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

W15b

Filed:	January 25, 2010
49th Day:	March 15, 2010
180th Day:	July 24, 2010
Staff:	D. Lilly-SD
Staff Report:	March 23, 2010
Hearing Date:	April 14-16, 2010

REGULAR CALENDAR
STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-10-02

Applicant: City of Coronado Agent: Brian Leslie

Description: Implementation of a sand replenishment program to allow for the processing of multiple beach replenishment projects over a five-year period. The proposed project would allow the placement of up to 100,000 cubic yards of opportunistic sand annually, placed on both the North Reach and South Reach of the beach, between Naval Air Station North Island and the Naval Amphibious Base, seaward of Ocean Boulevard.

Site: Sandy beach area from North Island Naval Air Station south to the Naval Amphibious Base, Coronado, San Diego County.

Substantive File Documents: Coronado certified LCP; EDAW, Inc., Final Mitigated Negative Declaration dated May 2008.

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

The City of Coronado is requesting a 5-year permit for opportunistic beach replenishment on the City's Central and North Beach. The Commission has previously approved five opportunistic replenishment permits in southern California; for the Cities of San Clemente (CDP #5-02-142), Carlsbad (CDP #6-06-48), Encinitas (CDP #6-08-110), Solana Beach (CDP #6-08-038), and Oceanside (CDP #6-07-027). A joint program has also been developed by the City of Imperial Beach and the Port of San Diego.

All of the permits approved so far, as well as the current project, have been designed as an overall program consisting of a detailed set of criteria and guidelines that govern the implementation of beach replenishment projects that can occur over the next 5 years. The program is designed to capitalize on opportunities to obtain surplus sand from upland construction, development, or dredging projects as they arise, and to place the sand on the beach instead of losing the material to an inland disposal site. Projects that fall within the

program parameters, which include maximum amounts of sand, deposition methods, location, monitoring, and grain size criteria, can be found by the Executive Director to be consistent with the subject permit and allowed to proceed without additional approval from the Commission. Projects which do not meet the standards of the program, or raise any additional potential for impacts to coastal resources, require further review and approval by the Commission through a separate coastal development permit.

In the case of the Coronado program, the project has been designed and conditioned to avoid impacts to sensitive habitat, including least terns, grunion, and snowy plovers. Limited impacts to public access and recreation are anticipated, and sand replenishment will have a positive impact on recreation. No adverse impacts to coastal resources are anticipated.

Standard of Review: Chapter 3 policies of the Coastal Act

I. PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: ***I move that the Commission approve Coastal Development Permit No. 6-10-02 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.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Project Notification Report. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for review and written approval by the Executive Director, a final revised Public Notification Report in substantial conformance with the preliminary Report (attached as Exhibit #8), except that it shall be revised as follows:

A. In Section *2.5 Debris Management*, the following revisions shall be made to the second paragraph:

A~~n~~ qualified on-site debris monitor (geotechnical background or similar) will be present ~~during beach replenishment~~ at the source site at all times during the excavation of material to be used for beach nourishment to monitor ~~for the presence of debris in the sandy material.~~ the material being loaded into trucks for placement on the beach. The monitor will ensure, to the maximum extent practicable, that material being loaded into the trucks is free of debris. The receiving beach shall be monitored periodically on every day of sand deposition by City staff to ensure the material placed on the beach is free of debris. If any debris or non-sand material is detected on the receiving beach, the specific beach replenishment project(s) that was/were using that sand material shall be halted at that site(s) and the contractor will be responsible for removing all debris from the beach immediately. ~~The project(s) shall not continue until a new Project Notification Report with updated information on the composition of the material is submitted and approved by the resource agencies.~~ The project will be restarted once debris is cleared from the beach and a method is formulated to ensure, the maximum extent practicable, that no further debris is generated from the source site.

B. In Section *3.2 Transportation Method*, the following sentence shall be added:

Pedestrian access to Dog Beach shall remain available at all times. At least one lane on Ocean Boulevard shall remain open at all times.

The applicant shall comply with the procedures and submittal requirements outlined in the approved Public Notification Report. Any proposed changes to the approved Public Notification Report shall be reported to the Executive Director. No change to the New Project Submittal Package shall occur without a Commission-approved amendment to the permit unless the Executive Director determines that no such amendment is legally required.

2. Approval of Excavation/Dredging Site: The subject permit is only for sand replenishment projects. All other development proposals that may be involved in obtaining the sand source, including but not limited to non-exempt grading, new construction or dredging, if located within the Coastal Zone, shall require the approval of the Coastal Commission or its successor agency through a coastal development permit or an amendment to this permit, unless such development is exempt from permit requirements under the Coastal Act and its implementing regulations.

3. Scope and Term of Permit Approval: The development authorized by this coastal development permit is limited to beach nourishment that is consistent with the 'Proposed Project Limits' identified in the applicant's submittal including but not limited to the placement sites, maximum annual quantities of beach nourishment, seasonal limitations, and methods of delivery. The authorization for continuing development pursuant to this permit shall expire 5 years from the date of Commission approval.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description. The City of Coronado is proposing an opportunistic sand replenishment program to allow for the processing of multiple beach replenishment projects over a five-year period beginning from the date of Commission approval of this permit. The program is designed to capitalize on opportunities to obtain surplus sand from upland construction, development, or dredging projects as they arise, and to place the sand at specific locations along North and Central/South Beach, instead of losing the material to an inland disposal site.

The proposed project would allow the placement of up to a maximum 100,000 cubic yards of opportunistic sand annually, placed on both the North Reach and South Reach of the beach, between Naval Air Station North Island and the Naval Amphibious Base, seaward of Ocean Boulevard (see Exhibit #2). The largest project likely to occur would be 50,000 cubic yards. Sand could be placed as a berm on the upper beach area, below the mean high tideline, or in the nearshore, from -10 to -25 mean low low water. While other beach replenishment projects have allowed up to 25% fines in the sand placed on the beach, the proposed project would allow only sand with a maximum 10% fines to be placed.

The subject permit is intended to expedite the implementation of beach sand replenishment projects over the next 5 years by establishing a set of detailed and rigorous criteria and parameters under which future potential sand sources could be evaluated. If a particular sand source meets the criteria, placement of that sand will be able to be approved by the Executive Director under the subject permit. If any particular sand source falls outside the criteria outlined herein, or any other potential risks to coastal resources not identified and discussed in this report were identified by Commission staff, a separate coastal development permit would be required. The proposed permit is based on very similar opportunistic sand replenishment permits approved for the City of San

Clemente (CDP #5-02-142), Carlsbad (CDP #6-06-48), Encinitas (CDP #6-08-110), Solana Beach (CDP #6-08-038), and Oceanside (CDP #6-07-027). A joint program has also been developed by the City of Imperial Beach and the Port of San Diego and contains similar limitations and monitoring requirements.

Although the maximum annual quantity of sand allowed to be placed is 100,000 cy, the permit contains very specific parameters on how much sand can be placed at various times during the year, in order to avoid potential impacts to biological or recreational resources. The below table outlines in general the quantities of sand that can be placed at various times of the year and locations:

Table 1
Proposed Project Limits

Placement Site	Maximum Annual Quantity (CY)	Maximum Project Length (ft)	Placement Scenarios (1)	Season (2)	Max. Percent Fines Allowed	Proposed Maximum Annual Volume (CY)
North Reach and South Reach (3)	100,000	7,200	a) Beach-berm b) MHT c) Nearshore	Sept 16th – Feb 28th	10%	100,000
				Mar 1st – August 31st	10%	75,000
				Jun 1st – Sept 15th	10%	50,000 (4)

(1) (a) Beach-berm on upper beach; (b) MHT-placement below the mean high tide line; (c) Nearshore placement from -10 to -25 MLLW.
(2) The cumulative maximum quantity of all sand in a calendar year, regardless of season, is 100,000 cy
(3) No work can occur on holiday weekends of Memorial Day and Labor Day, and weekends adjacent to Independence Day, when Independence Day falls on a Friday or Monday.
(4) No placement except for as a beach-berm at North Beach.

The proposed timing of sand placement on the beach has been designed to replicate nature as closely as possible. Natural sediment delivery to the coast occurs during the wet season (fall and winter); therefore, there are the fewest restrictions on sand placement projects during that time.

In addition to the above limitations, there are a number of restrictions on sand placement built into the permit to ensure impacts to sensitive bird species are avoid. Specifically, between September 16 and March 31, to avoid impacts to the least terns, nearshore and surf zone discharge can only occur with specific and detailed biological monitoring conditions. Similarly, back beach sand discharge may only occur March 1 to September 1 (the snowy plover breeding season), with specific monitoring conditions. Section 3 Biological Resources and Water Quality, below, describes these conditions in detail.

Placement during the period of March 1st and August 31st is restricted to minimize impacts to invertebrate recruitment and grunion spawning. Specifically, up to 25,000 cy (with ≤ 10% fines) may be placed each month within this time period. Placement can only occur over periods of two weeks maximum per month, and placement must occur over discrete areas of the beach rather than over the entire beach area. Furthermore, a

different placement site must be used each event, with a minimum spacing of 150 feet between placement sites, and located such that subsequent placements would not require vehicle disturbance of previously used sites. This measure will minimize impacts to invertebrate forage base used by shorebirds. Sand replenishment activities cannot take place on the Dog Beach portion of Coronado Beach during snowy plover breeding season as it is too close to plover nesting areas on the adjacent military base.

