

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 FAX (619) 767-2384

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W23

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
November 2015 Meeting of the California Coastal Commission*

October 30, 2015

To: Commissioners and Interested Parties
From: Sherilyn Sarb, San Diego Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the San Diego Coast District Office for the November 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

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.

Applicant	Project Description	Project Location
6-15-1306-W Inter-Mark Corporation (Acesse Corporation)	Demolition of 785 sq. ft. of existing roof deck and construction of a new 1,094 sq. ft. second floor with 515 sq. ft. of new roof deck at an existing one-story, 410 sq. ft. residential unit (724 Tangiers Ct.) attached to a 1,040 sq. ft. commercial unit (3864 Mission Blvd.).	3864 Mission Blvd/734 Tangiers Ct., Mission Beach, San Diego, San Diego County. APN 423-571-06.

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.

Applicant	Project Description	Project Location
<p>6-15-1206-W Keystone Financial Group, Attn: Bob Mueller</p>	<p>Construction of a 2-story, 3,262 sq.ft. single family residence, attached 469 sq.ft. garage, enclosed 55 sq.ft. porch, new driveway with a maximum 12.1 ft. high retaining wall, 900 cu.yds. of balanced grading, and landscaping on a 16,184 sq.ft. vacant lot.</p>	<p>242 South Nardo Avenue, Solana Beach, San Diego County. APN 298-081-40.</p>
<p>6-15-1296-W San Diego Public Works Department, Attn: Jeff Soriano</p>	<p>Use open trenches, under-bridge hanging, and directional drilling to replace approximately 20,170 linear feet of existing 8-in., 12-in., 16-in., 20-in., and 24-in. water mains and appurtenances and abandonment of portions of the existing pipeline; replace approximately 3,290 linear ft. of existing 6-in., 8-in., 10-in., and 12-in. sewer mains including associated laterals and manholes; and rehabilitate approximately 375 linear ft. of sewer line throughout the greater Mission Bay Park area so as to bring lines up to current City standards, not to increase development capacity.</p>	<p>West Mission Bay Drive & Ingram Street, Mission Bay Park, Mission Bay, San Diego, San Diego County. APNs: 423-540-08 – 09, -26 – 27, -30; 435-480-17; 423-674-05; 423-675-12 – 19, -22; 423-676-01; 423-680-12; 436-660-09 – 12, -23, -34; 441-090-19, -23; 441-132-27; 441-160-21, -24 - 25; 441-660-02, -07; 760-029-02 – 03;760-029-01</p>
<p>6-15-1522-W Dan and Shawn Hethcock</p>	<p>Demolition of an existing 2-story, single-family residence and attached garage and construction of a new 2-story, 4,500sq.ft. single-family residence and 878sq. ft. attached garage on a 22,113sq.ft. lot.</p>	<p>421 North Granados Avenue, Solana Beach, San Diego County. APN 263-072-49.</p>

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>6-15-1639-W San Diego Public Works, Attn: Rolf Lee</p>	<p>Approximately 130 ft. of directional drilling under the railroad tracks/MTS right-of-way to install new sewer line between Manhole 54 and Manhole 50. This work within the coastal zone is part of a larger sewer replacement project outside of the coastal zone at the intersection of Knoxville St. and W Morena Blvd., consisting of abandoning in place 154 linear ft. of 8-in. clay pipe and replacement with 134 linear ft. of new 18-in. PVC pipe in a 30-in. steel casing in a new alignment and 245 linear ft. of 10-in. PVC pipe in the same trench as the abandoned lines. Trenching will occur outside of the coastal zone, while directional drilling will occur within the coastal zone.</p>	<p>Knoxville Street and West Morena Boulevard, San Diego, San Diego County. APN 436-180-27.</p>
<p>6-15-1646-W Michael & Nancy Pfeiffer</p>	<p>Demolition of an existing single-family residence and attached garage and construction of a new 2-story, 5,163 sq.ft. single-family residence including an attached garage on a 7,556 sq.ft. lot.</p>	<p>259 Hill Street, Solana Beach, San Diego County. APN 263-311-06.</p>

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.

Applicant	Project Description	Project Location
<p>6-14-1548-A1 City of San Diego Public Utilities Department, Attn: Dirk Smith</p>	<p>Installation of 2 diesel emergency generators and electrical equipment for temporary use (until late 2018), to maintain sewer pumps in the event of a power outage until the permanent emergency generators are installed. Each generator is 2-megawatts and 40-ft. long by 8-ft. wide by 14-ft. to 20-ft. high.</p>	<p>4077 North Harbor Drive, San Diego, San Diego County. APN 450-790-12.</p>
<p>6-86-396-A15 Symphony Assets Pool XVI, LLC</p>	<p>Renovate second-story storage rooms and install adjacent public restrooms, all totaling 1,430 sq. ft., in the Arcade/Coaster Terrace (Bldg 7).</p>	<p>3119 Ocean Front Walk, Mission Beach, San Diego, San Diego County. APN 760-217-07.</p>

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October 22, 2015

Coastal Development Permit Waiver Improvements to Existing Single-Family Residences or Structures Coastal Act Sections 30610(a) and (b)

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-15-1306-W

Applicant: Inter-Mark Corporation

Location: 724 Tangiers Ct./3864 Mission Blvd., Mission Beach, San Diego, San Diego County (APN 423-571-06)

Proposed Development: Demolition of 785 sq. ft. of existing roof deck and construction of a new 1,094 sq. ft. second floor with 515 sq. ft. of new roof deck at an existing one-story, 410 sq. ft. residential unit (724 Tangiers Ct.) attached to a 1,040 sq. ft. commercial unit (3864 Mission Blvd.).

