priority uses that are dependent on navigational aids to find the harbor. Although there will be no change in the size and intensity of the existing light, it will be placed approximately 9 feet higher than it is now and thus will provide better visibility and navigational aid to offshore boaters. Also, the proposed lighthouse structure itself will provide a better navigational aid to mariners due to its greater height and visibility compared to the existing structure. Therefore, the proposed lighthouse is consistent with Section 30234 of the Coastal Act.



Public Access/Recreation

Coastal Act Section 30211 states that development shall not interfere with public access to the coast. The top portion of the west jetty consists of a wide paved area that is used extensively by the public for walking, jogging, and coastal viewing. The proposed lighthouse will not impede public access of this highly used recreational area. Therefore, the proposed project is consistent with Section 30211 of the Coastal Act.

Coastal Hazards

Section 30253 of the Coastal Act requires that new development shall minimize risks to life and property in areas of high geologic and flood hazard, and shall assure stability and structural integrity. A Wave Force Analysis study was done that includes recommendations to the project structural engineer regarding construction specifications necessary to resist lateral wave impact pressures. The structural engineer has applied these recommendations in the structural calculations for the lighthouse project. The Army Corps of Engineers (ACOE) will complete an engineering evaluation of the existing jetty and the proposed lighthouse (see below) prior to granting an easement to the Port District. Special Condition #1 requires that the Port District submit evidence of ACOE approval of the engineering evaluation and a copy of the easement. Therefore, as conditioned, the proposed project is consistent with Section 30253 of the Coastal Act.

Other Agency Approvals

City of Santa Cruz

The City of Santa Cruz did not issue permits for this project because it is the City's opinion that the project is not within its jurisdiction (see Exhibit 4).

Army Corps of Engineers (ACOE): The west jetty is federal property. The Army Corps of Engineers maintains the jetty on which the lighthouse will be constructed. The ACOE real estate office will review the lighthouse proposal before granting an easement to the Port District for the life of the lighthouse structure (see Exhibit 5). Granting of this easement will be based on the results of the engineering evaluation, which must demonstrate that the proposed lighthouse will not adversely affect the integrity of the jetty. The ACOE anticipates a decision before August 10, 2001. The project is conditioned such that prior to construction of the lighthouse, the permittee shall submit a copy of the letter demonstrating ACOE approval of the engineering evaluation and a copy of the easement granted to the Port District.

California Regional Water Quality Control Board (CRWQCB): No certification or permits are required from the CRWQCB for the proposed Lighthouse Project (see Exhibit 6). The CRWQCB states that the Applicant is responsible for implementing temporary and permanent best management practices before, during, and after construction to protect water quality from any negative impacts associated with construction and operation of the lighthouse. As stated above, the Applicant's project description contains appropriate best management practices.



U. S. Coast Guard: The U. S. Coast Guard will require that the ACOE easement allow for operational access to maintain the light and foghorn (see Exhibit 7).

