

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863 FAX (831) 427-4877
www.coastal.ca.gov

W9

CENTRAL COAST DISTRICT (SANTA CRUZ) DEPUTY DIRECTOR'S REPORT

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 6, 2013

TO: Commissioners and Interested Parties
FROM: Dan Carl, 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 February 6, 2013 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.

REGULAR WAIVERS

1. 3-12-057-W Global Sourcing Solutions, Inc., Attn: John Dela Pena (Oceano, San Luis Obispo County)

DE MINIMIS WAIVERS

1. 3-12-052-W San Luis Obispo County Public Works Department, Attn: Dave Flynn, Deputy Director (Avila Beach, San Luis Obispo County)
2. 3-12-053-W San Luis Obispo Public Works Department, Attn: Dave Flynn, Deputy Director (, San Luis Obispo County)
3. 3-12-059-W City Of Pacific Grove, Attn: Sarah Hardgrave (Pacific Grove, Monterey County)

EMERGENCY PERMITS

1. 3-13-002-G Casitas Del Mar Homeowners' Association, Attn: Dennis Morris (Live Oak, Santa Cruz County)
2. 3-13-004-G Charles D. Dimick (Live Oak, Santa Cruz County)

EXTENSION - IMMATERIAL

1. A-3-SLO-00-040-E4 Dennis C. Schneider (Harmony, San Luis Obispo County)

TOTAL OF 7 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-12-057-W Global Sourcing Solutions, Inc., Attn: John Dela Pena	Construction of a 912 square-foot two-story addition to an existing single family development (SFD) including two new bedrooms (204 square feet each), a new garage (509 square feet), and a 96 square-foot deck. A total of 408 square-feet of living space incorporating the two new bedrooms and the 96 square-foot deck will be located on the second floor over the new garage. Additionally, 488 square-feet of the existing ground floor garage will be converted into a new ground floor bedroom and hallway, and the remaining portion of the existing asphalt-concrete driveway will be replaced with a concrete driveway apron.	1632 Strand Way (addition is on the inland side of the existing SFD), Oceano (San Luis Obispo County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-12-052-W San Luis Obispo County Public Works Department, Attn: Dave Flynn, Deputy Director	Project consists of a geotechnical survey, involving three borings (one at the northeast abutment, the second approximately 160 feet southwest of the first, and the third approximately 160 feet southwest of the second) at and under the Avila Beach Drive Bridge at San Luis Bay Creek, in Avila Beach, San Luis Obispo County. The purpose of the proposed project is to collect data to be used in the future retrofit or reconstruction of the bridge. Borings at the bridge site will be excavated using a small track-mounted drill rig and will be about four-inches in diameter and about 100 feet deep. Additionally, three-inch diameter concrete cores will be taken from existing pier walls and the bridge deck	Avila Beach Drive Bridge (at San Luis Bay Creek), Avila Beach (San Luis Obispo County)

<p>3-12-053-W San Luis Obispo Public Works Department, Attn: Dave Flynn, Deputy Director</p>	<p>Project consists of a geotechnical survey, involving two soil borings (one less than 100 feet north of the north abutment and the second less than a 100 feet south of the south abutment, in the roadway right-of-way) and concrete corings of the bridge itself, at and under South Bay Boulevard Bridge, which is located just north of the community of Los Osos, in San Luis Obispo County. The purpose of the proposed project is to collect data to be used in the future retrofit or reconstruction of the bridge. Borings under the bridge will be excavated using a small track-mounted drill rig and be about four-inches in diameter and about 100 feet deep. Three-inch diameter concrete cores will be taken from existing pier walls and the bridge deck using the same equipment</p>	<p>South Bay Boulevard Bridge (which is located just north of the community of Los Osos), San Luis Obispo County</p>
<p>3-12-059-W City Of Pacific Grove, Attn: Sarah Hardgrave</p>	<p>Projec involves improvements to the sanitary sewer system within the Asilomar Conference Grounds, including replacing 1,030 linear feet of existing sewer line, installation and relocation of another 275 linear feet of sewer main from within the sand dunes to within the Conference Grounds paved access road, replacement of roughly 500 linear feet of existing sewer line within the Conference Grounds paved road system, construction of 5 new manholes, reconstruction of 3 existing manholes, and reconnection of existing lateral sewer lines.</p>	<p>800 Asilomar Boulevard (at Asilomar State Park and Conference Grounds), Pacific Grove (Monterey County)</p>

