

CALIFORNIA COASTAL COMMISSION

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

**F8****CENTRAL COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 13, 2015

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 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 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>
3-10-026-W Port San Luis Harbor District	Emergency CDP (ECDP) 3-10-009-G authorized emergency development to stabilize and remove failing sections of the Harford Pier warehouse canopy, as well as closure of the southerly end of the Harford Pier to the public in order to undertake such development. The stabilization and removal component included removing the last, most southerly truss of the Harford Pier's warehouse canopy, the columns supporting it, and the roof between the last two trusses. CDP 3-10-026-W authorizes this emergency development and the necessary closure. Reconstruction of the canopy was completed under the Port District's Operations and Maintenance CDP (3-08-005, as amended), and public access has been restored to the entire pier, located at Port San Luis.	Harford Pier, Pier 3, Avila Beach, San Luis Obispo County
3-14-1931-W The Cannery Row Company LP	After-the-fact authorization of repairs to an existing radio tower including in-kind replacement of approximately 65 feet of steel pipes, mountings, and bolts at the top of the tower, as well as installation of 10 feet of bracing at the bottom of the tower located on McAbee Beach at 650 Cannery Row, Monterey, Monterey County (APN 001-021-001-000).	McAbee Beach 650 Cannery Row, Monterey, Monterey County
3-15-0854-W Santa Cruz Port District	Repairs to the existing steel sheet pile wall and wood piles supporting Aldo's Restaurant, including; 1) the addition of approximately two cubic yards of grout into a void that has formed behind the steel sheet pile wall; 2) the patching of holes in the steel sheet pile wall, and; 3) repair of two deteriorated wood piles at 616 Atlantic Avenue in the Santa Cruz Small Craft Harbor, City of Santa Cruz.	616 Atlantic Ave., Santa Cruz, Santa Cruz County

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

3-15-1053-W Port San Luis Harbor District	Emergency CDP (ECDP) 3-11-014-G permitted the Port District to restrict certain public access to Harford Pier due to stability issues and overall safety concerns related to the pier framing and the canopy structure, located within Port San Luis, in Avila Beach, San Luis Obispo County. The emergency permit allowed for: 1) prohibition of all passenger vehicles on the pier, 2) limited access to the pier by commercial vehicles necessary to the pier's business and commercial fishing operations; and 3) closure of the southern end of the pier when wind speeds exceed 35 mph and/or wind gusts exceed 45 mph. CDP 3-15-1053-W authorizes these closure restrictions. Necessary repairs to the pier were completed under the Port District's current Operations and Maintenance CDP (3-08-005, as amended), thus allowing full public access to be restored to the Pier. These improvements consisted of 1) removal of speed bumps to eliminate unbalanced stress on the roadway portion of the pier; 2) additional signage and stricter enforcement of speed limits; 3) a re-emphasis on compliance with existing weight limits for commercial delivery trucks; and 4) repair and retrofit of the pier's terminus structure and warehouse canopy. Through these measures, public access has been fully restored to the pier and the emergency restrictions imposed by ECDP 3-11-014-G have been lifted.	Harford Pier, Port San Luis Harbor, Avila Beach, San Luis Obispo County
3-15-1104-W California State Parks	Deposition of approximately 50 cubic yards of clean native bluff material on Manresa State Beach.	308 Oceanview Dr., Santa Cruz 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>
3-15-0257-W City of Pacific Grove	Construction of a new stormwater trash and debris separator, including the installation of: 1) a hydrodynamic trash and debris separator along an existing drainage pipe; 2) a new diversion vault structure; and, 3) a storm drain manhole, all under Central Avenue on the inland side of Greenwood Park, Pacific Grove.	Central Ave., Pacific Grove, Monterey County
3-15-0859-W CA State Parks Monterey District	Installation of a temporary 17,820-square-foot-tall tent from January 15, 2016 to May 15, 2016 on the State Parks-owned Custom House Plaza.	City of Monterey

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-08-025-A1 Morro Bay Landing; Harbor Hut; Great American Fish Company	CDP 3-08-025 included Special Condition 3 (Eelgrass Monitoring Plan), which required the Applicants to submit monitoring reports to the Executive Director for review and approval. Condition 3b required a qualified biologist experienced with eelgrass to monitor the health and extent of eelgrass beds in the project area on an annual basis, with the first report due one month following completion of the floating dock component of the project, and with subsequent reports due at one-year increments after that. Thus, if the first report was submitted in April, the subsequent reports would also be due in April of each successive year. Annual reporting is required to continue for at least three years or until all eelgrass beds to be protected pursuant to the Eelgrass Monitoring Report are supporting eelgrass as documented in two consecutive annual reports, whichever is later. The first monitoring report was submitted to the Executive Director in April 2014. The proposed amendment would amend Special Condition 3b to allow for the remaining required post-construction annual eelgrass surveys to be performed no later than the end of the annual eelgrass growing season (the eelgrass growing season ends in October), with the required reports to be submitted in a timely manner to the conclusion of each survey; i.e. reports would no longer need to be submitted in April.	1185 - 1215 Embarcadero RD, Morro Bay, San Luis Obispo County

