CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
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SAN DIEGO COAST DISTRICT
DEPUTY DIRECTOR'S REPORT

For the

January 2016 Meeting of the California Coastal Commission

January 11, 2016

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 January 2016 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
6-15-1989-W California Department of Transportation, Attn: Alberto Gayon	Removal and replacement of concrete on the pile caps and columns on the Interstate 5 Agua Hedionda Lagoon Bridge in Carlsbad. Pile cap repairs will include a 0.5 inch deep sawcut, and unsound concrete will be removed to expose sound and hard concrete surfaces using small chipping devices. The surface will be cleaned if necessary to remove chlorides prior to the placement of new concrete. After, bridge columns will be repaired 3 feet above the pile cap. Concrete from the columns will be removed to a depth of 2 inches and replaced with 4 inches of new concrete. Prior to placing the concrete, the surface will be cleaned to remove chlorides. The work will occur in a 7 month period.	Interstate 5/Agua Hedionda Bridge, Carlsbad, San Diego County.
6-16-0007-W Laura Fleming & Doug Franke	Construction of an approximately 499 sq.ft. single-story addition and miscellaneous interior changes to an existing 2,303 sq.ft. single-family residence with an approximately 463 sq.ft. attached garage on a 15,521 sq.ft. lot.	659 Canyon Drive, Solana Beach, San Diego County. APN: 263-222-04.

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
6-15-1575-W Suncoast Financial, Attn: Thomas Warwick	Demolition of an existing commercial facility which currently spans 3 lots, lot line adjustments for the 3 lots with each lot remaining 3,750 sq. ft., and construction of 2 new, 2,763 sq. ft. single-family residences on parcels A and C, and 1 new, 2,950 sq. ft. single-family residence on parcel B.	1019 Cherry Ave, Imperial Beach, San Diego County. APN 626-102-10.
6-15-2099-W Attn: John Wigmore	Construction and removal of an approximately 150 ft. long, approximately 10 ft. high temporary sand berm at the base of the coastal bluff involving the movement of approximately 350 cu. yds. of existing beach sand. Dry sand will be pushed up from the area directly seaward of the two properties. The proposed project includes construction of the berm during the winter storm season, maintenance of the berm during the winter (including a maximum of 3 construction events to restore the berm to the approved configuration), and removal of the berm and restoration of the beach prior to May 15, 2016. El Niño related.	870 Neptune Ave, Encinitas, San Diego County. APNs 254-311-08 & -09
6-15-2124-W Coronado Cays Homeowners Association, Attn: Daniel Bick	Remove existing, damaged Coronado Cays entrance channel marker #21 and replace with same size channel marker, consisting of a 14 in. by 14 in. square concrete pile that is 42 ft. in length.	South San Diego Bay, Coordinates 32' 37' 30' N 117' 07' 39' W

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
A-6-PSD-08-004-A3 Hensel Phelps, Attn: Alexander Guyott	Extension of the required construction start date for Phase II by six months from February 6, 2016 to August 6, 2016.	North of Broadway Street between Pacific Highway and Harbor Drive, San Diego, San Diego County.

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
6-12-086-E2 California State Parks, Southern Service Center, Attn: Lisa Fields, Environmental Scientist	Regrade and place roadbase at eight existing individual campsites and one existing group campsite for ADA compliance, and convert three existing parking spots into two handicap parking spots.	San Onofre Bluffs Campground, San Onofre State Beach, San Diego County. APN 101-520-11

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.

Applicant	Project Description	Project Location
G-6-15-0048 2928 Camino Del Mar, LLC/TerraCosta Consulting Group, Inc., Attn: Walter Crampton	Proposing the placement of approximately 200 tons of temporary 4-ton rock (a total of approximately 50 rocks).	2928 Camino Del Mar, Del Mar, San Diego County. APN 299-020-14
G-6-15-0049 City of Carlsbad, Attn: Pat Thomas	Temporary placement of approximately 270 linear ft. of engineered riprap to the northern end of existing revetment (ref. CDP #6-09-051), including the placement of 300 cu.yds. of quarter ton riprap and 1,500 cu.yds. of mixed 2-4 ton riprap, in response to El Niño related storms during the 2015 winter/2016 spring. Additionally, the temporary closure of the shoulder, bike lane, and number 2 travel lane of southbound Carlsbad Boulevard is also authorized until the emergency stabilization work has been completed.	Public beach on the west side of southbound Carlsbad Boulevard north of Encinas Creek, Carlsbad, San Diego County.

