

CALIFORNIA COASTAL COMMISSION

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Filed: April 1, 2003
49th Day: May 20, 2003
180th Day: September 28, 2003
Staff: EL-SD
Staff Report: April 16, 2003
Hearing Date: May 6-9, 2003

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-03-039

Applicant: City of San Diego, Planning
Department, MSCP

Agent: Kelly and Associates
Nolte Associates

Description: Installation of 1,250 sq.ft. of "A-Jacks" erosion control devices along portions of Lopez Creek, requiring 45 cubic yards of excavation, to protect the willowy Monardella, a federal and state endangered plant. Access to the site will be taken by existing, unpaved roads.

Site: Within Lopez Canyon (LOS Penasquitos Canyon Preserve), south of Calle Cristobal, east and west of Camino Santa Fe, North City (Mira Mesa Community), San Diego, San Diego County.

Substantive File Documents: Certified City of San Diego LCP; Biological Resource Report for Lopez Canyon Willowy Monardella Protection Project, revised February, 2003; letter addressing hydrology, by Nolte Associates, Inc., dated February 28, 2003

STAFF NOTES:

Summary of Staff's Preliminary Recommendation: Staff recommends approval of the proposed erosion control project to protect a federal and state listed species, the willowy Monardella (*Monardella linoides* ssp. *Vimineae*). Potential issues include changes in stream hydrology, impacts to sensitive vegetation and impacts to visual resources. However, the project is very small, and has been determined not to have adverse impacts on any of the resources identified. This endangered species in Lopez Canyon is located in two relatively small areas along Lopez Creek. Due to significant upstream residential development, the watershed flows in the creek have increased, resulting in erosion that is affecting the willowy Monardella habitat. The proposed project will provide necessary erosion control to help assist these plants to recover. Recommended special conditions include submittal of a final construction schedule and submittal of copies of any permits required by other state or federal agencies. Also included are conditions requiring an agreement to mitigate if any unforeseen impacts to sensitive habitats do occur, requiring

monitoring and maintenance of the erosion control devices ("A-Jacks") and requiring removal of the "A-Jacks" if the Monardella does not persist in the protected areas, or if future erosion control plans for Lopez Canyon render them unnecessary.

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve Coastal Development Permit No. 6-03-039 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 and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. 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.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Monitoring Program. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and written approval, a monitoring program prepared by a licensed geologist or geotechnical engineer for the erosion control devices which provides for the following:

- a. An annual evaluation of the condition and performance of the "A-Jacks" devices, for the life of the project, conducted in late spring/early summer after the rainy season ends. The evaluation shall address whether any significant weathering or damage has occurred that would adversely impact the future performance of the device or result in pieces of the barrier breaking off and washing downstream under flood conditions;
- b. Submittal of the annual evaluation to the Executive Director of the Coastal Commission;
- c. Recommendations for any repair or maintenance activities deemed necessary; and
- d. Submittal of a coastal development permit or amendment application for any repair activities requiring a permit no later than July 1st of any year, to assure repairs can be approved and implemented prior to the start of the next rainy season.

The permittee shall undertake monitoring and maintenance in accordance with the approved program. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the plan shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Construction Impacts/Restoration. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a written agreement to the Executive Director for review and written approval, to conduct before and after surveys of all native habitats along the access corridor and sites of construction. The extent of impacts to any vegetation shall be assessed and documented after completion of the project. Temporary wetland or upland impacts shall be revegetated at a 1:1 ratio. If the post construction survey identifies that permanent wetland or upland impacts have occurred, a permit amendment is required to address the identified impacts. Mitigation shall be provided for any identified permanent wetland impacts at a ratio of not less than 4:1 and for permanent impacts to sensitive native upland habitats at a ratio of not less than 2:1.

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

3. Removal of "A-Jacks" Devices. The approved "A-Jacks" erosion control devices shall be removed from the site if they are no longer needed. Said circumstances for removal shall include, but not be limited to, the following:

- a. the willowy Monardella fails to persist in either of the protected areas and becomes completely absent from the site; or
- b. a comprehensive erosion control program for Lopez Canyon is implemented that will protect these two sites by other means.

