

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370
www.coastal.ca.gov

Thu 15**SAN DIEGO COAST DISTRICT
DEPUTY DIRECTOR'S REPORT***For the**February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 15, 2007

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, San Diego Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the February 15, 2007 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the San Diego Coast District.

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REGULAR WAIVERS

1. 6-07-007-W Susan Fellows (Solana Beach, San Diego County)
2. 6-07-011-W Scott Sahadi (Solana Beach, San Diego County)

DE MINIMIS WAIVERS

1. 6-07-002-W Leight Real Estate Venture LLC, Attn: Howard S. Leight (Mission Beach, San Diego, San Diego County)
2. 6-07-012-W Jeff & Bernadette Fargo (Solana Beach, San Diego County)
3. 6-07-014-W Clay Sammis (Solana Beach, San Diego County)
4. 6-07-016-W Jack And Susan Burger (Solana Beach, San Diego County)

EMERGENCY PERMITS

1. 6-07-008-G Jeffrey Palmer (La Jolla, San Diego County)

TOTAL OF 7 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-007-W Susan Fellows	Construction of a 600 sq. ft. room addition including bathroom on a 1,771 sq. ft. single family residence. Construction includes remodel of existing bathroom to include outdoor shower.	819 Santa Regina, Solana Beach (San Diego County)
6-07-011-W Scott Sahadi	Construction of a 575 sq. ft. second-story addition on an existing 2,387 sq. ft. single-story single-family residence with a 405 sq. ft. garage.	638 West Circle Drive, Solana Beach (San Diego County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-002-W Leight Real Estate Venture LLC, Attn: Howard S. Leight	Condominium conversion of two-story (over basement), 29 ft. high, 4599 sq. ft. triplex with two attached two-car garages and carport with two tandem parking spaces and landscaping/hardscaping on a 4321 sq. ft. oceanfront lot.	2742 Strandway, Mission Beach, San Diego (San Diego County)
6-07-012-W Jeff & Bernadette Fargo	Demolition of a 1,897 sq. ft. single family residence and the construction of a 6,930 sq. ft. single-story single family residence with a 1,004 sq. ft. garage, a 183 sq. ft. detached accessory structure and a pool. 25 cubic yards of soil will be exported.	649 Seabright, Solana Beach (San Diego County)
6-07-014-W Clay Sammis	Demolish existing single-family residence and construct approx. 3,957 sq. ft., two-story single-family residence and 1,217 sq. ft. detached guest house and swimming pool on an approximately 12,312 sq. ft. lot. The project will require approximately 705 cu. yds. of grading, to be deposited at a site outside the coastal zone.	133 South Rios Avenue, Solana Beach (San Diego County)
6-07-016-W Jack And Susan Burger	Boundary line adjustments between three lots, not creating any additional lots. (Lot A will = approx. 35,228.41 sq. ft.; Lot B will = approx. 30,470.72 sq. ft. and; Lot C will = approx. 37,119 sq. ft.)	400,403 And 404 Marview Drive, Solana Beach (San Diego County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
6-07-008-G Jeffrey Palmer	Repairs to bluff below exposed footing of 10' high retaining wall that is undercut up to 6" along a 15' length.	6392 Camino De La Costa, La Jolla (San Diego County)

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 7, 2007
TO: Susan Fellows
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-07-007-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: **Susan Fellows**

LOCATION: **819 Santa Regina, Solana Beach (San Diego County) (APN(s) 263-440-18)**

DESCRIPTION: **Construction of a 600 sq. ft. room addition including bathroom on a 1,771 sq. ft. single family residence. Construction includes remodel of existing bathroom to include outdoor shower.**

RATIONALE: **The proposed addition to a single-family residence requires a coastal development permit because the site is located between the first public roadway and San Elijo Lagoon and involves an increase in floor area of greater than 10 percent. The project will be located in an established residential neighborhood consisting of single-family residences, and will not result in a structure out of character with the surrounding community. The addition will not be visible from any public viewpoint or scenic area. The site is not subject to any of the special overlays found in the previously certified County of San Diego Local Coastal Program, and is consistent with the planning and zoning regulations of the County and the City of Solana Beach. No impacts to coastal resources are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, February 15, 2007, in San Diego. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: TONI ROSS
Coastal Program Analyst

Supervisor: 

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 8, 2007
TO: Scott Sahadi
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 6-07-011-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250(c) of the California Code of Regulations.

