

CALIFORNIA COASTAL COMMISSION

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Staff: PTI - SF
Staff Report: June 20, 2002
Hearing Date: July 12, 2002

STAFF REPORT: REGULAR CALENDAR

APPLICATION FILE NO.: 2-02-011

APPLICANT: City of Daly City

PROJECT DESCRIPTION: Repair of existing rock revetment and gabion wall at Mussel Rock

PROJECT LOCATION: Mussel Rock, City of Daly City, San Mateo County (**Exhibits 1**)

OTHER APPROVALS: State Lands Commission, Daly City Use Permit

1.0 EXECUTIVE SUMMARY

This permit application is for repair of an existing revetment and gabion wall at Mussel Rock in Daly City. The proposed repair involves the replacement of approximately 50 feet of revetment with a total of approximately 406 cubic yards, or 610 tons, of two- to four-ton boulders and the reconstruction of 144 feet of gabion wall.

The revetment and gabion wall were originally built at least thirty years ago and protect a sanitary landfill which was closed in 1978. The landfill site is under the regulatory oversight of the Regional Water Quality Control Board ("RWQCB"), which requires that the City maintain the soil cap and landfill containment. The site is owned by the City and managed as open space, with unrestricted public access along the shoreline. Pedestrian access to the site is available from a public parking lot located at the south end of the site at the end of Westline Drive and from Fort Funston, approximately 1/2-mile to the north at Avalon Drive.

This permit is for that portion of the project within the Commission's retained original jurisdiction, i.e., the portion of the rock revetment located below the mean high tide line ("MHTL"). A separate coastal development permit is required from the City for the portion within the City's certified LCP jurisdiction.

Staff recommends approval of this shoreline protection repair project, which will involve minor repairs to an existing revetment and gabion wall protecting a closed landfill. The project is conditioned to include a Water Quality Protection Plan to protect water quality and a revetment Monitoring and Maintenance Program to prevent future revetment failure.

2.0 STAFF RECOMMENDATION

The staff recommends that the Commission approve Coastal Development Permit No. 2-02-011 subject to the conditions in Sections 2.1 and 2.2 below.

Motion:

I move that the Commission approve Coastal Development Permit No. 2-02-011 subject to conditions pursuant to the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve the Permit:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or (2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

2.1 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.

2.2 Special Conditions

1. Approved Development; Conformance of Repair Project to Engineered Plans.

- A. All final design and construction plans, including foundations, grading and drainage plans, shall be consistent with plans submitted to the Commission as part of the permit application. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the Executive Director's review and approval, evidence that an appropriate licensed engineer has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with the plans submitted to the California Coastal Commission.
- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Shoreline Protection Monitoring Plan.

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a monitoring plan, prepared by a licensed geologist, or civil or geotechnical engineer for the review and written approval of the Executive Director. The plan shall be sufficient to assess movement and prevent future failure of the revetment which is the subject of this permit, and shall include at a minimum:
1. A discussion of the goals and objectives of the plan, which shall include assessment of movement and prevention of future failure of the revetment;
 2. Provisions for installation of a fixed benchmark at the top of and directly behind the revetment, placed at the center of the section of revetment to be repaired under this permit, which shall be surveyed in during construction;
 3. Provisions for submission of "as-built" plans, showing the permitted structure in relation to the existing topography and showing the measurements described in subsection (A)(5) of this Special Condition below, within 30 days after completion of construction;
 4. Provisions for taking revetment and beach profile measurements annually every fall by a licensed professional engineer or surveyor along a range line perpendicular to the revetment at the fixed benchmark. Measurements shall include elevations taken along the range line at intervals of not more than five feet for a distance from the benchmarks of not less than 60 feet with baseline survey information plotted to compare changes along the range line;
 5. At the time of the annual survey, photographs of the revetment shall be taken from the fixed range line and from the beach showing the entire revetment and will be

compared with the previous year's photographs to determine if any change in the location of individual revetment stones has occurred.

- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
- C. By November 1 of every year for the life of the structure, the permittee shall submit a monitoring report to the Executive Director that has been prepared by a licensed geologist, or civil or geotechnical engineer. Each monitoring report shall contain the following:
 - 1. An evaluation of the condition and performance of the approved shoreline protection device, including an assessment of whether any weathering or damage has occurred that could adversely impact future performance of the device;
 - 2. The measurements described in subsection (A)(5) of this condition taken in conformance with the approved monitoring plan, including revetment and beach profile measurements;
 - 3. An analysis of erosion trends, annual retreat, and rate of retreat of the beach fronting the revetment which is the subject of this permit, in conformance with and based upon the measurements contained in the approved monitoring plan;
 - 4. A description of any migration or movement of rock that has occurred on the site; and
 - 5. Recommendations for repair, maintenance, modifications or other work to the device.
- D. **If a monitoring report contains recommendations for repair, maintenance or other work, the permittee shall contact the Coastal Commission District Office to determine whether implementation of the recommendations requires a coastal development permit.**

3. Water Quality Protection Plan (WOPP).

- A. **Prior to the Issuance of the Coastal Development Permit, the applicant shall submit, for review and approval of the Executive Director, a Water Quality Protection Plan (WOPP), which shall provide for appropriate Best Management Practices (BMPs), including at minimum all of the following:**
 - a. Construction activities shall be timed to avoid the rainy season and shall not occur between November 1 and March 15.

- b. Hazardous wastes and construction materials shall be stored in areas away from construction entrances, away from construction activities with heavy equipment and vehicles, and away from drainage courses and waterways.
- c. No construction materials or debris shall be placed where it may be subject to wave erosion or dispersion. Construction materials will be stored on pallets, under cover and in secondary containment whenever possible. When not in use, all hazardous materials shall be covered and sealed.
- d. Hazardous wastes shall be removed from the construction site as soon as possible or in a timely manner.
- e. Only that amount of construction materials, including hazardous materials, required for construction activities for five working days shall be stored on-site at any given time.
- f. Public roadway surface adjacent to the construction entrances shall be swept at the end of each day to remove sediment and/or other construction materials deposited due to the construction activities.
- g. Mobile fueling of construction equipment and vehicles on and around the construction site shall be prohibited. Fueling shall be done off-site or on-site in confined areas specifically designed to contain runoff and, at a minimum, 50 feet away from all drainage courses and waterways.
- h. Vehicle washing shall be done off-site.
- i. Stormdrain inlet protection shall be installed that traps sediment before it enters the storm sewer system. All waste and material storage areas shall have curbs or dikes for preventing water from entering the storage area.
- j. Hazardous wastes should be removed from construction site in a timely manner as soon as possible.

- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Construction Responsibilities and Debris Removal.

The permittee shall comply with the following construction-related requirements:

- a. Any and all debris resulting from construction activities shall be removed from the beach immediately;
- b. The permittee shall be responsible for removing or replacing any debris, rock or material that becomes dislodged after completion of the approved shoreline protection as soon as possible after such displacement occurs. The permittee shall contact the Coastal Commission District Office immediately to determine whether such activities require a coastal development permit or permit amendment;
- c. Keyway excavation and similar work that could potentially impact the marine environment shall be conducted only during the low tide portions of the daily tidal cycle;
- d. Operation of construction vehicles on the beach or in intertidal areas is not permitted.