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>3-13-002-G Casitas Del Mar Homeowners' Association, Attn: Dennis Morris</p>	<p>This emergency coastal development permit (ECDP) authorizes emergency development consisting of re-stacking riprap rocks that have slumped or otherwise become displaced in the existing rock revetment on the seaward side of property.</p>	<p>22680 East Cliff Drive, Live Oak (Santa Cruz County)</p>
<p>3-13-004-G Charles D. Dimick</p>	<p>This emergency coastal development permit (ECDP) authorizes emergency development consisting of re-stacking of fugitive riprap rock along the toe of an existing rock revetment on the seaward side of property.</p>	<p>22702 East Cliff Drive, Live Oak (Santa Cruz County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>A-3-SLO-00-040-E4 Dennis C. Schneider</p>	<p>Construction of a 10,000 square foot single family residence, a 2,500 square foot barn, and 1.25 miles of access road improvements on a 40.6 acre parcel zoned for agriculture.</p>	<p>West Side Highway 1 (on the marine terrace approximately one-half mile south of China Harbor and one mile north of Cayucos along the Harmony Coast), Harmony (San Luis Obispo County)</p>

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: January 24, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-12-057-W**
Applicant: Global Sourcing Solution Inc.

Proposed Development

Construction of a 912 square-foot two-story addition to an existing single family development (SFD) including two new bedrooms (204 square feet each), a new garage (509 square feet), and a 96 square-foot deck. A total of 408 square-feet of living space incorporating the two new bedrooms and the 96 square-foot deck will be located on the second floor over the new garage. Additionally, 488 square-feet of the existing ground floor garage will be converted into a new ground floor bedroom and hallway, and the remaining portion of the existing asphalt-concrete driveway will be replaced with a concrete driveway apron. The addition is located on the inland side of the existing SFD at 1632 Strand Way in Oceano, San Luis Obispo County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project would avoid and minimize any coastal resource impacts because all development will be constructed on top of an existing paved driveway or inside the existing SFD, with no activity occurring outside of the infill developed area. All construction would be confined to weekdays and non-holidays, and best management practices, including to ensure construction does not impact the surrounding environment, will be used at all times during the construction process. The proposed development would not impact public access; existing public access is available at the ends of each roadway just to the north (Surf Avenue) and south (York Avenue) of the project site. In sum, the proposed project would contain all new development to existing infill development or within the existing SFD, and avoid impacts to water quality and public access. Accordingly, the proposed project is consistent with 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, February 6, 2013, in Redondo Beach. 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

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-12-057-W (Global Sourcing Solution Inc. Addition, Oceano)

Page 2

Daniel Robinson in the Central Coast District office.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: January 24, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-12-052-W**
Applicant: SLO County Department of Public Works

Proposed Development

The proposed project consists of a geotechnical survey, involving three borings (one at the northeast abutment, the second approximately 160 feet southwest of the first, and the third approximately 160 feet southwest of the second) at and under the Avila Beach Drive Bridge at San Luis Bay Creek, in Avila Beach, San Luis Obispo County. The purpose of the proposed project is to collect data to be used in the future retrofit or reconstruction of the bridge. Borings at the bridge site will be excavated using a small track-mounted drill rig and will be about four-inches in diameter and about 100 feet deep. Additionally, three-inch diameter concrete cores will be taken from existing pier walls and the bridge deck.

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 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 includes appropriate Best Management Practices to protect water quality during construction. Before work occurs, a containment device will be located around the drilling equipment to capture any hydraulic or grease drippings that might occur, and during drilling, all fluid will be confined to the bore hole itself and the drill rig. At the conclusion of drilling, the soil cuttings and fluid will be hauled away to an approved liquid waste disposal location and the borings will be backfilled with surrounding beach sand. The concrete coring work on the bridge abutments and bridge deck will utilize a water mist to contain any concrete dust particles that are created from such coring, and a plastic drip cover will be used under coring locations to contain the water mixture. At the conclusion of coring, the vacuumed water mixture will be hauled off site for proper disposal and the cores will be filled with non-shrink grout. Further, all refueling necessary for any equipment will be done off site, and no equipment other than the drill rig will be driven onto the beach and at no time driven into the water. Thus, the proposed boring locations and activity will result in insignificant impacts to the beach area to, along, and under the bridge. Lastly, impacts to public access will be minimized through the use of cones designating the temporary work area and access to the beach will remain open. In summary, as proposed, the project has been designed to avoid and minimize coastal resource impacts and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-12-052-W (Geotechnical Borings at Avila Beach Drive Bridge)