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

3-86-168-A1

Ita Griffin Gray; Jeffrey
B. Goodman; Carolyn
Anne Gray; Alex &
Kristine Ingram; Mark
W. Stout; James & June
Hoag

CDP 3-86-168 would be amended to remove the prohibition for minor private development (e.g. patio furniture, barbeques, fire pits, in-ground fireplaces, stepping stones, low-level fencing, landscaping, etc.) within the bluff-top portion of the abandoned right-of-way inland of the ten-foot-wide pedestrian access easement, provided that such minor development shall be removed at the owners' expense in the event the public access easement is required to move inland in the future. The exact text of the proposed amendment to the conditions of CDP 3-86-168 is attached hereto as Exhibit 1. Additionally, the Applicant proposes to modify the existing recorded documents (required pursuant to CDP 3-86-168) in a manner consistent with the language in Exhibit 1. Such modifications would be subject to the review and approval of the Executive Director. Finally, the proposed amendment includes construction of a number of improvements to the public accessway, more particularly identified on Exhibit 2 and described below, and the Applicant has agreed that all of these improvements are subject to a final review and approval by the Executive Director prior to construction.

1, 3, 5, 7, 9 and 11 Rockview Dr, Live Oak area, Santa Cruz County (APNs 028-304-81 to -86 inclusive).

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
3-12-044-E1 Troy Leage	CDP 3-12-044 allows for the construction of a 686 sq. ft., second story addition to the existing Harbor Hut restaurant located at 1205 Embarcadero Road in Morro Bay, San Luis Obispo County. The restaurant is located on four lease sites (122-123, 122W-123W), half of which extend out into the bay, on the northern portion of Embarcadero Road adjacent to the commercial boating T-Piers. As approved, the second story addition will provide 185 sq. ft. of new office space, a wine storage room, a private restroom, and would allow for conversion of the existing first-floor office into an employee break room. CDP 3-12-044 would be extended by one year to August 15, 2016.	1205 Embarcadero Rd., Morro Bay, San Luis Obispo County.
3-12-055-E1 Santa Cruz County Public Works Dept.	Request extension of CDP 3-12-055 which provides for the construction approximately 500 linear feet of coastal bluff protection containing stairs and access ramps to Twin Lakes State Beach along the coastal bluff adjacent to East Cliff Drive and within the East Cliff Drive public right-of-way between 5th and 7th Avenue in the Live Oak area of Santa Cruz County. CDP 3-12-005 would be extended by one year to August 15, 2016.	East Cliff Dr. Live Oak area, Santa Cruz County.

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>
G-3-15-0018 Port San Luis Harbor District	Emergency Coastal Development Permit (ECDP) authorizes temporary emergency development to place a chain link gate to restrict pedestrian access to the Avila Pier. The temporary gate was placed across the pier at approximately Bent 20 (located near the base of the pier) on Friday, June 26, 2015 by the Port San Luis Harbor District. Public access to the pier will be temporarily restricted until a full inspection of the pier's pilings and other structural components can be made, along with identifying and undertaking any repairs necessary to establish a verified load limit to ensure public safety.	Avila Beach, San Luis Obispo County

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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-10-026-W
Applicant: Port San Luis Harbor District

Proposed Development

Emergency CDP (ECDP) 3-10-009-G authorized emergency development to stabilize and remove failing sections of the Harford Pier warehouse canopy, as well as closure of the southerly end of the Harford Pier to the public in order to undertake such development. The stabilization and removal component included removing the last, most southerly truss of the Harford Pier's warehouse canopy, the columns supporting it, and the roof between the last two trusses. CDP 3-10-026-W authorizes this emergency development and the necessary closure. Reconstruction of the canopy was completed under the Port District's Operations and Maintenance CDP (3-08-005, as amended), and public access has been restored to the entire pier, located at Port San Luis in Avila 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:

As mentioned above, the Port District has completed the emergency work and undertaken repairs to the affected portion of the warehouse canopy. Repairs included the installation of a composite carrying beam just below the pier's deck, installation of new columns and brackets, and work on the shear wall at the end of the canopy. In addition, piles were replaced to ensure that construction vehicles could work on the emergency. With this emergency and repair work completed under the Port District's Operations and Maintenance CDP, full public access to the southerly end of the pier has been restored.

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 14, 2015 in Chula Vista. 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.

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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-14-1931-W
Applicant: The Cannery Row Company, L.P.