Placement during the period of June 1st to September 14th has also been restricted to minimize impacts to invertebrates, grunion, foraging birds (including snowy plover). Specifically, each placement can only occur up high on the back beach area in the vicinity of a large local depression on North Beach identified by City Staff. No nearshore or surf zone placement can occur in the intertidal zone during the peak summer period.

Table 2 summarizes the major seasonal restrictions on sand replacement.

Table 2
Summary of Opportunistic Beach Nourishment Placement Allowances and Seasonal Restrictions

Design Characteristics	**Coronado Receiver Site**
Method of Placement Allowed	
Receiver Site Length (approximate)	7,200 ft.
Beach Berm	Yes
Surf Zone	Yes
Nearshore	Yes, with pre-construction confirmation that no sensitive resources are present.
Maximum Quantities Allowed Given % Fines	
Maximum Annual Volume	100,000 cy
0 – 10%	100,000 cy
11 – 25% Nearshore placement only	None
Timing and Duration for Placement	
Monday – Friday, no holidays or weekends	During typical construction hours (7:00 a.m. to dusk)
Seasonal Restrictions for Placement	
Sept 16th – Feb 28th	< 10% fines = Unrestricted

Design Characteristics	Coronado Receiver Site
	11 – 25 %fines = 0 (city choice)
Mar 1st – August 31st	Grunion monitoring may be required if habitat suitable for spawning; would allow up to 25,000 cy/month (maximum placement of 14 days/month) with a 10 % fines maximum at a minimum distance of 150 ft. between placements.
Jun 1st – Sept 15th	No placement except for backshore at North Beach only.

Beach Fill Design

The three beach fill designs for the City of Coronado project consists of beach berm placement, including on the high portion of the beach at North Beach, surf zone placement, and nearshore placement. The project footprint for the City of Coronado is shown in Exhibit #3. Two fill sites have been identified for use (North Reach and South Reach of Coronado Beach) if sand is placed as a beach berm on the upper beach with a 20:1 slope to the surf zone. The North Reach fill site may accommodate up to a maximum of 25,000 cy and the South Beach Reach fill site may accommodate up to a maximum of 50,000 cy during a single placement event. Smaller volumes of sand could also be placed at the fill sites. Sand may also be placed in low mounds (2-3 foot) in the surf zone below the mean high tide line throughout the project site. For example, a 2,600-foot length of beach may accommodate approximately 5,000 to 6,000 cy of sand if placed as two-foot mounds in the surf zone. The cross-section views for these three options are illustrated in Exhibits #4 through #6.

Beach Berm

The beach berm placement is proposed to be within a surface layer with a finished surface elevation of 10+ feet mean lower low water (MLLW) and to create 200-foot berm. This would occur approximately 500-950 feet offshore and generally slope towards the ocean at approximately 20:1. This scenario could also include placing sand farther inland than the typical beach berm to fill a large local depression on the beach area of North Beach.

Surf Zone Placement

The maximum dimensions for the surf zone placement would be a 2 to 3-foot-high mound placed near the +2-foot MLLW topographic contour or lower, depending on conditions at the time of placement. It would likely extend along the length of the project site approximately 850-875 feet offshore.

Nearshore Placement

The nearshore placement is proposed to be from -10 to -25 MLLW and approximately 825-2,500 feet offshore along the entire length of the footprint (7,200 feet).

Haul Routes, Stockpiling, and Operations

The project would allow the City of Coronado to use available opportunistic sand from the Navy, various construction sites within the city, or even from sites outside City boundaries. However, this permit does not itself authorize any particular construction project; Special Condition #2 notifies the applicant that each construction project is subject to its own individual coastal permitting requirements.

The proposed haul route for trucks from the construction sites to the pilot site would include 4th Street, Ocean Drive, Ocean Boulevard, Orange Avenue, Avenida del Sol, and Avenida Lunar as shown in Exhibit #7. Beach access points include Ocean Drive, Avenida del Sol, Avenida Lunar, Ocean Place and Ocean Boulevard (bridge and Orange Avenue), and Third Street to Alamenda Boulevard to Ocean Boulevard. These entry points will allow trucks to access the beach and deposit their load for disbursement by earthmoving equipment. Trucks would loop back and exit at the point of beach entry. During any placement of beach sand, the project notification report requires that the City coordinate the proposed haul routes with other projects that may impact the identified haul routes.

Monitoring Program

The required monitoring includes sediment sampling, beach profiles, surfing conditions, turbidity, and sensitive biological resources. Monitoring elements would be dictated by project specific features such as schedule and/or placement method. The types of monitoring relative to the project phase are summarized in the below Table 3. More details on monitoring conditions are described in Section 3 Biological Resources and Water Quality, below.

Table 3
Overview of Monitoring Program

Design Characteristics	Monitoring Description
Pre-Construction Baseline Monitoring	
Beach Profiles	Between 1 year and 30 days prior project
Surf Conditions	½ month prior, 3 times per week over 14 days
Turbidity	n/a
Grunion	If habitat is suitable and project is scheduled between March 1st and September 15th, then 2 to 3 weeks prior to construction before and/or during predicted grunion run closest to project initiation.

Western snowy plover	A pre-construction survey by qualified biologist will be conducted within two weeks of sand placement in the critical habitat area of the project site (North Reach) to verify no snowy plover nest sites are within 300 ft of placement if scheduled during the breeding season. Results of the pre-construction survey will be transmitted to the USFWS and USACE. If nest sites or wintering birds are present, monitoring and additional protection measures will be implemented, as outlined below.
CA least tern	Dependent upon coordination with resource agencies and defined placement in North Beach.
Nearshore Sensitive Resources	Up to 30 days prior to project – Pismo clams (divers to determine the presence/absence and if present, then boundaries of receiver site would be adjusted)
Sediment Gradation	Yes, only one survey prior to first sand placement event for nearshore and observe for Pismo clams as part of the permit process (transects and submit letter prior to placement to resource agencies regarding results and methods).
Construction Monitoring	
Beach Profiles	n/a
Surf Conditions	n/a
Turbidity	Daily during construction from a high vantage point on land. Daily during construction from boat only for nearshore placement.
Grunion	If construction is scheduled between March 1st and September 15th, then every 2 weeks during spawning season. Monitoring is dictated by tides and lunar cycle.

Western snowy plover	If nest sites or wintering birds are present during pre-construction monitoring: (1) Monitoring will be conducted by a qualified biologist with the authority to halt or redirect activities to avoid impacts to nests or chicks and minimize disturbance to foraging snowy plovers. (2) A minimum 300-ft buffer will be maintained between snowy plover nest sites and sand placement locations. (3) Placement operations will be limited within 1,000-ft beach length either with berm of surf zone placement (i.e., operations limited to no more than 20% of the wide beach area) during a discrete placement event to minimize disturbance to foraging birds. If wintering bird use is concentrated at the North Beach berm fill site, construction will be limited to surf zone placement. Surf zone placement boundaries will be adjusted, as necessary, to minimize disturbance to snowy plovers. (4) Access corridors will be used to confine movement of vehicles cross-shore to a single-point, 50-ft corridor, longshore movement of vehicles will be on wet sand, and otherwise confined to the sand placement location to minimize disturbance to snowy plovers. (5) Beach berm or surf zone placement locations will be separated by at least 150-ft spacing between discrete placement events between March 1st and August 31st to minimize impacts to intertidal forage prey of snowy plovers and other shorebirds. (6) Removal and/or covering of tide-case vegetation with sand will not extend beyond the sand placement location during construction to minimize potential disturbance to snowy plover forage
CA least tern	Coordination with the resource agencies would determine if monitoring would be conducted during construction scheduled between March 1st and September 15th for the western snowy plover and the California least tern.
Nearshore Sensitive Resources	n/a
Sediment Gradation	n/a (due to decreased volume with increase in % fines)
Post-Construction Monitoring	
Beach Profiles	Immediately after completion
Surf Conditions	1 month after, 3 times per week over 14 days
Turbidity	n/a
Grunion	n/a
Western snowy plover	n/a
CA least tern	n/a
Nearshore Sensitive Resources	n/a
Sediment Gradation	n/a

Post-Project Monitoring	
Beach Profiles	Over 1 year following construction with surveys at 6 months after and 1 year after
Surf Conditions	n/a
Turbidity	n/a
Grunion	n/a
Western snowy plover	n/a
CA least tern	n/a
Nearshore Sensitive Resources	n/a
Sediment Gradation	2 transects in wave wash zone during low tide approximately 0.5 mile apart between mean low and high tide during post-project and during Year 3 with pre-construction baseline established for all sites.

All potential sand projects would have to undergo several stages of project review at the City. The bulk of the testing and review of potential sand sources would take place at the City prior to the project even being submitted to the Executive Director. When a beach fill opportunity is identified (either a developer notifies the City when excess fill material from a construction project is available, or City staff identifies it as part of reviewing development project submittals), the City would first either review existing data about the material or conduct an initial screening test of the fill material to determine if the fill has the potential to meet the criteria to be placed on the beach. The review includes an assessment of possible pollutants, contaminants, grain size, and color. The maximum proportion of fine-grained particles (or fines, defined as silts and clays passing through the number 200 sieve) to total volume that could be placed on the beach under any circumstances is 10%, with the remainder being 90% larger-grained sand. The material must be free of trash and debris, must reasonably match the color of natural beach sand after exposure to the marine environment, must be less than 10% manufactured sand, and must. not be expected to form a hardpan after placement. Any sample not meeting these pre-determined standards would be rejected.