4. Construction Access/Staging Area. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit plans showing the locations, both on- and off-site, which will be used as staging and storage areas for materials and equipment during the construction phase of this project. The staging/storage plan shall be subject to review and written approval of the Executive Director. Use of public parking areas, including on-street parking, for the interim storage of materials and equipment shall be avoided, and use of any sensitive habitat areas for such purposes is prohibited.

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

5. Other State and Federal Permits. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, the applicant shall submit to the Executive Director, copies of any other required state or federal discretionary permits (such as permits from the Regional Water Quality Control Board, the California Department of Fish and Game, or U.S. Army Corps of Engineers) for the development herein approved. Any mitigation measures or other changes to the project required through said permits shall be reported to the Executive Director. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The City is proposing to protect a state and federally-listed endangered plant species whose micro-habitat is being diminished by stream erosion. The plant of concern is the willowy Monardella (*Monardella linoides* ssp. *Vimineae*), described more fully in the following finding. The specific sites addressed in this application are located in Lopez Canyon, which is part of the Los Penasquitos Canyon Preserve.

The applicant proposes to stabilize the small "islands/terraces" within Lopez Canyon where two small populations of the species still exist. The proposed project would provide structural support, in the form of "A-Jacks," erosion control devices, along the eroding edges of these areas. At the larger island, where two separate clusters of

Monardella exist, the "A-Jacks" will also form small groins extending out 10 feet into the streambed. These are intended to capture sediments and rebuild the eroded banks of the island. The proposed "A-Jacks" are 24" diameter interlocking concrete pieces which will be placed two rows thick but only one row high. As they are partially embedded, only the upper one foot of each "A-Jack" will be visible. Over time, they will be covered with soil and vegetation.

The Los Penasquitos Canyon Preserve is located mostly within the Mira Mesa Community of the North City LCP segment. However, no land use plan for the preserve has been certified by the Commission, so it remains an area of deferred certification at this time. Chapter 3 of the Coastal Act is the legal standard of review, with the City's LCP provisions for open space and sensitive habitats used as guidance.

2. Biological Resources/Riparian Wetlands. The following Chapter 3 policies are most applicable to the proposed development, and state in part:

Section 30231.

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 ground water 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 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored

and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities. ...

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The proposed development is fully consistent with these policies. The willow *Monardella* (*Monardella linoides* ssp. *Viminea*) is a riparian subshrub species that grows on sandy terraces in seasonally dry washes. It is found only in San Diego County and Baja California, Mexico, and is declining rapidly in San Diego due to urbanization. Urbanization increases runoff, primarily through decreasing permeable surfaces and planting/irrigation practices, and many canyon streams that were once ephemeral now flow all, or nearly all, year long. Areas that were only subject to occasional erosion during major storms or floods now see some level of erosion during nearly every rain event. The San Diego County population has dwindled to a few scattered locations within the northern part of the city, including the two small areas in Lopez Canyon subject to this review.

In Lopez Canyon, increased flows have caused all sediments to wash downstream, and the entire streambed, with the exception of some small remaining islands, is now cobble. Although Lopez Creek is still usually dry part of the year, the banks of these islands are

being eroded away bit by bit. The Monardella requires the very specific micro-habitat that these islands/terraces provide. There have been a few attempts to transplant the species, but none have been successful. Thus, the species is identified as endangered on both the federal and state lists, and the California Department of Fish and Game (CDFG) has determined that all remaining individuals and colonies must be protected in place.

Because the entire streambed is now cobble, most riparian vegetation only occurs along the outer banks. The islands are sporadically vegetated with low shrubs, some of which are native species. As proposed, the development is not anticipated to have any direct temporary or permanent impacts on existing sensitive habitats. Major project staging will occur outside the canyon, and only a pickup and bobcat will actually be taken to the site. The bobcat will excavate a total of 45 cu.yds. of material in order to install 1,250 square feet of "A-Jacks" components that must be embedded one foot into the ground with the excavated materials used as backfill. Installation of the "A-Jacks" themselves will be done by hand. Since the work is all located around the edges of the islands, the sensitive areas will remain undisturbed. There are existing narrow, steep SDG&E and Metropolitan Wastewater maintenance roads available to access the site from above the canyon and move alongside the streambed to the two individual sites.