Rationale: The proposed development is an improvement to an existing mixed-use building. All new development complies with current setback, height, and floor area ratio requirements of the Mission Beach Planned District Ordinance. There will be no impacts to public coastal views, public access and recreation, or other coastal resources, and the development is consistent with community character. The existing previously conforming setbacks and parking may remain because the proposed development is consistent with current building requirements, does not increase the degree of non-conformity, and does not entail alteration or removal of more than 50% of the exterior walls.

This waiver will not become effective until reported to the Commission at their November 4-6, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

A handwritten signature in black ink, appearing to read "Brittney Laver".

Brittney Laver
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
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October 23, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-15-1206-W

Applicant: Keystone Financial Group LLC, Bob Mueller

Location: 242 South Nardo Avenue, Solana Beach (San Diego County) APN: 298-081-40

Proposed Development: Construction of a 2-story, 3,262 sq.ft. single family residence, attached 469 sq.ft. garage, enclosed 55 sq.ft. porch, new driveway with a 12 ft. high retaining wall, 900 cu.yds. of balanced grading, and landscaping on a 16,184 sq.ft. vacant lot.

Rationale: The proposed development is located on a vacant lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development is located within the City of Solana Beach's Scaled Residential Overlay Zone (SROZ) and Hillside Overlay Zone (HOZ). Although the proposed driveway will encroach into slopes that exceed 40%, the encroachment is necessary to provide access to the site, and the project has been designed to minimize landform alteration as much as feasible consistent with the requirements of the overlay. No impacts to sensitive resources, public views, or public access will occur. The residential use is consistent with the zoning and plan designations for the City of Solana Beach certified Land Use Plan. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their November 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Diana Gilly
for Keri Robinson
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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October 21, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-15-1296-W

Applicant: San Diego Public Works Department: Jeff Soriano

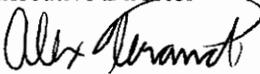
Location: W Mission Bay Dr & Ingraham St, Mission Bay Park, Mission Bay, San Diego (San Diego County) APNs: 423-540-08 – 09, -26 – 27, -30; 435-480-17; 423-674-05; 423-675-12 – 19, -22; 423-676-01; 423-680-12; 436-660-09 – 12, -23, -34; 441-090-19, -23; 441-132-27; 441-160-21, -24 - 25; 441-660-02, -07; 760-029-02 – 03; 760-029-01

Proposed Development: Use open trenches, under-bridge hanging, and directional drilling to replace approximately 20,170 linear feet of existing 8-in., 12-in., 16-in., 20-in., and 24-in. water mains and appurtenances with new lines of the same size range and abandonment of portions of the existing pipeline; replace approximately 3,290 linear ft. of existing 6-in., 8-in., 10-in., and 12-in. sewer mains including associated laterals and manholes with new lines of the same size range; and rehabilitate approximately 375 linear ft. of sewer line throughout the greater Mission Bay Park area so as to bring lines up to current City standards, not to increase development capacity.

Rationale: The proposed project will replace and upgrade existing sewer and water lines. While work will extend between May 2016 and May 2020, it will occur along existing public right-of-ways between 9 PM and 5 AM between October 1st and April 30th, avoiding peak summer months and heavy traffic periods. A traffic control plan will site staging and storage areas in paved and disturbed areas. While up to twelve public parking spaces may be occupied as needed, they will be released during the peak summer months. Because the work is along public right-of-way and avoids work in or under the water, impacts to sensitive coastal resources are not anticipated. The project is consistent with all applicable policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director


Alexander Llerandi
Coastal Program Analyst

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October 23, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-15-1522-W

Applicant: Dan and Shawn Hethcock

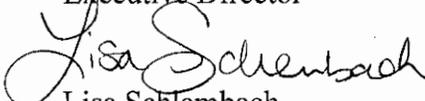
Location: 421 North Granados Ave, Solana Beach (San Diego County) APN 263-072-49

Proposed Development: Demolition of an existing 2-story, single-family residence and attached garage and construction of a new 2-story, 4,500 sq.ft. single-family residence and 878 sq. ft. attached garage on a 22,113 sq.ft. lot.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, and is consistent with the zoning and plan designations for the City of Solana Beach certified Land Use Plan. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their November 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director


Lisa Schlembach
Coastal Program Analyst

cc: File

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October 21, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-15-1639-W