If the sand source meets the required criteria, more stringent testing would be conducted through development of a Sampling & Analysis Plan (SAP) prepared for and approved by the U.S. Army Corps of Engineers (ACOE). Sand must be free of contaminants and chemical hazards based on Tier I testing protocol as specified by the ACOE and US EPA. Sand must be chemically inert and not possess characteristics that would adversely affect water quality, including temperature, dissolved oxygen, or pH. The results of these analyses would be distributed to the ACOE and EPA for review and approval.

If the fill material is found per the SAP testing to meet all the criteria to be placed on the beach, an application would be submitted to the Coronado Planning Department for a Consistency Determination by the Planning Director. At this stage, the City would evaluate the sand material in the context of the subject permit limits for project size,

location, disposal method, timing, etc. To approve a Consistency Determination application, the Coronado Planning Director must make a written finding that the beach fill project is consistent with the approved opportunistic sand program. The Planning Director's decision on the Consistency Determination application may be appealed to the Planning Commission.

If the project is determined to be consistent with all of the project parameters, the City would submit a project notification report for a particular sand deposition project for the approval of the Executive Director, as well as the other relevant resource agencies (i.e., the Regional Water Quality Control Board, the State Lands Commission, and the U.S. Army Corps of Engineers). Information submitted would include all of the detailed information involved in performing the above analyses, such that the Executive Director could make a determination of whether the project conforms to the project limits. The City would also be responsible for keeping track of the cumulative beach replenishments which have occurred under the subject permit and providing this information to the Executive Director.

Also included at this stage would be the public notification package associated with the particular sand placement project. Notification would be done through notices in local newspapers, or direct mailings, notices in utility bills, or cable TV local announcements. Thus, at the time any particular project was submitted for the Executive Director's approval, there would be site-specific information on the composition, chemistry, and grain size of the sand source material, the receiver beach, the timing and size of the project, the deposition method, a monitoring program, and a public notification program. The Executive Director's discretion at this point would be highly constrained, as only projects which met the specific standards for each of these items could be approved under the subject permit. An individual sand replenishment project cannot commence until an affirmative approval from the Executive Director is given. If any particular sand source falls outside the criteria outlined herein, or any other potential risks to coastal resources not identified and discussed in this report were identified by Commission staff, a separate coastal development permit would be required.

After a project is completed, all of the pre- and post-construction surveys and monitoring are required to be submitted as a final report to the Executive Director, to evaluate the impact of the particular project and to aid in the review of future projects under the subject permit. After a beach fill project is completed, a Post Discharge Report will be prepared and submitted to the Executive Director and other resource agencies, which will include all of the information collected by the City for the project, including all preparation testing, volume of material placed at the site, transportation and construction details, finalized project schedule, and monitoring results. At the end of each year, an assessment of the effects (both beneficial and adverse) from all beach fill projects conducted during the year will be presented to the permitting agencies. This analysis will serve as the basis for any modifications that can be made to optimize the program and serve as a basis to extend the permit at the end of 5 years.

The City of Coronado has a certified Local Coastal Program, but the proposed beach replenishment site is within the original permit jurisdiction of the Commission. The upland haul routes would be within the City's jurisdiction. The Chapter 3 policies of the Coastal Act are the standard of review for the subject permit, with the certified LCP used as guidance.

2. Public Access and Recreation. Many policies of the Coastal Act address public access. The following are most applicable to the proposed development and 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 30211

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.

Section 30212

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(l) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby...

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)

(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 and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

Section 30220

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

Section 30233(b)

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

Finally, Section 30604(c) of the Coastal Act requires that a specific access finding be made in conjunction with any development located between the sea and the first public roadway, indicating that the development is in conformity with the public access and public recreation policies of Chapter 3. In this case, such a finding can be made.

Public Access

The shoreline and beaches are valuable assets to the environment and economy of the Southern California region and the State, worthy of protection and enhancement. The shoreline is also considered a resource of national significance. Beach erosion has been an increasing problem in the Southern California region, and in many past projects the Commission has identified beach replenishment as a means to preserve and enhance the environmental quality, recreational capacity, and property protection for the region's shoreline. Additional sand on beaches increases the amount of recreational area available for public uses, decreases the rate of beach erosion, and provides a buffer (a wider beach) between waves and adjacent public and private development, thereby reducing pressure to construct shoreline protective devices which can adversely affect both the visual quality of scenic coastal areas and shoreline sand supply.

The proposed opportunistic sand program has been proposed to allow for and to expedite beach replenishment in the City of Coronado. It is impossible to say how long any particular fill sand project would remain on the beach, given the possible variations in

amount of material and disposal location. However, during the time the sand remains on the beach the public will have the benefit of wider sandy beaches, and any sand deposited on the beach will become part of the littoral cell system.

Nevertheless, the project is expected to have some temporary adverse impacts on public access and recreation. The deposition site is currently used for various recreational activities including swimming, surfing and sunbathing. During construction, the beach fill site would have to be closed, creating a temporary adverse impact on recreation. The impact will be particularly significant during higher tides, or for projects where the entire beach area would be closed to the water line, and people could not get past the work area to the rest of the beach except by traveling inland around the construction area.

As proposed, most sand replenishment is expected to occur during the non-summer months, because placing sand at that time most closely mimics the pattern of natural sand movement. However, the project would allow fill to occur during the peak summer season between Memorial Day and Labor Day, because summer also tends to be the peak construction period, and not allowing any fill to occur during this time could significantly reduce the amount of sand available to place on the beach.

In this particular case, allowing work to occur during the summer is not expected to have a significant adverse impact on public access or recreation. The only type of placement allowed between June 1st and September 1st is a beach-berm at North Beach, and no more than 50,000 cubic yards total can be placed during this time period. Coronado's beaches are very wide, and even if a portion of the beach at North Beach were to be restricted from public use, there would still be ample sandy beach area available. Special Condition #1 requires that the project notification report specify that pedestrian access to Dog Beach remain available at all times. Work is only proposed to occur during normal work hours of Monday-Friday, with no work occurring on weekends or holidays.

The project could have an adverse impact on public access and recreation if construction vehicles significantly impacted the ability of the public to reach the shoreline. However, again, in this case, no significant impacts are expected. Ocean Boulevard, the street adjacent to the beach, is long (approximately 0.8 miles from the entry to the Naval Air Station to the Hotel del Coronado) with several different access points to beach. Even if one were blocked for a sand project, there would be a number of alternatives available to the public, and no impacts would occur on weekends or holidays.

For each project, a specific traffic control plan will be developed for approval by the City Engineer. However, a typical traffic control plan would involve designating a truck route and having flagmen direct traffic and pedestrians during construction operations to ensure safety. Special Condition #1 requires that Ocean Boulevard not be shut down entirely.

Overall, access corridors and staging areas are required to be located in a manner that has the least impact on public access and traffic flows on coastal access routes. As proposed, public parking spaces alongside Ocean Boulevard could be used for staging or storage of equipment and materials, but only where unavoidable and where the minimum number of

spaces necessary are used. Thus, the project as designed will minimize adverse impacts to the beach-going public. Because of the short-term, temporary nature of the increase in traffic expected to result from any one project, the Mitigated Negative Declaration prepared for the project, determined that public access impacts to traffic will be less than significant. Thus, public access and recreation is not expected to be significantly impacted by construction activities.

As previously described, the proposed project also includes a public notification package to inform the public prior to the initiation of any sand replenishment project, which will help reduce the impact the project will have on the public. Local concerns will be able to be addressed prior to the Executive Director's review. As proposed, all written correspondence received by the City regarding the project and minutes of the Planning Commission/City Council meetings will be included in the Project Notification for the Executive Director's review. To further limit adverse impacts on public access, as proposed, each construction site will be posted with a notice indicating the expected dates of construction and/or beach closures. Thus, the public will have adequate opportunities to be notified of, and provide input on future replenishment projects.

Surfing

Surfing occurs throughout the project area, and surfing could potentially be impacted not only by restriction of access to the water during construction, but through the modification of existing sand bars and reefs by sand placement and deposition, and poor water quality caused either by turbidity generated during and after construction, or contaminants being released into the surf zone by the fill material.

The City must test all potential sand sources to verify that the sand is free of contaminants prior to placement on any beach fill site. They must also perform background research of the potential for the material to possess contaminants based on Tier I testing protocol as specified by the ACOE and the U.S. EPA. Therefore, there should not be any health threats to surfers from contamination.

Placement of sand either on the beach or in the nearshore has the potential to alter the beach profile and could affect surfing conditions. For example, sand deposition could cause waves to close-out over a long period of time (months) rather than peak, or result in a perpetual shorebreak at the beach rather than a nearshore bar for waves to break over.

