

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
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CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

For the

September Meeting of the California Coastal Commission

MEMORANDUM

September, 2010

TO: Commissioners and Interested Parties
FROM: Charles Lester, Central 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 Central Coast District Office for the September, 2010 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 Central Coast District.

DE MINIMIS WAIVERS

1. 3-10-020-W City of Pacific Grove (Pacific Grove, Monterey County)
2. 3-10-042-W Coastal San Luis Resource Conservation District (CSLRCD); San Luis Obispo County Public Works Department (Oceano & Arroyo Grande, San Luis Obispo County)

IMMATERIAL AMENDMENTS

1. 3-00-125-A7 California Department of Transportation (Caltrans), Attn: Cathy Stettler (, Santa Cruz County)

EXTENSION - IMMATERIAL

1. A-3-GRB-07-051-E1 IGIT Inc, Attn: Ron Perkins (Grover Beach, San Luis Obispo County)
2. 3-07-047-E1 Highview L L C/Tushar Atre (Live Oak, Santa Cruz County)
3. A-3-SCO-06-059-E2 Pacific State Bank (Aptos, Santa Cruz County)

TOTAL OF 6 ITEMS

DETAIL OF ATTACHED MATERIALS

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>
3-10-020-W City Of Pacific Grove	Replacement of an underground sewer pump station, including pump units, valves, power and electrical equipment. Project involves constructing the new pump station and demolishing the existing facilities (after conclusion of a 7-day test of the pump station), and landscaping of the construction area.	Ocean View Blvd. @ 9th Street (immediately adjacent to the Pacific Grove recreation trail on the east side of Berwick Park at Ocean View Boulevard and 9th Street), Pacific Grove (Monterey County)
3-10-042-W Coastal San Luis Resource Conservation District (Cslrcd) San Luis Obispo County Public Works Department	Minor hand trimming of willow root sprouts to encourage canopy growth; minor thinning of lower branches of woody vegetation (primarily willows) located between the levee and the active flow meander of Arroyo Grande Creek in order to increase channel capacity for flood control purposes; removal of invasive plant species; and trash and debris removal.	Arroyo Grande Creek (from the South San Luis Sanitation Plant upstream to approximately 1000 feet north of confluence with Los Berros Creek; Los Berros Creek from confluence east to Century Lane), Oceano & Arroyo Grande (San Luis Obispo)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-00-125-A7 California Department Of Transportation (Caltrans), Attn: Cathy Stettler	Amend CDP 3-00-125 to extend the permit expiration for an additional 5-year period (ending on December 31, 2015) and to slightly modify the reporting and operational terms of the CDP to recognize the new 5-year term and related parameters (including allowing for future extension if circumstances don't change, and allowing for minor adjustments to construction requirements if reasonable and necessary, and if such adjustments don't adversely impact coastal resources).	Highway 1 (south of San Mateo County Line), Santa Cruz County

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-3-GRB-07-051-E1 IGIT, Inc, Attn: Ron Perkins	Construction of a mixed use 20-unit condominium hotel/ commercial development with a 37 space underground parking garage, including associated landscaping and drainage improvements.	105 Grand Avenue (at corner of West Grand Avenue and Highway 1), Grover Beach (San Luis Obispo County)

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

3-07-047-E1 Highview L L C/Tushar Atre	Recognize an as-built emergency revetment repair (including securing plastic sheeting against and across exposed soil deposits from the bluff top down to the existing bedrock platform; covering plastic sheeting with geo-textile fabric and securing the fabric to the bluff top; applying a veneer of shotcrete to the area of repair; reclaiming displaced riprap from beach are below existing bedrock platform; restacking of riprap atop an existing bedrock platform). Approved CDP also provides for new development, including retrieving and restacking fugitive rock riprap; construction of an infill vertical seawall between two existing vertical seawalls; and the planting of new cascading vegetation along bluff top.	2866 South Palisades Avenue, Live Oak (Santa Cruz County)
A-3-SCO-06-059-E2 Pacific State Bank	Construct a three-story, 5,800 square foot single family dwelling with five-car garage and grading 1,250 cubic yards at toe of coastal bluff.	548 Beach Drive (inland side of Beach Drive), Aptos (Santa Cruz County)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 31, 2010
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCarl*
Mike Watson, Coastal Planner *MW*
Subject: Coastal Development Permit (CDP) Waiver 3-10-020-W
Applicants: City of Pacific Grove

