

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October 2016 Meeting of the California Coastal Commission*

October 5, 2016

To: Commissioners and Interested Parties
From: Dan Carl, Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the Central Coast District Office for the October 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 Central 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
3-16-0609-W Alfred Meyer Jr.	Repair of ten pilings supporting the pier at the Morro Bay Boatyard Marina. All work will occur within the Boatyard's water lease area and will consist of repairs only. Deteriorating pile guides may also be replaced as well as pontoons as the need arises. The repair work is expected to last two weeks.	261 Main St., Morro Bay, San Luis Obispo County

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
3-16-0748-W City of Monterey	Installation of a new five-foot-tall, nine-foot-long glass fiber reinforced polymer children's climbing sculpture structure on the lawn in Window on the Bay Waterfront Park.	951 Del Monte Ave., Monterey, Monterey County
3-16-0812-W Santa Cruz Seaside Company	Installation of a temporary sand berm, a temporary dewatering system, and related activities on the Main Beach.	400 Beach St., Santa Cruz, Santa Cruz County

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NOTICE OF PROPOSED PERMIT WAIVER

Date: September 21, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Yair Chaver, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0609-W**
Applicant: Alfred T. Meyer, Jr.

Proposed Development

Repair of ten pilings supporting the pier located at the Morro Bay Boatyard's marina at 261 Main Street in Morro Bay, San Luis Obispo County. All the work will occur within the Boatyard's water lease area and will consist of repairs only. Deteriorating pile guides may also be replaced as well as pontoons as the need arises. The repair work is expected to last two weeks.

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 waives the requirement for a CDP for the following reasons:

According to a visual inspection conducted by Associated Pacific Constructors, Inc., ten pilings at the pier have over 50% damage caused by worm activity. The proposed repair work involves installing ten epoxy-coated steel sleeves around the existing deteriorated wood pilings. The steel sleeves will be installed using the jetting method to minimize noise and vibration impacts. The jetting method liquefies the substrate immediately under the sleeve or piling while at the same time applying downward pressure on the sleeve or piling, thereby driving it into the substrate. To avoid and minimize impacts to eelgrass, SCUBA divers will deploy buoys prior to construction to delineate any existing eelgrass patches. In addition, a construction monitor will be present at all times. Finally, a qualified biological monitor shall be present at all time to ensure protection of marine mammals. All work will be done using the Commission's typical Best Management Practices for pier work to protect the marine environment during construction, including debris collection, spill prevention, and general good housekeeping, as outlined in the Applicant's construction documents and supplement to the project description. In addition, jetting-specific BMPs will be in place to prevent dispersion of suspended substrate. Finally, the work will not impact any public accessways. For all of the above reasons, 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 Wednesday October 5, 2016 in Ukiah. 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 Yair Chaver in the Central Coast District office.**

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NOTICE OF PROPOSED PERMIT WAIVER

Date: September 21, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0748-W**
Applicant: City of Monterey

Proposed Development

Proposed installation of a new five-foot-tall, nine-foot-long glass fiber reinforced polymer children's climbing structure on the lawn in Window on the Bay Waterfront Park at 951 Del Monte Avenue, Monterey, Monterey County (APN 001-801-002).

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 installation of a climbing structure in the shape of a breaching humpback whale. The climbing structure would be located on the lawn in the City-owned Window on the Bay Waterfront Park directly adjacent to the Monterey Bay Coastal Recreational Trail. The climbing structure will be available for use by the general public for free, thereby increasing low-cost recreational amenities in the area. The structure will not significantly impact public views because it is only five feet high and will be located on the landward side of the Recreational Trail. Moreover, the whale structure reflects the unique marine life of the Monterey Bay and fits within the coastal character of the area. Installation of the prefabricated whale structure will include the placement of five posts into the ground, which can be accomplished without mechanized equipment and will have no adverse impacts to water quality or other coastal resources. The proposed climbing structure will be installed within a day and therefore any disruptions to public access would be minimal. The project was approved as part of the Neighborhood Improvement Program by the City of Monterey City Council, Planning Commission, and Architectural Review Board to ensure conformance with the requirements of the City's certified Harbor Land Use Plan. In sum, the proposed project will not adversely impact coastal resources, 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 October 5, 2016 in Ukiah. 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.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: September 21, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Supervising Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 3-16-0812-W**
Applicant: Santa Cruz Seaside Company

Proposed Development

Installation of a temporary sand berm, a temporary dewatering system, and related activities on Main Beach in the City of Santa Cruz.