- e. To avoid impacts to water quality, construction activities shall be timed to avoid the rainy season and shall not occur between November 1 and March 15.
- f. Staging and storage of construction machinery and storage of debris shall not take place on the beach. No construction materials or debris shall be placed where it may be subject to wave erosion or dispersion.

5. Construction Staging Area Plan.

A. Prior to the Issuance of the Coastal Development Permit, the applicant shall submit a Construction Staging Area Plan for review and approval of the Executive Director which indicates that the construction staging area(s), materials storage area(s) and construction corridor(s) will avoid impacts to public access and water quality consistent with all special conditions of this permit. The plan shall demonstrate that:

- 1. construction equipment and activity shall not occur outside the staging area and construction corridor identified on the site plan required by this condition.
- 2. construction staging area(s), materials storage area(s) and construction corridor(s) will comply with all requirements of the WQPP required by **Special Condition 3**.
- 3. Staging and storage of construction machinery and storage of debris shall not take place on the beach.

B. The plan shall include, at minimum, a site plan that depicts:

- 1. limits of the staging area(s),
- 2. materials storage area(s),
- 3. construction corridor(s),
- 4. construction site, and
- 5. location of construction fencing and any temporary job trailers.

C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

6. Assumption of Risk, Waiver of Liability and Indemnity Agreement.

A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wave action, flooding, shoreline retreat, erosion, and revetment and seawall stability; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims),

expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

7. **State Lands Commission Approval. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, either (1) approval of the proposed repair project by the California State Lands Commission, or (2) a written determination by the California State Lands Commission that no such approval is required for the project.

3.0 FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

3.1 Project and Site Description

This permit application is for repair of a segment of existing revetment and gabion wall at Mussel Rock in Daly City (**Exhibit 1**). The proposed repair involves the replacement of approximately 50 feet of revetment with a total of approximately 406 cubic yards, or 610 tons, of two- to four-ton boulders and the reconstruction of 144 feet of gabion wall. **Exhibit 2** shows the engineered plans for the project. The repair project will replace rock washed away during the storms this past winter (2001-2002). This permit application is for repair of the portion of the revetment located below the MHTL within the Commission's retained original jurisdiction; a separate coastal development permit is required from the City for the portion of the project within the City's certified LCP jurisdiction.

Repair of the revetment will be accomplished by first placing filter fabric against the exposed slope of the shoreline in the location of the failed revetment and then placing two- and four-ton rock on the slope by means of a crane from behind the revetment. The repair work will not involve use of construction equipment within the tidal zone. The repaired revetment will match the existing adjacent revetment (**Exhibit 3**), and has a projected design life of 30 years. Repair of the gabion wall, which is located landward of the revetment and outside the Commission's area of original jurisdiction, will involve removal of the existing, failed gabion wall and installation of new gabion wire baskets filled with four- to six-inch rock over filter fabric.

The revetment and gabion wall were originally built at least thirty years ago and protect a sanitary landfill which was closed in 1978. The existing revetment has a total length of some 1200 feet. The landfill site is under the regulatory oversight of the Regional Water Quality Control Board ("RWQCB"), which requires that the City maintain the soil cap and landfill containment. The closed landfill is located some 50 to 60 feet from the shoreline and is sealed with a soil cap with a minimum thickness of 3 to 4 feet.

The site is owned by City and managed as open space, with unrestricted public access along the shoreline. Lateral access is possible via the dirt road running along the entire length of the existing revetment. Pedestrian access to the site is available from a public parking lot located at

the south end of the site at the end of Westline Drive and from Fort Funston, approximately ½-mile to the north at Avalon Drive.

3.2 Other Agency Approvals

3.2.1 California State Lands Commission

The portion of the revetment that is seaward of the MHTL is located on state tidelands. As such, the proposed repair project must be authorized by the SLC. No tidelands lease currently exists for the project site. The State Lands Commission ("SLC") has verbally indicated that it will not require a tidelands lease in connection with this repair project, but will reserve the right to require a lease in the future. The permit is conditioned to require written evidence either of SLC approval or that not such approval is required. Accordingly, **Special Condition 7** requires prior to the issuance of the coastal development permit that the applicant provide the Executive Director written verification of either: (1) approval of the proposed repair project from the SLC, or (2) a determination by the SLC that no such approval is required for the project.

3.3 Permit Authority, Extraordinary Methods of Repair and Maintenance, Shoreline Protection Structures

Coastal Act Section 30610(d) generally exempts from Coastal Act permitting requirements the repair or maintenance of structures that does not result in an addition to, or enlargement or expansion of the structure being repaired or maintained. However, the Commission retains authority to review certain extraordinary methods of repair and maintenance of existing structures which involve a risk of substantial adverse environmental impact as enumerated in Section 13252 of the Commission regulations.

Section 30610 of the Coastal Act provides, in relevant part:

Notwithstanding any other provision of this division, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas: . . .

(d) Repair or maintenance activities that do not result in an addition to, or enlargement or expansion of, the object of those repair or maintenance activities; provided, however, that if the commission determines that certain extraordinary methods of repair and maintenance involve a risk of substantial adverse environmental impact, it shall, by regulation, require that a permit be obtained pursuant to this chapter. [Emphasis added.]

Section 13252 of the Commission regulations provides, in relevant part:

(a) For purposes of Public Resources Code section 30610(d), the following extraordinary methods of repair and maintenance shall require a coastal development permit because they involve a risk of substantial adverse environmental impact:

(1) Any method of repair or maintenance of a seawall revetment, bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:

(A) Repair or maintenance involving substantial alteration of the foundation of the protective work including pilings and other surface or subsurface structures;

(B) The placement, whether temporary or permanent, of rip-rap, artificial berms of sand or other beach materials, or any other forms of solid materials, on a beach or in coastal waters, streams, wetlands, estuaries and lakes or on a shoreline protective work except for agricultural dikes within enclosed bays or estuaries;

...

(D) The presence, whether temporary or permanent, of mechanized construction equipment or construction materials on any sand area, bluff, or environmentally sensitive habitat area, or within 20 feet of coastal waters or streams.

...

(b) Unless destroyed by natural disaster, the replacement of 50 percent or more of a single family residence, seawall, revetment, bluff retaining wall, breakwater, groin or any other structure is not repair and maintenance under section 30610(d) but instead constitutes a replacement structure requiring a coastal development permit.

[Emphasis added.]

The proposed development would include substantial alteration of the revetment foundation and placement of rip-rap within the 50-foot section of revetment. This proposed development constitutes repair and maintenance pursuant to Section 30610(d) because the proposed work will not result in an addition to or enlargement or expansion of the existing revetment. In addition, the proposed project will not involve replacement of 50% or more of the revetment and is thus considered a repair and maintenance project under Section 13252(b) of the Commission's regulations. Section 13252 of the Commission's regulations requires a coastal development permit for extraordinary methods of repair and maintenance enumerated in the regulation. The proposed repair and maintenance therefore requires a coastal development permit under Section 13252(a)(1) of the Commission's regulations because it involves the repair of a revetment, one of the enumerated extraordinary methods of repair requiring a coastal development permit.