However, there is always the possibility that unintentional temporary or permanent impacts to wetland and/or upland vegetation could occur. As cited above, under the Coastal Act, disturbance and/or fill of wetlands is severely constrained. Coastal Act Section 30233(a) sets forth a three-part test for all projects involving the fill of coastal waters and wetlands. These are:

- 1) That the project is limited to one of the eight stated allowable uses;
- 2) That the project has no feasible less environmentally damaging alternative;
- and,
- 3) That adequate mitigation measures have been provided to minimize adverse environmental effects.

The project site is located in the Lopez Canyon floodplain. With respect to Section 30231, project impacts are anticipated to be beneficial, since the object of the project is to protect and restore natural habitats. As proposed, the subject project will not adversely impact any existing sensitive resources, since access to the site already exists and the "A-Jacks" will not be placed within, or immediately adjacent to, the Monardella. The proposed project is designed to avoid all existing areas of native vegetation, although a number of sensitive habitat types are present within the canyon and on the canyon slopes.

Considering the terrain and difficulty of access, it is possible that unexpected temporary impacts to biological resources could occur. Thus, it should be noted that this is a restoration activity, and therefore one of the eight allowed uses pursuant to Section 30233 of the Act. Several alternatives were considered, including a project involving drop structures, gabions, weirs and significant bank armoring, and a simpler design of cobble berms. The first was rejected because it would result in major hydrological impacts; it was also cost-prohibitive considering the small amount of grant monies available to do a

protection project for the Monardella. The cobble berm alternative was rejected because the Army Corps of Engineers (ACOE) believed this would modify secondary channel flow. The "no project" alternative would result, over time, in the complete eradication of the willowy Monardella from Lopez Canyon.

The resource agencies have deemed the "A-Jacks" alternative practical and acceptable, it has been determined to have no adverse impacts, and it can be built with available grant funds. The Commission's staff ecologist has reviewed the proposed project, and its alternatives, and agrees that the proposed development is necessary to protect this highly-endangered species, and that the proposed alternative represents the least environmentally-damaging alternative. Staging areas and access corridors are appropriately located, and the canyon streambed no longer supports any vegetation. The likelihood of any adverse impacts is extremely remote, and he concurs that natural colonization of the barrier is appropriate and adequate under the described circumstances. Moreover, Special Condition #2 is attached to assure that, should any sensitive resources be temporarily or permanently impacted, appropriate mitigation will be done. Before and after vegetation surveys are required, and any impacts must be addressed through the amendment process. Special Condition #4 confirms that construction access corridors and staging areas are consistent with Coastal Act provisions protecting biological resources.

With respect to Section 30240, the project will serve to protect existing sensitive riparian wetland resources. By using existing access roads, there is no need to create new roads or otherwise disturb upland habitats. With the inclusion of the special conditions, any accidental habitat disturbance (for instance, a truck running off the steep access road) will be fully documented and mitigated. Due to the current extent of erosion, the A-Jacks will be closer than 100 feet to the Monardella, which is typically the width of buffer required. However, it is the best way to protect this species and its placement is dictated by the location of the island edges. Also, the entire canyon system is a natural preserve, and will remain as public open space in perpetuity.

One potential concern is the possibility that components of the "A-Jacks" devices could become dislodged during heavy storms and move downstream. This could result in adverse biological or hydrological effects depending on where the pieces migrated. Special Condition #1 requires annual monitoring of the barriers after each rainy season, to allow time for any needed repairs before the next rains begin. A separate concern is that the barriers should not remain a permanent part of the streambed if they are no longer needed. Special Condition #3 requires removal if the monardella do not persist, or other erosion control measures are implemented that make the "A-Jacks" unnecessary.

The City of San Diego has been working with the other state and federal regulatory agencies during the design of this project and its potential alternatives. These parties have endorsed the proposal and some will be issuing permits. Thus, Special Condition #5 requires that, prior to project construction, copies of all other required permits will be submitted for the file. The condition also advises that any project changes identified in those permits may require the applicant to apply for an amendment to the subject permit.