Proposed Development

After-the-fact authorization of repairs to an existing radio tower including in-kind replacement of approximately 65 feet of steel pipes, mountings, and bolts at the top of the tower, as well as installation of 10 feet of bracing at the bottom of the tower located on McAbee Beach at 650 Cannery Row, Monterey, Monterey County (APN 001-021-001-000).

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

The extensive rust at the top of the tower posed a significant public safety risk that was in need of immediate repair. The repairs included replacement of rusted and degraded pipes, mountings, and bolts with in-kind items at the existing radio tower on McAbee Beach. Construction took place over four days and coastal access was maintained at all times. The project incorporated Best Management Practices including spill prevention procedures and good housekeeping measures. No water quality impacts occurred during construction. The repairs did not expand upon the existing development footprint or increase the tower's height. Thus the development constituted routine repair and maintenance to an existing structure. Approximately 75 feet, or 36 percent, of the 209-foot tower was replaced. Any future replacement of an additional 29 feet, or 14 percent, of the tower would be equivalent to a combined total replacement of over 50 percent of the existing structure. Such replacement would not be considered routine repair and maintenance according to Title 14, Section 13252(b) of the California Code of Regulations, but rather would constitute a replacement structure that must be consistent with the provisions 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 August 14, 2015 in Chula Vista. 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 Brian O'Neill 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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0854-W
Applicant: Santa Cruz Port District

Proposed Development

Repairs to the existing steel sheet pile wall and wood piles supporting Aldo's Restaurant, including: 1) the addition of approximately two cubic yards of grout into a void that has formed behind the steel sheet pile wall; 2) the patching of holes in the steel sheet pile wall, and; 3) repair of two deteriorated wood piles at 616 Atlantic Avenue in the Santa Cruz Small Craft Harbor, City of Santa Cruz.

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 project entails patching holes that have been discovered in the steel sheet pile seawall, grouting the voids that have formed behind the seawall, and repair of two deteriorated wooden piles that support the restaurant deck. Best Management Practices (BMPs) will be employed throughout the project, including ensuring the collection of any debris, prevention of spills, and general good housekeeping of the site at all times, as outlined in the Applicant's construction documents. No listed or endangered species will be impacted by the work and the Applicant is in the process of obtaining permitting approvals from the Army Corps of Engineers and the California Regional Water Quality Control Board. 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 14, 2015 in Chula Vista. 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 Ryan Moroney 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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-1053-W
Applicant: Port San Luis Harbor District

Proposed Development

Emergency CDP (ECDP) 3-11-014-G permitted the Port District to restrict certain public access to Harford Pier due to stability issues and overall safety concerns related to the pier framing and the canopy structure, located within Port San Luis, in Avila Beach, San Luis Obispo County. The emergency permit allowed for: 1) prohibition of all passenger vehicles on the pier, 2) limited access to the pier by commercial vehicles necessary to the pier's business and commercial fishing operations; and 3) closure of the southern end of the pier when wind speeds exceed 35 mph and/or wind gusts exceed 45 mph. **CDP 3-15-1053-W** authorizes these closure restrictions. Necessary repairs to the pier (see below) were completed under the Port District's current Operations and Maintenance CDP (3-08-005, as amended), thus allowing full public access to be restored to the Pier.

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:

As mentioned above, the Port District has taken the following actions to restore access to Harford Pier as it was before the emergency restrictions were put in place. These include: 1) removal of speed bumps to eliminate unbalanced stress on the roadway portion of the pier; 2) additional signage and stricter enforcement of speed limits; 3) a re-emphasis on compliance with existing weight limits for commercial delivery trucks; and 4) repair and retrofit of the pier's terminus structure and warehouse canopy. Through these measures, public access has been fully restored to the pier and the emergency restrictions imposed by ECDP 3-11-014-G have been lifted.

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 14, 2015 in Chula Vista. 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.

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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-1104-W
Applicant: California State Parks

Proposed Development

Deposition of approximately 50 cubic yards of clean native bluff material on Manresa State Beach in Santa Cruz 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 regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

A local contractor has entered into a right-of-entry agreement with California State Parks to deposit approximately 50 cubic yards of clean native bluff material on Manresa State Beach. The bluff material will be generated by a nearby condominium remodel project. The contractor will use hand-placed conveyors from the adjacent construction site to convey the material to the beach, and will then spread the native bluff material on top of the beach sand that is closest to the toe of the bluff to mimic the existing grade. The proposed project will not impact any native dune plants. Best management practices will be employed to ensure no construction debris or foreign material is deposited on the beach, and State Parks will conduct a final inspection of the site when the project is complete. The proposed project will not adversely impact coastal resources, including public access, and thus 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 Friday, August 14, 2015, in Chula Vista. 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 Ryan Moroney 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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0257-W
Applicant: City of Pacific Grove

