

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 FAX (619) 767-2384

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W24

SAN DIEGO COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
March 2017 Meeting of the California Coastal Commission*

March 3, 2017

To: Commissioners and Interested Parties
From: Karl Schwing, 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 March 2017 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.

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
6-16-0724-W Jim Ford	Construction of a new, 1-story, approximately 3,000 sq. ft. single-family residence with an attached 900 sq. ft. garage; a septic tank and leach lines; after-the-fact approval of 500 cu. yds. of grading on a vacant, 0.94-acre lot.	4850 Sun Valley Rd, Lomas Santa Fe, San Diego County (APN: 302-041-34)
6-16-1144-W City of San Diego Public Works Department, Attn: Matthew DeBeliso	Open-trench replacement of approximately 600 linear ft. of water main with new 12-in. water main within the public right-of-way on Reed Ave between Mission Blvd and Bayard St.	Reed Ave between Mission Blvd and Bayard St, Pacific Beach, San Diego, San Diego County.
6-17-0085-W Karen Dodge	Demolish existing one-story, 1,245 sq. ft. single family residence with detached garage and construct new two-story, 29-ft. tall, 2,654 sq. ft. single family residence with detached 26-ft. tall, 576 sq. ft., 3-car garage with 391 sq. ft. second-story companion unit and carport on a 6,250 sq. ft. lot.	839 Reed Ave, Pacific Beach, San Diego, San Diego County (APN: 423-221-04)
6-17-0092-W Dane and Kristin Soderberg	Demolition of an existing 1-story, 1,603 sq. ft. single-family residence with an attached 319 sq. ft. garage and reconstruction of a 1-story, 2,791 sq. ft. single-family residence with a 1,039 sq. ft. basement-level garage on a 7,812 sq. ft. lot.	536 Glenmont Dr, Solana Beach, San Diego County (APN: 263-142-12)
6-17-0227-W City of San Diego Park and Recreation Department, Open Space Division, Attn: Casey Smith	Brush clearance associated with creation of a temporary access route to retrieve wheel loader that fell into tributary canyon of public parkland. No grading or permanent improvements will be completed.	10776 Shaw Lopez Rd, San Diego, San Diego County (APN: 311-030-26)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
6-86-396-A13-E2 Symphony Asset Pool XVI, LLC	Proposal to install 90 new parking spaces in parking lot south of Belmont Park and implement a valet parking service utilizing the new 90 spaces.	3146 Mission Blvd, Mission Beach, San Diego, San Diego County (APN: 760-217-07)

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-6-17-0002 California State Parks	Repair coastal erosion that has closed access to Surf Beach, San Onofre	San Onofre State Beach, Surf Beach Day Use Area, 5200 South Pacific Coast Highway, San Diego County (APN: 101-520-10)

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February 14, 2017

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: 6-16-0724-W

Applicant: Jim Ford

Location: 4850 Sun Valley Rd, Lomas Santa Fe (San Diego County) (APN: 302-041-34)

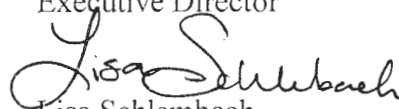
Proposed Development: Construction of a new, 1-story, approximately 3,000 sq. ft. single-family residence with an attached 900 sq. ft. garage; a septic tank and leach lines; after-the-fact approval of 500 cu. yds. of grading on a vacant, 0.94-acre lot.

Rationale: The proposed project will be located in a residential neighborhood consisting of large lot, single-family residences similar in size and scale to the proposed development. This site contains steep slopes consisting of non-native vegetation and is located in the designated Coastal Resource Protection (CRP) overlay of the previously certified San Diego County LCP; however, the project will only result in minor encroachments into steep slopes and there is no sensitive vegetation on the site. The project is consistent with the planning and zoning designations of the County and all applicable Chapter 3 policies of the Coastal Act. No impacts to coastal resources, including public access, visual resources, and public recreation opportunities are anticipated.

This waiver will not become effective until reported to the Commission at its March 2017 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.

Sincerely,

John Ainsworth
Executive Director


Lisa Schlembach
Coastal Program Analyst

cc: File

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January 20, 2017

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Waiver: 6-16-1144-W

Applicant: City of San Diego Public Works Depart.; Matthew DeBeliso

Location: Reed Ave between Mission Blvd and Bayard St, Pacific Beach, San Diego
(San Diego County) APN: N/A

Proposed Development: Open-trench replacement of approximately 600 linear ft. of 6-in. water main with new 12-in. water main within the public right-of-way on Reed Ave between Mission Blvd and Bayard St. to occur sometime between October 1st and April 30th.