APPLICANT: **Scott Sahadi**

LOCATION: **638 West Circle Drive, Solana Beach (San Diego County) (APN(s) 263-022-01)**

DESCRIPTION: **Construction of a 575 sq. ft. second-story addition on an existing 2,387 sq. ft. single-story single-family residence with a 405 sq. ft. garage.**

RATIONALE: The proposed residential addition requires a permit because the site is located within 300 feet of the sea and involves an increase in floor area and height of more than 10%. Although the addition of a second story will increase the height of the home, it will not impact any coastal views. The proposed addition will be located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development; therefore, the project will not be out of character with the existing community. The site is not subject to any of the special overlays found in the previously certified County of San Diego Local Coastal Program, and is consistent with the planning and zoning regulations of the County and the City of Solana Beach. The project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts are anticipated.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, February 15, 2007, in San Diego. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: TONI ROSS
Coastal Program Analyst

Supervisor: 

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 1, 2007
TO: Leight Real Estate Venture LLC, Attn: Howard S. Leight
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-07-002-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Leight Real Estate Venture LLC, Attn: Howard S. Leight**

LOCATION: **2742 Strandway, Mission Beach, San Diego (San Diego County) (APN(s) 423-724-09)**

DESCRIPTION: **Condominium conversion of two-story (over basement), 29 ft. high, 4599 sq. ft. triplex with two attached two-car garages and carport with two tandem parking spaces and landscaping/hardscaping on a 4321 sq. ft. oceanfront lot.**

RATIONALE: **The proposal is consistent with the Residential South designation of the certified Mission Beach Precise Plan and Planned District Ordinance and is located in an urbanized area of Coastal Commission original jurisdiction. No change in intensity of use is proposed. The proposed development will not affect public views consistent with Section 30251 of the Act. No adverse impacts to coastal resources are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, February 15, 2007, in San Diego. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: LAURINDA OWENS
Coastal Program Analyst

Supervisor: 

cc: 

Site Design Associates, Attn: Kenneth J. Discenza

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: January 30, 2007
TO: Jeff & Bernadette Fargo
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-07-012-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Jeff & Bernadette Fargo**

LOCATION: **649 Seabright, Solana Beach (San Diego County) (APN(s) 263-032-12)**

DESCRIPTION: **Demolition of a 1,897 sq. ft. single family residence and the construction of a 6,930 sq. ft. single-story single family residence with a 1,004 sq. ft. garage, a 183 sq. ft. detached accessory structure and a pool. 25 cubic yards of soil will be exported.**

RATIONALE: **The project site is not within any of the special overlay zones designated in the previously certified County LCP, and the proposed single-family residence will be visually compatible with the surrounding community. The project will not affect public views, consistent with section 30251 of the Act. The proposal is also consistent with both zone and plan designation applied to the site by the City of Solana Beach General Plan and Zoning Ordinance as well as in the previously certified County LCP. All grading will be exported outside the coastal zone. No adverse impacts to coastal resources are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, February 15, 2007, in San Diego. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: TONI ROSS
Coastal Program Analyst

Supervisor: 

cc: 

Bokal & Sneed Architects, APC, Attn: Jim Sneed

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 2, 2007
TO: Clay Sammis
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-07-014-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Clay Sammis**

LOCATION: **133 South Rios Avenue, Solana Beach (San Diego County) (APN(s) 298-073-33)**

DESCRIPTION: **Demolish existing single-family residence and construct approx. 3,957 sq. ft., two-story single-family residence and 1,217 sq. ft. detached guest house and swimming pool on an approximately 12,312 sq. ft. lot. The project will require approximately 705 cu. yds. of grading, to be deposited at a site outside the coastal zone.**

RATIONALE: **The proposed project is consistent with the City of Solana Beach requirements for single-family residences and guest units and is not located within any of the special overlay areas contained in the previously certified County of San Diego LCP. The project is located in an established residential neighborhood and the proposed residence and guesthouse will not be out of character with the surrounding community or adversely impact public views. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act; no adverse impacts to coastal resources are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, February 15, 2007, in San Diego. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor: 

cc: 

Sawtooth Development Group, Attn: Joshua Higgins

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 2, 2007
TO: Jack And Susan Burger
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 6-07-016-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Jack And Susan Burger**

LOCATION: **400,403 And 404 Marview Drive, Solana Beach (San Diego County) (APN(s) 263-160-49, 263-160-69, 263-160-70)**

DESCRIPTION: **Boundary line adjustments between three lots, not creating any additional lots. (Lot A will = approx. 35,228.41 sq. ft.; Lot B will = approx. 30,470.72 sq. ft. and; Lot C will = approx. 37,119 sq. ft.)**