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:

In March of 2016, the City approved a CDP authorizing the Seaside Company to upgrade one of its Santa Cruz Beach Boardwalk Beach Street entrances with up-front ticket sales, and to demolish a building and construct two new single-story buildings, one of which will house its Fright Walk and Laser Maze attractions. The City-approved project also includes redevelopment and expansion of the basement located underneath the Boardwalk, located within the City's CDP jurisdiction, which will require significant subterranean excavation as well as continuous dewatering of the site during construction. The dewatering and sand berming/sand deposition activities necessary for implementation of the work authorized under the City's CDP will take place on Main Beach, which is in the Commission's retained permitting jurisdiction. Thus, the application before the Commission is solely related to the dewatering and sand berming/sand deposition necessary to implement the City-approved project, and not for the demolition and upgrades located within the City's permitting jurisdiction and already approved by the City.

Specifically, the Applicant proposes to excavate (from an area below the Boardwalk) and sift approximately 6,000 cubic yards of sand down to a maximum depth of five feet, between October 6, 2016 and October 21, 2016. All of this excavated sand will be used to install a temporary berm on the beach around the City-approved project site during construction. From approximately January 5, 2017 to January 15, 2017, 900 cubic yards of the excavated sand will be taken from the berm and used as backfill for the City-approved project, and the remaining 5,100 cubic yards in the berm will be spread out on the beach and contoured, for beach nourishment. The sand has been tested by a third party soils testing firm (RRM) and was found consistent in size with the existing beach sand (to a depth of 8.5 feet) and safe for human contact. All equipment operation on the beach will be done in conformance with the Commission-approved Beach Management Plan (CDP 3-11-027-A1).

In addition, a temporary eight-inch-diameter groundwater dewatering pipe will run approximately 700

NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-16-0812-W (Boardwalk Entrance, Seaside Company)

Page 2

linear feet from the perimeter of the construction site to a discharge area located on the beach east of the City-approved project area. The discharge pipe will be installed on October 6, 2016 and will be buried approximately 24 inches deep in the sand. Prior to discharge on the beach, the water will be filtered to meet or exceed National Science Foundation/American National Standards Institute (NSF/ANSI) standards. Dewatering is proposed to take place from October 7, 2016 to January 15, 2017. The Applicant submitted a Notice of Intent to the Regional Water Quality Control Board (RWQCB) on September 16, 2016 requesting enrollment into the State Water Resources Control Board Order No. 2003-0003-DWQ for Discharges to Land with a Low Threat to Water Quality (General Permit), *and dewatering activities under this waiver are contingent on the Applicant obtaining permit coverage from the RWQCB to discharge excavation dewatering wastewater onto the beach.*