ACKNOWLEDGEMENT 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



Santa Cruz Harbor



10+00

submerged pipeline

floating pipeline

Federal Channel

dredge

East Jetty

Surf line pipe

Underwater pipe line

DISPOSAL POINT # 3

Disposal Point # 2
CLAMP
ANCHOR CHAIN
FLOAT
FLOAT

PROJECT LOCATION

APPROX SCALE 1 INCN 150 FT

West Jetty

Harbor Entrance

EXHIBIT NO.	AB
APPLICATION NO.	
	3-01-068
	pg 1 of 1

HARBOR LIGHT

Santa Cruz Yacht Harbor

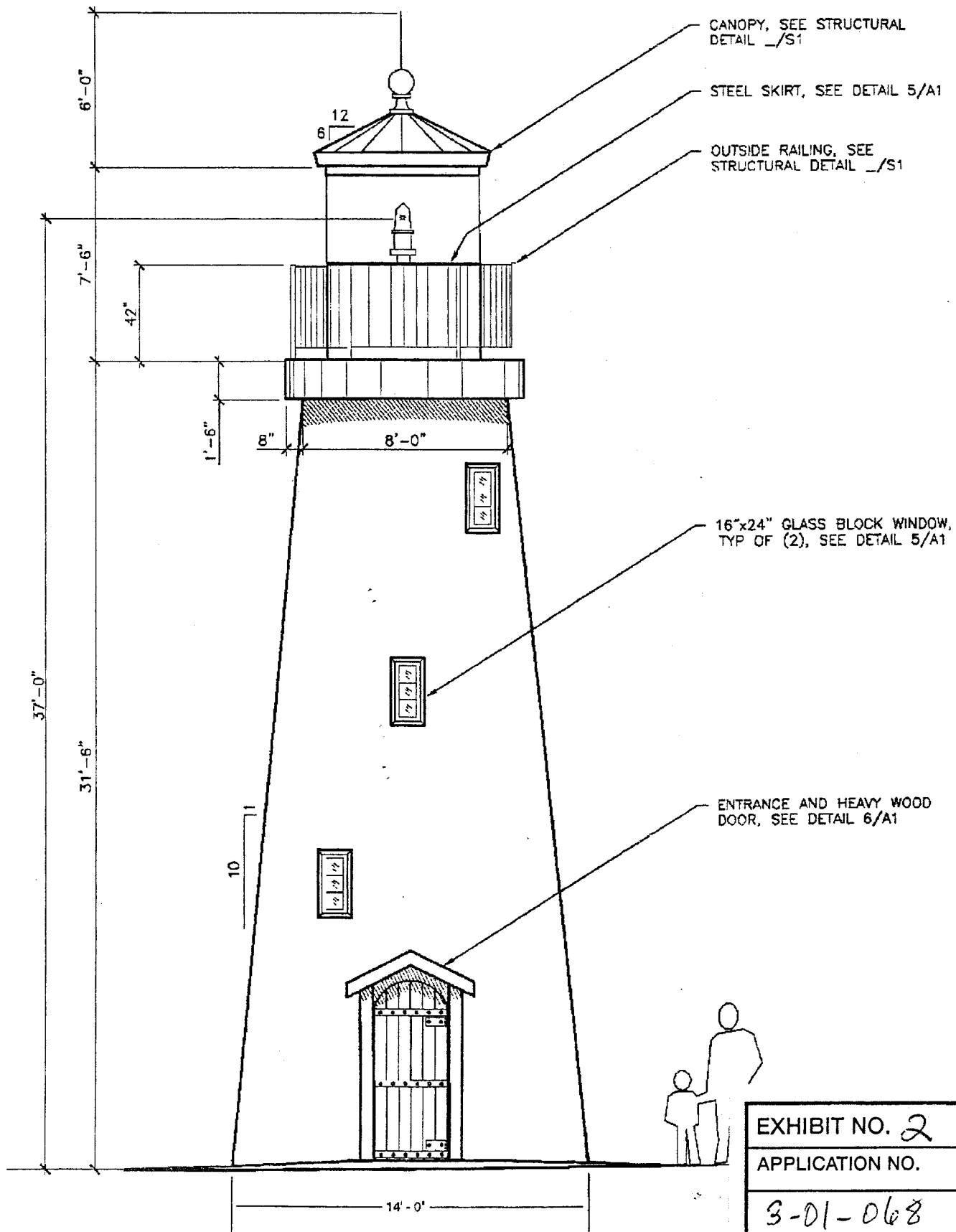


EXHIBIT NO. 2
APPLICATION NO.
3-01-068
PX 10/11
California Coastal Commission

SANTA CRUZ HARBOR LIGHTHOUSE PROJECT**Management Practices During Construction****General:**

Contractor shall not allow any construction debris to fall into the water. Forms, wood, scraps, sawdust will be contained. At end of each workday, any material that could fall into, or be blown into, the water shall be secured or covered to prevent such from occurring.

Contractor to take all measures necessary to prevent concrete from flowing into water. This includes any spillage from concrete trucks or pumping trucks.

Contractor shall comply with all environmental requirements set forth by government agencies (to be incorporated into contract).