RATIONALE: **The proposed project is located in an established residential neighborhood consisting of single-family residences. The proposed lot line adjustments between three existing residential lots will result in lots that are similar in size and scale to the surrounding residential lots; therefore, the project will not be out of character with the surrounding community. The proposed lot line adjustments are consistent with the zoning development standards for the City of Solana Beach. The proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act and no adverse impacts to any coastal resources are anticipated.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, February 15, 2007, in San Diego. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: GARY CANNON
Coastal Program Analyst

Supervisor: 

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
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**EMERGENCY PERMIT**

Applicants: **Jeff Palmer**
6392 Camino de la Costa
La Jolla, Ca 92037

Date: **January 30, 2007**
Emergency Permit No. **6-07-8-G**

LOCATION OF EMERGENCY WORK: Along the face of the bluff on the west side of the residence at 6392 Camino de la Costa, La Jolla, San Diego (San Diego County).

WORK PROPOSED: Construction of an approximately 23 ft. wide, by 16 ft. high shotcrete application on the face of the bluff. The shotcrete application will be erodible material approximately 8-inches thick (except for a small area where it will fill a seacave) and includes rebar (placed in holes approximately 24-inches into the bluff) and wire mesh to hold it in place. The shotcrete will also be colored and textured to closely resemble the adjacent natural bluff.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of bluff sloughage and the formation of a seacave has occurred that requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

PETER M. DOUGLAS
Executive Director

A handwritten signature in cursive script, appearing to read "Sherilyn SARB".

By: SHERILYN SARB
Deputy Director

Emergency Permit Number: 6-07-8-G

Date: 1/30/07

Page 2

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. The construction, placement, or removal of any accessory or protective structure, including but not limited to, stairways or other access structures, walls, fences, etc. not described herein, are not authorized by this permit. Any additional work requires separate authorization from the Executive Director. **If during construction site conditions warrant changes to the approved plans, the San Diego District office of the Coastal Commission shall be contacted immediately prior to any changes to the project in the field.**
3. The work authorized by this permit must be completed within **60** days of the date of this permit (i.e., by **March 31, 2007**).
4. The emergency work carried out under this permit is considered TEMPORARY work done in an emergency situation. **In order to have the emergency work become a permanent development a regular coastal development permit must be obtained and issued within 120 days (i.e., by May 31, 2007) of the date of this permit. Failure to comply with this deadline will result in a violation of the subject emergency permit and the commencement of enforcement proceedings.** If the application is not approved, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., by June 30, 2007), unless this requirement is waived in writing by the Executive Director.
5. The subject emergency permit is being issued in response to a documented emergency condition where action needs to be taken faster than the normal coastal development permit process would allow. By approving the proposed emergency measures, the Executive Director of the Coastal Commission is not certifying or suggesting that the structures constructed under this emergency permit will provide necessary protection for the blufftop structures. Thus, in exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. City of San Diego, U.S. Army Corps of Engineers, State Lands Commission.)
7. Prior to the commencement of the construction, the applicant shall submit to the Executive Director, evidence that the project has been reviewed and approved by the City of San Diego. Said plans shall be in substantial conformance with the plans submitted with this application dated January 19, 2007, **except they shall be revised to clearly state that the shotcrete material utilized shall be "erodible" and shall be colored and textured to closely match the adjacent natural bluff.**

Emergency Permit Number: 6-07-8-G

Date: 1/30/07

Page 3

8. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located in the intertidal zone at any time, except for the minimum necessary to construct the shotcrete application. Construction equipment shall not be washed on the beach.

9. Prior to the commencement of construction, the applicant shall submit to the Executive Director, a Best Management Plan that effectively assures no shotcrete or other construction byproduct will be allowed onto the sandy beach and/or allowed to enter into coastal waters. During shotcrete application specifically, the Plan shall at a minimum provide for all shotcrete to be contained through the use of tarps or similar barriers that completely enclose the application area and that prevent shotcrete contact with beach sands and/or coastal waters. All shotcrete and other construction byproduct shall be properly collected and disposed of off-site.

If you have any questions about the provisions of this emergency permit, please call the Commission's San Diego Coast Area Office at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

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7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. 6-07-8-G**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date. I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them. I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. **I agree to apply for a regular Coastal Development Permit within 60 days of the date of the emergency permit (i.e., by March 31, 2007).**

I also understand that any work authorized by Emergency Permit #6-07-8-G is temporary and the minimal necessary to address the emergency until a regular coastal development permit is obtained for permanent retention of the emergency work. In addition, I understand the temporary emergency work is subject to removal if a regular coastal permit is not obtained to permanently authorize the emergency work. I understand that as a filing requirement for that regular coastal permit, I must include, among other things, an alternative analysis for the project which includes, but is not limited to, other measures to reduce risk and provide for bluff protection, if required, in addition to the proposed shotcrete wall. I also acknowledge and understand that a regular coastal development permit would be subject to all of the provisions of the Coastal Act and may be conditioned accordingly. These conditions may include, provisions for long term maintenance and monitoring of the structures and bluff, mitigation for the visual impacts of project, a requirement that the property owners assume all liability for damages incurred from storm waves, and restrictions on future construction of additional shoreline protection.