Proposed Development

Construction of a new stormwater trash and debris separator, including the installation of: 1) a hydrodynamic trash and debris separator along an existing drainage pipe; 2) a new diversion vault structure, and; 3) a storm drain manhole, all under Central Avenue on the inland side of Greenwood Park in 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 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 construction of a new trash and debris separator and diversion vault under Central Avenue. The project will capture 100% of trash, floating oil and grease, and 80% of Total Suspended Solids from the 250-acre Greenwood Park drainage area. The new diversion vault will prevent excessive flows through the separator during large storm events. The project is designed to prevent stormwater pollution from entering the Pacific Marine Gardens Area of Special Biological Significance, and will thus improve water quality. The proposed project will be built under an existing street and no new above-ground structures are proposed. The project includes a Temporary Traffic Handling Plan that limits street closures to the minimum feasible and ensures pedestrian access during construction. The project also includes construction Best Management Practices including spill prevention, erosion and sediment controls, and good housekeeping measures. The project has no potential for adverse effects on coastal resources, including public access to the shoreline, and is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on August 14, 2015 in Chula Vista. 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 Brian O'Neill 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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-0859-W
Applicant: City of Monterey

Proposed Development

Installation of a temporary 17,820-square-foot 29-foot-tall tent from January 15, 2016 to May 15, 2016 on the State Parks-owned Custom House Plaza in the City of Monterey, Monterey County (APN 001-567-009-000).

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 involves the installation of a temporary event tent on the Custom House Plaza, and State Parks' staff has agreed to allow this use on its property. The proposed project is necessary to provide accommodations for scheduled conferences during a planned remodel of the nearby Monterey Conference Center. The tent will be installed during the off-peak months of January to May and will not conflict with any scheduled public events at the site. Access to the coast will be maintained at all times and the proposed project includes a minimum of eight 12" x 24" directional signs to be placed in various locations around the tent in order to aid the public in accessing the coast. The temporary tent will be installed on an existing concrete area and no permanent structures are proposed. 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 August 14, 2015 in Chula Vista. 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 Brian O'Neill 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 AMENDMENT

Date: July 31, 2015

To: All Interested Parties

From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner

Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-08-025**

Applicants: Bob Fowler (Morro Bay Landing, formerly Virg's Tackle Shop), Troy League (Harbor Hut) and George League (Great American Fish Company (GAFCO))

Original CDP Approval

CDP 3-08-025 was approved by the Coastal Commission on June 10, 2009 and provided for the renovation and redevelopment of three existing commercial businesses and related boating facilities spanning 22 lease sites. Specifically, CDP 3-08-025 allowed for demolition of finger slips and floating docks at eight lease sites; 2) demolition of Virg's tackle shop, the Thai Boat restaurant, a shed and ancillary structures; 3) construction of a new two-story commercial visitor-serving mixed-use structure, new commercial boating finger slips (at Virg's and Harbor Hut); 4) installation of new marine fuel tanks, and expansion of an existing restaurant/fish market (GAFCO); 5) installation of a side-tie dock and live bait receiver bins (Virg's); construction/installation of ancillary structures to provide for the above-listed improvements (e.g., pilings, framing, stairs, gangways, etc.), and; 6) public access improvements, including an eight-foot-wide public floating dock, gangways, an ADA compatible lift, rooftop deck, and outdoor seating area, all located along the Morro Bay Embarcadero at 1185-1215 Embarcadero Road adjacent to and over Morro Bay in the City of Morro Bay, San Luis Obispo County. CDP 3-08-025 was amended on November 15, 2012 to modify the lease and deed restriction requirements in order to incorporate the permit conditions into the City's lease agreement (CDP 3-08-025-A1).

Proposed CDP Amendment

CDP 3-08-025 included Special Condition 3 (Eelgrass Monitoring Plan), which required the Applicants to submit monitoring reports to the Executive Director for review and approval. Condition 3b required a qualified biologist experienced with eelgrass to monitor the health and extent of eelgrass beds in the project area on an annual basis, with the first report due one month following completion of the floating dock component of the project, and with subsequent reports due at one-year increments after that. Thus, if the first report was submitted in April, the subsequent reports would also be due in April of each successive year. Annual reporting is required to continue for at least three years or until all eelgrass beds to be protected pursuant to the Eelgrass Monitoring Plan are supporting eelgrass as documented in two consecutive annual reports, whichever is later. The first monitoring report was submitted to the Executive Director in April 2014.

The proposed amendment would amend Special Condition 3b to allow for the remaining required post-construction annual eelgrass surveys to be performed no later than the end of the annual eelgrass

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-08-025-A2 (Morro Bay Landing, Harbor Hut, GAFCO Eelgrass Survey Timing)

Page 2

growing season (the eelgrass growing season ends in October), with the required reports to be submitted in a timely manner at the conclusion of each survey; i.e. reports would no longer need to be submitted in April. The Commission's reference number for this proposed amendment is **3-08-025-A2**.