Due to the relatively low amount of sand material expected to be associated with individual projects, it would likely not create long term impacts. However, the monitoring program includes review of surfing conditions. Beginning 14 days prior to construction, surfing conditions at the site must be recorded by lifeguards between the hours of 8:00 a.m. and 9:00 a.m. at least three times per week. Observation forms will be completed to record date, wave height and direction, tide, wind, water temperature and clarity, number of surfers in the water, and qualitative observations of wave characteristics. Short interviews may be undertaken with local surfers at least weekly to obtain local perspective on the surf conditions. The monitoring occurs for 14 days after

construction is complete. Although no significant recreational impacts are expected, any changes to surfing conditions will be noted, and that information will be able to be used to inform future deposition projects.

Conclusion

In summary, the proposed project will have short-term and temporary impacts on public access and recreation; however, they have been minimized by restrictions and conditions on the amount and location of work than can occur during the summer. The project overall will have a positive impact on Coronado's beaches as well as to the entire littoral system. The proposed sand monitoring program will provide information regarding the short and long-term effects of beach replenishment, including how long the sand remains on the beach at different sites in different conditions. The surfing and recreational monitoring will provide similarly detailed information. Currently, this type of data is not available, and the proposed project will be extremely useful in planning and designing effective beach replenishment projects in the future. The permit is limited to 5 years in duration, and further evaluation of the impacts will occur should the City wish to extent the program. Therefore, as conditioned, the proposed project can be found consistent with the public access and recreation policies of the Coastal Act.

3. Biological Resources and Water Quality

Section 30230 of the Act states:

> Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Act states in part:

> 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...

Section 30233 of the Act states in part:

> (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:

(l) 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.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

[…]

Section 30240 of the Act states:

(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 Coastal Act policies identified above require the Commission to address impacts on marine resources by considering the timing of deposition of the material on the beach, the composition of the material, the location of the receiver beach, and the presence of environmentally sensitive resources. Development in areas adjacent to sensitive marine habitat areas and parks and recreation areas such as beaches must be sited and designed to prevent impacts which would significantly degrade those areas, and must be compatible with the continuance of those habitat and recreation areas. The restoration of beaches is a permitted use in open coastal waters under Section 30233; however, the project must be the least environmentally damaging alternative, and any impacts must be mitigated. Deposition of material onto the beach can affect marine life through the direct burial of organisms on the beach and in the nearshore environment, by the secondary movement of beach fill material within the littoral drift zone that could bury reefs and organisms, and by increasing turbidity in adjacent waters, which could adversely affect the growth of kelp and impact the ability of shorebirds to find food in offshore waters. In addition, a large section of North Beach is designated by the U.S. Fish and Wildlife Service as a snowy plover "critical habitat."

However, in the case of the proposed project, no adverse impacts to biological or resources are anticipated. The project has completed an informal Section 7 consultation with the U.S. Army Corps of Engineers (ACOE), and the U.S. Fish and Wildlife Service. The proposed sand placement timing and biological monitoring conditions associated with the project are a result of this consultation. The California Department of Fish and Game has reviewed the project and did not raise any objections. The California Regional Water Quality Control Board has also issued a 401 Water Quality Certification for the project.

Least Tern and Snowy Plover Monitoring

In addition to the monitoring conditions listed in Table 3, above, the Section 7 consultation resulted in the following project conditions to avoid impacts to least terns and snowy plovers:

1. Near shore and surf zone discharge may occur after March 31 or before September 16 provided the following conditions are satisfied:

a. For near shore or surf zone discharge after March 31, the City must hire a qualified tern biologist to monitor daily for the arrival of the tern to the San Diego Bay area. The tern biologist will coordinate with other tern monitors in the San Diego Bay area. The City must notify the Wildlife Agencies via email on a daily basis as to the presence of absences of the least tern in the San Diego Bay area. All

near shore and surf zone placement must cease upon the tern's arrival in the San Diego Bay area;

b. For near shore or surf zone discharge before September 16, the City must implement the same measures in 1.a. to document that the tern has departed from the San Diego Bay area for the remainder of the breeding season.

2. Beach sand discharge may occur during the plover breeding season (i.e., March 1 to September 15) provided the following conditions are satisfied:

a. The City must hire a qualified plover biologist to conduct surveys for plovers, nests, or scrapes [small depressions made by plovers to hold eggs] for 3 days prior to initiating back beach discharge;

b. If nests/scrapes are found, they must be delineated with a buffer area of 100 meters where no activity will occur. No truck or worker traffic can occur between the nests/scrapes and ocean to allow plovers to access foraging habitat during sand discharge;

c. A plover biologist must be present during sand discharge within 500 meters of plover nests/scrapes. The biologist will monitor the plover during sand discharge and will immediately notify the contractor of any activity that may lead to, or likely result in, the disruption of the plover, its young, or its eggs. The plover biologist will immediately notify the contractor of all construction-related events that result in the plover showing agitated or stressed behavior. The contractor will immediately modify the activity or incorporate protective measures to avoid disruption of the plover;

d. The plover biologist will provide daily field repots to the Wildlife Agencies within 24 hours of each monitoring date. The daily field reports will include photographs showing the work area with respect to the nests/scrapes and buffer area. The plover biologist will also submit a final summary report of monitoring to the Wildlife Agencies within 30 days of completion of work;

e. No beach raking of tide-cast vegetation will occur within 100 meters of the nests/scrapes, or between the ocean and the nests/scrapes.

3. Beach sand discharge may occur between September 16 and February 28 provided that the following conditions are satisfied:

a. The City must hire a qualified plover biologist to conduct surveys for wintering plovers and roosting areas for 3 days prior to initiating back beach discharge;

b. If wintering plovers and roosting areas are found, they will be delineated with a buffer area of 20 meters where no activity will occur.

Thus, with these mitigation and monitoring requirements in place, no impacts to terns or plovers are expected.

Water Quality

Turbidity would result from nearshore and surf zone placement, and may result from berm placement when material is placed in the intertidal zone. The duration of turbidity relates to sediment grain size characteristics (particle settling rates) and placement volume, but dissipates with distance and time after placement. Turbidity may also naturally result from storms, large waves, rip currents, and/or plankton blooms.

The California Regional Water Quality Control Board has reviewed the project and issued a 401 Water Quality Certification for the project. Turbidity monitoring requirements would vary depending on project volume, construction duration, proximity to sensitive resources, and schedule considerations. However, in every case, construction monitoring of water quality (i.e., potential turbidity impacts) must occur consistent with Board 401 Certification, The 401 Certification includes detailed requirements for monitoring turbidity, water clarity testing, and halting or modifying the project if turbidity is significant.

If nearshore placement is considered, nearshore surveys must be conducted prior to placement to confirm the absence of sensitive reefs and/or important fisheries resources (e.g., clam beds). The boundaries of the receiver site could then be adjusted to avoid significant impacts.

Construction equipment used for the project has the potential to contaminate the sand from minor spills and leaks from equipment. As proposed, construction material cannot be washed on the beach or in beach parking lots. Construction debris and sediment shall be properly contained and secured on site with Best Management Practices (BMPs) to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain, or tracking. Any debris resulting from construction activities must be removed from the project site within 24 hours of completion of construction. Public streets used for hauling the material to the project site shall be cleaned via street-sweeper every third day of truck delivery to the project site, and a spill prevention, containment and countermeasures plan must be prepared by the contractor prior to each beach fill project. The plan must include fueling procedures, equipment maintenance procedures, and containment and cleaning measures to be followed in the event of a spill. Thus, the project contains sufficient BMPs to ensure that no impacts to water quality occur.

In addition, as proposed, an on-site debris monitoring will be present during beach replenishment. If any debris or non-sand material is detected, the project must be halted, until new information on the composition of the sand material is approved by the Executive Director. However, during a recent sand replenishment project in the City of Encinitas (CDP # 6-08-008), some non-sand debris was collected at the construction site that was not identified until it was placed at the deposition site (borings taken from the site identified the availablility of beach quality sand, but samples cannot always identify

pockets of trash or debris). The debris was removed from the deposition site, but to avoid a similar situation, Special Condition #1A requires an on-site debris monitor during deposition and excavation to montor for the presence of debris in the sandy material. Therefore, as proposed, no significant impacts to water quality are expected.

Grunion Monitoring

California grunion (Leuresthes tenuis) is a California Department of Fish and Game (CDFG) species of concern. The grunion spawning season generally is from March 15 to September 15, although spawning may sometimes occur in February and later September. Grunion spawn during middle-of-the-night spring high tides. The eggs incubate in the sand and hatch in approximately two weeks when the next spring high tide occurs. Although eroded, portions of each of the Coronado Beach sites are characterized as a sandy beach and have the potential to provide suitable grunion spawning habitat. Overall, the project would improve grunion spawning by adding sand to the beach and enhancing the habitat.

Monitoring would be conducted by a qualified biological monitor if berm or surf zone placement is scheduled between March 1st and August 31st In addition, the biological monitor would pre-coordinate with the California Department of Fish and Game (DFG) and the National Marine Fisheries Service prior to construction to review appropriate impact avoidance measures to be implemented in the event grunion spawning is observed and their preferences regarding communication and submittal of monitoring results.

Monitoring would include at a minimum a pre-construction survey to determine potential suitability for grunion spawning based on upper intertidal substrate characteristics (> 5 inches sand depth, lack of extensive cobble or other hard substrate cover) and beach width (i.e., upper intertidal sand habitat not inundated during neap high tides). The habitat suitability survey would be scheduled two to three weeks prior to the scheduled placement activity. If the habitat is judged to be unsuitable for grunion spawning, construction could proceed without the need for additional monitoring up until the next predicted grunion run. If the construction schedule spans more than one predicted grunion run period, additional habitat suitability surveys would be conducted prior to each predicted grunion run since suitability may vary seasonally (e.g., habitat may become more suitable between spring and summer due to natural sand accretion). The predicted grunion run periods would be based on the grunion calendar produced by DFG.