Rationale: Public street parking and traffic on this segment of Reed Ave will be impacted by construction staging for 2-4 weeks, but the work will occur between October 1st and April 30th, outside of the months of highest beach usage. The project site is not near any sensitive habitat, and the water main replacement will not increase development potential, but rather replace aging pipes to reduce maintenance costs, address leaks, and bring the water main up to current standards. Thus, the project will not have substantial adverse impact on public access or coastal resources and is in conformance with Chapter 3 of the Coastal Act.

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Sincerely,

John Ainsworth
Acting Executive Director

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Alexander Llerandi
Coastal Program Analyst

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February 8, 2017

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 6-17-0085-W

Applicant: Karen Dodge

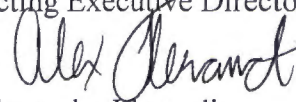
Location: 839 Reed Ave, Pacific Beach, San Diego (San Diego County) APN: 423-221-04

Proposed Development: Demolish existing one-story, 1,245 sq. ft. single family residence with detached garage and construct new two-story, 29-ft. tall, 2,654 sq. ft. single family residence with detached 26-ft. tall, 576 sq. ft., 3-car garage with 391 sq. ft. second-story companion unit and carport on a 6,250 sq. ft. lot.

Rationale: The proposed demolition and rebuild of the single family residence conforms to the use, siting, density, and parking requirements of the certified LCP. The existing residence has not been deemed historic, and the new residence and detached companion unit are surrounded by similar residential development, will not block public views, and are not located near any sensitive habitat. Construction staging and storage will occur on-site. Thus, the proposed development will not have substantial adverse impact on coastal resources and can be found in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2017 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.

Sincerely,
John Ainsworth
Acting Executive Director


Alexander Llerandi
Coastal Program Analyst

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February 16, 2017

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: 6-17-0092-W

Applicant: Dane and Kristin Soderberg

Location: 536 Glenmont Dr., Solana Beach (San Diego County) (APN: 263-142-12)

Proposed Development: Demolition of an existing 1-story, 1,603 sq. ft. single-family residence with an attached 319 sq. ft. garage and reconstruction of a 1-story, 2,791 sq. ft. single-family residence with a 1,039 sq. ft. basement-level garage on a 7,812 sq. ft. lot.

Rationale: The proposed 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 proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its 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.

Sincerely,

John Ainsworth
Executive Director

Sarah Richmond
Coastal Program Analyst

cc: File

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March 1, 2017

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

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Waiver: 6-17-0227-W

Applicant: City of San Diego Park and Recreation Department, Open Space Division

Location: 10776 Shaw Lopez Rd, San Diego (San Diego County) (APN: 311-020-26)

Proposed Development: Brush clearance associated with creation of a temporary access route to retrieve wheel loader that fell into tributary canyon of public parkland. No grading or permanent improvements will be completed.


Rationale: In association with private residential development on an upland parcel north of the Lopez Canyon section of the City Preserve, a wheel loader accidentally fell off the construction pad and slid down into a ravine of Lopez Canyon. Minimal habitat impacts occurred as a result of the fall; however, the City wants to remove the wheel loader to prevent potential oil spillage, vandalism and further impacts if the construction equipment were to slide further downslope.

The Preserve is an area of deferred certification so coastal development permit authority remains with the Commission and the standard of review is Chapter 3. Retrieval will necessitate the use of a larger wheel loader to either upright the fallen equipment and then drive it out or pull it out of the canyon. The Preserve is designated environmentally sensitive lands under the terms of the City's certified implementation plan. The City has assessed the area and it supports Diegan coastal sage scrub habitat. As noted, minimal impacts occurred but even utilizing the most sensitive routing to retrieve the equipment, there may be impacts to habitat. The City has committed to identify and restore any impacted areas with an appropriate native plant mix. With implementation of the restoration plan, the temporary impacts to the canyon habitat can be found consistent with applicable Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its March 2017 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.