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January 8, 2016

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: 6-15-1989-W

Applicant: California Department of Transportation, Kim T. Smith

Location: Interstate 5 Agua Hedionda Lagoon Bridge, Carlsbad (San Diego County)

Proposed Development: Removal and replacement of concrete on the pile caps and columns on the Interstate 5 Agua Hedionda Lagoon Bridge in Carlsbad. Pile cap repairs will include a 0.5 inch deep sawcut, and unsound concrete will be removed to expose sound and hard concrete surfaces using small chipping devices. The surface will be cleaned if necessary to remove chlorides prior to the placement of new concrete. After, bridge columns will be repaired 3 feet above the pile cap. Concrete from the columns will be removed to a depth of 2 inches and replaced with 4 inches of new concrete. Prior to placing the concrete, the surface will be cleaned to remove chlorides. The work will occur in a 7 month period.

Rationale: The proposed project is needed to remove and replace deficient concrete on the pile caps and columns of the Interstate 5 Agua Hedionda Lagoon Bridge. The North Coast Corridor PWP/TREP states that this bridge will be replaced within the next 20 years (between 2031 and 2040), and the proposed maintenance will help to ensure that the bridge is stable until it is replaced. All repairs will occur above water, and a Water Pollution Control Program, which includes construction BMPs, is required to protect water quality. Night-lighting shall only occur in active work areas, be directed immediately under the bridge, and be shielded to prevent any impacts to biological resources. The contractor will be prohibited from making any contact with dry land adjacent to the bridge. No staging will be done from the shoreline around the lagoon, except where indicated at the Snug Harbor Marina. No adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their January 2016 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Keri Robinson
Coastal Program Analyst

cc: Commissioners/File

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January 7, 2016

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: 6-16-0007-W

Applicant: Laura Fleming and Doug Franke

Location: 659 Canyon Drive, Solana Beach (San Diego County) (APN: 263-222-04)

Proposed Development: Construction of an approximately 499 sq.ft. single-story addition, 356 sq.ft. of attached decks, and interior remodels to an existing 2,303 sq.ft. single-family residence with an approximately 463 sq.ft. attached garage on a 15,521 sq.ft. lot.

Rationale: The proposed addition requires a coastal development permit because the project is located between San Elijo Lagoon and the first public roadway. The 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 project 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 applicable Chapter 3 policies of the Coastal Act and no impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at their January 2016 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Sarah Richmond
Coastal Program Analyst

cc: Commissioners/File

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December 18, 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: 6-15-1575-W

Applicant: Thomas J. Warwick, Suncoast Financial

Location: 1019 Cherry Ave, Imperial Beach (San Diego County) (APN(s): 6261021000)

Proposed Development: Demolition of an existing commercial facility which currently spans 3 lots, lot line adjustments for the 3 lots with each lot remaining 3,750 sq. ft., and construction of 2 new, 2,763 sq. ft. single-family residences on parcels A and C, and 1 new, 2,950 sq. ft. single-family residence on parcel B.

Rationale: The proposed development is located on an existing developed lot within an established residential neighborhood, zoned and designated in the certified LCP for residential uses. The three new homes will not be out of character with the surrounding community nor block any public views or impact public access. The project is consistent with the City of Imperial Beach's certified LCP and has been approved by 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 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

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December 30, 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: 6-15-2099-W

Applicant: Tom Blondin & John G. Wigmore

Location: 866 and 870 Neptune Ave, Encinitas (San Diego County) (APN(s): 254-311-08 & -09)

Proposed Development: Construction and removal of an approximately 150 ft. long, approximately 10 ft. high temporary sand berm at the base of the coastal bluff involving the movement of approximately 350 cu. yds. of existing beach sand. Dry sand will be pushed up from the area directly seaward of the two properties. The proposed project includes construction of the berm during the winter storm season, maintenance of the berm during the winter (including a maximum of 3 construction events to the restore the berm to the approved configuration), and removal of the berm and restoration of the beach prior to May 15, 2016.