Executive Director's Immateriality Determination

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

The construction work for this phased dock portion of the project (bayward of Morro Bay Landing) was completed in March 2014 and a 30-day post-construction eelgrass survey was completed and a report submitted to the Executive Director in April 2014. Under the existing CDP, subsequent eelgrass monitoring reports would need to be submitted yearly in April until Condition 3b is fully satisfied. Under this amendment, all future eelgrass surveys would need to be completed by October 31st and monitoring reports submitted in a timely manner thereafter, for each subsequent year for which annual surveys are required. This deadline for surveys corresponds with the established eelgrass growing season in Morro Bay (April to October). While in general surveys should be completed as close to the one-year mark of construction as possible, surveys undertaken within the growing season should suffice for identifying any indirect impacts to eelgrass from the project. Staff from the California Department of Fish and Wildlife and the National Ocean and Atmospheric Association Fisheries West Coast Region has no objection to the proposed change in survey and report submittal timing. In addition, the Commission's Senior Staff Ecologist also has no objection to the proposed amendment. U.S. Army Corps of Engineers' staff has also stated that its requirement that surveys be performed by September 30th of each year will be modified to October 31st as well. In sum, the proposed amendment changes only the timing of required annual post-construction eelgrass surveys and report submittals and does not otherwise change the underlying permit requirements nor does it affect the project's consistency with the Commission's original CDP approval. Thus, the amended CDP remains consistent with the Coastal Act.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on August 14, 2015, in Chula Vista. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-08-025-A2 (Morro Bay Landing, Harbor Hut, GAFCO Eelgrass Survey Timing)

Page 2

Attachment A: Revised Special Condition 3b

3. Eelgrass Monitoring Plan. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two copies of an eelgrass monitoring plan (EMP) to the Executive Director for review and approval. The EMP shall, at a minimum, provide for the following:

- a. Eelgrass Protection.** All eelgrass beds in the project area (those unaffected by the project and those created by the project – see Special Condition 1(j)) shall be identified in site plan view, and shall be protected as eelgrass habitat in perpetuity.
- b. Annual Monitoring.** Annual monitoring by a qualified biologist experienced with eelgrass shall be conducted to monitor the health and extent of eelgrass beds in the project area. A monitoring report shall be submitted to the Executive Director for review and approval on an annual basis with the first report due one month following completion of the floating dock component of the project, and subsequent reports due in a timely manner after completion of each annual eelgrass survey, which must take place by October 31st (i.e. the end of the annual eelgrass growing season) of each year for which annual surveys are required. ~~at one-year increments after that.~~ All annual reports shall at a minimum include a site plan and written description of the status of eelgrass beds in the project area, including quantifying the amount of new eelgrass coverage observed within the eelgrass beds in the project area. If any annual report identifies a reduction in eelgrass coverage as compared to then existing eelgrass coverage at the time of permit approval (see Special Condition 1j), then the report shall identify remedial measures to offset such reduction within the eelgrass beds in the project area. Annual reporting shall continue for at least three years or until all eelgrass beds to be protected pursuant to the EMP are supporting eelgrass as documented in two consecutive annual reports, whichever is later.

The Permittee shall undertake development in accordance with the approved Eelgrass Monitoring Plan.

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 AMENDMENT

Date: July 31, 2015

To: All Interested Parties

From: Susan Craig, Central Coast District Manager
Ryan Moroney, Coastal Planner

Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-86-168**

Applicants: Ita Griffin Gray, Jeffrey B. Goodman, Carolyn Anne Gray, Alex and Kristine Ingram, Mark W. Stout, and James and June Hoag

Original CDP Approval

CDP 3-86-168 was approved by the Coastal Commission on September 12, 1986, and provided for the abandonment (to the adjacent property owners) of approximately 11,100 sq. ft. of East Cliff Drive right-of-way (an area approximately 185' in length by 60' in width) at the end of Rockview Drive in the Pleasure Point area of Santa Cruz County. CDP 3-86-168 required a ten-foot-wide public pedestrian bluff-top access easement on the seaward side of the abandoned right-of-way. Also, because the bluff at the site was unarmored in 1986, the CDP limited structural improvements in the entire abandoned right-of-way to those required to develop pedestrian access to ensure that the required public pedestrian bluff-top access would remain available over time as the bluff continued to erode inland.

Proposed CDP Amendment

CDP 3-86-168 would be amended to remove the prohibition for minor private development (e.g. patio furniture, barbeques, fire pits, in-ground fireplaces, stepping stones, low-level fencing, landscaping, etc.) within the bluff-top portion of the abandoned right-of-way inland of the ten-foot-wide pedestrian access easement, provided that such minor development shall be removed at the owners' expense in the event the public access easement is required to move inland in the future. The exact text of the proposed amendment to the conditions of CDP 3-86-168 is attached hereto as **Exhibit 1**. Additionally, the Applicant proposes to modify the existing recorded documents (required pursuant to CDP 3-86-168) in a manner consistent with the language in Exhibit 1. Such modifications would be subject to the review and approval of the Executive Director. Finally, the proposed amendment includes construction of a number of improvements to the public accessway, more particularly identified on **Exhibit 2** and described below, and the Applicant has agreed that all of these improvements are subject to a final review and approval by the Executive Director prior to construction. The Commission's reference number for this proposed amendment is **3-86-168-A1**.