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Lisa Schlembach
Coastal Program Analyst

cc: File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

March 2, 2017

Notice is hereby given that Symphony Asset Pool XVI, LLC has applied for CDP Amendment Extension No. 6-86-396-A13-E2, a one-year extension of CDP Amendment No. 6-86-396-A13 granted by the California Coastal Commission on January 10, 2014.

for: Install 90 new parking spaces in parking lot south of Belmont Park and implement a valet parking service utilizing the new 90 spaces.

at: 3146 Mission Blvd, Mission Beach, San Diego (San Diego County) APN: 760-217-07

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,

John Ainsworth
Executive Director

A handwritten signature in blue ink, appearing to read 'Alex Llerandi', enclosed within a large, loopy blue oval.

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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**EMERGENCY PERMIT**

Issue Date: February 16, 2017
Emergency Permit No. **G-6-17-0002**

APPLICANT:

California State Parks, Orange Coast District, Attn: Julie Tobin
3030 Avenida del Presidente, San Clemente, CA 92672

LOCATION OF EMERGENCY WORK:

SAN ONOFRE STATE BEACH, SURF BEACH DAY USE AREA
5200 S. PACIFIC COAST HIGHWAY, SAN DIEGO COUNTY, CA (APN: 101-520-10)

WORK AUTHORIZED:

Temporary placement until November 1, 2017, of 900 linear feet of rip rap and geotextile fabric consisting of 8 ton toe stone fronting two layers of 5-6 ton base stone and 3-4 ton stone atop it, at an approximately 1:1-1.5:1 incline, on an escarpment on the seaward side of the existing unpaved parking lot access road and a portion of the upcoast day use parking area to protect these facilities from further damage from storm events. The authorized work is depicted and described on the revised plans submitted January 13, 2017 (see Exhibit A attached).

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 and our site inspection 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. 14 Cal. Admin. Code Section 13009. The access road is considerably narrowed and the parking area is in danger of undermining as a result of erosion from recent high swell and high water levels. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which 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 work is hereby approved, subject to conditions listed on the attached pages.

Sincerely,
John Ainsworth
Executive Director

A handwritten signature in black ink, appearing to read "Karl Schwing", written over a horizontal line.

By: Karl Schwing
Deputy Director, San Diego Coast District

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form (available for download at <https://documents.coastal.ca.gov/assets/cdp/CDP-ApplicationForm-sd.pdf>)

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Applicant: Jim Ford

Location: 4850 Sun Valley Rd, Lomas Santa Fe (San Diego County) (APN: 302-041-34)

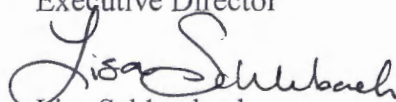
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Sincerely,

John Ainsworth
Executive Director


Lisa Schlembach
Coastal Program Analyst

cc: File

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Waiver: 6-16-1144-W

Applicant: City of San Diego Public Works Depart.; Matthew DeBeliso

Location: Reed Ave between Mission Blvd and Bayard St, Pacific Beach, San Diego
(San Diego County) APN: N/A

Proposed Development: Open-trench replacement of approximately 600 linear ft. of 6-in. water main with new 12-in. water main within the public right-of-way on Reed Ave between Mission Blvd and Bayard St. to occur sometime between October 1st and April 30th.

Rationale: Public street parking and traffic on this segment of Reed Ave will be impacted by construction staging for 2-4 weeks, but the work will occur between October 1st and April 30th, outside of the months of highest beach usage. The project site is not near any sensitive habitat, and the water main replacement will not increase development potential, but rather replace aging pipes to reduce maintenance costs, address leaks, and bring the water main up to current standards. Thus, the project will not have substantial adverse impact on public access or coastal resources and is in conformance with Chapter 3 of the Coastal Act.

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Sincerely,

John Ainsworth
Acting Executive Director

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Alexander Llerandi
Coastal Program Analyst

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February 8, 2017

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: 6-17-0085-W

Applicant: Karen Dodge

Location: 839 Reed Ave, Pacific Beach, San Diego (San Diego County) APN: 423-221-04

Proposed Development: Demolish existing one-story, 1,245 sq. ft. single family residence with detached garage and construct new two-story, 29-ft. tall, 2,654 sq. ft. single family residence with detached 26-ft. tall, 576 sq. ft., 3-car garage with 391 sq. ft. second-story companion unit and carport on a 6,250 sq. ft. lot.

Rationale: The proposed demolition and rebuild of the single family residence conforms to the use, siting, density, and parking requirements of the certified LCP. The existing residence has not been deemed historic, and the new residence and detached companion unit are surrounded by similar residential development, will not block public views, and are not located near any sensitive habitat. Construction staging and storage will occur on-site. Thus, the proposed development will not have substantial adverse impact on coastal resources and can be found in conformance with Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2017 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.