Rationale: The intent of the project is to protect and increase the stability of the coastal bluff during high tides and the unusually frequent winter storms associated with El Niño without constructing hard shoreline armoring. As required by the State Lands Commission (SLC), the applicants will undertake a MHTL survey prior to any movement of sand and coordinate with the SLC on any required lease for use of the public resources (sand). The proposed development will not affect public views or have a significant, long-term impact on public access, and no adverse impacts to coastal resources are anticipated. The project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of City of Encinitas Local Coastal Plan.

This waiver will not become effective until reported to the Commission at their January 2016 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

Eric Stevens
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION
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December 30, 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: 6-15-2124

Applicant: Coronado Cays Homeowners Association, Attn: Daniel Bick

Location: South San Diego Bay, Coordinates: 32°37'20" N 117°07'39" W

Proposed Development: Remove existing, damaged Coronado Cays entrance channel marker #21 and replace with same size channel marker, consisting of a 14 in. by 14 in. square concrete pile that is 42 ft. in length.

Rationale: The proposed project will remove and replace an existing, damaged channel marker that demarcates the entrance of the Coronado Cays channel within the San Diego Bay. The replacement channel marker will be the same size and same material as the existing one. A turbidity curtain will be deployed to contain any sediment that may be disrupted during the removal and replacement of the channel marker. The pre-construction survey indicated that there is no eelgrass or Caulerpa within the project site. Thus, no impacts to sensitive biological resources or water quality are anticipated and 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 January 13-14, 2016 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

M. Lasiter

Melody Lasiter
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION
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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-6-PSD-08-004-A3**

December 30, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit Nos. **A-6-PSD-08-04, A-6-PSD-08-04-A1,** and **A-6-PSD-08-004-A2** granted to **LPP Lane Field, LLC** for: Redevelopment of former Lane Field in two phases: Lane Field North will have a 200-ft. high hotel with 400 guest rooms, pool, and meeting rooms. Lane Field South will have a 240-ft. high hotel with 400 guest rooms, a health club/spa, pool, ballrooms, publicly-accessible rooftop terrace, and meeting rooms. The project includes a total of 31,256 sq. ft. of meeting space and 63,549 sq. ft. of visitor-serving retail and restaurants. Also included are 1,100 parking spaces, 1.66 ac public park, public plazas, payment of lower cost overnight accommodations mitigation fee, and contribution to Port's public shuttle system.

Project Site: North of Broadway Street between Pacific Highway and Harbor Drive, San Diego, San Diego County

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):

> Modify Special Condition #10 to extend the required construction start date for Phase II from within 3 years of Commission approval (February 6, 2016) to within 3.5 years of Commission approval (August 6, 2016).

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):

Construction of Phase II of the approved project will be required to commence by August 6, 2016 – within six months of the originally approved construction start date. The proposed amendment is minor in nature and would not result in any adverse impacts to coastal resources, including public access.

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

CALIFORNIA COASTAL COMMISSION
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 22, 2015

Notice is hereby given that California State Parks, Southern Service Center, Lisa Fields, Environmental Scientist has applied for a one year extension of Coastal Development Permit No. 6-12-086, granted by the California Coastal Commission on February 6, 2013

for: Regrade and place roadbase at eight existing individual campsites and one existing group campsite for ADA compliance, and convert three existing parking spots into two handicap parking spots.

at: San Onofre Bluffs Campground, San Onofre State Beach (San Diego County) (APN(s): 101-520-11-00)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive… and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
Charles Lester
Executive Director

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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EMERGENCY PERMIT

Issue Date: December 23, 2015
Emergency Permit No. **G-6-15-0048**

APPLICANT:
2928 Camino Del Mar LLC, c/o Walter F. Crampton, TerraCosta Consulting Group, Inc.

LOCATION OF EMERGENCY WORK:
2928 CAMINO DEL MAR, CITY OF DEL MAR, CA

WORK AUTHORIZED:
Temporary placement until May 15, 2015 of approximately 200 tons of 4-ton rock, a total of approximately 50 rocks, in response to El Nino related storms during 2015 winter/2016 spring.