Proposed Development

Replacement of an underground sewer pump station, including pump units, valves, power and electrical equipment. The project is located immediately adjacent to the Pacific Grove recreation trail on the east side of Berwick Park at Ocean View Boulevard and 9th Street in the City of Pacific Grove, Monterey County. The project involves constructing the new pump station and demolishing the existing facilities (after conclusion of a 7-day test of the pump station), and landscaping of the construction area.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed development protects and improves coastal water quality by replacing an aging/failing sewer pump station with a similarly sized and more reliable, energy efficient, pump station, thus reducing the risk for spill or overflow affecting the Pacific Ocean. The project is located in an existing landscaped area between the Pacific Grove Recreation Trail and the street. The City has proposed good housekeeping and storm water BMPs to contain construction debris and prevent sediment and runoff from migrating off-site. A qualified archaeologist will be consulted during construction to ensure that archaeological resources are adequately protected. The Pacific Grove recreation trail will remain open and the project site demarcated with fencing to minimize public access impacts and to ensure safety of the public during construction. Finally, a landscape plan has been prepared to facilitate restoration of the site with native, drought-tolerant plant species after construction and demolition are completed, and to ensure that the project area is adequately screened from the public park and recreation trail. Accordingly, the proposed project is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, September 15, 2010, in Eureka. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Mike Watson in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: August 31, 2010

To: All Interested Parties

From: Dan Carl, Central Coast District Manager *DCM*
Jonathan Bishop, Coastal Planner *JB*

Subject: Coastal Development Permit (CDP) Waiver 3-10-042-W

Applicants: Coastal San Luis Obispo Resource Conservation District/San Luis Obispo County
Public Works Department

Proposed Development

Minor hand trimming of willow root sprouts to encourage canopy growth; minor thinning of lower branches of woody vegetation (primarily willows) located between the levee and the active flow meander of Arroyo Grande Creek in order to increase channel capacity for flood control purposes; removal of invasive plant species; and trash and debris removal.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 of the California Code of Regulations, and based on project plans and information submitted by the applicant(s) regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project, like the preceding five projects previously authorized by the Commission, has been designed to avoid adverse impacts to coastal resources by limiting the extent of trimming and vegetation thinning, and limiting such activities to crews using hand tools only. Only fallen and low overhanging willow branches will be cut and all root balls will be left intact. In areas where coyote brush (*Baccharis sp.*) constitutes greater than 50% groundcover, no more than one-third of existing coyote brush will be cut to within 6 inches of the ground. The crews will also remove all invasive exotic species. No heavy machinery will be allowed to enter the creek channel and the use of herbicides is prohibited. The project includes biological surveys prior to hand thinning and trimming activities. Biological monitors will be in place for the duration of the project to ensure these activities do not disrupt any occupied habitat areas. In the future, the County/RCD intends to address the larger resource management issues surrounding the Arroyo Grande Creek waterway through the context of a long-range management plan. Thus this project, like previous projects like it authorized by the Commission, is best understood as an interim measure that can be applied to address limited vegetation management needs until the long-term plan is complete and implemented. Progress is being made on the longer-term approach, including the completion of a draft EIR. In the meantime, the project provides an appropriate interim vehicle to address ongoing vegetation management issues within Arroyo Grande Creek and can be found Coastal Act consistent.



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-09-027-W (Arroyo Grande Creek Vegetation Management)

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Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, September 15, 2010, in Eureka. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.



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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: August 31, 2010
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCarl*
Daniel Robinson, Coastal Planner *DR*
Subject: Proposed Amendment to Coastal Development Permit (CDP) 3-00-125
Applicant: Caltrans

Original CDP Approval

CDP 3-00-125 was approved by the Coastal Commission on October 12, 2000, and has been amended six times since. CDP 3-00-125 as amended allows for the annual collection and movement of up to 30,000 cubic yards of landslide talus material per year from the toe of Waddell Bluffs to the opposite side of Highway 1 adjacent to the ocean within Santa Cruz County and immediately south of the San Mateo County line (at the Waddell Creek State Beach portion of Big Basin Redwoods State Park). Talus operations under the CDP are limited to the period between October 15th through December 31st of each year, and by placement at specified locations adjacent to the shoreline where the talus materials can be reached by ocean wave action along the upper margin of the beach immediately adjacent to the State Parks' parking facility and on the revetment fronting Highway 1 extending upcoast from the parking facility.