If habitat is judged to be potentially suitable for grunion spawning, night-time grunion monitoring would be conducted by a qualified monitor during the predicted grunion run prior to construction and/or for each predicted grunion run spanned by the construction period when suitable habitat is present. Night-time grunion monitoring would span three nights during the predicted grunion run and would be initiated on the second night after a new or full moon and continue on the next two nights. The monitoring period would extend from one hour before the peak high tide to two hours after the peak high tide (i.e., at least three hour duration monitoring period). If no grunions are observed, no further action would be necessary and sand placement could occur according to plan. If grunion

occur within the project area, their location would be mapped and number present would be estimated. Appropriate protective measures (e.g., avoiding mapped grunion area, redirecting all sand placement above the spring high tide line) must be implemented and the monitor will communicate monitoring results and action taken to the resource agencies.

Summary

In summary, the subject program has been designed to minimize potential environmental impacts and, as conditioned, is not anticipated to have any impacts inconsistent with 30230, 30231, 30233, or 30240. Restrictions on placement locations, timing and quantities have been designed to avoid or limit impacts to sensitive habitat. All impacts will be closely monitored, and any unanticipated impacts will be reviewed prior to approval of future projects. As proposed and conditioned, adequate information will be available to the Executive Director to analyze and evaluate new beach sand replenishment projects within the parameters of the proposed permit. Written approval from the Executive Director is required prior to the initiation of any work. As conditioned, the Commission finds that the proposed project will ensure that all environmental impacts are minimized, and if significant impacts do occur despite all precautions, they will be identified and adequately mitigated. Therefore, the proposed project can be found consistent with the resource protection policies of the Coastal Act.

4. Hazards

Section 30253 of the Coastal Act states, in part:

> *New development shall:*
>
> *(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

The proposed development is located in an area subject to tidal action. The tidal environment is dynamic and there are risks associated with development in such areas. For instance, erosion has occurred at the subject beaches where beach nourishment is proposed, and erosion is one form of potential geologic hazard. The fact that the applicant is proposing beach nourishment to restore pre-existing beaches indicates that erosion does occur. However, the applicant will not increase erosion hazards by increasing the size of beaches beyond pre-existing conditions, and increasing the beach size may decrease risks to property. As described above, testing and monitoring the replenishment material will ensure risks to life and health are minimized. Therefore, the proposed project minimizes this hazard consistent with Section 30253.

Because there remains an inherent risk to development along the shoreline, the applicant has submitted as part of the project notification report, an assumption of risk, waiver of liability and indemnity that indemnifies and holds harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands,

damages, costs, expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project. In this way, the applicant has made clear that the Commission is not liable for damage as a result of approving the permit for development.

5. Local Coastal Planning. As conditioned, the proposed development is consistent with the public access, recreation, and environmental protection policies in Chapter 3 of the Coastal Act. Therefore, approval of the proposed development will not prejudice the ability of the City of Coronado to continue to implement is certified Local Coastal Program.

6. 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 monitoring of biological, physical, and recreational impacts, 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.

(G:\San Diego\Reports\2010\6-10-002 Coronado Opportunistic Sand.doc)

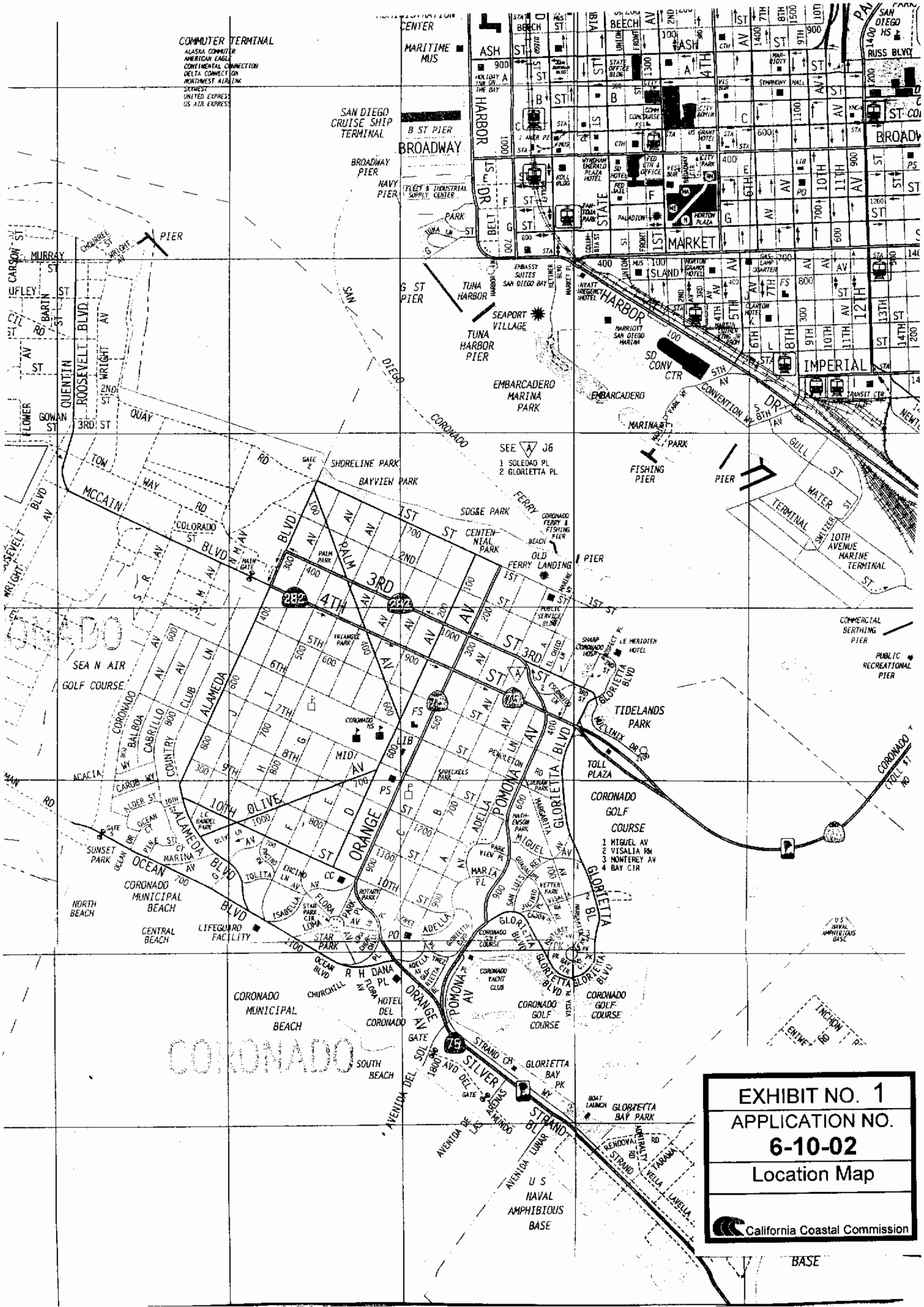


EXHIBIT NO. 1

APPLICATION NO.

