

CALIFORNIA COASTAL COMMISSION

Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, California 95060-4508
(831) 427-4863 FAX (831) 427-4877



F12

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 11, 2014

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 August 2014 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.

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>
3-14-0600-W City of Pismo Beach	Replacement of approximately 150 feet of existing 6" forcemain sewer pipeline with an 8" forcemain sewer pipeline across Pismo Creek on the Cypress Street Bridge, as part of the larger Five Cities Drive Lift Station Replacement Project.	Pismo Beach, San Luis Obispo County
3-14-0993-W Stanford University	Repair of the Agassiz Beach Stairs, installation of safety hand-rail and "no-slip" drainage trough, and new landing area at the back of the beach seaward of the Agassiz building at the Hopkins Marine Station.	120 Ocean View Boulevard, Pacific Grove, Monterey County
3-14-0994-W Stanford University	Replace/repair deteriorated exterior siding, roofing, and facilities with in-kind materials including low-slope roof, wood siding and trim at south and west facades, gutters, downspouts, and exterior lighting. Install insulation where access allows (i.e., within repair areas), paint exterior surfaces, and install new hardware at the "E" building at Hopkins Marine Station.	120 Ocean View Boulevard, Pacific Grove, Monterey County
3-14-1187-W Real Mex Restaurants (El Torito)	In-kind replacement of approximately 235 linear feet of decking, railing, and bracing. Structural repairs to the existing foundation, including the reinforcement and improved anchoring of ten existing concrete block columns into the underlying bedrock, and replacement of stainless steel gussets and hardware below the El Torito Restaurant, 600 Cannery Row, Monterey.	

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
3-14-0327-W S.C. Beach Hotel Partners, LLC	Replacement of an existing pool deck with swimming pool, spa, children's pool and shallow pool, all surrounded by glass screen railings; construction of a new roof deck, including a new outdoor seating area surrounded by glass screen railings; and installation of a living green wall all within the existing footprint of the Dream Inn hotel.	175 Cliff Drive, Santa Cruz
3-14-0704-W Coastal San Luis Resource Conservation District (CSLRCD) & San Luis Obispo County Public Works Department	Vegetation management within Arroyo Grande Creek flood control channel, including the surrounding levee, consisting of minor hand trimming of willow root sprouts to preserve channel capacity and encourage canopy growth to provide shade for the creek; minor thinning of woody vegetation, removal of invasive exotic plant species and vegetation along the levee tops for access and maintenance purposes, and trash and debris removal, located in Ocean and Arroyo Grande, San Luis Obispo County.	
3-14-1077-W Caltrans, District 5	Repair and maintenance of the Waddell Creek Bridge, including the removal and replacement of unsound concrete, structural reinforcement to protect the existing structure, and installation of a cathodic protection system and sour monitoring system on the bridge railing.	Highway 1 adjacent to Waddell Creek estuary and the beach, Santa Cruz County

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 1, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-14-0600-W
Applicant: City of Pismo Beach

Proposed Development

Replacement of approximately 150 feet of existing 6” forcemain sewer pipeline with an 8” forcemain sewer pipeline across Pismo Creek on the Cypress Street Bridge, as part of the larger Five Cities Drive Lift Station Replacement Project, in the City of Pismo Beach, San Luis Obispo County.

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 regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The City of Pismo Beach approved CDP P13-000126 on March 11, 2013, which allows for replacement of the existing above-ground Five Cities Drive lift station with a submersible wet well lift station and installation of approximately 2,300 lineal feet of 8” diameter forcemain sewer pipe along South Dolliver Street. The existing 6” sewer pipeline was installed in approximately 1962 (along with construction of the lift station). Approximately 150 lineal feet (i.e. along Pismo Creek Bridge) of the 2,300 lineal feet of replacement pipeline lies within the Commission’s original coastal permitting jurisdiction. In this location, the pipeline is an aging steel pipe wrapped in corrosion resistant tape and bolted to the Pismo Creek bridge girders.