In considering a permit application for a repair or maintenance project pursuant to the above-cited authority, the Commission reviews whether the proposed *method* of repair or maintenance is consistent with the Chapter 3 policies of the Coastal Act. The Commission's evaluation of such repair and maintenance projects does not extend to an evaluation of the conformity with the Coastal Act of the underlying existing development.

3.4 Public Access

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to

protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The existing rock revetment is located on a steep beach near Mussel Rock and seaward of the closed landfill. The proposed repair of the 50-foot segment of rock revetment would match the existing, adjacent revetment and not increase the area of beach coverage over the revetment which previously existed in the same location. Lateral passage along the beach below the revetment is currently possible only at low tide, as waves reach the toe of the revetment at high tide (**Exhibit 3**). However, unrestricted public access along the shoreline is possible for the length of the project site, and vertical beach access is possible north of the revetment, several hundred feet from the project site. Lateral access is also possible via the dirt road running behind the revetment along its entire length. The site of the former landfill is owned by the City and managed as open space with unrestricted public access. Pedestrian access to the site is from a public parking lot located at the end of Westline Drive at the southern end of the site and from Fort Funston, approximately ½-mile to the north at Avalon Drive.

Special Condition 2 provides for a Shoreline Protection Monitoring Plan, which includes an annual survey of the rock revetment and report to the Executive Director, including a description of any migration or movement of rock that has occurred on the site and recommendations for repair and maintenance to the revetment. In addition, **Special Condition 4** makes the City responsible for removing or replacing any debris, rock or material that becomes dislodged during construction or after completion of the approved shoreline protection as soon as possible (subject to the Executive Director's determination as to whether a separate coastal development permit or permit amendment is required for these activities). **Special Condition 4** also limits the operation of construction vehicles on the beach and requires that keyway excavation and similar work be conducted only during low tide. **Special Condition 5** requires the applicant to submit a Construction Staging Area Plan to insure that construction activity and storage of materials will not occur outside defined areas. These conditions together insure that the beach fronting the revetment shall remain free from debris and any rock dislodged from the revetment and that lateral access along the beach will not be impeded.

As conditioned, the Commission finds that the project is consistent with Sections 30210 and 30211 of the Coastal Act because the project does not increase the footprint of the revetment and preserves existing, unrestricted public access to the site and along the shoreline.

3.5 Marine Environment and Polluted Runoff

Section 30231 of the Coastal Act states:

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 groundwater 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.

Section 30231 of the Coastal Act requires that any adverse effects of runoff be minimized to protect the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes.

The proposed repair project does not alter existing drainage of the site. To prevent impacts to water quality from polluted runoff from construction activities, **Special Condition 3** requires the creation of a Water Quality Protection Plan (WQPP) for review and approval by the Executive Director. By the terms of **Special Condition 3**, the WQPP must incorporate all appropriate Best Management Practices (BMPs) to reduce the likelihood of polluted runoff from construction activities, including measures to insure the proper storage and handling of construction materials, the installation of appropriate screening around drainage inlets and the timing of construction to avoid the rainy season.

The marine environment immediately adjacent to the project site is not characterized by rocky intertidal areas, eelgrass, or other sensitive nearshore habitats. The adjacent marine environment adjacent to the project site appears to be adapted to frequent disturbance, and is not likely to be impacted by the proposed development. Nevertheless, to minimize any potential impacts to the marine environment, **Special Condition 4** requires that work that could potentially affect the marine environment be conducted only during the low tide portions of the daily tidal cycle and prohibits operation of construction vehicles on the beach or in intertidal areas.

Special Condition 5 requires the applicant to submit a Construction Staging Area Plan for review and approval of the Executive Director indicating the construction staging area(s), materials storage area(s) and construction corridor(s). The Construction Staging Area Plan will insure that construction activity will not occur outside of defined areas and that the siting of these areas will comply with the WQPP required by **Special Condition 3**

The Commission finds that the project, as conditioned, will protect the biological productivity and quality of coastal waters and wetlands in conformity with Section 30231 of the Coastal Act.

3.6 Flood and Geologic Hazards

Section 30253 of the Coastal Act states:

New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Section 30253 requires that new development minimize risks to life and property and assure stability and structural integrity, and neither create nor contribute to erosion or geologic instability. **Special Condition 1** requires the project plans to be reviewed and certified by a licensed engineer and to be built according to approved final plans. In accordance with **Special Condition 1**, the project has been designed and certified by the City of Daly City's Public Works Department and licensed engineers. The 50-foot section of revetment to be repaired has been designed consistent with adjacent revetment for a design still water level of 3.0 feet and a peak wave height of 12 feet, following the National Oceanographic and Atmospheric Administration wave model for this area. Design life of the rock revetment is 30 years.

Special Condition 2 provides for a Shoreline Protection Monitoring Plan, designed to assess movement of the revetment and prevent future failure. This condition requires the installation of a fixed benchmark directly behind the segment of revetment to be repaired, which shall be surveyed in during construction. The Shoreline Protection Monitoring Plan requires that revetment and beach profile measurements be taken annually by a licensed professional engineer or surveyor every fall along a range line perpendicular to the revetment at the benchmark, and that results of the survey, including photographs, be reported to the Executive Director, together with recommendations for any necessary maintenance work. Pursuant to **Special Condition 4**, the City is responsible for removing or replacing any rock or material that becomes dislodged from the revetment as soon as possible, consistent with Coastal Act permit requirements.

In addition, **Special Condition 3**, which requires that the applicant provide a WQPP for approval of the Executive Director, will guarantee that runoff from the site will be appropriately handled and not contribute to beach erosion. By the terms of **Special Condition 3**, the WQPP is required to incorporate all appropriate Best Management Practices (BMPs) to reduce the likelihood of polluted runoff from construction activities. The BMPs include measures to insure the proper storage and handling of construction materials, the installation of appropriate screening around drainage inlets and the timing of construction to avoid the rainy season to the maximum extent practicable.

The construction of shoreline protection structures involving the use of heavy construction equipment and the placement of large boulders is inherently hazardous. Because the City voluntarily proposes to undertake an inherently hazardous activity, the Commission imposes **Special Condition 6**, requiring the applicant to assume the risks of any injury or damage from such hazards, waive any claim of liability against the Commission for such injury or damage, and indemnify the Commission against any resulting third party claims or liability.

The Commission finds that the project is conditioned to minimize risks to life and property, assure stability and structural integrity of the revetment and seawall, neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area and is therefore consistent with Section 30253.

3.7 Visual Resources

Section 30251 of the Coastal Act states, in applicable part:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

The project involves repair of a 50-foot section of an existing revetment. The section to be repaired will conform to the adjacent revetment and will essentially restore the damaged section of revetment to its prior condition (**Exhibit 3**). No expansion of the existing revetment is proposed as part of the project.