Page 2

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 February 6, 2013, in Redondo Beach. 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 Daniel Robinson in the Central Coast District office.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: January 24, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-12-053-W**
Applicant: SLO County Department of Public Works

Proposed Development

The proposed project consists of a geotechnical survey, involving two soil borings (one less than 100 feet north of the north abutment and the second less than a 100 feet south of the south abutment, in the roadway right-of-way) and concrete corings of the bridge itself, at and under South Bay Boulevard Bridge, which is located just north of the community of Los Osos, in San Luis Obispo County. The purpose of the proposed project is to collect data to be used in the future retrofit or reconstruction of the bridge. Borings under the bridge will be excavated using a small track-mounted drill rig and be about four-inches in diameter and about 100 feet deep. Three-inch diameter concrete cores will be taken from existing pier walls and the bridge deck using the same equipment.

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 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 includes appropriate Best Management Practices to protect water quality during construction. Before work occurs, a containment device will be provided around the drilling equipment to capture any hydraulic or grease drippings that might occur, and during drilling all fluid will be confined to the bore hole itself and the drill rig. At the conclusion of drilling, the soil cuttings and fluid will be hauled away to an approved liquid waste disposal location and the borings will be backfilled with surrounding beach sand. The concrete coring work on the bridge abutments and bridge deck will utilize a water mist to contain any concrete dust particles that are created from such coring, and a plastic drip cover will be used under coring locations to contain the water mixture. At the conclusion of coring, the vacuumed water mixture will be hauled off site for proper disposal and the cores will be filled with non-shrink grout. Further, all refueling necessary for any equipment will be done off site, and no equipment other than the drill rig will be driven below the bridge area and at no time driven into the water. Thus, boring locations and activity will result in insignificant impacts to areas of vegetation near the bridge abutments. Lastly, any potential impacts to public access will be minimized through the use of cones designating the temporary work area. In summary, as proposed, the project has been designed to avoid and minimize coastal resource impacts and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-12-053-W (Geotechnical Surveys at South Bay Boulevard Bridge)

Page 2

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 February 6, 2013, in Redondo Beach. 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 Daniel Robinson in the Central Coast District office.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: January 24, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-12-059-W**
Applicant: City of Pacific Grove

Proposed Development

The proposed project involves improvements to the sanitary sewer system within the Asilomar Conference Grounds, including replacing 1,030 linear feet of existing sewer line, installation and relocation of another 275 linear feet of sewer main from within the sand dunes to within the Conference Grounds paved access road, replacement of roughly 500 linear feet of existing sewer line within the Conference Grounds paved road system, construction of 5 new manholes, reconstruction of 3 existing manholes, and reconnection of existing lateral sewer lines at Asilomar State Park and Conference Grounds in the City of Pacific Grove, Monterey County.

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 is needed to ensure continued sanitary disposal of wastewater originating at the Asilomar Conference Grounds and to improve long-term maintenance operations of the wastewater system. Impacts to adjacent dune habitats will be minimized via the use of pipe bursting to replace the long line lengths beneath the sensitive dune habitat. The point of entry for pipe bursting activities will be gained via existing manholes within the Conference Grounds roadway. Protective fencing will be installed adjacent to all sand dune areas within the vicinity of construction locations to eliminate unintended incursion into the dunes. Areas disturbed by construction will be restored with native dune plant species endemic to the Asilomar Sand Dunes system. All staging and storing of equipment and materials will occur at the City's former wastewater treatment site. Material containment and construction BMPs will be in place to ensure that sediment and other construction related debris are appropriately contained and disposed. The anticipated duration of construction is 3 days. A public access detour and signs will be installed to redirect the public around the development during construction and provide for continued access to the shoreline. The proposed project will not otherwise impact coastal resources and is therefore 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, February 6, 2013, in Redondo Beach. If four



NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-12-059-W (Asilomar Conference Grounds Sewer Improvement Project)

Page 2

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.





California Coastal Commission

CORRECTED EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP 3-13-002-G (Casitas del Mar Riprap Restacking)

Issue Date: January 17, 2013

Page 1 of 5

This emergency coastal development permit (ECDP) authorizes the emergency development consisting of re-stacking riprap rocks that have slumped or otherwise become displaced in the existing rock revetment on the seaward side of 22680 East Cliff Drive (all as more specifically described in the Commission's ECDP file).