Properties Affected by the Proposed CDP Amendment

1, 3, 5, 7, 9, and 11 Rockview Drive (APNs 028-304-81 to -86 inclusive.)

Executive Director's Immateriality Determination

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

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-86-168 (Rockview Drive Right-of-Way)

Proposed Amendment 3-86-168-A1

Page 2

CDP 3-86-168 was originally conditioned to require recordation of a floating lateral bluff-top easement for pedestrian access along the seaward portion of the abandoned right-of-way, and prohibited all structural improvements in the remaining portions of the abandoned right-of-way other than those required to develop pedestrian access. The purpose of this prohibition on development in the inland portion of the right-of-way was to ensure that the easement would be able to move inland as shoreline erosion occurred. However, subsequent to that CDP approval, the Commission approved a new shoreline protective structure (CDP 3-87-195) that was installed on the bluff face and which has halted the bluff erosion in this area. In light of this changed circumstance, the Applicants are seeking to remove the prohibition for minor development on the portion of the abandoned right-of-way located inland of the ten-foot-wide pedestrian accessway. As part of the project description, the Applicants agree that any such minor development will need to be approved by the County under a CDP that will be appealable to the Commission, and that such development would not be entitled to shoreline protection. The Applicants have also proposed to make various public improvements to the pedestrian accessway, including installation of a public bench, bike rack, pavers (to expand and improve the usability of the accessway, including for those in wheelchairs), removal of ice plant, as well as installation of coastal access and interpretive signage on the public accessway portion of the property.¹ The permit continues to be conditioned to require that the ten-foot-wide public accessway be maintained in perpetuity, and further provides that the minor private development described above, which will be located in the inland portion of the right-of-way, will be removed at the owners' expense in the event the public accessway is required to move inland, e.g. in the event the seawall fails, is undermined or otherwise reaches the end of its useful life. Thus, the proposed amendment will enhance public access and recreational opportunities, consistent with the Commission's original coastal development permit approval and with the Coastal Act, and it will not diminish public access rights, as any new development allowed by the amendment must be removed if the easement moves inland.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on Friday, August 14, 2015, in Chula Vista. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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

Exhibit 1: Proposed Amendment to Special Condition 2 of CDP No. 3-86-168.

Exhibit 2: Proposed Pedestrian Accessway Improvements

¹ The project area is subject to open violation matters (V-3-12-004 to -009) related to non-compliance with Special Conditions 1 and 2 of Coastal Development Permit Number 3-86-168 with respect to: 1) private landscaping and planters within the ten-foot-wide public access easement area; 2) private development (such as in-ground barbecues and fire pits, fencing, etc.) located on the inland portion of the abandoned right-of-way. The private landscaping and planters have been removed from the access easement area, and thus the violations pertaining to the access easement area are resolved. In addition, this immaterial amendment will remove the prohibition on development located on the inland portion of the right-of-way, and the Applicants will then apply to Santa Cruz County for CDPs to authorize the existing development in this area. When the County approves the CDPs for this development, violations V-3-12-004 to -009 will be fully resolved.