Special Condition 2 provides for a Shoreline Protection Monitoring Plan, which includes an annual survey of the rock revetment and report to the Executive Director, including a description of any migration or movement of rock that has occurred on the site and recommendations for repair and maintenance to the revetment. In addition, **Special Condition 4** makes the City responsible for removing or replacing any debris, rock or material that becomes dislodged during construction or after completion of the approved shoreline protection as soon as possible (subject to the Executive Director's determination as to whether a separate coastal development permit or permit amendment is required for these activities). These conditions together insure that the beach fronting the revetment shall remain free from debris and any rock dislodged from the revetment which might affect coastal views or the sightliness of the area.

The Commission finds that the revetment repair will have no adverse effect on coastal views and that the project is therefore consistent with Section 30251.

4.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing that the application, as conditioned by any conditions of approval, 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 effects which the activity may have on the environment.

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. The proposed project has been conditioned to mitigate or eliminate any significant impacts to public access, the marine environment, geologic hazards and visual resources. As discussed above, as conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impacts which the development may have on the environment. Therefore,

the Commission finds that the proposed project has been conditioned to mitigate the identified impacts and can be found consistent with Coastal Act requirements to conform to CEQA.

EXHIBITS:

1. Project location map
2. Revetment repair plans
3. Photos of revetment and gabion wall

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PROJECT



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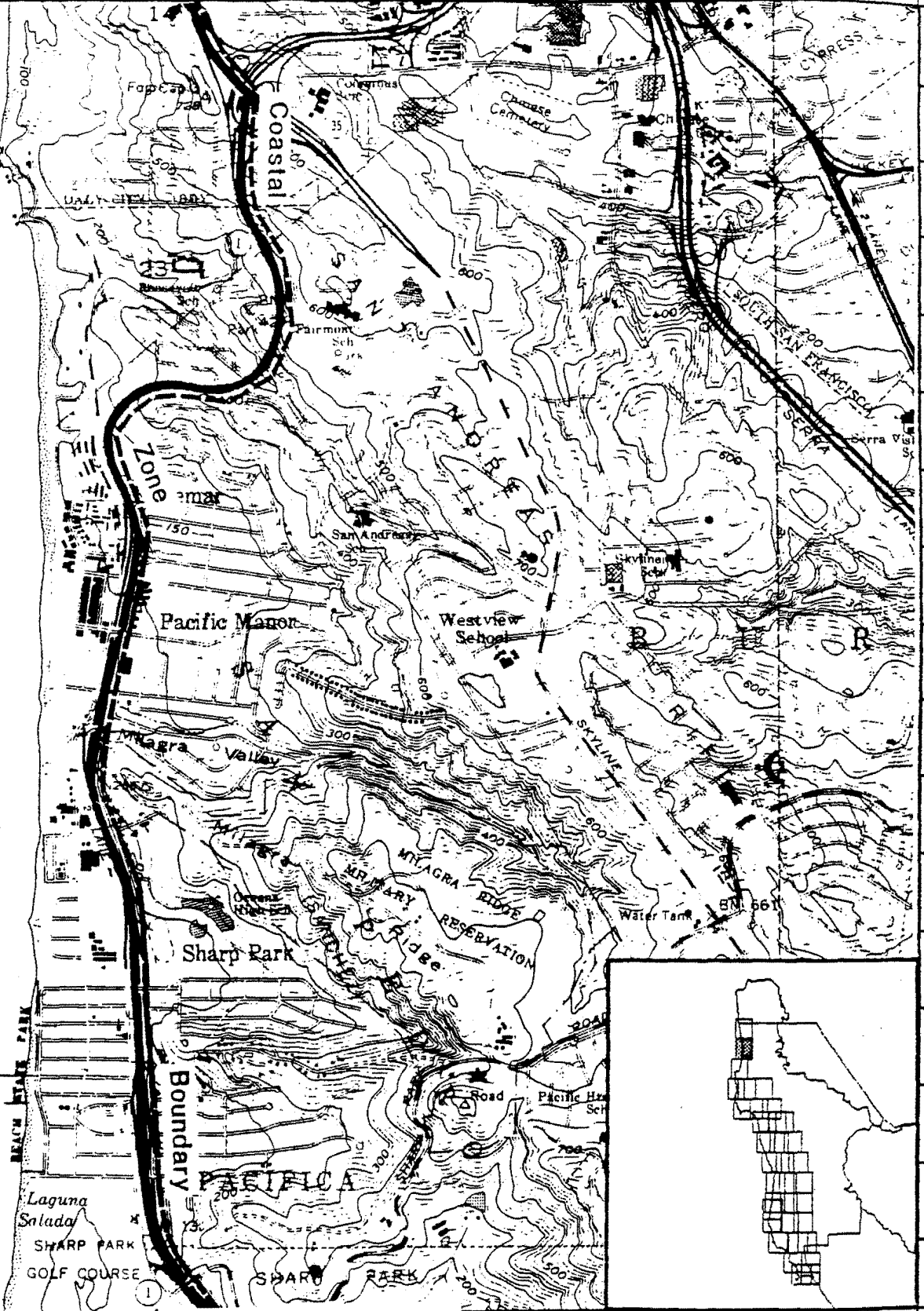
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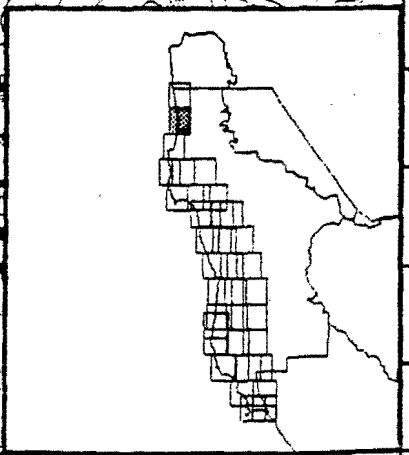
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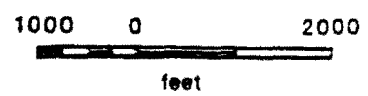


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Mussel Rock

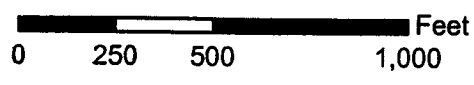


PROJECT
LOCATION

008 46 010

MUSSEL
ROCK
TRANSFER
STATION

ASSESSOR'S PARCEL



INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	OVERALL AREA
3	PROJECT AREA AND DETAILS
4	GABION WALL DETAILS

CITY OF DALY CITY
SAN MATEO COUNTY, CALIFORNIA

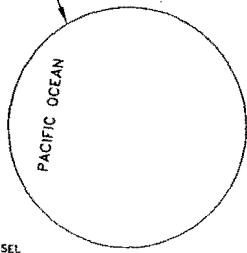
PROJECT PLANS FOR CONSTRUCTION OF
MUSSEL ROCK SITE MAINTENANCE 2002

EXHIBIT NO. 2
APPLICATION NO. 2-02-011
CITY OF DALY CITY
Page 1 of 4

APPROVALS:

Public Works Director	Date
Public Works Supervisor	Date
Traffic Operations	Date
Public Works - Maintenance Supervisor	Date
Director of Economic & Community Development	Date
Director of Parks and Recreation	Date
Director of Water and Wastewater Resources	Date
Construction Engineer	Date

PROJECT SITE



CITY COUNCIL

MAYOR MICHAEL P. GUINGONA
MAYOR PRO TEMPORE ADRIENNE J. TISSIER
COUNCIL MEMBERS MADOLYN L. AGRIMONTI
CAROL L. KLATT
SAL TORRES

CITY MANAGER JOHN C. MARTIN

CIVIC CENTER: 333 90TH STREET, DALY CITY, CA 94015
PHONE: (415) 991-8064
FAX: (415) 991-8243

THE CONTRACTOR SHALL POSSESS CLASS A LICENSE



SCALE IN FEET
0 500 1000

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

Plans Approved for Construction

Joseph Brunner, RCE #37935
Project Engineer



Mohinder Sharma
CITY ENGINEER

PLANS CONFORM TO "AS BUILT" CONDITION

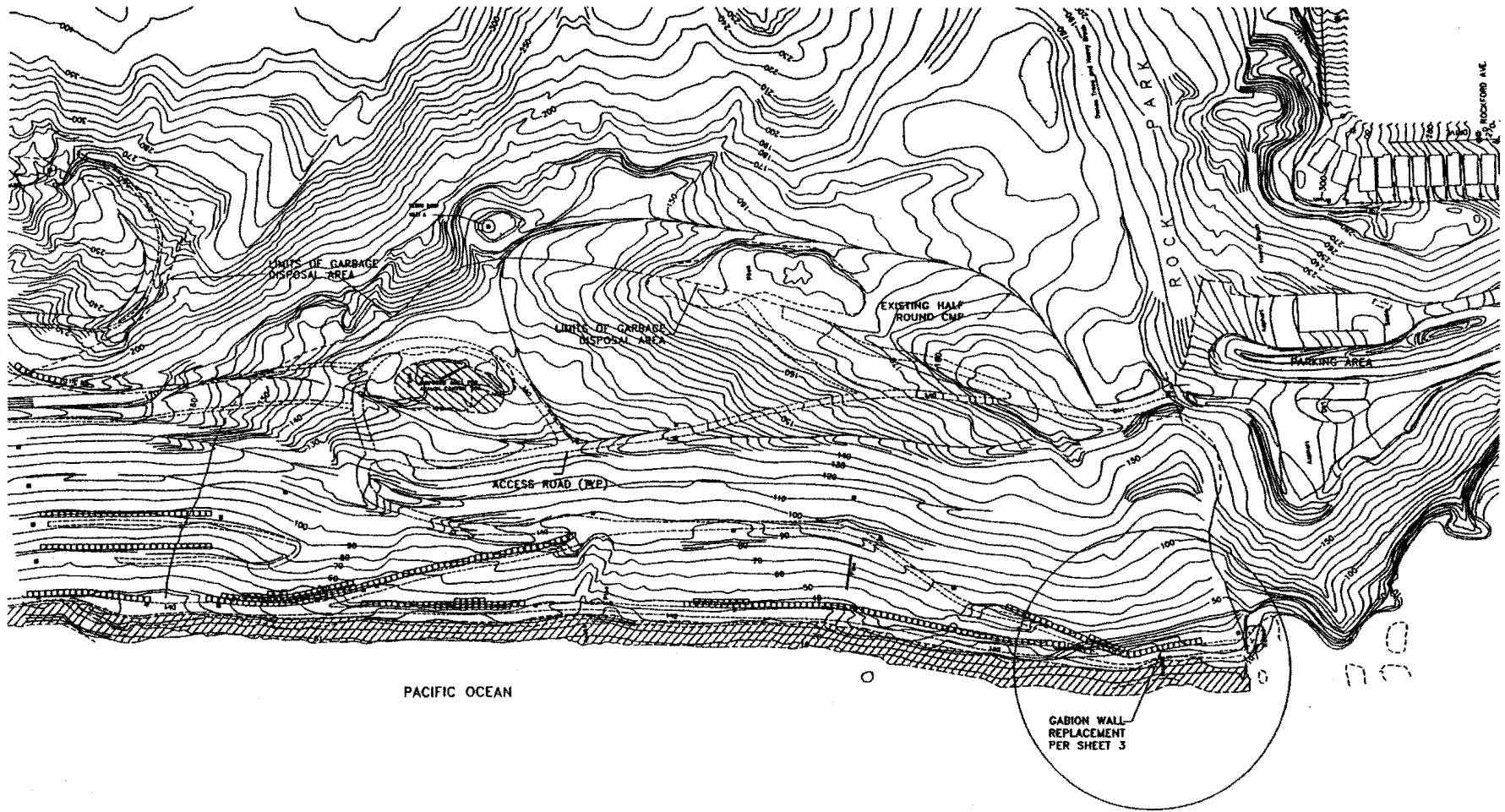
Ravi Gaman, RCE #23120
ASSISTANT CITY ENGINEER



THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
MUSSEL ROCK SITE
MAINTENANCE 2002
TITLE SHEET

DESIGNED BY	DATE	APPROVED	CITY ENGINEER
IS	5/02		
REVISION NO.	REVISION DATE		
REVISION NO.	REVISION DATE		

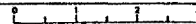
SHEET NO. 1 of 3 0130001



Date Plotted: 05/05/02
 Drawn By: J.B. Brunner
 Checked By: J.B. Brunner
 Date: 05/05/02