Based on the materials presented by the Permittee (the Casitas del Mar Homeowners' Association, represented by Dennis Morris) erosion of an existing sandstone shelf has led to the slumping and displacement of existing riprap rocks at the site, which has created a large cave-like void in the revetment and has compromised the overall integrity of the existing revetment, threatening its stability and the safety of beachgoers. The proposed emergency development is necessary to prevent the revetment from collapsing and harming the beach-going public. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.

NOTE: This corrected ECDP supersedes and replaces the ECDP issued January 16, 2013.

Madeline Cavalieri, Central Coastal District Manager, for Charles Lester Executive Director

Corrected Emergency CDP 3-13-002-G (Casitas del Mar Riprap)

Issue Date: January 17, 2013

Page 2 of 5

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee where the emergency development authorized by this ECDP is located and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by February 1, 2013). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 30 days of the date of this permit (i.e., by February 16, 2013) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary, and shall be removed if it is not authorized by a regular CDP. Within 60 days of the date of this permit (i.e., by March 18, 2013), the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent. The Permittee are encouraged to submit an application that also requests regular CDP authorization to provide for future maintenance of any authorized shoreline protection. The emergency development shall be removed in its entirety within 180 days of the date of this permit (i.e., by July 16, 2013) unless before that time the California Coastal Commission has issued a regular CDP for the development authorized by this ECDP. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agree to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., California State Lands Commission, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the materials submitted by the Permittee (dated received in the Coastal Commission's Central Coast District Office on January 15, 2013 and January 16, 2013).
8. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to abate the emergency.
9. All emergency construction activities shall limit impacts to beach recreational access to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):



Corrected Emergency CDP 3-13-002-G (Casitas del Mar Riprap)

Issue Date: January 17, 2013

Page 3 of 5

- a. All work shall take place during daylight hours. Lighting of the beach area is prohibited.
- b. Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
- c. Grading of intertidal areas is prohibited.
- d. Any construction materials and equipment delivered to the beach area shall be delivered by rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
- e. All construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs. The only exceptions shall be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the construction area) as necessary to contain rock and/or sediments in the construction area, where such controls are placed as close to the toe of the bluff area as possible, and are minimized in their extent; and (2) storage of larger materials beyond the reach of tidal waters for which moving the materials each day would be extremely difficult. Any larger materials intended to be left on the beach area overnight must be approved in advance by the Executive Director, and shall be subject to a contingency plan for moving said materials in the event of tidal/wave surge reaching them.
- f. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach, etc.).
- h. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
- i. All beach areas and all shoreline access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove all construction debris.
- j. All contractors shall insure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall



Corrected Emergency CDP 3-13-002-G (Casitas del Mar Riprap)

Issue Date: January 17, 2013

Page 4 of 5

contain appropriate penalty provisions sufficient to offset the cost of retrieval/clean up of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.

- k. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office immediately upon completion of construction and required beach-area restoration activities. If planning staff should identify additional reasonable measures necessary to restore the beach and beach access points, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
11. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and his/her contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
12. Within 30 days of completion of the construction authorized by this ECDP (i.e., by February 16, 2013), the Permittee shall submit site plans and cross sections prepared by a licensed civil engineer with experience in coastal structures and processes clearly identifying all development completed under this emergency authorization (comparing any previously permitted condition to both the emergency condition and to the post-work condition), and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization.
13. This ECDP shall not constitute a waiver of any public rights which may exist on the properties. The Permittee shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property.
14. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
15. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

As noted in Conditions 4 and 5 above, the emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the property owners wish to have the emergency development become a permanent



Corrected Emergency CDP 3-13-002-G (Casitas del Mar Riprap)

Issue Date: January 17, 2013

Page 5 of 5

development, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.





California Coastal Commission

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP 3-13-004-G (Dimick Riprap Restacking)

Issue Date: January 17, 2013

Page 1 of 5

This emergency coastal development permit (ECDP) authorizes emergency development consisting of re-stacking of fugitive riprap rock along the toe of an existing rock revetment on the seaward side of 22702 East Cliff Drive (all as more specifically described in the Commission's ECDP file).

Based on the materials presented by the Permittee (Charles Dimick), erosion of an existing sandstone shelf has led to the slumping and displacement of existing riprap rocks at the site, which has compromised the overall integrity of the existing revetment, threatening its stability and the safety of beachgoers. The proposed emergency development is necessary to prevent the revetment from collapsing and harming the beach-going public. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.