In summary, implementation of the subject proposal will protect the known remaining stands of willow Monardella in Lopez Canyon, and will hopefully increase the range of the species in these two areas. The project is conditioned to safeguard existing resources, is the least environmentally-damaging alternative, and requires mitigation for unexpected impacts. Conditions also require that the Executive Director receive copies of all monitoring reports, and the permits required by other agencies. Conditions also address long-term retention and repair of the "A-Jacks" system. Therefore, the Commission finds the proposal, as conditioned, consistent with the cited Chapter 3 policies of the Coastal Act.

3. Hydrology/Flood Hazards. The following Coastal Act policies are most applicable to the proposed development, and state in part:

Section 30236

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30253

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. ...

The project site is located within the 100-year floodplain of Lopez Creek, actually within the delineated streambed, and is thus subject to flooding during storm events as well as potential water flows at all other times. Historically, the Commission has prohibited the placement of fill or permanent structures in a floodplain that could significantly alter flood flows, and anything that is built or placed in the floodplain should be compatible with periodic inundation. The Commission's staff engineer has reviewed the proposal and concurs with the applicant that the proposed "A-Jacks" devices will not substantially alter the hydrology of the creek and are designed to withstand inundation. They will be placed around the eroding islands, entrenched up against the existing banks. The small groins at the larger site will extend no more than 10 feet outward from the islands in a floodplain that is approximately 500 feet wide in that location. Moreover, the project is for the protection of sensitive species, a use consistent with Section 30236. Conditions

require maintenance of the barriers as long as they are needed such that the individual components will not disconnect and wash downstream, and also require removal when the barriers are no longer needed at some point in the future. Therefore, the Commission finds the proposed development, as conditioned, consistent with the cited Coastal Act policies.

4. Public Access. Many policies of the Coastal Act address the provision, protection and enhancement of public access opportunities, particularly access to and along the shoreline and access to public open space areas. The most applicable policies state, in part:

Section 30210

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 30213

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30214

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area ...

The project site is some distance inland from the actual shoreline, but is in a public open space preserve used for hiking, bicycling, horseback riding and picnicking. The formal trail in this portion of Lopez Canyon has been closed since the streambed became all cobble, and most of this public recreational activity occurs within the main canyon, Los Penasquitos Canyon, and in the lower reaches of Lopez Canyon. There are still occasional hikers in Lopez Canyon, but walking is fairly difficult and uncomfortable. The City proposes constructing during the summer, as they require as dry a base as

possible. Although the Commission does not typically permit summertime construction in areas that could adversely affect public recreational uses, the proposed project is limited to a very small area and is only expected to take a few days (two or three) to construct. In addition, the absence of a delineated path and presence of the cobble discourage most people from use of Lopez Canyon. Moreover, although the project will be staged at an existing developed community park on the mesa north of the canyon, Special Condition #4 requires that use of public parking spaces be avoided, such that any adverse impacts to park users will be minimized. Therefore, the Commission finds the proposed development, as conditioned, consistent with the cited public access and recreation policies of the Act.

5. Water Quality. Section 30231 of the Coastal Act is applicable to the proposed development and was cited in a previous finding. The project site is located within the streambed of Lopez Creek. The proposed improvements will not create a significant amount of new impervious surfaces and is proposed as a wetland protection measure. The proposed wetland protection is not anticipated to have any adverse impacts on existing water quality, and should result in some small improvement downstream by capturing a bit of the sediments before they reach Los Penasquitos Lagoon. The Commission finds the proposal, as conditioned to address other concerns, consistent with Section 30231 of the Act.

6. Visual Resources. Section 30251 of the Act addresses visual resources:

Section 30251

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. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

There was initially some concern that these devices might be visible from a number of public viewing areas above Lopez Canyon, including the mesatop park where staging will occur and Camino Santa Fe, which crosses the canyon on a high bridge between the two project sites. It has been determined, however, that topography, distance and existing vegetation eliminate any potential for the "A-Jacks" devices to be seen from these vantage points. As for visibility from within the canyon itself, the Commission finds that no significant impact on visual resources will occur. The installed devices will only extend one foot above the ground, so one would have to be very close to see them at all. It is unlikely that very many people will approach these sites, since the cobble extends over the whole streambed and discourages much public use. Moreover, sediments and vegetation will cover the "A-Jacks" over time. Therefore, the Commission finds the proposed development, as conditioned to address other concerns, consistent with Section 30251 of the Coastal Act.