Time: 12:11:38

FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES



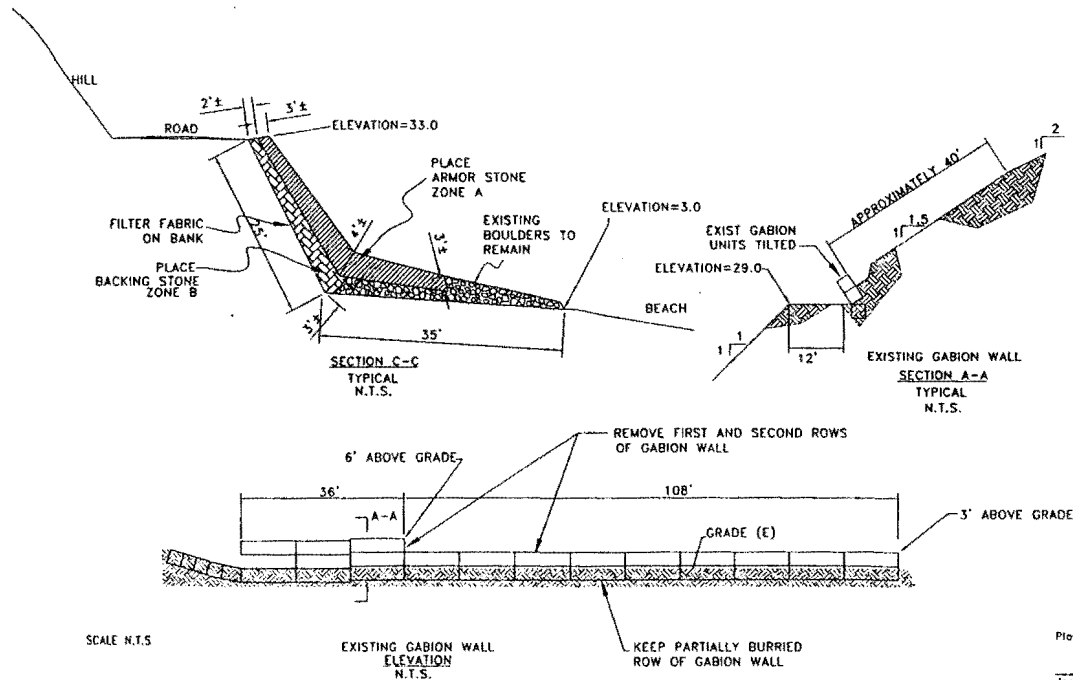
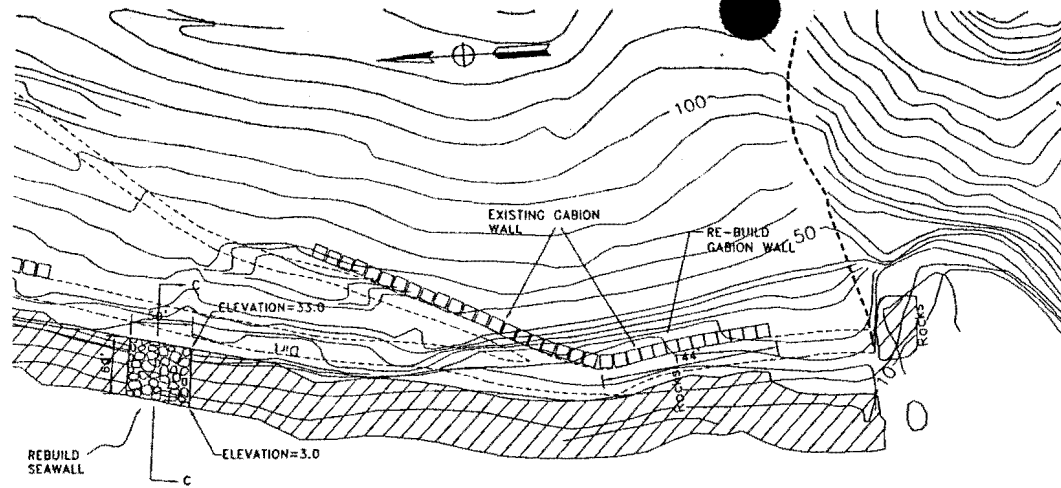
Plans Approved for Construction

Joseph Brunner, RCE #37935
Project Engineer

Date



THE CITY OF DALY CITY CALIFORNIA DEPARTMENT OF PUBLIC WORKS			
MUSSEL ROCK SITE MAINTENANCE 2002 OVERALL AREA			
DATE	IS	05/02	APPROVED
CHECKED	SCALE	"=100	CITY ENGINEER
DESIGNED	BY	J.B.	
REVISIONS	NO.	1	
	SHEET NO.	2 of 4	0130004



GENERAL NOTES:

1. THIS SITE IS A COVERED CLASS 3 LANDFILL
2. INSTALL ALL MATERIAL AND EQUIPMENT IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURERS AND THE REQUIREMENTS OF THE CODE.
3. WHENEVER POSSIBLE THE CONTRACTOR SHALL RE-USE COBBLES AND BOULDERS FROM EXISTING GABIONS WALL TO CONSTRUCT THE NEW GABION WALLS.
4. PLACE MIRAFL 140H GEOTEXTILE OR EQUAL, ON BACK OF GABION WALL.

SEAWALL CONSTRUCTION NOTES:

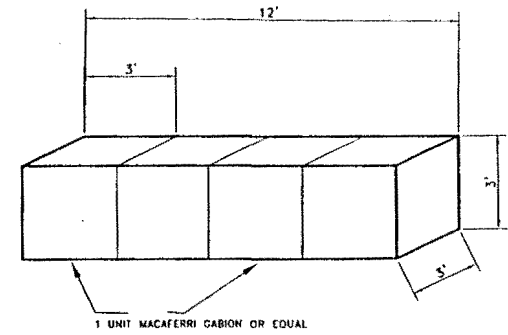
1. TYPICAL SECTIONS SHALL BE ACHIEVED USING EX. STONE AS A BASE FOR NEWLY INSTALLED STONES TO LIMITS AS DIRECTED BY ENGINEER.
2. PLACE ARMOR STONES WITH LARGEST PIECES IN GRADATION IN ZONE A; PLACE SMALLEST PIECES IN ZONE B. EXTEND ARMOR STONE LAYERS AT 10% OF SLOPE TRANSITION TO EXIST. ARMOR STONE PIECES WITHOUT EXCESSIVE VOIDS IN LAYER.
3. INCORPORATE EXISTING ARMOR STONE REPAIR SECTIONS BY MEANS OF SMOOTH TRANSITION FROM EXISTING TO NEW.
4. LIMITS OF WORK WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

MATERIALS AND PLACEMENT:

ARMOR STONE:
PER(CALTRANS) STANDARD SPECIFICATIONS SECTION 72 MATERIAL AND PLACEMENT;
4 TON CLASS.

BACKING STONE:
PER(CALTRANS) STANDARD SPECIFICATIONS SECTION 72 MATERIAL AND PLACEMENT;
LIGHT CLASS.

FILTER FABRIC:
PER(CALTRANS) STANDARD SPECIFICATIONS SECTION 72 MATERIAL AND PLACEMENT;
ROCK SLOPE PROTECTION FABRIC TYPE B.



Project: 10101
 Date: 09/01/01
 Drawn: J.B.

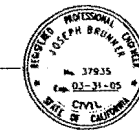
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FOR REDUCED PLANS
ORIGINAL SCALE IS IN INCHES