Signature of property owner

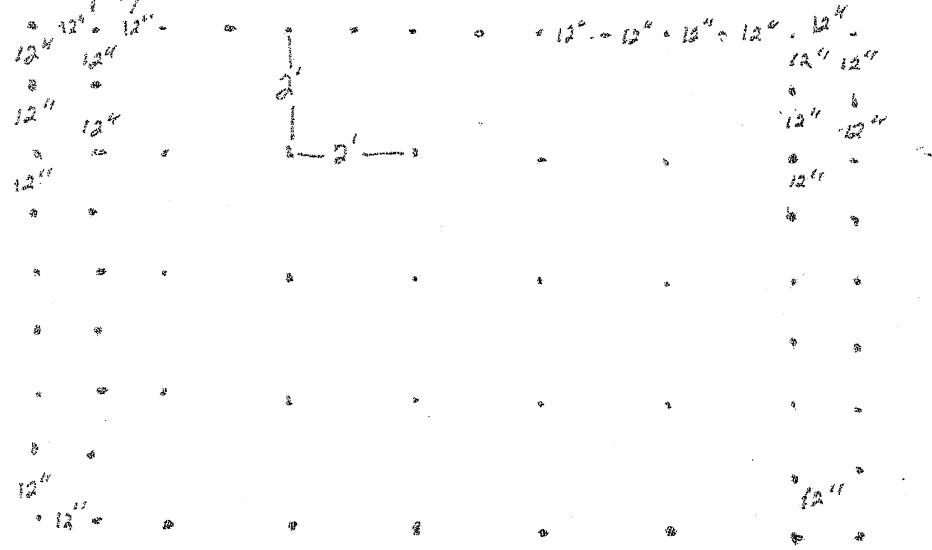
Name

Address

Date of Signing

EARTH PINNING Section 2 wall faces

2' oc each direction in field
 12" oc around perimeter top & Both sides 2-rows
 epoxy coated #5 bar. with 2' right angle bend parallel with face of wall



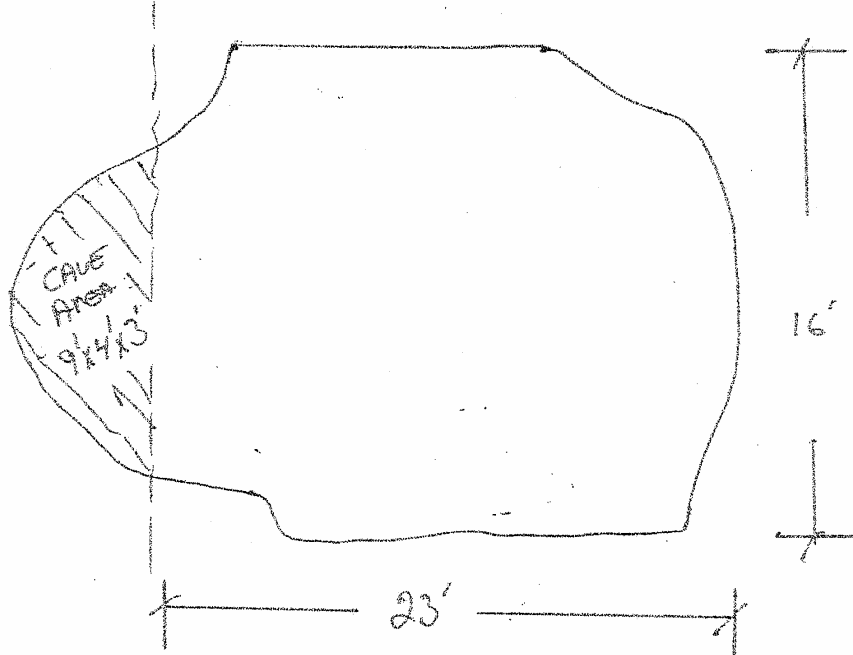
Bottom Pinning

#7 bar 12" oc 24" embedment with 36"
 in wall face

All pinning set with set epoxy

All pinning to be tied in with 6x6x10 wire mesh
 or #3 bar 12" oc each direction.

Front View



Top View
(Looking down)