7. Local Coastal Planning. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. In this case, as conditioned, such a finding can be made.

Los Penasquitos Canyon Preserve is a publicly-owned, open space area, dedicated for both resource protection and public recreation. Although the City has prepared a draft master plan for the preserve, this has neither undergone full public review at the local level nor been submitted to the Coastal Commission for certification as part of the City's LCP. Thus, the Los Penasquitos Canyon Preserve remains an area of deferred certification, where the Commission retains coastal development permit authority and Chapter 3 is the standard of review. Nonetheless, the proposed development is fully consistent with the draft master plan, as it is intended to protect an existing endangered plant species. As discussed in previous findings, the proposal, as conditioned, is also fully consistent with Chapter 3 of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, with the attached conditions, should not prejudice the ability of the City to complete a certifiable plan for the preserve and continue implementation of its LCP in other areas of the City.

8. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

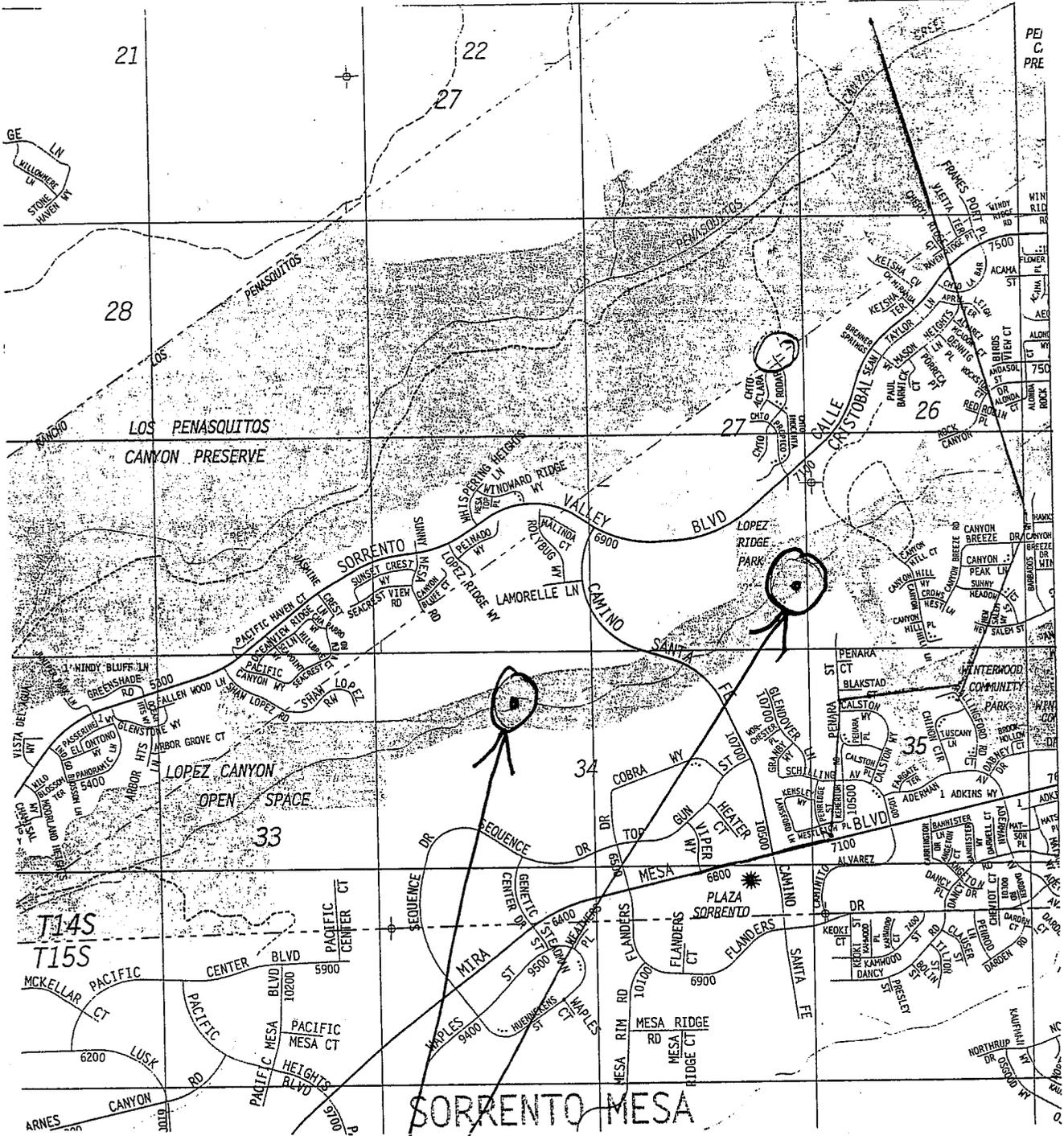
The proposed project has been conditioned in order to be found consistent with the Chapter 3 policies of the Coastal Act. Mitigation measures, including conditions addressing construction practices, monitoring and maintenance, and permits from other agencies will minimize all adverse environmental impacts. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally-damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