Plans Approved for Construction

Joseph Brunner, RCE #37935
Project Engineer

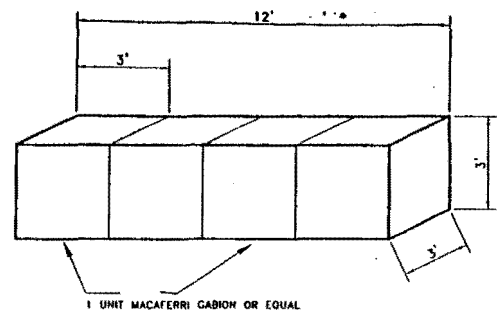
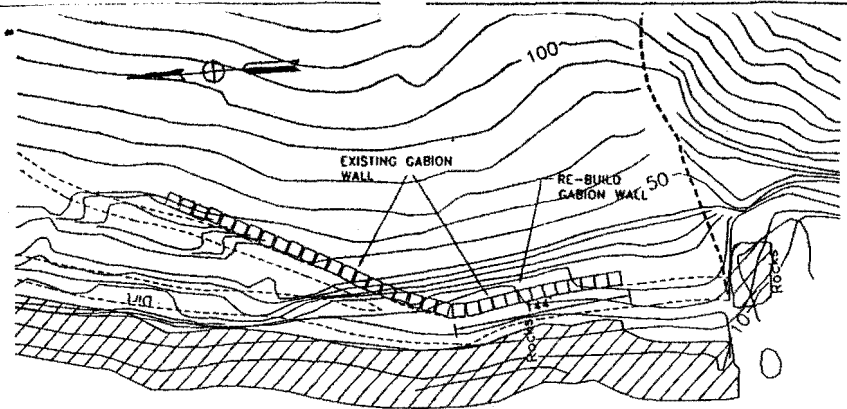
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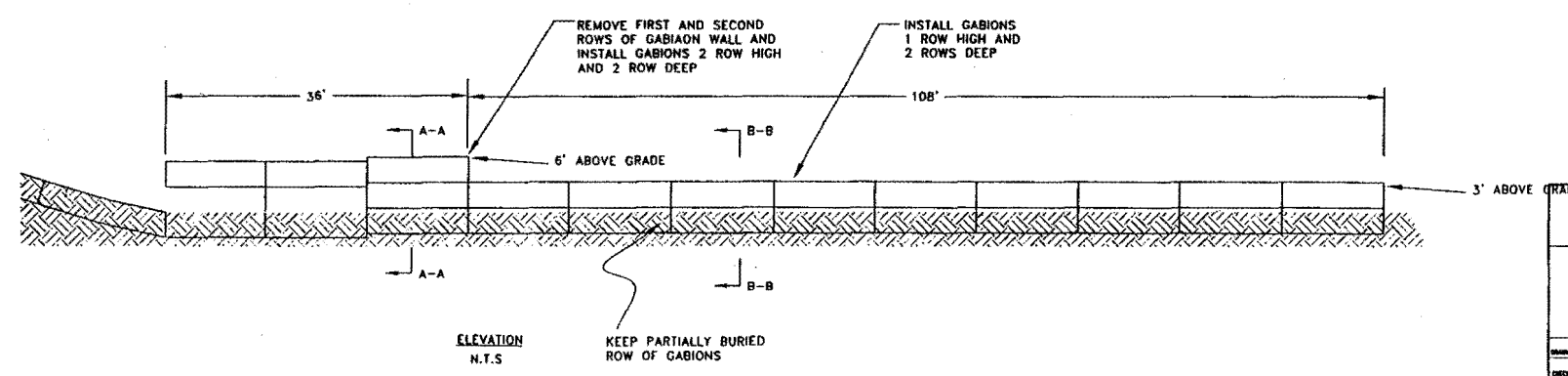
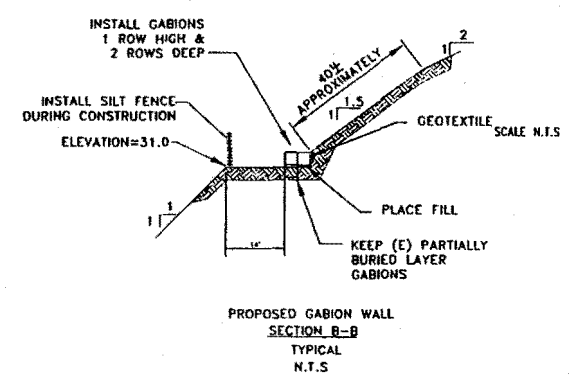
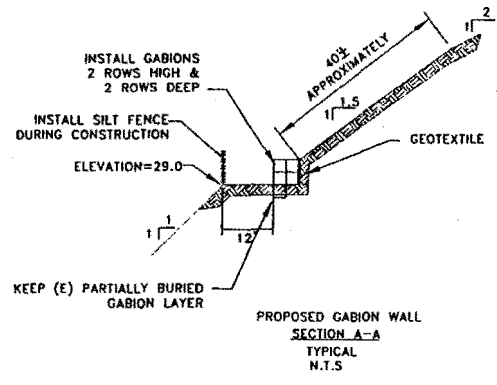
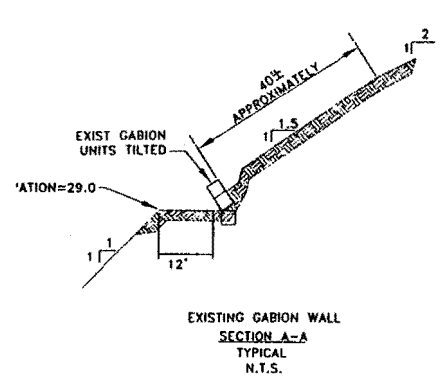
THE CITY OF DALY CITY
CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MUSSEL ROCK
SITE MAINTENANCE 2002
GABION WALL MAINTENANCE

DATE	09/01	APPROVED	CITY ENGINEER
DRAWN	J.B.	SCALE	1"=100'
PROJECT	J.B.	SHEET NO.	3 OF 4
			0130D02



- GENERAL NOTES:**
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Plans Approved for Construction
 Joseph Brunner, RCE #37935
 Project Engineer



THE CITY OF DALY CITY
 CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 MUSSEL ROCK
 SITE MAINTENANCE 2002
 GABION WALL MAINTENANCE