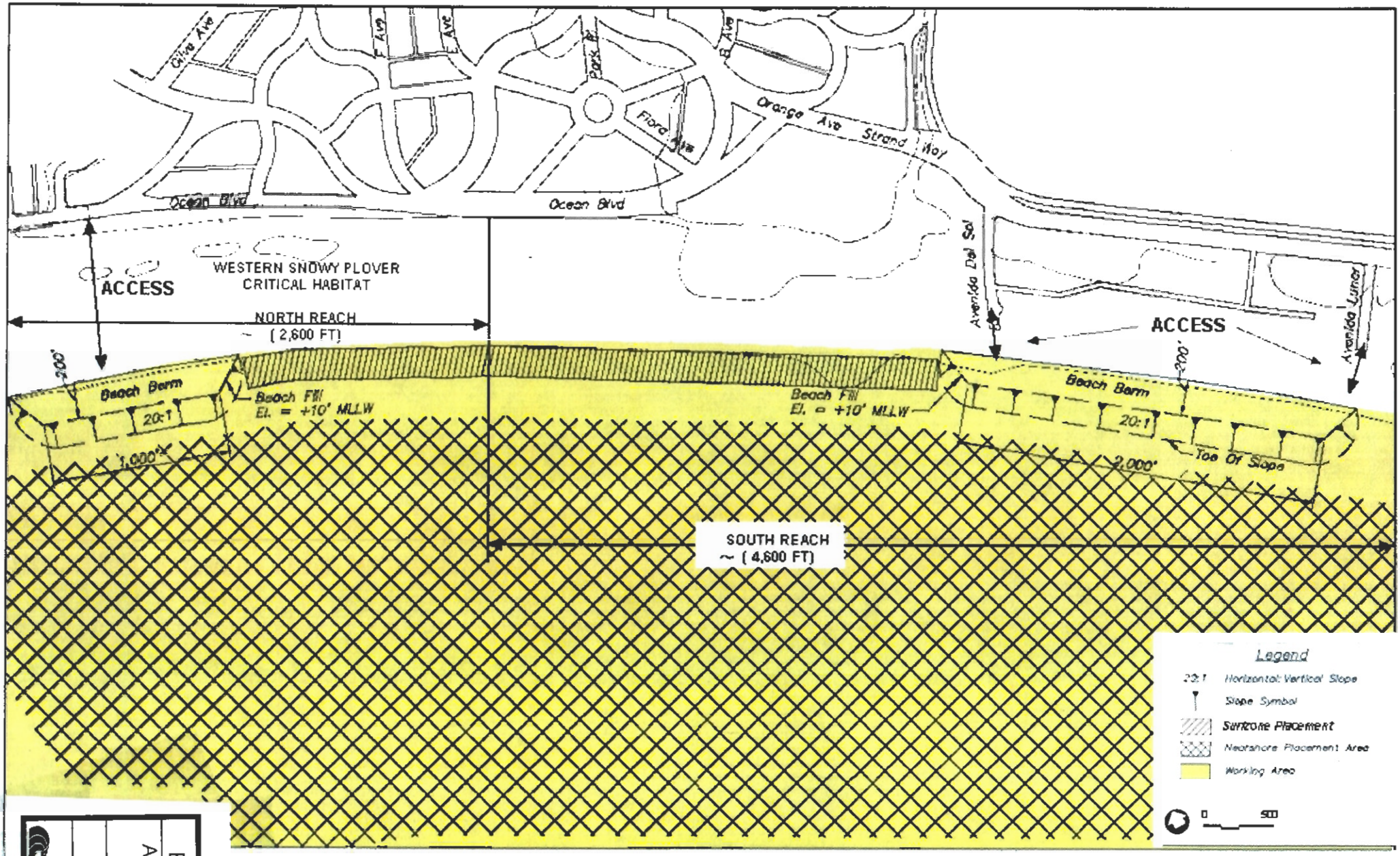
6-10-02

Location Map

California Coastal Commission

Coronado Opportunistic Beach Fill Program Vicinity Map

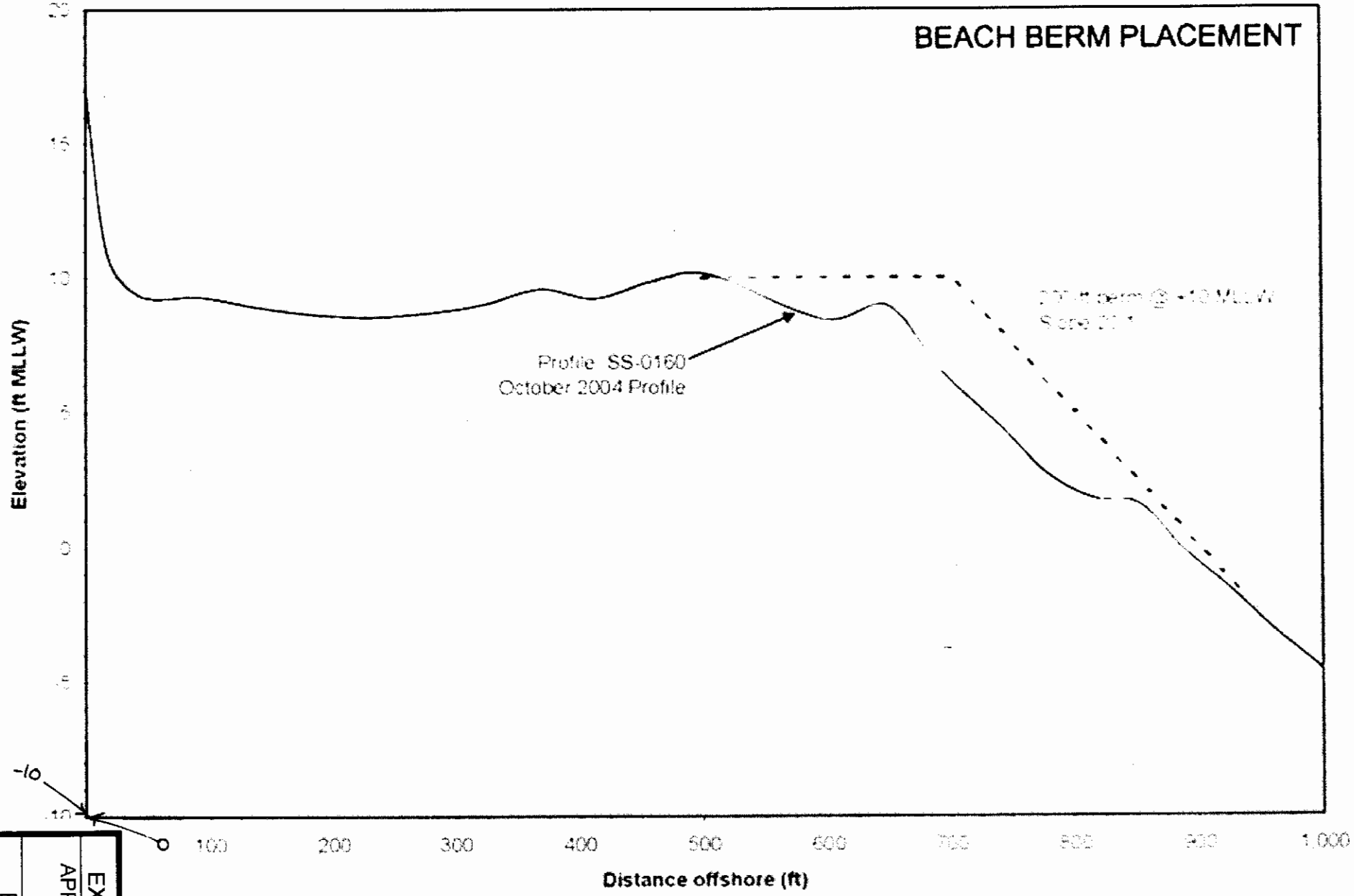
EXHIBIT NO. 2
APPLICATION NO. **6-10-02**
Deposition Site
Vicinity Map
California Coastal Commission



Coronado Opportunistic Beach Fill Program Receiver Site Footprint

EXHIBIT NO. 3
APPLICATION NO.
6-10-02
Sand Footprint

California Coastal Commission



Coronado Opportunistic Beach Fill Program
Beach Berm Placement Typical Cross Section

EXHIBIT NO. 4
APPLICATION NO.
6-10-02
Beach Berm
Cross-Section
California Coastal Commission

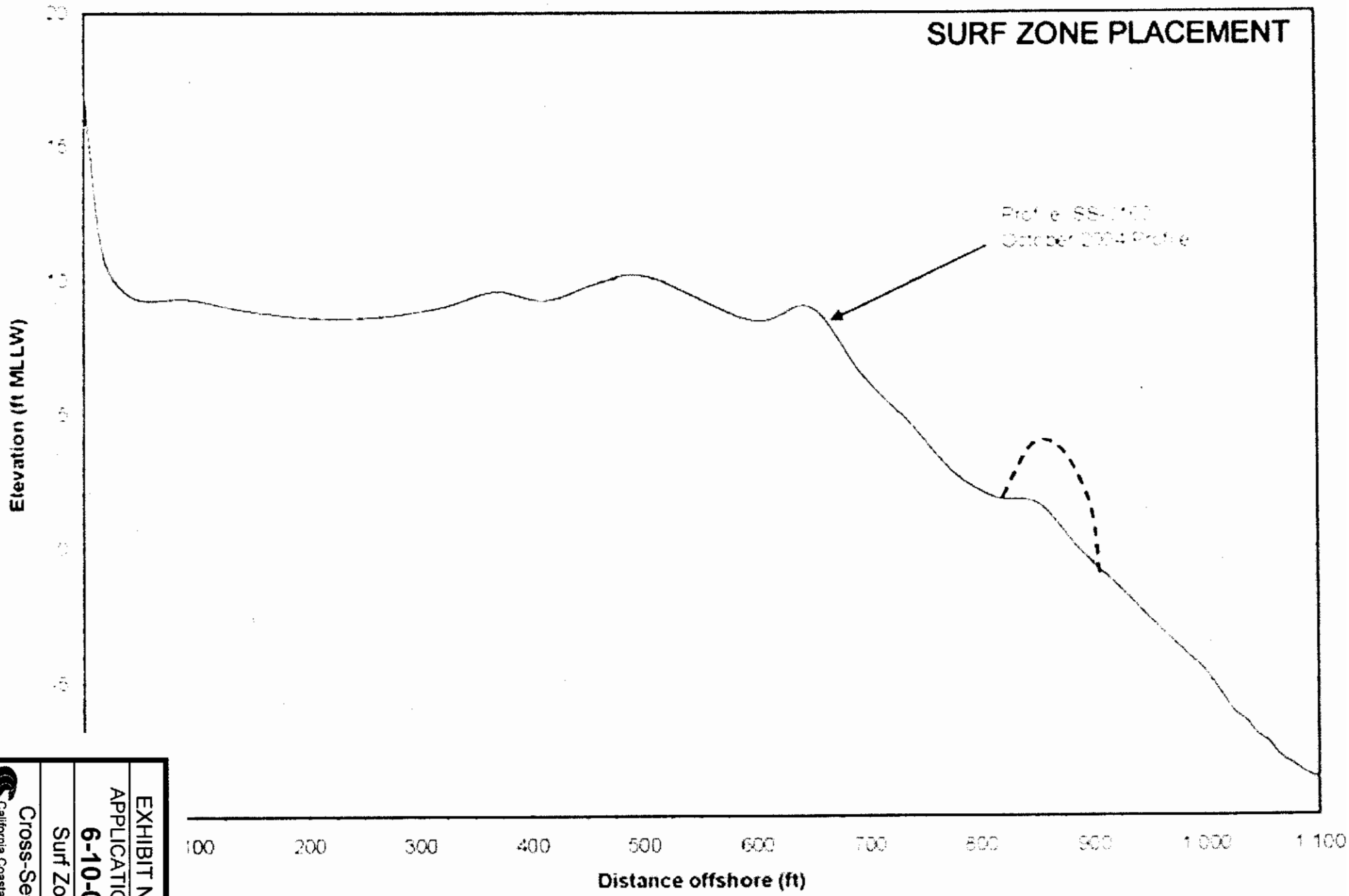


EXHIBIT NO. 5
APPLICATION NO. 6-10-02
Surf Zone
Cross-Section
California Coastal Commission