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.

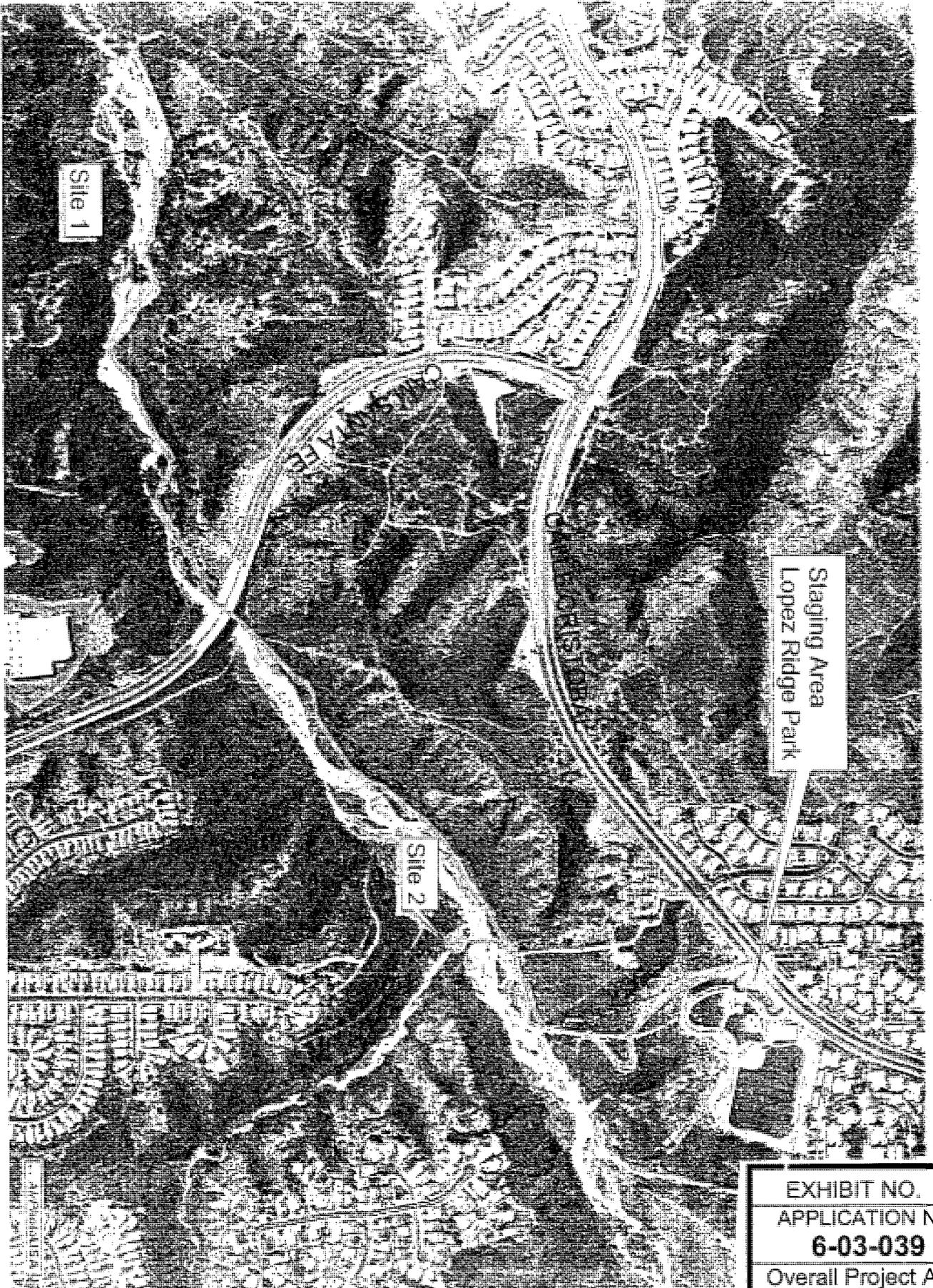


Sites



EXHIBIT NO. 1
APPLICATION NO
6-03-039
Location Map
 California Coastal Commission

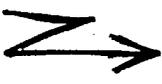
6-03-039



Access and Staging
 Lopez Canyon Willow Monardella
 Prot on Project

EXHIBIT NO. 2
APPLICATION NO.
6-03-039
Overall Project Area
 California Coastal Commission

6-03-039



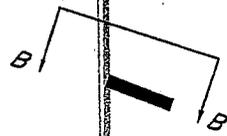
A-JACKS CHEVRON (MP)

INSTALL A-JACKS END-CAP ALONG BANK 25' IN EACH DIRECTION

MONARDELLA SITE

297

FLOW



APPROX. 345' ALONG ISLAND

"ISLAND"

10' (MP)

20' (MP)

15' (MP)

A-JACKS CHEVRON (MP)

299

30'

30'

PLAN - SITE #1 - "ISLAND"



