

CALIFORNIA COASTAL COMMISSION

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

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

August 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 August 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
3-16-0581-W Ken Scott	Repair to ten piling supporting the wooden wharf and floating docks located adjacent to the Estero Inn at 501 Embarcadero in Morro Bay, San Luis Obispo County. The proposed work is located entirely within the Estero Inn's water lease area and constitutes repair and maintenance only.	501 Embarcadero Rd, Morro Bay, San Luis Obispo

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
3-16-0030-W California Department of Fish and Wildlife	Proposed tidal marsh restoration project including placement of approximately 167,800 cubic yards of clean fill, excavation of tidal channels, grading of upland buffer area, revegetation of restored areas, and stockpiling of fill for use in future restoration projects, at Hester's Marsh in the Elkhorn Slough National Estuarine Research Reserve located west of Via Tanques Road.	West of Via Tanques Road in Moss Landing, Monterey County (APN(s): 13105123, 133181004000)
3-16-0349-W S.C. Beach Hotel Partners, LLC	Remodeling of the existing pool deck and associated swimming pool and shallow pool improvements; stair, ramp, and pool access hallway improvements for ADA compliance; construction of two new unisex single-occupancy restrooms; relocation of an existing spa to a new location on the pool deck; enclosure of existing guestroom patios with a frameless glass pool fence; new landscape planter beds and plantings; and installation of a living green wall, all located within the existing footprint of the Dream Inn hotel.	175 West Cliff Dr., Santa Cruz, Santa Cruz County (APN(s): 004-081-12, 004-091-19, 004-091-23, 004-091-24)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Yair Chaver, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0581-W
Applicant: Ken Scott

Proposed Development

Repair of ten pilings supporting the wooden wharf and floating docks located adjacent to the Estero Inn at 501 Embarcadero in Morro Bay, San Luis Obispo County. The proposed work is located entirely within the Estero Inn's water lease area and constitutes repair and maintenance only.

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 photographic evidence, ten existing wood pilings have deteriorated to the point where repairs are needed to ensure the structural integrity of the wharf and floating docks. One of the five pilings located on the eastern side of the wharf will be repaired by hand using two pieces of 14-inch-diameter steel piling material that will be wrapped around the wooden piling. The work will be done during a zero or minus tide to minimize impacts to the marine environment. A fiberglass interlocking jacket will be wrapped around four pilings, also during a zero or minus tide, and multi-purpose epoxy and underwater grout will be poured into the jacket. The remaining five pilings will be covered with 14-inch-diameter epoxy-coated steel sleeves through the use of a vibratory hammer to minimize noise impacts. All work will be done using the Commission's typical Best Management Practices for pier work to protect the marine environment, including ensuring debris collection, spill prevention, and general good housekeeping, as outlined in the Applicant's construction documents and supplement to the project description. The work is expected to last two weeks and during this period the public will be directed to access along the Embarcadero. Existing public access at the site will be restored after the work is completed. No work will be done within any existing eelgrass beds. Finally, a qualified biological monitor shall be present at all time to ensure no impacts to marine mammals. 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 August 10, 2016 in Scotts Valley. If three Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

NOTICE OF PROPOSED PERMIT WAIVER
CDP Waiver 3-16-0581-W (Estero Inn Piling Repairs, Morro Bay,)
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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: July 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Brian O'Neill, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0030-W
Applicant: California Department of Fish and Wildlife

Proposed Development

Proposed tidal marsh restoration project including placement of approximately 167,800 cubic yards of clean fill, excavation of tidal channels, grading of upland buffer area, revegetation of restored areas, and stockpiling of fill for use in future restoration projects, at Hester's Marsh in the Elkhorn Slough National Estuarine Research Reserve located west of Via Tanques Road in Moss Landing, Monterey County (APNs 133-181-004; 131-051-023).

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 restoration of approximately 47 acres of tidal marsh plain and will provide for a native grassland buffer between the restored marsh and adjacent agricultural fields. Restoration of the marsh is necessary due to land subsistence that has caused drowning of marsh plants and the creation of mudflats. Land subsistence has been caused by past diking and draining of the marsh for agriculture and increased tidal inundation from construction of the Moss Landing Harbor. Approximately 50% of historic tidal marsh areas in Elkhorn Slough have been lost over the past 150 years. The tidal marsh area will be restored by using fill to raise the entire marsh plain approximately 2.1 feet to allow emergent wetland vegetation to naturally reestablish. Existing tidal channels will either be maintained during construction or filled and re-excavated if necessary to allow for construction equipment to cross the natural channels. Manmade borrow ditches will either be permanently blocked or filled to increase flow through the natural tidal channels. The area surrounding the existing marsh will be graded to create a slightly wider marsh plain and a gentle slope to foster a healthy grassland habitat buffer. The grassland buffer will be revegetated with native grasses and forbs. An area of approximately six acres will be used to stockpile fill for future restoration projects and will be seeded with plant cover to prevent erosion. No permanent structures are proposed and all site disturbances will be temporary. The restoration activities will not impact any public trails. The project includes measures to protect the water quality in the slough and reduce turbidity through the use of temporary berms to isolate the areas from tidal flow, dewatering the fill sites, and placement of temporary straw wattles to keep the fill in place. The project also includes extensive biological mitigation measures including seasonal restrictions to avoid seal pupping and bird nesting seasons, pre- and post-construction biological surveys, biological training for all workers and biological monitoring during all fill placement and excavation activities,

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-16-0030-W (Elkhorn Slough Tidal Marsh Restoration)

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buffer zones around all marine mammal haul-out areas, and “soft-start” construction techniques to limit site disturbance. The project also incorporates various construction Best Management Practices to prevent spills, manage equipment storage and material stockpiles, protect archeological resources, and maintain good housekeeping measures. Therefore 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 10, 2016 in Scotts Valley. 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.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 27, 2016
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Rosie Brady, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-16-0349-W
Applicant: S.C. Beach Hotel Partners LLC

Proposed Development

Remodeling of the existing pool deck and associated swimming pool and shallow pool improvements; stair, ramp, and pool access hallway improvements for ADA compliance; construction of two new unisex single-occupancy restrooms; relocation of an existing spa to a new location on the pool deck; enclosure of existing guestroom patios with a frameless glass pool fence; new landscape planter beds and plantings; and installation of a living green wall, all located within the existing footprint of the Dream Inn hotel at 175 West Cliff Drive in the City of Santa Cruz, 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 waives the requirement for a CDP for the following reasons:

The proposed project will enhance the existing visitor-serving hotel, which is located next to Cowell Beach. There will be no increase in the footprint of the existing hotel buildings to accommodate the changes to the pool deck area. The installation of a vertical green wall below the new pool deck and adjacent to the beach will further act to screen some of the hotel's building elements and thus improve views of the hotel site as seen from the beach. Construction will only occur in the off-season i.e., November to April in order to minimize impacts to visitor-serving resources, and no heavy equipment will be used on the beach, and thus the project will not affect public access to the beach at any time. In addition, the project includes best management practices for debris containment, spill prevention and response, and housekeeping controls to ensure the protection of ocean water quality during construction. Accordingly, the project will enhance visitor-serving amenities at this location and improve public views of the hotel site as seen from the beach, and will not have any significant adverse impacts on coastal resources.

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 August 10, 2016 in Scotts Valley. 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 Rosie Brady in the Central Coast District office.