Coronado Opportunistic Beach Fill Program
Surf Zone Placement Typical Cross Section

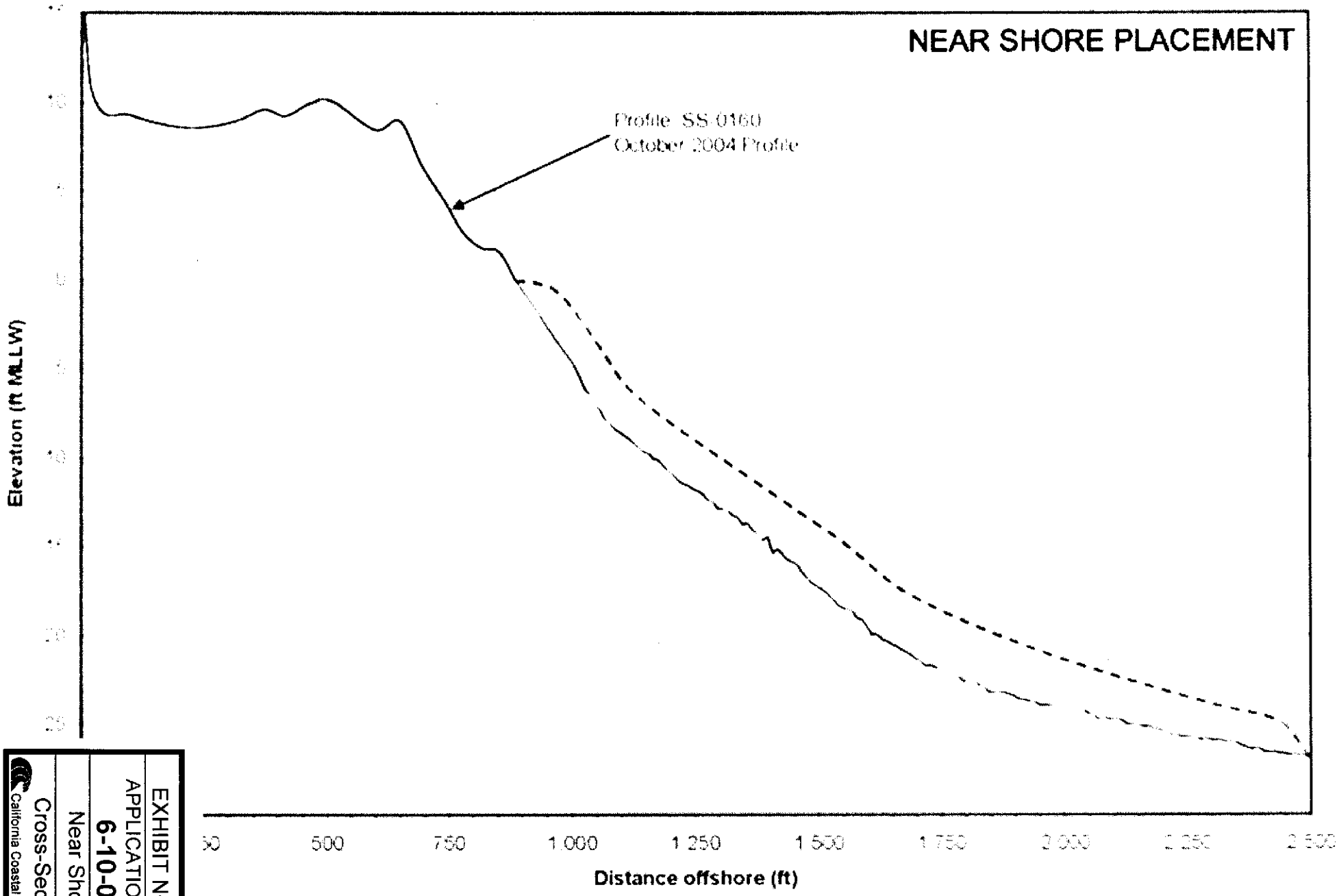
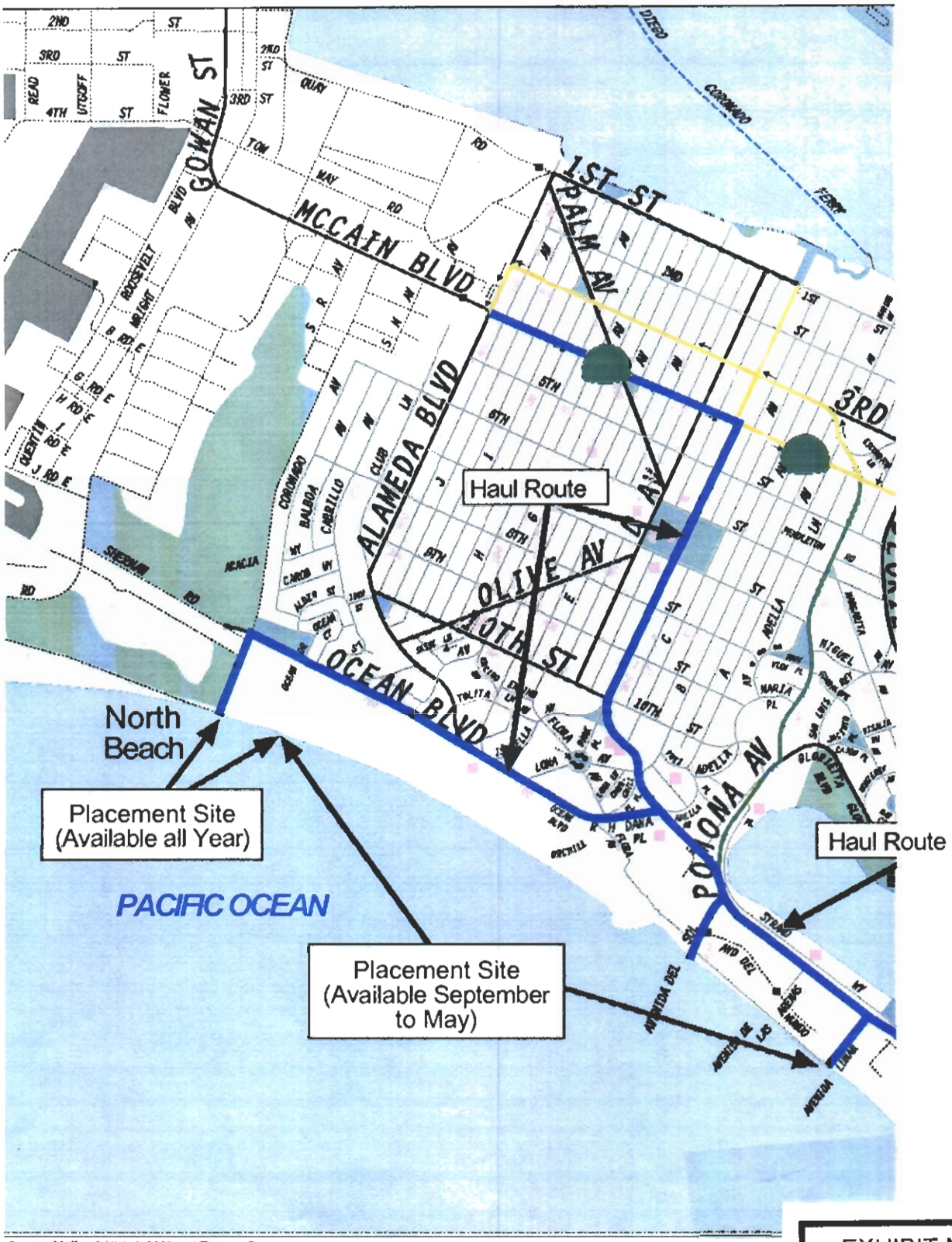


Figure 3c: Coronado Opportunistic Beach Fill Program
Near Shore Placement Typical Cross Section

EXHIBIT NO. 6
APPLICATION NO. 6-10-02
Near Shore Cross-Section
California Coastal Commission



Source: Moffatt & Nichol, 2005 and Thomas Bros.