Applicant: San Diego Public Works, Rolf Lee

Location: Knoxville St. & W Morena Blvd, Mission Bay Park, Mission Bay, San Diego
(San Diego County) APN: 436-180-27

Proposed Development: Approximately 130 ft. of directional drilling under the railroad tracks/MTS right-of-way to install new sewer line between Manhole 54 and Manhole 50. This work within the coastal zone is part of a larger sewer replacement project outside of the coastal zone at the intersection of Knoxville St. and W Morena Blvd., consisting of abandoning in place 154 linear ft. of 8-in. pipe and replacement with 134 linear ft. of new 18-in pipe in a 30-in. steel casing and 245 linear ft. of 10-in. pipe, through trenching, so as to bring the lines up to current City standards to avoid spills and blockages, not to increase development capacity.

Rationale: The project segment within the coastal zone consists of underground directional drilling under existing railroad tracks, with the remainder outside the coastal zone. The project will replace and upgrade existing sewer lines. The site is disturbed and there is no sensitive vegetation present. Some staging will occur within the public right-of-way, but it will be outside of the coastal zone, and the City will follow a traffic management plan that will avoid the closure of public streets. The project is consistent with all applicable policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

A handwritten signature in black ink, appearing to read "Alex Llerandi", written over a white background.

Alexander Llerandi
Coastal Program Analyst

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October 23, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 6-15-1646-W

Applicant: Michael and Nancy Pfeiffer

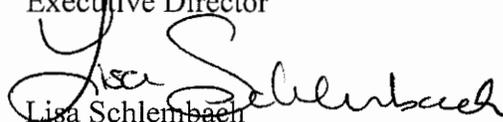
Location: 259 Hill Street, Solana Beach (San Diego County) APN 263-311-06

Proposed Development: Demolition of an existing single-family residence and attached garage and construction of a new 2-story, 5,163 sq.ft. single-family residence including an attached garage on a 7,556 sq.ft. lot.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The development will not block any public views or impact public access, is not subject to any of the special overlays in the City of Solana Beach certified Land Use Plan, and is consistent with the zoning and plan designations for the City. The project is consistent with all Chapter 3 policies of the Coastal Act and no impacts to coastal resources are expected.

This waiver will not become effective until reported to the Commission at their November 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director


Lisa Schlembach
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-14-1548-A1**

October 30, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **6-14-1548-A1** granted to **City of San Diego Public Utilities Department** for: Upgrades to an existing waste water pump station, including removal of existing office trailers, oil lube vault, and 9 trees; replacement of existing fence, two pump engines, heat exchanger unit pipes, and asphalt; construction of a new 51.5-ft. tall, 6,766 sq. ft. generation building, 25.5-ft. tall, 3,024 sq. ft. storage structure, and underground conduits; 3,850 cu. yds. of grading; drainage improvements; and landscaping.

Project Site: 4077 Harbor Drive, San Diego (APN(s): 450-790-12)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Installation of 2 diesel emergency generators and electrical equipment for temporary use (until late 2018), to maintain sewer pumps in the event of a power outage until the permanent emergency generators are installed. Each generator is 2-megawatts and 40-ft. long by 8-ft. wide by 14-ft. to 20-ft. high.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The temporary generator installation will occur within the developed footprint of the Pump Station 2 facility and the size and scale of the generators will not be greater than the pump station facility buildings. The generators will ensure that no sewage spills result in the event of a power outage associated with storms and the current El Niño climate event. As such, these actions will not result in significant adverse impacts to coastal resources.

If you have any questions about the proposal or wish to register an objection, please contact Melody Lasiter at the phone number provided above.

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-86-396-A15**

October 30, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **6-86-396-A15** granted to **Symphony Asset Pool XVI** for: Demolition of roller rink building and annexes to Mission Beach Plunge, reconstruction of indoor swimming pool room, construction of an approximately 12,000 sq. ft. annex building housing locker rooms, showers, mechanical equipment, athletic facilities, and a community meeting room, and construction of seven (7) new commercial retail buildings, totaling 70,000 sq. ft. of floor area, restaurants, food and beverage concessions, and retail shops. Also, renovation of existing restroom and lifeguard facilities and construction of additional public restrooms and police shore patrol room, and construction of associated parking and landscaping improvements. Offsite improvements include construction of a pedestrian overpass over Mission Boulevard, resealing and restriping the Bonita Cove parking lots, and upgrading existing bus stops on Mission Boulevard and West Mission Bay Drive.

Project Site: 3119 Ocean Front Walk, Mission Beach, San Diego (San Diego County)
(APN(s): 760-217-07)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Renovate second-story storage rooms and install adjacent public restrooms, all totaling 1,430 sq. ft., in the Arcade/Coaster Terrace (Bldg 7)

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed renovation and construction will not increase the height or footprint of the existing structure. The proposed public restrooms would be connected to a previously approved public roof deck atop Building 7 within Belmont Park and encourage its use. There are no adverse impacts to public views or public access, and the project is thus consistent with Chapter 3 of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Alexander Llerandi at the phone number provided above.