Sincerely,
John Ainsworth
Acting Executive Director

A handwritten signature in black ink, appearing to read "Alex Llerandi", written over a circular stamp.

Alexander Llerandi
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
PH (619) 767-2370 FAX (619) 767-2384
WWW.COASTAL.CA.GOV



February 16, 2017

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: 6-17-0092-W

Applicant: Dane and Kristin Soderberg

Location: 536 Glenmont Dr., Solana Beach (San Diego County) (APN: 263-142-12)

Proposed Development: Demolition of an existing 1-story, 1,603 sq. ft. single-family residence with an attached 319 sq. ft. garage and reconstruction of a 1-story, 2,791 sq. ft. single-family residence with a 1,039 sq. ft. basement-level garage on a 7,812 sq. ft. lot.

Rationale: The proposed 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 proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its 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.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in blue ink, appearing to be "John Ainsworth", is written over the printed name and title.

Sarah Richmond
Coastal Program Analyst

cc: File

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March 1, 2017

**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: 6-17-0227-W

Applicant: City of San Diego Park and Recreation Department, Open Space Division

Location: 10776 Shaw Lopez Rd, San Diego (San Diego County) (APN: 311-020-26)

Proposed Development: Brush clearance associated with creation of a temporary access route to retrieve wheel loader that fell into tributary canyon of public parkland. No grading or permanent improvements will be completed.

Rationale: In association with private residential development on an upland parcel north of the Lopez Canyon section of the City Preserve, a wheel loader accidentally fell off the construction pad and slid down into a ravine of Lopez Canyon. Minimal habitat impacts occurred as a result of the fall; however, the City wants to remove the wheel loader to prevent potential oil spillage, vandalism and further impacts if the construction equipment were to slide further downslope.

The Preserve is an area of deferred certification so coastal development permit authority remains with the Commission and the standard of review is Chapter 3. Retrieval will necessitate the use of a larger wheel loader to either upright the fallen equipment and then drive it out or pull it out of the canyon. The Preserve is designated environmentally sensitive lands under the terms of the City's certified implementation plan. The City has assessed the area and it supports Diegan coastal sage scrub habitat. As noted, minimal impacts occurred but even utilizing the most sensitive routing to retrieve the equipment, there may be impacts to habitat. The City has committed to identify and restore any impacted areas with an appropriate native plant mix. With implementation of the restoration plan, the temporary impacts to the canyon habitat can be found consistent with applicable Chapter 3 policies.

This waiver will not become effective until reported to the Commission at its March 2017 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.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in dark ink, appearing to read "Lisa Schlenbach".
Lisa Schlenbach
Coastal Program Analyst

cc: File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

March 2, 2017

Notice is hereby given that Symphony Asset Pool XVI, LLC has applied for CDP Amendment Extension No. 6-86-396-A13-E2, a one-year extension of CDP Amendment No. 6-86-396-A13 granted by the California Coastal Commission on January 10, 2014.

for: Install 90 new parking spaces in parking lot south of Belmont Park and implement a valet parking service utilizing the new 90 spaces.

at: 3146 Mission Blvd, Mission Beach, San Diego (San Diego County) APN: 760-217-07

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,

John Ainsworth
Executive Director

A handwritten signature in blue ink, appearing to read 'Alex Llerandi', enclosed within a large, loopy blue oval.

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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**EMERGENCY PERMIT**

Issue Date: February 16, 2017
Emergency Permit No. **G-6-17-0002**

APPLICANT:

California State Parks, Orange Coast District, Attn: Julie Tobin
3030 Avenida del Presidente, San Clemente, CA 92672

LOCATION OF EMERGENCY WORK:

SAN ONOFRE STATE BEACH, SURF BEACH DAY USE AREA
5200 S. PACIFIC COAST HIGHWAY, SAN DIEGO COUNTY, CA (APN: 101-520-10)

WORK AUTHORIZED:

Temporary placement until November 1, 2017, of 900 linear feet of rip rap and geotextile fabric consisting of 8 ton toe stone fronting two layers of 5-6 ton base stone and 3-4 ton stone atop it, at an approximately 1:1-1.5:1 incline, on an escarpment on the seaward side of the existing unpaved parking lot access road and a portion of the upcoast day use parking area to protect these facilities from further damage from storm events. The authorized work is depicted and described on the revised plans submitted January 13, 2017 (see Exhibit A attached).