Madeline Cavalieri, Central Coastal District Manager, for Charles Lester, Executive Director

Emergency CDP 3-13-004-G (Dimick Riprap Restacking)

Issue Date: January 17, 2013

Page 2 of 5

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the ECDP Permittee and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by February 1, 2013). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 30 days of the date of this permit (i.e., by February 16, 2013) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary, and shall be removed if it is not authorized by a regular CDP. Within 60 days of the date of this permit (i.e., by March 18, 2013), the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent or for a different type of shoreline protection at the project site. The Permittee is encouraged to submit an application that also requests regular CDP authorization to provide for future maintenance of any authorized shoreline protection. The application shall include photos showing the project site before the emergency (if available), during emergency project construction activities, and after the work authorized by this ECDP is complete. The emergency development shall be removed in its entirety within 150 days of the date of this permit (i.e., by July 16, 2013) and all areas affected by it restored to their original pre-emergency development condition unless before that time the California Coastal Commission has issued a regular CDP for the development authorized by this ECDP. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., California Department of Parks and Recreation, Santa Cruz County, Monterey Bay National Marine Sanctuary, California State Lands Commission, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the materials submitted by the Permittee (dated received in the Coastal Commission's Central Coast District Office on January 15, 2013 and January 16, 2013).
8. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to abate the emergency. All rock used shall be granite, and use of dolomite shall be avoided.
9. All emergency construction activities shall limit impacts to coastal resources (including public



Emergency CDP 3-13-004-G (Dimick Riprap Restacking)

Issue Date: January 17, 2013

Page 3 of 5

recreational access, habitat areas, and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):

- a. All construction areas shall be minimized and shall allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- b. Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
- c. Grading of intertidal waters is prohibited.
- d. Any construction materials and equipment delivered to the beach area shall be delivered by rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
- e. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs. The only exceptions will be for: (1) erosion and sediment controls (e.g., a silt fence at the base of the construction area) as necessary to contain rock and/or sediments in the construction area, where such controls are placed as close to the toe of the bluff as possible, and are minimized in their extent; (2) storage of larger materials (i.e., soil nails, large forms, etc.) beyond the reach of tidal waters for which moving the materials each day would be extremely difficult. Any larger materials intended to be left on the beach overnight must be approved in advance by the Executive Director, and shall be subject to a contingency plan for moving said materials in the event of tidal/wave surge reaching them.
- f. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- g. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
- h. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.



Emergency CDP 3-13-004-G (Dimick Riprap Restacking)

Issue Date: January 17, 2013

Page 4 of 5

- i. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove any construction debris.
 - j. All exposed slopes and soil surfaces in and/or adjacent to the construction area shall be stabilized with erosion control native seed mix, jute netting, straw mulch, or other applicable best management practices (for example, those identified in the California Storm Water Best Management Practice Handbooks (March, 1993)). The use of non-native invasive species (such as ice-plant) is prohibited.
 - k. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/clean up of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
 - l. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office immediately upon completion of construction and required restoration activities. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
 11. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
 12. Within 30 days of completion of construction authorized by this ECDP (i.e. by February 16, 2013), the Permittee shall submit site plans and cross sections clearly identifying all development completed under this emergency authorization (comparing any previously permitted condition to both the emergency condition and to the post-work condition), and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization.
 13. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The permittee shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property.



Emergency CDP 3-13-004-G (Dimick Riprap Restacking)

Issue Date: January 17, 2013

Page 5 of 5

14. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
15. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

As noted in Condition 4 above, the emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Permittee wishes to have the emergency development become permanent development, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.



CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT EXTENSION

Date: January 23, 2013
To: All Interested Parties
From: Madeline Cavalieri, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) A-3-SLO-00-040-E4**
Applicant: Dennis Schneider

Original CDP Approval

CDP A-3-SLO-00-040 was approved by the Coastal Commission on January 10, 2008 and provided for the construction of a 10,000 square foot single-family home, a 2,500 square foot barn, and 1.25 miles of access road improvements on a 40.6 acre parcel zoned for agriculture west of Highway 1 on the marine terrace approximately one-half mile south of China Harbor and 1 mile north of Villa Creek Road along the Harmony Coast in San Luis Obispo County.

Proposed CDP Extension

The expiration date of CDP A-3-SLO-00-040 has been extended three times previously (to January 10, 2011, January 10, 2012, and January 10, 2013, respectively) and would be extended in this case by one year to January 10, 2014. The Commission's reference number for this proposed extension is **A-3-SLO-00-040-E4**.

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 San Luis Obispo 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 February 6, 2013, in Redondo Beach. 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 Daniel Robinson in the Central Coast District office.