Replacement of the existing sewer pipeline is necessary to update the existing well station to modern standards. A slightly larger pipeline (8” in diameter) made of High Density Polyethylene (HDPE) will be installed beneath the bridge in approximately the same location as the existing pipe. All work will be completed during daylight hours. Although the bridge will be closed for the pipeline removal and installation process, alternative access across Pismo Creek exists approximately 225-feet to the northeast via a separate pedestrian bridge just seaward of Highway 1.

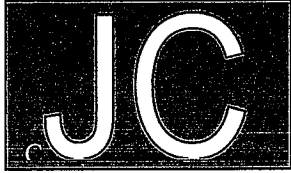
The project includes containment measures (e.g. silt fences, protective barriers, and tie-offs) and construction best management practices designed to prevent soil, sediment, and debris from migrating off-site into the creek and marine environment during construction. No equipment will be placed on the banks or in the channel of Pismo Creek. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-14-0600-W (Five Cities Drive Bridge Pipeline)
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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 Friday, August 15, 2014 in San Diego. 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 Daniel Robinson in the Central Coast District office.



Joe Crescione

Architect (Ret.)

734 Harvard Bend
Phone: (530) 661-1616

Woodland, California 95695
Cell: (805) 748-1588

3-14-0600-W

July 19, 2014

California Coastal Commission

CENTRAL COAST DISTRICT OFFICE
Attention: Madeline Cavalieri,
Central Coast District Manager
725 Front Street, Suite 300
Santa Cruz, Ca. 95060

Phone: (831) 427-4863
Fax: (831) 427-4877

RE: Property Owner;
Joe & Marcia Crescione
100 Addie Street
Pismo Beach, Ca. 93449
Parcel Number #005-163-001

Subject: Coastal Development Permit (CDP) Waiver 3-14-0600-W
Applicant: City of Pismo Beach.

Dear California Coastal Commission:

I would like to thank you (the California Coastal Commission) for finally giving a voice to my property after over 35 years of abuse by the City of Pismo Beach. The City has never requested my permission to use my property, even to the extent of relocating a bridge onto a portion of my land. The City of Pismo Beach (by the abuse of Police Power) has rendered this property (that has been described by every person who sees it, as a Million Dollar View) as unusable. The City of Pismo Beach has NEVER sought my permission for the use of my property nor has it consulted with me as to how this project will effect my plan.

Thanks to your super powers, I have been able to negotiate an easement for a portion of this parcel. It is at this time and with some negotiations that we (the property owner and the city engineer) mutually agreed that the City of Pismo Beach will purchase an easement over the property covering only that portion of the bridge that is over the parcel in question. **I now withdraw my opposition to the above project.**

Very Truly Yours,

Benito J. Crescione
Owner

Marcia J. Crescione
Owner.

Enclosure: Copy of action taken by city council approving the above agreement.

Cc. Copy to City Engineer.

RECEIVED
JUL 25 2014
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

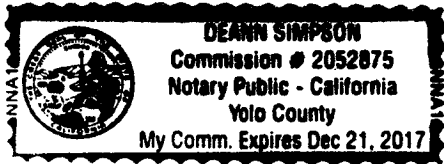
State of California

County of Yolo

On 7/22/14 before me, Deann Simpson, Notary
Date Here Insert Name and Title of the Officer

personally appeared Benito J. & Marcia Crescione
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Partner — Limited General Individual Partner — Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RESOLUTION NO. R-2014-067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PISMO BEACH AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PURCHASE AN EASEMENT ACROSS APN# 005-163-001 FOR \$5,000 AND APPROPRIATE \$5,750 FROM THE WASTEWATER SEWER CAMERA BUDGET TO THE FIVE CITIES LIFT STATION ACCOUNT

WHEREAS, the Five Cities Lift Station Project currently has 90% construction drawings; and

WHEREAS, through the course of the permitting process it was brought to the attention of the City that there is no easement for the Cypress Bridge located behind the 7-11 store or the utilities that hang from that bridge; and

WHEREAS, the owner of the parcel wrote a letter of objection to the forced main being replaced on the bridge that crosses his property, APN 005-163-001; and

WHEREAS, staff has negotiated with the owner to provide the City with an easement across his property to allow the bridge as well as the utilities hanging from it to legally cross his parcel for \$5,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pismo Beach hereby authorize the City Manager to enter into an agreement to purchase an easement across APN# 005-163-001 for \$5,000 and transfer \$5,750 appropriation from the Wastewater Sewer Camera budget to the Five Cities Lift Station account.