PERMIT RATIONALE:
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of significant wave run-up and wave overtopping from El Nino storms forecasted for the 2015-16 winter requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. 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 permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
(b) Public comment on the proposed emergency action has been reviewed if time allows;
(c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

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

Sincerely,

Charles Lester
Executive Director

for
By: Sherilyn Sarb, Deputy Director

cc: City of Del Mar Planning Department
Enclosure: Acceptance Form

EMERGENCY PERMIT

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.

2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.

3. The work authorized by this permit must be completed within 30 days of the date of this permit (i.e., by January 22, 2016). The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.

4. The work authorized by this permit is TEMPORARY and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **Sunday, May 15, 2016**. Persistence of any temporary measure approved via this Emergency Permit on the site past May 15, 2016 will constitute unpermitted development, and, therefore, a violation of the Coastal Act. Commission enforcement staff will consider appropriate action to address the persistence of any temporary measures past the deadline for removal. Such action may include assessment of monetary penalties under Coastal Act Section 30821 for violations of the public access provisions of the Coastal Act.

5. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.

6. The proposed rock revetment shall extend no more than 25 feet seaward from the existing timber wall on the seaward side of the home per plans submitted by the applicant on December 21, 2015 and no more seaward than the rock located in front of the homes on Sandy Lane to the north of the subject site. The proposed rock revetment shall be constructed at a 1(h) to 1.5.(v) slope and no greater.

7. The City of Del Mar has required a $20,000.00 bond be submitted to the City in order to ensure removal of the rock occurs as detailed in this permit. These funds shall be submitted to the City prior to commencement of any of the development authorized in this permit.

8. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission).

9. The permittees shall be responsible for monitoring and maintaining the shoreline protective devices for as long as the reinforcement remains in place. The permittees, at a minimum, shall conduct inspections at least once a week. The inspections shall examine and measure the location of the rock to ensure the shoreline protective devices have not been dislodged. In the

EMERGENCY PERMIT

event that any shoreline protection devices are dislodged by high swells, the permittees shall retrieve and repair or replace the structures.

10. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

As noted in **Condition #4**, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please contact the Commission at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION
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EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. G-6-15-0048**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date. Emergency work is only authorized to be installed and removed by **May 15, 2016**.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to remove the emergency work authorized by this permit in its entirety by **Sunday, May 15, 2016**.

Signature of property owner
2928 Camino del Mar LLC
by Tuebor Advisors, Its Manager
by Amelia Renkert-Thomas, its Director

Name

2928 Camino del Mar, Del Mar CA
Address

December 23, 2015
Date of Signing

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY

EDMUND G. BROWN, JR., *GOVERNOR*

CALIFORNIA COASTAL COMMISSION
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RECEIVED
DEC 30 2015
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

COASTAL DEVELOPMENT PERMIT
EMERGENCY PERMIT

Issue Date: December 29, 2015
Emergency Permit No. G-6-15-0049

APPLICANT:

City of Carlsbad, Pat Thomas
1635 Faraday Avenue, Carlsbad, CA 92008

LOCATION OF EMERGENCY:

Public beach on the west side of southbound Carlsbad Boulevard north of Encinas Creek, Carlsbad, San Diego County

EMERGENCY WORK:

Temporary placement of approximately 270 linear ft. of engineered riprap to the northern end of existing revetment (ref. CDP #6-09-051), including the placement of 300 cu.yds. of quarter ton riprap and 1,500 cu.yds. of mixed 2-4 ton riprap, in response to El Niño related storms during the 2015 winter/2016 spring. Additionally, the temporary closure of the shoulder, bike lane, and number 2 travel lane of southbound Carlsbad Boulevard is also authorized until the emergency stabilization work has been completed.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of erosion requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. Failures of the bluff and roadbed have put Carlsbad Boulevard in danger of undermining as a result of erosion from recent swell and high water levels. 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 permits, and that the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
(b) Public comment on the proposed emergency action has been reviewed if time allows;
(c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

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

Sincerely,
Charles Lester
Executive Director

for Deborah N. Lee, District Mgr.
By: Sherilyn Sarb, San Diego Deputy Director

cc: City of Carlsbad Planning Department
California State Lands Commission
U.S. Army Corps of Engineers

Enclosures: 1) Acceptance Form;
2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.

2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.