Specific Comments (to date):

A sand bag barrier will be placed around the project site to filter sediment from any effluent.

Oil clean-up material must be placed at site for easy deployment should any equipment leak oil or other potential contaminant into water.

All stockpiled equipment will be covered securely with tarps to prevent dispersion.

Clean-Up:

Dry clean-up of construction debris is preferred. Hosing down of area to ocean is specifically not allowed.

Equipment shall be washed down off-site when possible. If on-site washing is necessary, only water shall be used and run-off must be contained and filtered.


Reporting:

Contractor must notify appropriate agencies, including Santa Cruz Port District, if a spill occurs at (831) 475-6162, or harbor patrol cellular phone at (831) 332-5054, or through Santa Cruz County Dispatch at (408) 471-1133.

BEF:mo

July 13, 2001

misc/bmplighthouse.doc

EXHIBIT NO. 3
APPLICATION NO.
3-01-068
 PR 1 of 1 California Coastal Commission

RECEIVED

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX B

JUN 14 2001

LOCAL AGENCY REVIEW FORM

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

SECTION A (TO BE COMPLETED BY APPLICANT)

Applicant Santa Cruz Port District

Project Description Replacement of 28 ft U.S. Coast Guard navigation light with a 38 ft lighthouse replica

Location Southern terminus of Santa Cruz Harbor west jetty

Assessor's Parcel Number _____

SECTION B (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)

Zoning Designation Small Craft Harbor District du/ac

General or Community Plan Designation Harbor Area Plan du/ac

Local Discretionary Approvals

- Proposed development meets all zoning requirements and needs no local permits other than building permits.
- Proposed development needs local discretionary approvals noted below.

	Needed	Received	
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Design/Architectural review
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Variance for _____
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Rezone from _____
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Tentative Subdivision/Parcel Map No. _____
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Grading/Land Development Permit No. _____
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Planned Residential/Commercial Development Approval
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Site Plan Review
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Condominium Conversion Permit
N/A	<input type="checkbox"/>	<input type="checkbox"/>	Conditional, Special, or Major Use Permit No. _____
	<input type="checkbox"/>	<input type="checkbox"/>	Other <u>Project is not within City jurisdiction and therefore not subject to design review.</u>

CEQA Status

- Categorically Exempt Class _____ Item _____
- Negative Declaration Granted (Date) Pends (Scheduled for July 10)
- Environmental Impact Report Required. Final Report Certified (Date) _____
- Other _____

Prepared for the City/County of Santa Cruz, Calif. by Nancy Concepcion Boyle

Date June 11, 2001 Title Associate Planner

EXHIBIT NO. 4

APPLICATION NO. 3-01-068

PS 1 of 1

California Coastal Commission



DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, CORPS OF ENGINEERS
300 MARKET ST.
SAN FRANCISCO, CALIFORNIA 94105-2107

Memorandum

18 July 2001

To: Brian E. Foss, Port Director
Santa Cruz Harbor.

From: Mike Dillabough, Project Manager
San Francisco District
U.S. Army Corps of Engineers

Subject: Santa Cruz Harbor Lighthouse Project

Brian

Within the Corps of Engineers there are two reviews that remain to be accomplish before the approval or disapproval of the lighthouse easement can be accomplished. The first one is the Engineering evaluations of the existing jetty and the proposed foundation of the lighthouse. This should be accomplished by 27 July 2001. The second review is the work our Real Estate office must accomplish in order to grant or disapprove a grant. The Real Estate actions start upon completion of the Engineers evaluations. This action will take any where from three to five days. Based on this and assuming that no unforeseen problems are discovered you can anticipate a decision well before 10 August 2001. At this time we see no reason why an easement will not be granted.

If you have any questions please contact me at 415-977-3468 or e-mail me.