City of Coronado Opportunistic I

EXHIBIT NO. 7
APPLICATION NO. 6-10-02
Haul Routes
California Coastal Commission

CORONADO OPPORTUNISTIC BEACH FILL PROGRAM
PROJECT NOTIFICATION REPORT OUTLINE

1. Introduction

Provide the basic Opportunistic Beach Fill Program outline and specify the program's permit conditions (USACE, CCC, RWQCB, and SLC). This Project Notification Report will request agency concurrence and a Notice to Proceed from the USACE (See Section 8.1 for further information).

Proposed Project Limits

Placement Site	Maximum Annual Quantity (CY)	Maximum Project Length (ft)	Placement Scenarios (1)	Season (2)	Max. Percent Fines Allowed	Proposed Maximum Annual Volume (CY)
North Reach and South Reach (3)	100,000	7,200	a) Beach-berm b) MHT c) Nearshore	Sept 16th – Feb 28th	10%	100,000
				Mar 1st – August 31st	10%	75,000
				Jun 1st – Sept 15th	10%	50,000 (4)

(1) (a) Beach-berm on upper beach; (b) MHT-placement below the mean high tide line; (c) Nearshore placement from -10 to -25 MLLW.
(2) The cumulative maximum quantity of all sand in a calendar year, regardless of season, is 100,000 cy
(3) No work can occur on holiday weekends of Memorial Day and Labor Day, and weekends adjacent to Independence Day, when Independence Day falls on a Friday or Monday.
(4) No placement except for as a beach-berm at North Beach.

2. Source Material

2.1. General Site Location

Include maps, figures, and text description of site location and surrounding areas.

2.2. Specific Location of Source Material at Site

Describe where on the site the source material is found.

2.3. Volume of Material (Total volume and volume proposed for beach placement)

Describe the total volume of material available at the site and the volume that is being proposed for beach nourishment. The disposal method of excess material will be described in this section.

2.4. Material Testing

Present the Sampling and Analysis Plan that was prepared for and approved by the USACE as part of their permit conditions. The results will be provided, which will include any chemistry and grain size testing. Figures and tables will be provided.

EXHIBIT NO. 8
APPLICATION NO.
6-10-02
Project Notification
Report
California Coastal Commission

2.5. Debris Management

Describe general content of material with regard to debris. This will include a description of the kinds of debris found in the source material, methods for screening, separating, and/or retrieving the debris, and disposal methods.

An on-site debris monitor will be present during beach replenishment to monitor for the presence of debris in the sandy material. If any debris or non-sandy material is detected, the specific beach replenishment project(s) that was/were using that sand material shall be halted at that site(s). The project(s) shall not continue until a new Project Notification Report with updated information on the composition of the material is submitted and approved by the resource agencies.

3. Transportation and Placement

3.1. Site Location and Timing

Describe the existing conditions of the beach site and the timing of project. Include projected schedule.

3.2. Transportation Method

Describe how the material will get to the beach site. Outline trucking routes and provide figures, if needed. Indicate how many trucks and frequency. Specify a traffic control plan from the contractor.

3.3. Beach Placement Method

Describe the placement method, including any equipment that may be needed to construct the project. Outline specific public access closures or restrictions. Outline project BMPs, such as flagmen, perimeter fencing, etc. that are proposed. Specify how the access ramp will be constructed and how it will be removed or maintained following the project.

Construction materials or waste will not be stored where it could potentially be subjected to wave erosion and dispersion. In addition, no machinery will be placed, stored, or otherwise located in the Intertidal zone at any time, except for the minimum necessary to implement the project.

Construction equipment shall not be washed on the beach or in the beach parking lots. Construction debris and sediment shall be properly contained and secured on site with BMPs, to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain, or tracking. Construction debris and sediment shall be removed from the construction areas as necessary to prevent the accumulation of sediment and other debris which may be discharged into coastal waters. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction. Debris shall be disposed of at a debris disposal site outside the coastal zone.

Plans for the staging and storage of the construction equipment shall be provided by the contractor. Where possible, public parking areas shall not be used for staging or storage of equipment and materials. Where this is unavoidable, the minimum number of parking spaces that are required shall be used.

Access corridors and staging areas shall be located in a manner that has the least impact of public access via the maintenance of existing public parking areas and traffic flow on coastal access routes.

3.4. Contractor Information

Include Contractor name, address, contact information, etc.

4. Public Notification Process

This section will outline how the public is being notified of the overall program and this specific project. Most upland projects will be approved by the Planning Commission or City Council through a public hearing. This section of the report will include a listing of the local hearing dates and copies of all the local hearing notices. All written correspondence received by the City regarding the project and minutes of the Planning Commission/City Council meetings will be included.

Other proposed public noticing methods may include City Council Meetings, Chamber of Commerce/Downtown Business Association articles, City Publications, Newspaper Articles, Signage, Public Television, or Water Billing notices.

Also, a posting will be placed at each construction site with a notice indicating the project scope, expected dates of construction, and/or beach closure.

5. Project Monitoring

This section will outline the pre-, during, and post-construction monitoring plan for the project. This section will also include the reporting protocols for the monitoring efforts as outlined in the CCC, RWQCB, USACE, and SLC permit requirements.

5.1. Pre-Construction Monitoring

Describe all pre-construction monitoring and that will be conducted. This will include biological monitoring and physical monitoring (pre-fill profiles and surfing conditions). The description will include what will be monitored, procedures for the monitoring, frequency, who will conduct the monitoring and their qualifications. Figures representing areas, transects, etc., will be included in the pre-construction monitoring.

If pre-construction monitoring identifies potential adverse impacts to coastal resources from the proposed project not identified and addressed in the Mitigated Negative Declaration or within the Resource Agency permits, the specific replenishment project for which the pre-construction monitoring was being conducted shall be suspended. The monitoring results will be presented to the above mentioned agencies for their review and files.

5.2. Construction Monitoring

Describe what monitoring will be conducted during construction, including biological and physical monitoring. This will include monitoring protocol and contingency operations for monitoring of turbidity, sedimentation, surfing effects, and biology at the proposed discharge site and adjacent nearshore and offshore areas. Monitoring personnel will be identified and their qualifications will be provided.

5.3. Post-Construction Monitoring

Describe what monitoring will be conducted after construction, including biological and physical monitoring. This will include monitoring protocol and contingency operations for monitoring of sedimentation, biology and effects to surfing at the proposed discharge site and adjacent nearshore and offshore areas. Monitoring personnel will be identified and their qualifications will be provided.

Biological Mitigation: Any inadvertent impacts to sensitive habitat areas by the proposed development shall be reported to the Executive Director of the California Coastal Commission (CCC) within 2 weeks of occurrence and shall be mitigated. Such mitigation shall require an amendment to the CCC Coastal Development Permit (No. XX) or a new permit unless the CCC Executive Director determines that no amendment or new permit is legally required. Other approvals may also be required from the other permitting agencies (USACE, RWQCB, SLC, and California State Parks and Recreation) and any inadvertent impacts will be reported to these agencies concurrently.

6. Previous Projects in Coronado Beach

This section will provide a table outlining each placement site and any beach fills that have occurred within the City as part of the Opportunistic Beach Fill Program or otherwise. See example table below:

Site	Dates of Placement	Volume (CY)	Total Volume to Date (CY)	Placement Method	Fill Length	Width (if applicable)	%fines

7. Submittals

This section will outline what submittals are required and when the resource agencies can expect them. This will include notification of any violations to the resource agencies.

7.1. Post Discharge Report

Post-Discharge Report will be compiled and submitted to the resource agencies which will include all of the information collected by the City for an individual project, including all preparation testing, volume of material placed at the site, transportation and construction details, finalized project schedule, and monitoring results. An assessment of the project effects, both beneficial and adverse will be presented at the end of every year. This analysis will serve as the basis for any modifications that can be made to optimize the program.

Remedies or modifications must be submitted to the CCC Executive Director and the CCC Executive Director will determine whether the proposed remediation may be authorized under the City's CDP or whether the work shall require an amendment to the permit or a new permit. The remedies or modifications will also be presented to the other permitting agencies (USACE, RWQCB, SLC, and California State Parks and Recreation) for their review and approval.

8. Special Requirements

8.1. Timing of Submittal and Approval from the Resource Agencies

This section will include description of any special permit conditions for the program with regards to timing of submittals and approvals.

8.1.1. California Coastal Commission (CCC)

8.1.2. Regional Water Quality Control Board (RWQCB)

8.1.3. California State Lands Commission (SLC)

8.1.4. U.S. Army Corps of Engineers (USACE)

8.2. Other Permits

Copies of permits from the Coastal Commission, State Lands Commission, Regional Water Quality Control Board, and U.S. Army Corps of Engineers will be attached to this notification report.

The City of Coronado will notify the CCC Executive Director and the other permitting agencies of any changes to the development required by such permits. Such changes shall not be incorporated into any beach replenishment project until the applicant obtains a CCC amendment to this CDP (and other permitting agencies approvals/amendments); unless the CCC Executive Director, and other permitting agencies, determines that no amendment is required.

8.3. Copies of Approvals

Copies of approvals, including the Letter of Permission from the U.S. Army Corps of Engineers will be provided to all agencies once they are received. The project will not commence until approvals from all permitting agencies has been obtained.

8.4. Assumption of Risk, Waiver of Liability and Indemnity

The City of Coronado acknowledges and agrees (i) that the site may be subject to hazards such as erosion and landslides; (ii) to assume the risks to the City 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 Coastal 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.