UPON MOTION OF Mayor Pro Tem Waage, seconded by Council Member Howell the foregoing resolution was passed, approved and adopted by the City Council of the City of Pismo Beach this 1st day of July 2014, by the following roll call vote:

AYES: 4 Council Members Waage, Howell, Reiss and Higginbotham
NOES: 0
ABSENT: 1 Council Members Vardas
ABSTAIN: 0

Approved:


Shelly Higginbotham, Mayor

Attest:


Elaina Cano, CMC, City Clerk

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 1, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-14-0993-W**
Applicant: Stanford University (Hopkins Marine Station)

Proposed Development

Repair of the Agassiz Beach Stairs, installation of safety hand-rail and “no-slip” drainage trough, and new landing area at the back of the beach seaward of the Agassiz building at Hopkins Marine Station, 120 Ocean View Boulevard, Pacific Grove, Monterey County.

Executive Director’s Waiver Determination

Pursuant to Title 14, Section 13253 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 existing concrete stairs are located at the back of the beach fronting the Agassiz building and are used by students and personnel to access the shoreline for marine research. The stairs are in poor condition, do not have a consistent rise and run, and are lacking a safety rail. The proposed improvements, including stair design, safety rail, and improved drainage, will increase safety for students and staff. Staging of materials and waste receptacles will occur within the interior of the site and away from the shoreline. Best management practices are proposed to ensure that all waste materials and construction debris are appropriately contained and disposed of each day to ensure that the site remains clean and debris does not migrate onto the beach or nearby shoreline areas. In sum, the proposed project will enhance safety at Hopkins Marine Station and will not otherwise have any adverse impact on coastal resources or public access to the shoreline.

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 Friday, August 15, 2014 in San Diego. 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 Mike Watson in the Central Coast District office.

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To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-14-0994-W**
Applicant: Stanford University (Hopkins Marine Station)

Proposed Development

Replace / repair deteriorated exterior siding, roofing, and facilities with in-kind materials including low-slope roof, wood siding and trim at south and west facades, gutters, downspouts, and exterior lighting. Install insulation where access allows (i.e., within repair areas), paint exterior surfaces, and install new hardware at the "E" building, Hopkins Marine Station, 120 Ocean View Boulevard, Pacific Grove, Monterey County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13253 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 existing exterior surfaces, roof, rain gutters, lighting, and downspouts are in very poor condition and thus replacement is necessary to avoid significant damage to the "E" building laboratory. The project includes replacement of the existing siding with new wood siding that matches the original materials, painting, downward directed and shielded lighting, and new hardware. Similarly, the rain gutters and downspouts will be replaced in-kind. Staging of materials and waste receptacles will occur within the interior of the site. Best management practices are proposed to ensure that all waste materials are appropriately contained and disposed of each day to ensure that the site remains clean and debris does not migrate onto nearby shoreline areas. In sum, the proposed project will retain the existing visual aesthetic of the "E" building Laboratory and will not otherwise have any adverse impact on coastal resources or public access to the shoreline.

Coastal Commission Review Procedure

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 1, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Mike Watson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-14-1187-W**
Applicant: Real Mex Restaurants (El Torito)

Proposed Development

In-kind replacement of approximately 235 linear feet of decking, railing, and bracing. Structural repairs to the existing foundation, including the reinforcement and improved anchoring of ten existing concrete block columns into the underlying bedrock, and replacement of stainless steel gussets and hardware below the El Torito restaurant, 600 Cannery Row, Monterey, Monterey County.

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 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 foundation and decking repair is needed to ensure the stability of the existing building infrastructure below the El Torito restaurant where it extends out over the Monterey Bay along Cannery Row in Monterey. The project includes appropriate construction and material containment best management practices (BMPs) to prevent foreign materials from entering bay waters and to protect public access during construction. As proposed with the submitted BMPs, the project will not have any significant adverse impacts on coastal resources, including the Monterey Bay and public access to the shoreline.