Proposed CDP Amendment

CDP 3-00-125 would be amended to extend the permit expiration for an additional 5-year period (ending on December 31, 2015) and to slightly modify the reporting and operational terms of the CDP to recognize the new 5-year term and related parameters (including allowing for future extension if circumstances don't change, and allowing for minor adjustments to construction requirements if reasonable and necessary, and if such adjustments don't adversely impact coastal resources). The Commission's reference number for this proposed amendment is 3-00-125-A7.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

Caltrans talus operations at Waddell Creek State Beach have long served to keep Highway 1 open, to protect the Highway and the heavily used public beach parking facility at this location, and to replicate natural landslide and related marine processes as much as possible. The existing CDP includes adequate measures to protect marine resources and public access, and the amendment would not change the basic parameters of talus operations in this regard, rather it would primarily serve to streamline permitting over a five-year period as opposed to the current one-year repeating cycle. In addition, Caltrans is committed to continued coordination with State Parks to conduct talus operations in such a way as to



NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-00-125 (Caltrans Waddell Bluffs Talus Operations)

Proposed Amendment 3-00-125-A7

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maximize public parking and beach recreational access opportunities at the beach and its related parking facility, and continued coordination with (including required approval from) the Monterey Bay National Marine Sanctuary to ensure protection of Sanctuary resources. In sum, the proposed amendment will continue to protect coastal resources, including maximizing public recreational access opportunities, consistent with the Commission's original coastal development permit approval, as well as consistent with the Coastal Act and the certified Santa Cruz County Local Coastal Program.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Wednesday, September 15, 2010, in Eureka. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Daniel Robinson in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: August 31, 2010
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DGAM*
Jonathan Bishop, Coastal Planner
Subject: Proposed Extension to Coastal Development Permit (CDP) A-3-GRB-07-051
Applicants: IGIT, Inc., Attn: Ron Perkins

Original CDP Approval

CDP A-3-GRB-07-051 was approved by the Coastal Commission on August 7, 2008, and provided for the construction of a mixed-use 20 unit condominium hotel/commercial development with a 37 space underground parking garage, including associated landscaping and drainage improvements, located at 105 Grand Avenue (at the corner of Highway One and West Grand Ave.), in the City of Grover Beach (APN 060-201-009).

Proposed CDP Extension

The expiration date of CDP A-3-GRB-07-051 would be extended by one year to August 7, 2011. The Commission's reference number for this proposed extension is A-3-GRB-07-051-E1.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified City of Grover Beach Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Wednesday, September 15, 2010, in Eureka. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Jonathan Bishop in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: August 31, 2010
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCM*
Susan Craig, Coastal Planner
Subject: Proposed Extension to Coastal Development Permit (CDP) 3-07-047
Applicant: Highview LLC

Original CDP Approval

CDP 3-07-047 was approved by the Coastal Commission on August 7, 2008 and recognized an as-built emergency revetment repair (including securing plastic sheeting against and across exposed soil deposits from the bluff top down to the existing bedrock platform; covering plastic sheeting with geo-textile fabric and securing the fabric to the bluff top; applying a veneer of shotcrete to the area of repair; reclaiming displaced riprap from beach area below existing bedrock platform; restacking of riprap atop an existing bedrock platform). The approved CDP also provided for new development, including retrieving and restacking fugitive rock riprap; construction of an infill vertical seawall between two existing vertical seawalls; and the planting of new cascading vegetation along bluff top at 2866 South Palisades Avenue in the unincorporated Live Oak area in Santa Cruz County.

Proposed CDP Extension

The expiration date of CDP 3-07-047 would be extended by one year to August 7, 2011. The Commission's reference number for this proposed extension is **3-07-047-E1**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified Santa Cruz County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Wednesday September 15, 2010, in Eureka. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Susan Craig in the Central Coast District office.



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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: August 31, 2010
To: All Interested Parties
From: Dan Carl, Central Coast District Manager *DCM*
Susan Craig, Coastal Planner
Subject: Proposed Extension to Coastal Development Permit (CDP) A-3-SCO-06-059
Applicant: Pacific State Bank

Original CDP Approval

CDP A-3-SCO-06-059 was approved by the Coastal Commission on September 6, 2007, and provided for the construction of a three-story, approximately 5,800 square-foot single-family dwelling, involving approximately 1,250 cubic yards of grading, on Beach Drive in the unincorporated Aptos area of Santa Cruz County.

Proposed CDP Extension

The expiration date of CDP A-3-SCO-06-059 would be extended by one year to September 6, 2011. The Commission's reference number for this proposed extension is A-3-SCO-06-059-E2.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified Santa Cruz County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Wednesday September 15, 2010 in Eureka. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Susan Craig in the Central Coast District office.