CDP 3-86-168

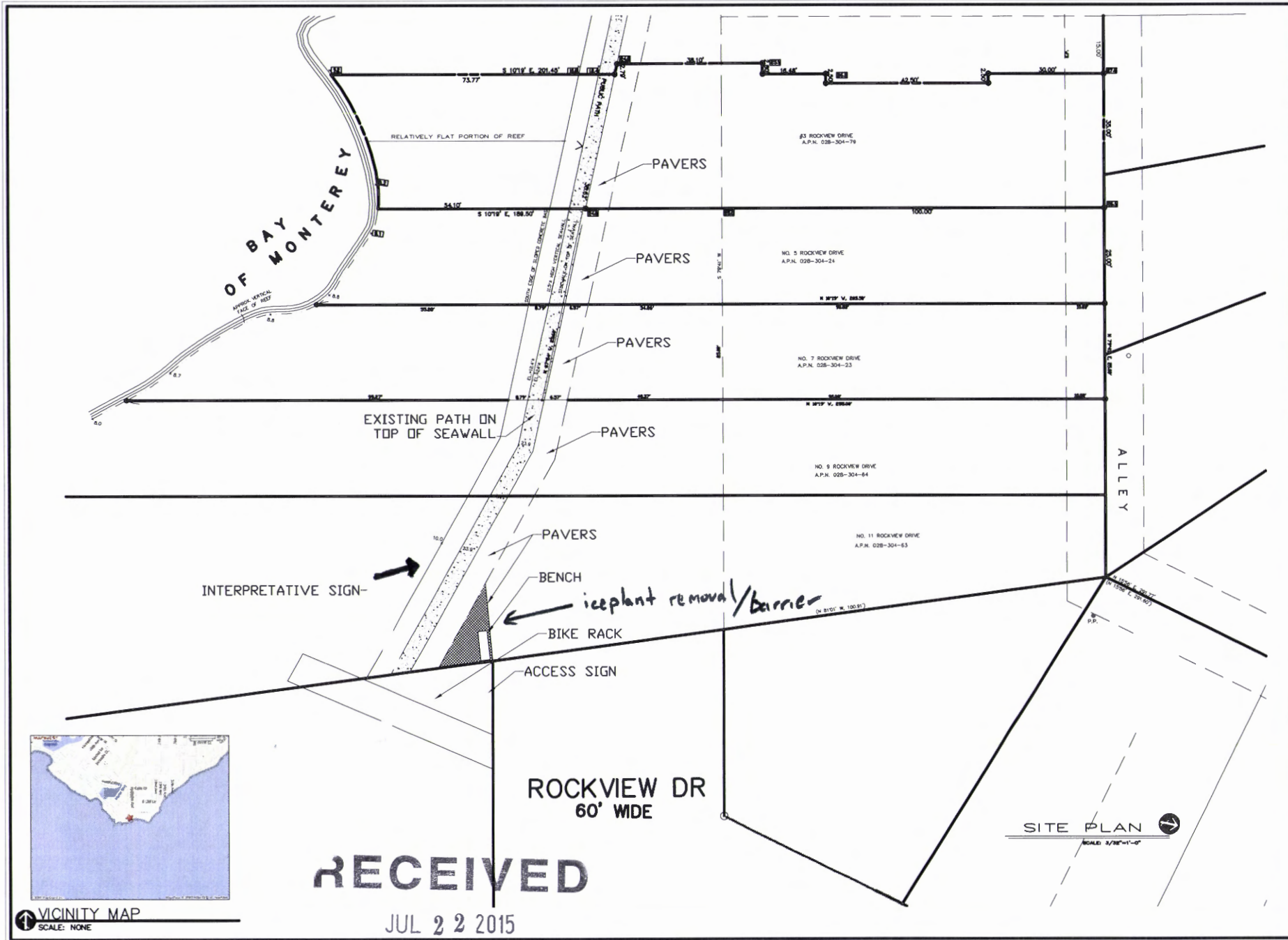
Proposed Amendment

(Changes indicated in ~~strike through~~/underline)

1. PRIOR TO TRANSMITTAL OF THIS PERMIT, applicant shall submit an agreement from all adjacent benefiting landowners which provides for the improvement, maintenance and granting of a “floating” lateral bluff top easement for pedestrian access. The area of the access easement shall be 10’ in width as measured inland from the edge of the bluff top at any given time and shall extend approximately 185’ west of the cul-de-sac. It is understood that the bluff in this area is subject to continual erosion.

The agreement shall be recorded after review and approval by the Executive director of the Commission. All improvements shall be constructed prior to release of this permit.

2. ~~No~~ Minor structural improvements ~~other than~~ including those required to develop pedestrian access shall be permitted on the bluff top portion of the abandoned right-of-way. Furthermore, minor development, such as patios, decks, landscaping, barbeques and fire pits may be installed on the inland side of the ten-foot-wide public access easement within the bluff top portion of the abandoned right-of-way provided that such development is removable, visually unobtrusive, not subject to shoreline protective measures, and is otherwise consistent with the Santa Cruz County Local Coastal Program. However, in the event that the public accessway is required to be moved inland to maintain the required public easement (e.g. in the case of failure of the existing seawall), then each property owner shall remove such development on his/her property at that owner’s expense to accommodate relocation of the ten-foot-wide public accessway.



DENNIS NORTON
HOME DESIGN AND
PROJECT PLANNING
710 S CAMPANA AVE. GAVILAN, CA 95029
TEL 408 294 1000

SITE PLAN

RESIDENCES
ROCKVIEW DRIVE
SANTA CRUZ, CA 95062
APN

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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) 3-12-044**
Applicant: Troy League

Original CDP Approval

CDP 3-12-044 was approved by the Coastal Commission on August 15, 2013 to allow construction of a 686 sq. ft., second story addition to the existing Harbor Hut restaurant located at 1205 Embarcadero Road in Morro Bay, San Luis Obispo County. The restaurant is located on four lease sites (122-123, 122W-123W), half of which extend out into the bay, on the northern portion of Embarcadero Road adjacent to the commercial boating T-Piers. As approved, the second story addition will provide 185 sq. ft. of new office space, a wine storage room, a private restroom, and would allow for conversion of the existing first-floor office into an employee break room.