DATE	15 JUN 05/02	APPROVED	
DRAWN	JB	CITY ENGINEER	
SHEET NO.	4 OF 4	DRAWING NUMBER	0130D02

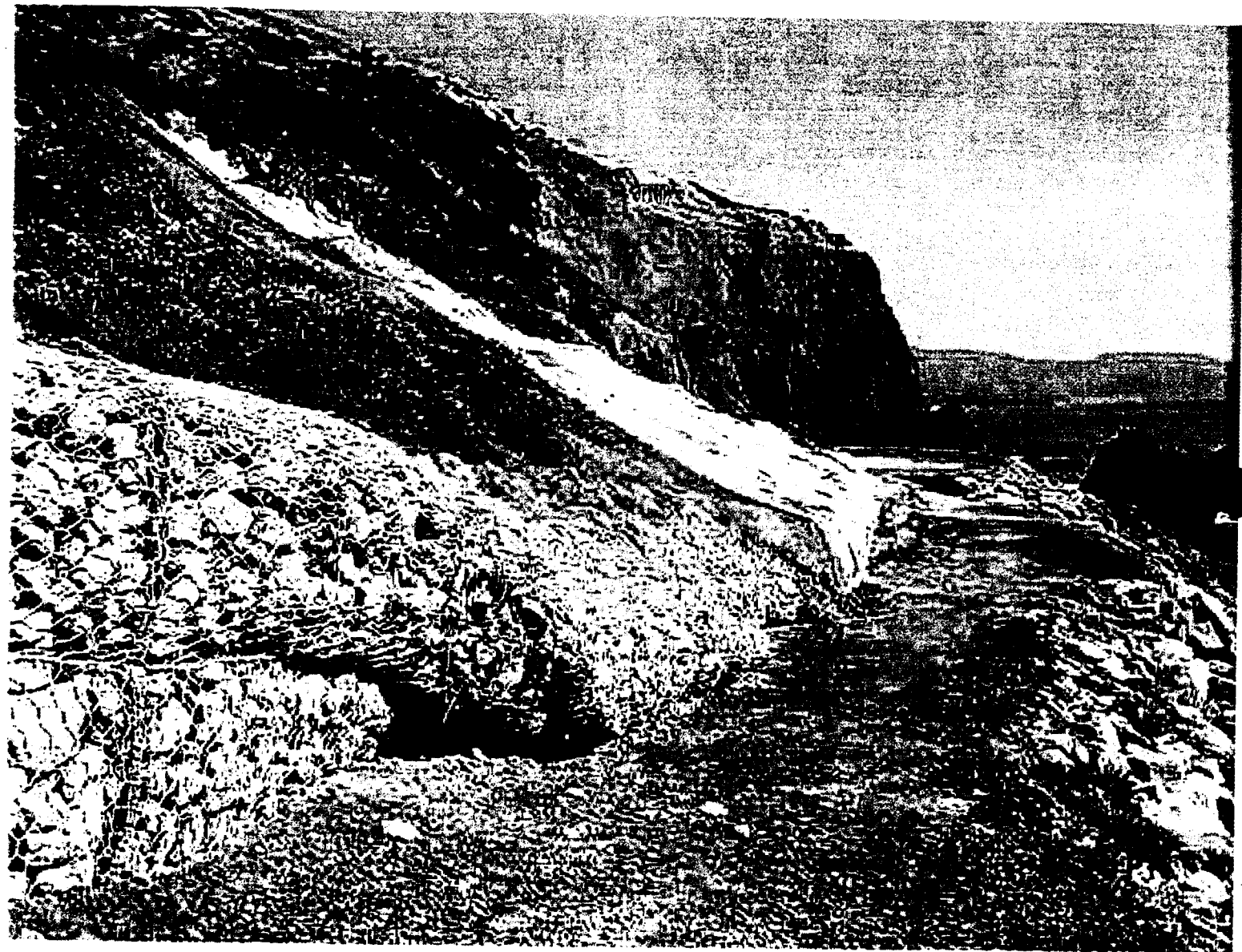
Review: [unclear]
 Date: 05/05/02
 Project: 0130D02.dwg

Date: 15/05/02

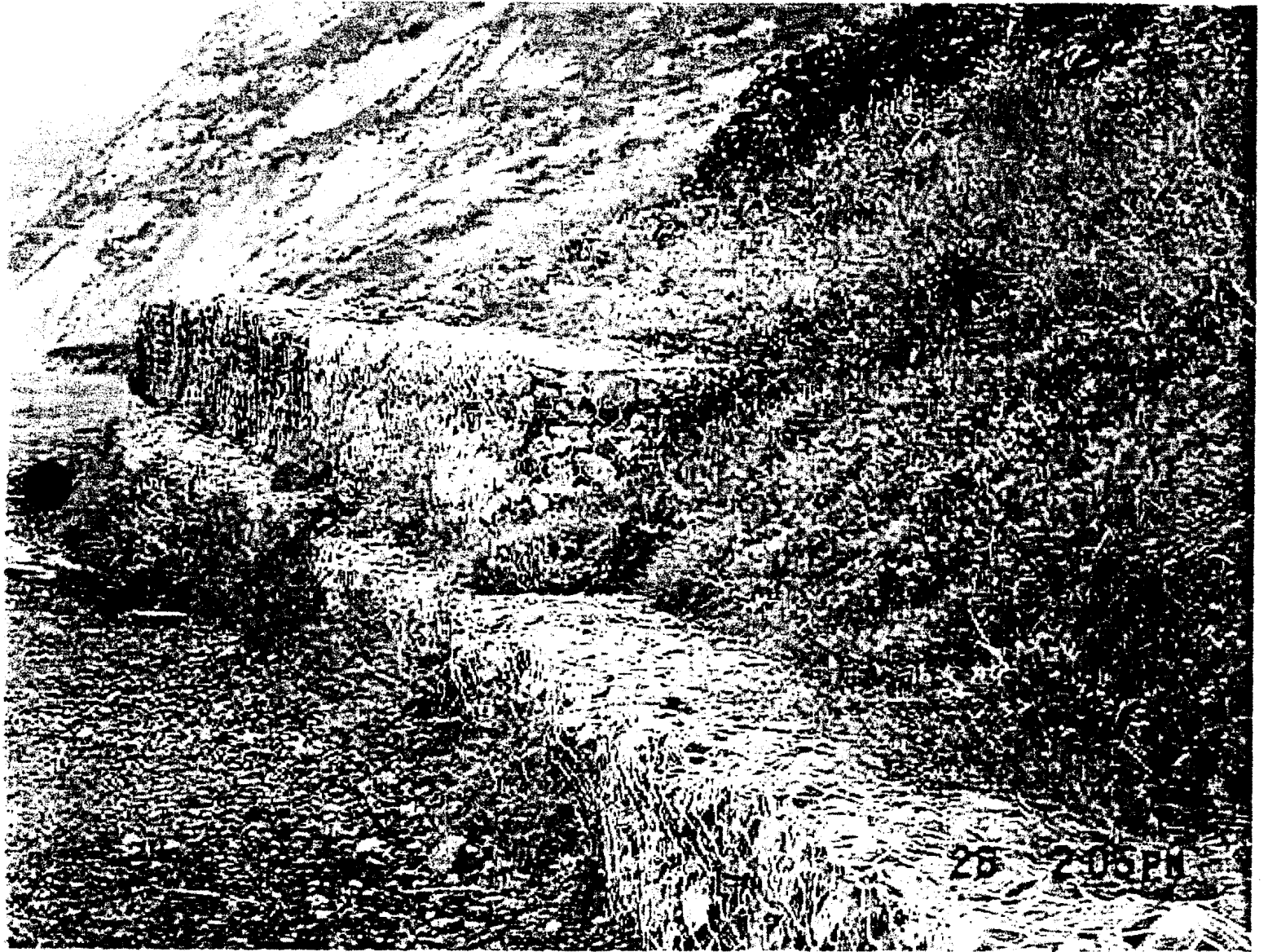
FOR REDUCED PLANS
 ORIGINAL SCALE IS IN INCHES



ROCK RETEMENT WILL LOOK SIMILAR
TO THIS PHOTO OF ADJACENT
ROCK RETEMENT



GABON ROCK RETAINING WALL
PRE - CONSTRUCTION



GABION ROCK RETAINING WALL REPAIR
WILL LOOK SIMILAR TO THIS GABION
ROCK RETAINING WALL

EXHIBIT NO.	3
APPLICATION NO.	2-02-011
CITY OF DALY CITY	
Page 1 of 4	



ROCK REVETMENT REPAIR AREA
PRE-CONSTRUCTION