Sincerely

Mike Dillabough
Mike Dillabough
Project Manager,
San Francisco District
U.S. Army Corps of Engineers

EXHIBIT NO. 5
APPLICATION NO.
3-01-068
PR 1 of 1 California Coastal Commission



California Regional Water Quality Control Board
Central Coast Region



Winston H. Hickox
 Secretary for
 Environmental
 Protection

Internet Address: <http://www.swrcb.ca.gov/rwqcb3>
 81 Higuera Street, Suite 200, San Luis Obispo, California 93401-3411
 Phone (805) 549-5147 • FAX (805) 543-0397

Gray Davis
 Governor

July 9, 2001

Mr. Brian Foss
 Port Director
 Santa Cruz Port District
 135 Fifth Street
 Santa Cruz, CA 95062

SANTA CRUZ PORT DISTRICT
NOTICE OF INTENT - NEGATIVE DECLARATION
SANTA CRUZ HARBOR LIGHTHOUSE PROJECT, SANTA CRUZ, SANTA CRUZ COUNTY
STATE CLEARINGHOUSE NO. 2001052132


Dear Mr. Foss:

Thank you for the opportunity to comment on the proposed Santa Cruz Harbor Lighthouse Project (Lighthouse Project). From the Notice of Intent (NOI) to issue a Negative Declaration we received on May 31, 2001, we understand that this project involves the construction of a concrete lighthouse structure on the southern tip of the harbor's western jetty. Construction is expected to occur within 8 weeks. The lead agency is the Santa Cruz Harbor Port District.

Although no certification or permits from this office are currently required for the proposed Lighthouse Project, the proponents of this project are responsible for implementing temporary and permanent best management practices before, during, and after construction. Best management practices are required to protect water quality from any negative impacts associated with construction and operations of the proposed project. You may obtain some best management practice references related to construction and storm water at <http://www.swrcb.ca.gov/storrawtr/index.html>.

If you have questions, please contact Mr. Todd Stanley at (805) 542-4769 or Tstanley@rb3.swrcb.ca.gov, or Mr. Chris Adair at (805) 549-3761.

Sincerely,


 Roger Briggs
 Executive Officer

cc: State Clearinghouse
 Office of Planning and Research
 ATTN: Katie Shulte Joung
 P.O. Box 3044
 Sacramento, CA 95812-3044

S:\WB\Northern Watershed\TLS\Finalized\CEQA\SCCH 2001052132 - SC Lighthouse Proj - NOI-ND - 7-9-01.doc
 Task: 108-50
 File: Agency: Santa Cruz Port District

California Environmental Protection Agency

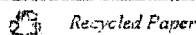
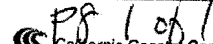


EXHIBIT NO. 6
APPLICATION NO.
3-01-062
 California Coastal Commission

Subject: FW: Santa Cruz Lighthouse

Date: Mon, 16 Jul 2001 14:03:30 -0700

From: "VanHouten, Mike" <MVanHouten@d11.uscg.mil>

To: "scraig@coastalca.gov" <scraig@coastalca.gov>

CC: "bfoss@santacruzharbor.org" <bfoss@santacruzharbor.org>,
"Braden, Matthew LTJG" <MBraden@d11.uscg.mil>


> Ms. Craig-

> I'm sending this note at the request of Mr. Brian Foss, Santa Cruz
> Harbor Port Director to aid you in your evaluation of the ports permit
> request. From the Coast Guard perspective, this is simply a replacement
> project for our current single pile structure located on the Santa Cruz
> West Jetty. Our understanding is that the Port District will be
> completely responsible for the care and maintenance of the lighthouse
> structure with the exception of the light itself and it's corresponding
> sound signal.

> In order to maintain a complete record of this project, we've
> requested that the Port send us copies of their ACOE permit application
> and approved permit, Coastal Zone Commission permit and any other
> required NEPA documents. Our only requirement is that the ACOE permit
> contain an easement for our servicing technicians to access the light.
> We do not anticipate requiring the Port District to provide any other
> documents in connection with this project.

> Please contact LTJG Matt Braden, 510-437-2978, if you have any
> questions or comments. We look forward to continuing our cooperative
> effort with the Santa Cruz Port District to complete this project.

>
>

EXHIBIT NO. 17
APPLICATION NO.
3-d-068
 88 10/1 California Coastal Commission