EXHIBIT NO. 3
APPLICATION #
6-03-039
Site #1
California Coastal Commission

6-03-039

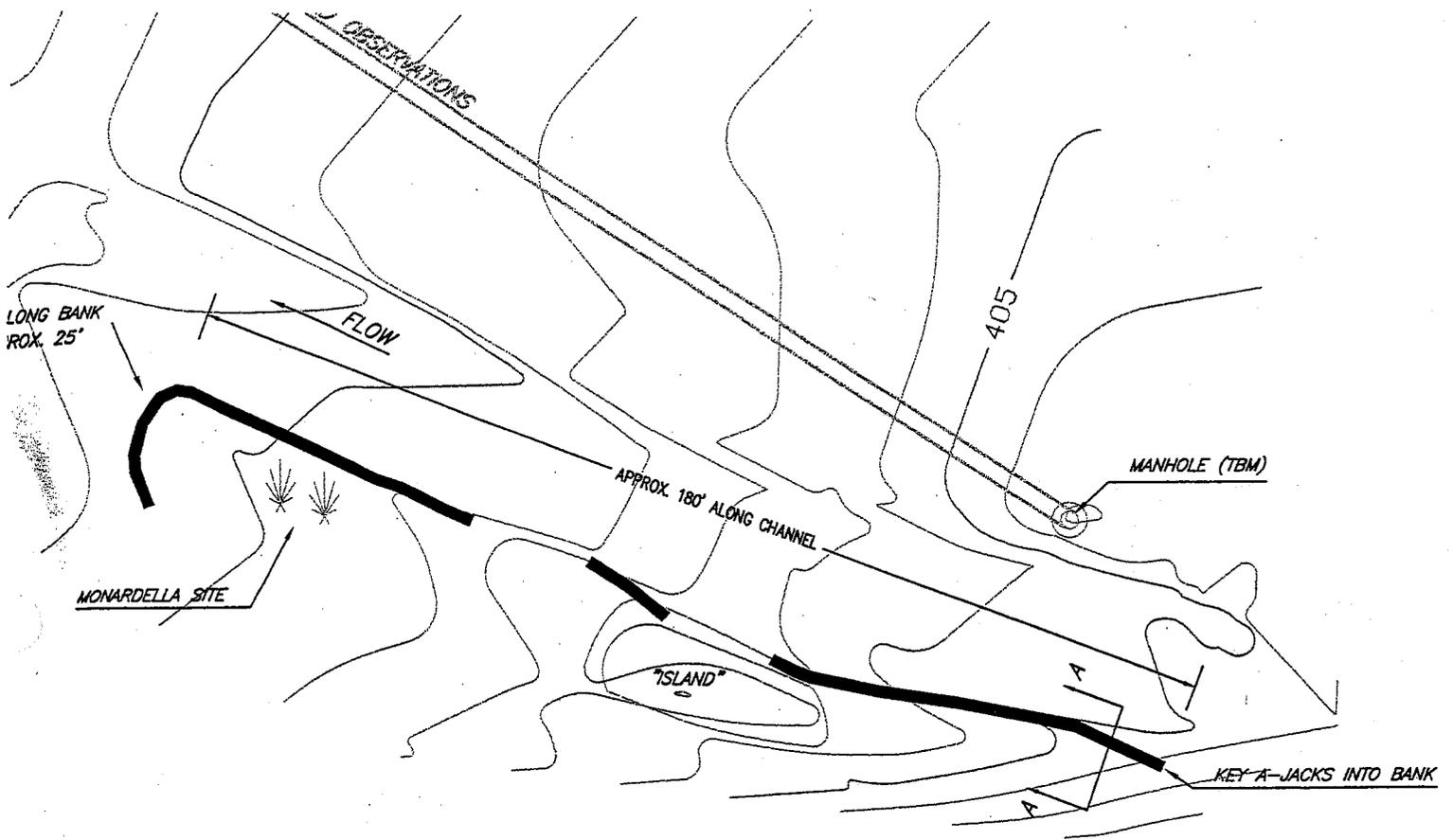


EXHIBIT NO. 4
APPLICATION NO.
6-03-039
Site #2
 California Coastal Commission

6-03-039

A-JACKS CHEVRON INSTALLATION NOTES

1. PLACE A-JACKS IN TWO ROWS: $\pm 10'$ LONG BY ONE A-JACK HIGH