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 Friday, August 15, 2014 in San Diego. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 1, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Karen Geisler, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-14-0327-W
Applicant: S.C. Beach Hotel Partners LLC

Proposed Development

Replacement of an existing pool deck with swimming pool, spa, children's pool and shallow pool, all surrounded by glass screen railings; construction of a new roof deck, including a new outdoor seating area surrounded by glass screen railings; and installation of a living green wall, all located within the existing footprint of the Dream Inn hotel in the City of Santa Cruz, Santa Cruz County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13253 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 will enhance the existing visitor-serving hotel, which is located next to Cowell Beach. There will be no increase in the footprint of the existing hotel buildings to accommodate the new pool and roof decks. The installation of a vertical green wall below the new pool deck and adjacent to the beach will screen some of the hotel's building elements and thus improve views of the hotel site as seen from the beach. Construction will be limited to the off-season i.e., November to April, to minimize impacts to visitor-serving resources. No heavy equipment will be used on the beach and the project will not affect public access to the beach at any time. In addition, the project includes best management practices for debris containment, spill prevention and response, and housekeeping controls to ensure the protection of ocean water quality during construction. Accordingly, not only will the project not have any significant adverse impacts on coastal resources, but it will enhance visitor-serving amenities at this location and improve public views of the hotel site as seen from the beach.

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 Friday, August 15, 2014 in San Diego. 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 Karen Geisler in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 1, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-14-0704-W**
Applicants: Coastal San Luis Resource Conservation District (CSLRCD)/ San Luis Obispo County Public Works Department

Proposed Development

Vegetation management within Arroyo Grande Creek flood control channel, including the surrounding levee, consisting of minor hand trimming of willow root sprouts to preserve channel capacity and encourage canopy growth to provide shade for the creek; minor thinning of woody vegetation, removal of invasive exotic plant species and vegetation along the levee tops for access and maintenance purposes, and trash and debris removal, located in Oceano and Arroyo Grande, San Luis Obispo 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 applicants 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 will continue efforts to enhance habitat within the creek and riparian corridor while providing for increased channel capacity for water flows and flood control purposes. The project 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. In addition, the project is designed to maintain shade for improved water quality and habitat within the managed channel. Large woody material within the creek channel will be cut or notched and left in the channel to provide woody habitat; only fallen and low overhanging willow branches will be cut and all root balls will be left intact. No heavy machinery will be used within the creek channel and no herbicides will be used. Crews will remove invasive exotic species, particularly castor bean, to improve riparian habitat. Biological monitors will be in place for the duration of the project to ensure project activities do not disrupt any habitat areas.

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 Friday, August 15, 2014 in San Diego. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

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Date: August 1, 2014
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Karen Geisler, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-14-1077-W
Applicant: Caltrans

Proposed Development

Repair and maintenance of the Waddell Creek Bridge, including the removal and replacement of unsound concrete, structural reinforcement to protect the existing structure, and installation of a cathodic protection system and scour monitoring system on the bridge railing. The project site is located on Highway 1 adjacent to the Waddell Creek estuary and the beach in Santa Cruz County.

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 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 involves repair and maintenance of the Waddell Creek Bridge to maintain a safe travel way for the public and to extend the service life of the bridge structure until it can be replaced. All repairs will be conducted from scaffolding that will be constructed, lowered and secured from the bridge decks. A containment system will prevent construction materials from entering the creek. No project activities will occur in the creek, wetlands and beach areas adjacent to the project site and no de-watering or creek diversions will occur. The proposed work will be done during the dry season i.e., May to October, to avoid impacts to special status species. Other best management practices will be employed throughout the project to protect water quality, including the collection of any debris, prevention of spills, and general good housekeeping of the site at all times. The parking lot at Waddell Creek Beach will remain open during construction and no construction equipment or materials will be stored in the parking lot. Instead, all equipment and construction materials will be stored within the Highway 1 right-of-way and at least 100 feet from Waddell Creek and the associated wetlands. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline.

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 Friday, August 15, 2014 in San Diego. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-14-1077-W (Waddell Creek Bridge Repairs)
Page 2

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