

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CALIFORNIA 95060-4508
(831) 427-4863 FAX (831) 427-4877

WWW.COASTAL.CA.GOV



Th17

CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

March 10, 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 March 10, 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.

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
3-15-2009-W City of Monterey	Installation of a new portable restroom and construction of a new wooden enclosure around the new portable restroom and two existing portable restrooms; an approximately eight-foot-long extension of an existing two-foot-tall retaining wall behind the new wooden enclosure; and a 48.5-square-foot addition to an existing concrete slab to accommodate the new portable restroom, all adjacent to the Del Monte Beach public parking area.	At the corner of Beach Way and Tide Avenue in the City of Monterey, Monterey County.

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
3-13-012-A2 Caltrans	CDP 3-13-012 would be amended to allow timing requirements for certain special conditions to be changed from "Within Six Months of the Commencement of Construction" to "Within 12 Months of the Commencement of Construction" for small subset of the project.	Realignment of Highway One up to 475 feet inland in the Piedras Blancas area of northern 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: February 25, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-15-2009-W
Applicant: City of Monterey

Proposed Development

Installation of a new portable restroom and construction of a new wooden enclosure around the new portable restroom and two existing portable restrooms; an approximately eight-foot-long extension of an existing two-foot-tall retaining wall behind the new wooden enclosure; and a 48.5-square-foot addition to an existing concrete slab to accommodate the new portable restroom, all adjacent to the Del Monte Beach public parking area at the corner of Beach Way and Tide Avenue in the City of Monterey, Monterey County (APN 011-454-220-000).

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 project site is located adjacent to a public parking area that provides access to Del Monte Beach and to several City boardwalks that traverse the Del Monte dunes. The proposed project is incidental to the existing use at the site and will aid in public recreational use of the adjacent Del Monte Beach and boardwalk trails. The existing portable restrooms are heavily utilized and are unable to accommodate public use during peak times, and the new restroom should help to ameliorate this situation. Additionally, the new wooden enclosure will visibly screen the new and existing restrooms such that they better blend into the natural environment. The proposed project will implement Best Management Practices designed to protect water quality and the adjacent beach areas during construction and installation, including placement of temporary protective fencing, pollution prevention safeguards, and stormwater runoff controls. 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 March 10, 2016 in Santa Monica. 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: February 26, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Daniel Robinson, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-13-012**
Applicant: Caltrans

Original CDP Approval

CDP 3-13-012 was approved by the Coastal Commission on July 11, 2014 and provided for the realignment of 2.8 miles of Highway One up to 475 feet inland (including removal of the existing Highway One in this area), development of an off-road California Coastal Trail (CCT) west of the Highway, and resource restoration and enhancement (along the alignment and at Arroyo de la Cruz) in the Piedras Blancas area of northern San Luis Obispo County.

Proposed CDP Amendment

CDP 3-13-012 would be amended to allow timing requirements for certain special conditions to be changed from "Within Six Months of the Commencement of Construction" to "Within 12 Months of the Commencement of Construction" for a small subset of the project area. The Commission's reference number for this proposed amendment is **3-13-012-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 Piedras Blancas Highway One realignment project is an important adaptation project for the State of California in its attempts to adapt to sea level rise and mitigate coastal hazards. To ensure the project is completed as soon as possible, the project was designed to begin construction on portions of the new highway alignment in October 2015. The proposed timing changes will allow that construction to continue, while still providing an appropriate deadline for completing certain condition requirements that apply to two private inholding parcels along the alignment (See Exhibit A and corresponding Exhibit 1). The timing change to Special Condition 5 is needed to allow for Caltrans, State Parks, and Commission staff to finalize the Interagency Agreement relating to the development and operation of the CCT. Timing changes to Special Conditions 9, 10, and 11 are needed to allow time for Caltrans' eminent domain proceedings to conclude. In sum, the proposed amendment changes only the timing of certain requirements; it does not change the underlying permit requirements themselves nor does it affect the project's consistency with the Commission's original CDP approval. The amended CDP remains consistent with the Coastal Act and the certified San Luis Obispo County Local Coastal Program.

NOTICE OF PROPOSED PERMIT AMENDMENT
CDP 3-13-012-A2 (Piedras Blancas Highway Realignment Timing)
Page 2

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 March 10, 2016. 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.

Caltrans proposes the following timing requirement changes to Special Conditions 5, 9, 10 and 11 of CDP 3-13-012. Caltrans agrees that all work allowed on Sani and Welsh under this amendment may need to be altered when revised final plans (and additional amendments, etc.) are completed to be consistent with CDP 3-13-012 special conditions.

5. California Coastal Trail. WITHIN ~~SIX~~ 12 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION OF THE REALIGNED HIGHWAY APPROVED PURSUANT TO THIS CDP, ...

9. CCT Access Dedication. WITHIN ~~SIX~~ 12 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION, ...

10. Evidence of CDP Amendments.

a. **Sani Parcels 1, 2 and 3:** PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON SANI PARCELS 1, 2 AND 3 OUTSIDE THE DEVELOPMENT AREA DEPICTED IN EXHIBIT 1, AND WITHIN ~~SIX~~ 12 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION OF THE REALIGNED HIGHWAY APPROVED PURSUANT TO THIS CDP, ...

b. **Welsh Parcel:** PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON THE WELSH PARCEL OUTSIDE THE DEVELOPMENT AREA DEPICTED IN EXHIBIT 1, AND WITHIN ~~SIX~~ 12 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION OF THE REALIGNED HIGHWAY APPROVED PURSUANT TO THIS CDP, ...