3. The work authorized by this permit is temporary and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **Friday, May 20, 2016**, the weekend before the Memorial Day holiday and start of the peak beach season, unless the date is extended prior to May 20, 2016 by Commission action pursuant to Condition No. 4. Persistence of any temporary measure approved via this Emergency Permit on the site past May 20, 2016, that is not authorized by the Commission, will constitute unpermitted development, and, therefore, a violation of the Coastal Act. Commission enforcement staff will consider appropriate action to address the persistence of any temporary measures past the deadline for removal. Such action may include assessment of monetary penalties under Coastal Act Section 30821 for violations of the public access provisions of the Coastal Act.

4. No rock placed pursuant to this emergency Coastal Development Permit may remain on the beach beyond May 20, 2016, unless authorized by a regular Coastal Development Permit (CDP) by the California Coastal Commission. The permittee may apply for a regular coastal development permit to extend, on an interim basis, the time period authorized for retention of the rock, or portions thereof, until a long-term Hazards Management Plan is implemented. If the property owner applies for a CDP to keep the rock revetment, or any portion thereof, in place, such application shall include a new date certain for removal, unless retention of rock in some form is authorized through a regular CDP pursuant to the long-term Hazards Management Plan required pursuant to Special Condition 5.

5. Hazards Management Plan. Within six (6) months of the date of this emergency permit, the permittee shall apply for a regular Coastal Development Permit to implement a long-term Hazards Management Plan for the Carlsbad Boulevard revetment that addresses current and future coastal hazards present at the site. The Hazards Management Plan shall incorporate measures to adapt to sea level rise over time and provide for the long term protection and provision of public improvements, coastal access, public opportunities for coastal recreation, and coastal resources including beach and shoreline habitat (measures may include but not be limited to phased implementation of beach nourishment, soft protection, managed retreat, focused or small-scale armoring, etc.) and a time line for implementation of that plan.

6. Any additional work requires separate authorization from the Executive Director. In exercising this permit, 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.

7. The proposed rock revetment shall extend no more than approximately 270 linear feet parallel to the shoreline, and the southern point shall start approximately 100 feet north of the Encinas Creek bridge, per plans submitted by the applicant on December 21, 2015. The proposed rock revetment shall be constructed to a 1(h) to 1.5(v) slope and no greater, and shall not extend further seaward than the existing revetment located directly south of the subject site as permitted through CDP #6-09-051.

8. Public Access. The rocks shall be placed as far landward as possible and the permittee shall to the maximum extent practicable, minimize the size of the revetment to maintain the largest portion of beach possible. To the extent possible, rocks shall be placed in a manner to allow pedestrian access over the rock revetment to the beach.

9. Methods for erosion control shall be maintained around the project site during construction.

10. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.

11. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. Use of public parking areas for construction staging or materials storage shall be limited to the smallest area possible. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Refueling of construction equipment shall occur off-site or within a designated fueling area that can contain fueling-related spills. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.

12. The permittees shall be responsible for monitoring and maintaining the shoreline protective devices for as long as the reinforcement remains in place. The permittees, at a minimum, shall conduct inspections at least once a week. The inspections shall examine and measure the location of the rock to ensure the shoreline protective devices have not been dislodged. In the event that any shoreline protection devices are dislodged by high swells, the permittees shall retrieve and repair or replace the structures.

13. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

14. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

As noted in Condition #3, the emergency work carried out under this permit is considered to be ***TEMPORARY*** work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be

conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION
SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. G-6-15-0049**