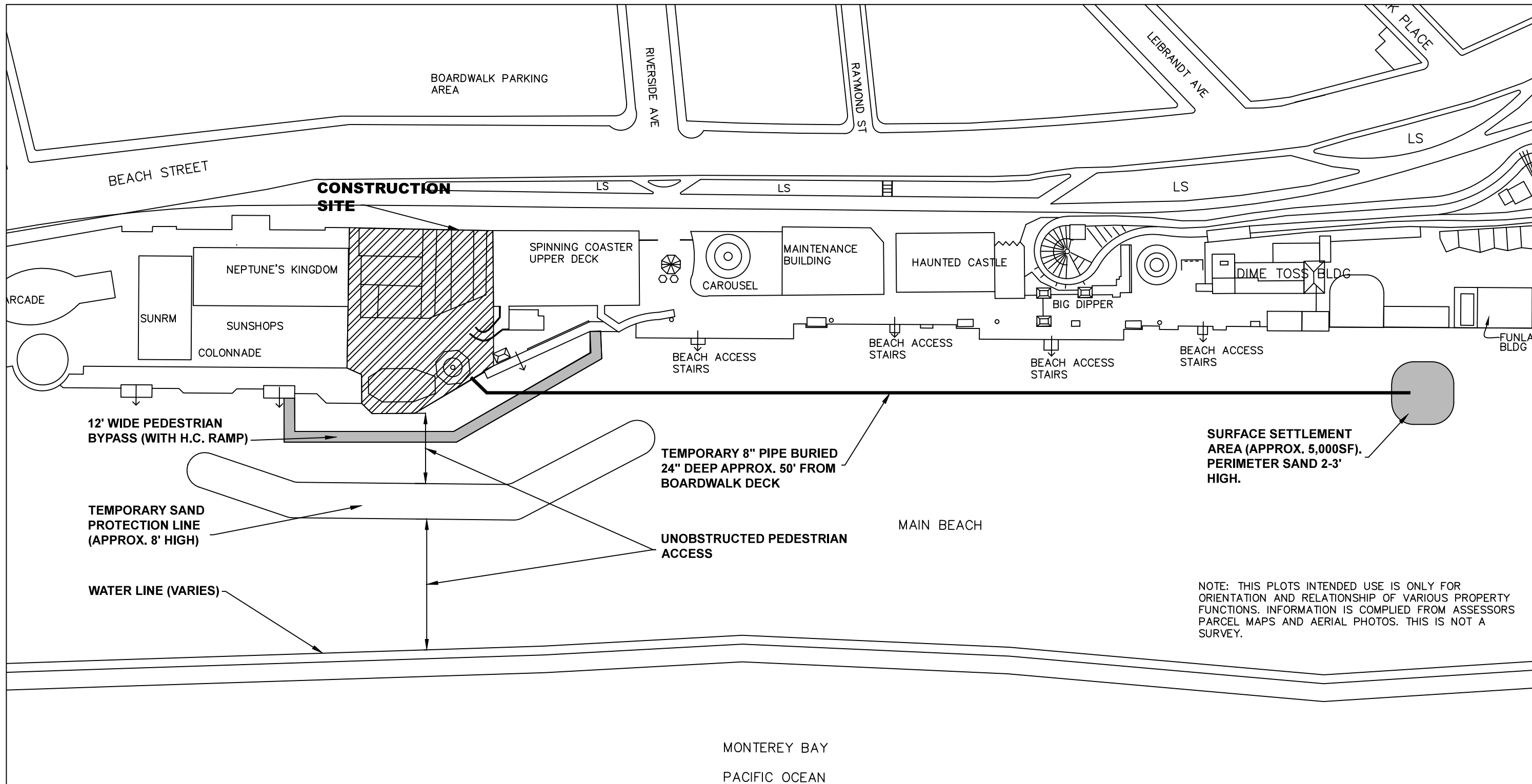
In terms of public safety and access, the construction site will be fenced and a temporary bypass walkway will be constructed around the site on the beach. The majority of the beach will remain open for public access during all phases of the project and the temporary sand berming/sand deposition activities will allow for access around the entire site except during times of active sand placement (i.e. from October 6 through October 21, 2016 and January 5 through January 15, 2017). Likewise, the temporary dewatering line will be buried and therefore is not expected to impact public use of the beach except during placement and removal. Upon completion of the project, the discharge pipe will be removed and the excess beach sand will be spread along the beach and contoured to match the existing beach profile. See **Attachment 1** for a project site plan.

Based on the above, the project will not adversely impact coastal resources, 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 Wednesday, October 5, 2016, in Ukiah. 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.



NOTE: THIS PLOTS INTENDED USE IS ONLY FOR ORIENTATION AND RELATIONSHIP OF VARIOUS PROPERTY PARCEL MAPS AND AERIAL PHOTOS. THIS IS NOT A SURVEY.

OVERALL SITE PLAN

SCALE: NTS

NORTH