11. Evidence of Amendments to Recorded Documents. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ON SANI PARCELS 1, 2 AND 3 AND THE WELSH PARCEL OUTSIDE THE DEVELOPMENT AREA DEPICTED IN EXHIBIT 1, AND WITHIN ~~SIX~~ 12 MONTHS OF THE COMMENCEMENT OF CONSTRUCTION OF THE REALIGNED HIGHWAY APPROVED PURSUANT TO THIS CDP, ...

FOR ACCURATE RIGHT OF WAY DATA, CONTACT
RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

CURVE DATA					
NO.	X	R	Δ	T	L
8	1350.00'	-43°15'06.8"	535.21'	1019.10'	
11	800.00'	-20°05'60.0"	141.78'	280.65'	
12	50.00'	15°58'48.6"	7.02'	13.95'	
13	100.00'	-16°59'02.2"	14.93'	29.64'	
14	100.00'	20°20'22.0"	17.94'	35.50'	
15	300.00'	-13°38'05.0"	35.87'	71.39'	
16	425.00'	-14°26'52.0"	53.87'	107.17'	
17	425.00'	7°28'06.0"	27.77'	55.46'	

Dist	COUNTY	MOLITE	POST TOTAL	MILES PROJECT	SHEET NO.	TOTAL SHEETS
05	SLO	1	64.0	R/66.9	9	25

Kyle Birch 10-27-14
 REGISTERED CIVIL ENGINEER DATE

10-27-14
 PLANS APPROVAL DATE

THE STATE OF CALIFORNIA AND ITS OFFICERS
 AND AGENTS SHALL NOT BE RESPONSIBLE FOR
 THE ACCURACY OR COMPLETENESS OF SCANNED
 COPIES OF THIS PLANS SHEET

REGISTERED PROFESSIONAL ENGINEER
 KYLE BIRCH
 74994
 Exp. 12-31-15
 CIVIL
 STATE OF CALIFORNIA

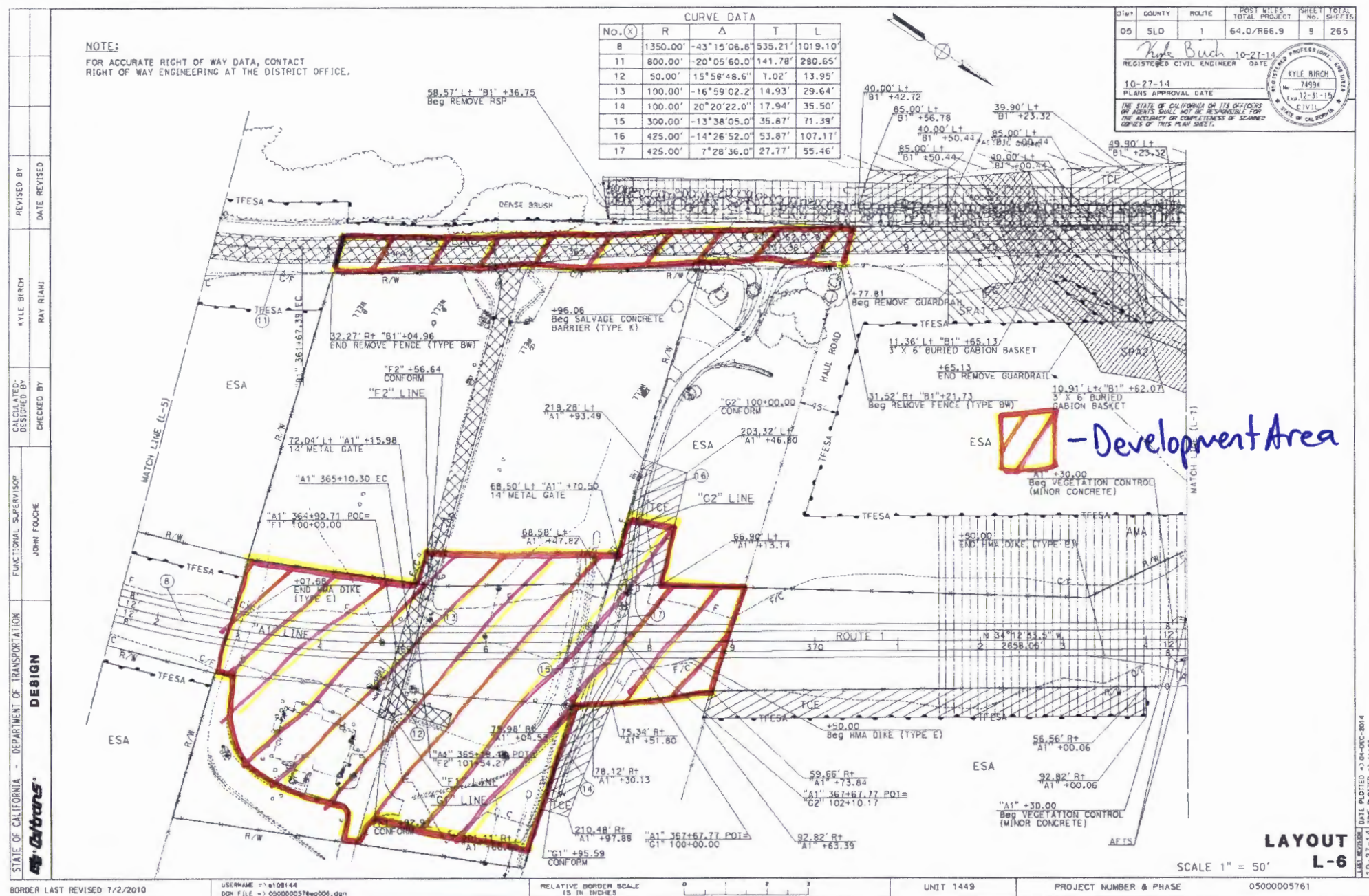


Exhibit 1