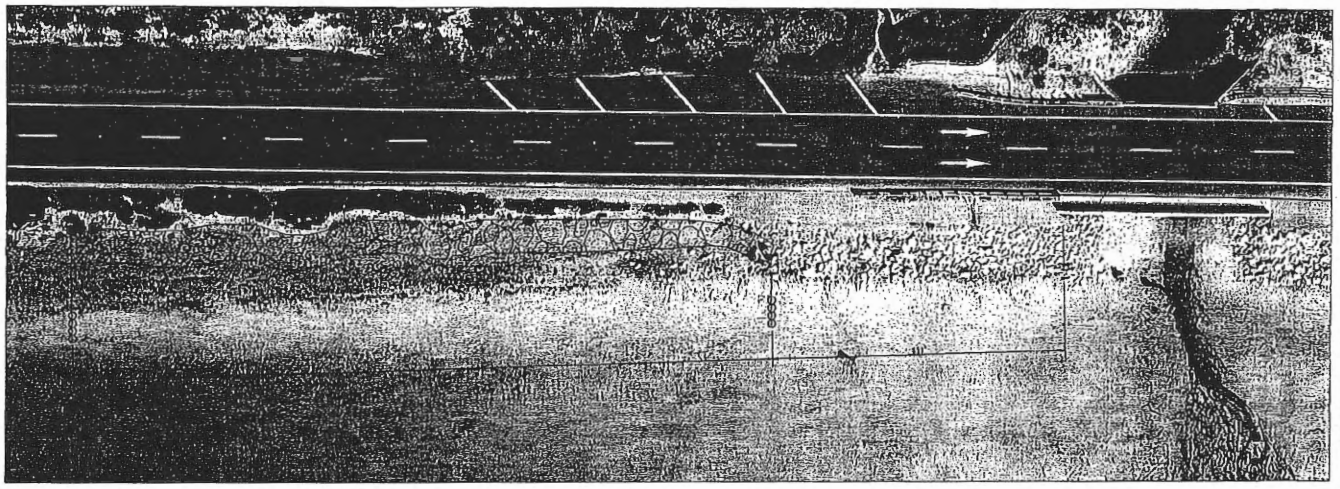
INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date.

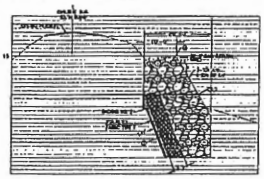
I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 6 months of the date of the emergency permit.

Patrick J Thom
Signature of property owner

Patrick A. Thomas, Public Works Director
Name City of Carlsbad
Address 1635 Faraday Ave.
Carlsbad CA 92008
12/30/2015
Date of Signing





TYPICAL SECTION

LEGEND	DESCRIPTION	APPROXIMATE QUANTITY
	2-TON AND 4-TON RIP RAP, INTERMIXED	C.Y.
	1/2 TON RIP RAP	C.Y.
	BACKING NO. 2	C.Y.
	RIP RAP FABRIC TYPE B	
	REMOVING	
R	EXISTING SURVEY MONUMENT	

NOTES

① REMOVE AND SALVAGE EXISTING RIP RAP WITHIN THE LIMITS OF THE PROPOSED RIP RAP. THE EXISTING RIP RAP CAN BE REUSED FOR THE PROPOSED RIP RAP WITH PRIOR APPROVAL OF THE CITY ENGINEER. KEY-IN 4-TON ROCK AND 2-TON RIP RAP SHALL MATCH THE COLOR OF THE EXISTING RIP RAP.

② INSTALL ROCK SLOPE PROTECTION (1-TON, METHOD A AND 2-TON, METHOD A, KEYED-OUT 2-3 LAYERS WITH 40 PERCENT 4-TON ROCK THROUGHOUT 2-3 LAYERS WITH 40 PERCENT 4-TON ROCK AND THE REMAINS 60 PERCENT 2-TON ROCK PER CALTRANS RSP-CLASS 2-TON EXCEPTION METHOD A PLACEMENT.

③ INSTALL ROCK SLOPE PROTECTION (1/4-TON, METHOD B PLUS GROUT) PER CALTRANS STANDARD SPECIFICATIONS SECTION 72

④ CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING STABILITY OF EXISTING ROADWAY DURING EXCAVATION AND PLACEMENT OF RIP RAP.

"AS BUILT"

REVISION DESCRIPTION	DATE	APPROVED

SHEET 2 | CITY OF CARLSBAD TRANSPORTATION DEPARTMENT | SHEETS 2

IMPROVEMENT NAME FOR
CARLSBAD BLVD. RIP RAP REPAIR
RIP RAP REPAIR AND DETAIL

APPROVED AS TO FORM & CONTENT

CITY ENGR. R.C.E. ____ EXP. ____ DATE

TRACT NO. PARCEL NO. LOT NO. MAP NO.

DRAWING NO. 489-6

SOURCE OF TOPOGRAPHY

Drawing 1/AA Date 12/11/2013 Path: Z:\PROJECTS_AUTHED\Department_Projects\TRANSPORTATION_DEPT\Design-group\Chris-Wick\Projects\Project-Detail-Design