2. KEY A-JACKS INTO ISLAND
3. ENTRENCH A-JACKS TO THROAT
4. SLOPE LAST 3 FEET OF CHEVRON DOWN AN ADDITIONAL 2-3" AND ANCHOR END A-JACKS
5. PLACE MECHANICAL ANCHOR ON LAST A-JACK IN CHEVRON

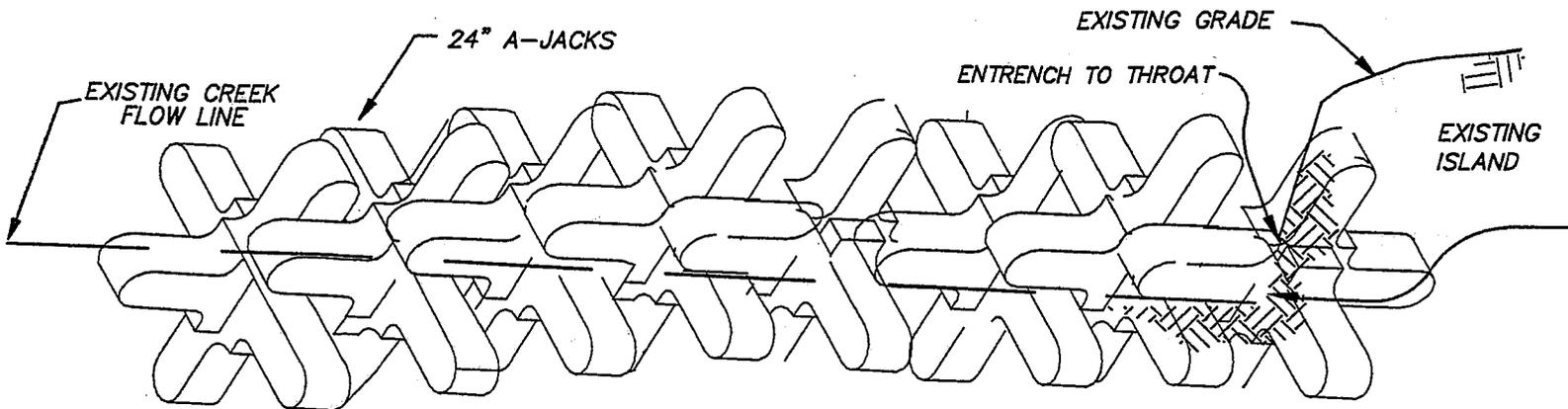


EXHIBIT NO. 5
APPLICATION NO. 6-03-039
Drawing of "A-Jacks"
 California Coastal Commission