Proposed CDP Extension

The expiration date of CDP 3-12-044 would be extended by one year to August 15, 2016. The Commission's reference number for this proposed extension is **3-12-044-E1**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the Coastal Act.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on August 14, 2015 in Chula Vista. 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.

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: July 31, 2015
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) 3-12-055**
Applicant: County of Santa Cruz

Original CDP Approval

CDP 3-15-055 was approved by the Coastal Commission on August 15, 2013 and provides for the construction of approximately 500 linear feet of coastal bluff protection containing stairs and access ramps to Twin Lakes State Beach along the coastal bluff adjacent to East Cliff Drive and within the East Cliff Drive public right-of-way between 5th and 7th Avenues in the Live Oak area of Santa Cruz County (all as more specifically described in the Commission's CDP file).

Proposed CDP Extension

The expiration date of CDP 3-12-055 would be extended by one year to August 15, 2016. The Commission's reference number for this proposed extension is **3-12-055-E1**.

Executive Director's Changed Circumstances Determination

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

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Friday, August 14, 2015, in Chula Vista. 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 Ryan Moroney in the Central Coast District office.



California Coastal Commission

EMERGENCY COASTAL DEVELOPMENT PERMIT
Emergency CDP G-3-15-0018 (Avila Pier Closure)

Issue Date: July 9, 2015

Page 1 of 3

This emergency coastal development permit (ECDP) authorizes temporary emergency development to place a chain link gate to restrict pedestrian access to the Avila Pier, which is located in the community of Avila Beach in San Luis Obispo County. The temporary gate was placed across the pier at approximately Bent 20 (located near the base of the pier) on Friday, June 26, 2015 by the Port San Luis Harbor District. Public access to the pier will be temporarily restricted until a full inspection of the pier's pilings and other structural components can be made, along with identifying and undertaking any repairs necessary to establish a verified load limit to ensure public safety. The project is more specifically described in the Commission's ECDP file.

Based on the materials presented by the Permittee, i.e. the Port San Luis Harbor District, recent whale activity in the area has caused a massive increase in foot traffic on the pier, resulting in significant swaying movement of the pier, which was felt by those on the pier and visually observed by others. Port District staff contacted the staff of an engineering firm (Shoreline Engineering) who agreed, based on the available information, that the majority of the pier should be closed until further inspection of the pier's pilings and other structural supports takes place and any necessary repairs to the pier can be made. Therefore, the pier's condition constitutes a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, and property. 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.

Susan Craig, Central Coastal District Manager, for Charles Lester, Executive Director

Enclosure: Emergency Coastal Development Permit Acceptance Form

Emergency CDP G-3-15-0018 (Avila Pier Closure)

Issue Date: July 9, 2015

Page 2 of 3

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the 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 July 24, 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 is only temporary.
4. The Permittee agrees to submit written status reports, with the first report due October 9, 2015 (three months from the date of this ECDP) and updated subsequent reports submitted every two months thereafter (e.g., by December 9, 2015; February 9, 2016; April 9, 2016), until the emergency development is removed and access is restored. The final report shall be submitted no later than April 9, 2016. The status reports shall include the results of any investigations undertaken on the pier's structural condition within the previous three months for the initial report and within the past two months for each subsequent report, and shall describe the overall status of the pier and the Port's progress on reestablishing public access to it, including the expected repairs (and expected timeline of undertaking those repairs) needed to make the pier safe for the public and the status on funding for any needed repairs. The deadlines in this condition may be extended for good cause by the Executive Director.
5. If the information in the status reports demonstrates that no repairs are needed to the Avila Pier in order to ensure public safety and reestablish public access, the Permittee will immediately remove the gate and reopen the Avila Pier to the public.
6. If repairs to the pier are necessary to ensure public safety and public access and if such repairs are authorized under the Port District's current Operations and Management Plan (CDP 3-08-005-A1), the Permittee will perform the repairs in a timely manner and then immediately remove the gate and reopen the pier to the public. If the necessary repairs are not authorized under CDP 3-08-005-A1, the Permittee will apply for a regular CDP to perform the needed repairs and then remove the gate and reopen the pier to the public. This application shall include photos showing the project site before the emergency and photos of the installed gate.
7. 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.
8. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., California State Lands Commission, San Luis Obispo County, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
9. All emergency development shall be limited in scale and scope to that specifically identified in the

Emergency CDP G-3-15-0018 (Avila Pier Closure)

Issue Date: July 9, 2015

Page 3 of 3

Emergency Permit Application Form dated received in the Coastal Commission's Central Coast District Office on June 29, 2015.

10. All emergency development shall be limited to the least amount necessary to abate the emergency.
11. 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.
12. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
13. 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 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 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.