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 and our site inspection 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. 14 Cal. Admin. Code Section 13009. The access road is considerably narrowed and the parking area is in danger of undermining as a result of erosion from recent high swell and high water levels. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which 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 work is hereby approved, subject to conditions listed on the attached pages.

Sincerely,
John Ainsworth
Executive Director

A handwritten signature in dark ink, appearing to read 'John Ainsworth'.

By: Karl Schwing
Deputy Director, San Diego Coast District

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form (available for download at <https://documents.coastal.ca.gov/assets/cdp/CDP-ApplicationForm-sd.pdf>)

February 16, 2017

Emergency Permit No.: G-6-17-0002

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 90 days of the date of issuance of this permit (i.e. May 17, 2017). This deadline may be extended by the Executive Director, in writing, for good cause. The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.
4. The work authorized by this emergency permit is temporary and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **November 1, 2017**, unless the date is extended prior to November 1, 2017, by Commission action pursuant to Condition No. 5. Persistence of any temporary measure approved via this Emergency Permit on the site past November 1, 2017, 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.
5. No rock placed pursuant to this emergency Coastal Development Permit may remain on the beach beyond November 1, 2017, unless a regular Coastal Development Permit (CDP) is received through 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 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 taking into consideration alternatives to the rock revetment as a long-term solution.
6. Alternatives Analysis for Long-Term Solution. As part of the application for a regular Coastal Development Permit, the applicant shall include an analysis of alternatives to the rock revetment to 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, taking into consideration future sea level rise. Measures to be considered should include but not be limited to phased implementation of beach nourishment, soft protection, managed retreat, smaller parking lot area, use of flexible pavers or other paving surfaces that may be more adaptable to beach erosion, narrow-profile armoring, such as a vertical wall, focused or small-scale armoring, and mixed or hybrid options and a time line for implementation of the long-term solution(s).

February 16, 2017

Emergency Permit No.: G-6-17-0002

EMERGENCY PERMIT

7. 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.
8. The proposed rock revetment shall be no more than 900 ft. long, and shall extend no more seaward of the existing toe of the escarpment, including revetment toe stone with key, than as shown in the cross-section dated and submitted on January 13, 2017. The proposed rock revetment shall be constructed between a 1.1-1.5 (h) to 1.0 (v) slope and no greater.
9. 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.
10. Methods for erosion control shall be maintained around the project site during construction.
11. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
12. 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.
13. Monitoring and Maintenance Plan. The permittee shall be responsible for monitoring and maintaining the rock revetment for as long as the rock reinforcement remains in place. The permittee, at a minimum, shall provide for monthly or more frequent observations of the structure that examine the full extent of the revetment for deficiencies, including but not limited to rock that has detached from the revetment or moved seaward of the permitted footprint, a drop in the back shore elevation of the revetment, exposure of the underlying fabric layer, etc. and if deficiencies are identified, the permittee will arrange an inspection by a licensed engineer.
14. The revetment observations shall be documented with survey reports that include photographs of all sections of the structure, time and location of the observations, name and title of the person making the observations and shall be submitted to the Executive Director as part of the regular coastal development permit. As required under Special Condition 13, Engineers Inspection reports shall be prepared and submitted to the Executive Director as part of the regular coastal development permit application. These inspection reports shall provide information on and photographs from the date(s) of the inspection(s), the name and

February 16, 2017

Emergency Permit No.: G-6-17-0002

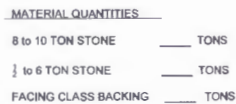
EMERGENCY PERMIT

qualifications of the State representative or engineer performing the inspection, photographs of the revetment taken at the time of inspection, additional photographs of any structural damage or rock migration, photographs depicting beach width and elevation as it relates to the face of the rock revetment, and an overall assessment of the continued integrity of the revetment. If the inspection identifies any areas where the revetment has been damaged, the report shall identify repair and maintenance alternatives to remedy the damage. If any rock is retrieved in accordance with Condition No. 15, the location of the retrieval and the volume of rock shall be included in the inspection report.

15. In the event that any sections of rock have migrated or been dislodged, the permittee shall retrieve any errant rock and either place it back on the structure or remove it from the project site.
16. **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.
17. 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 No. 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 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.



NTS

**SAN ONOFRE STATE BEACH
SURF BEACH ACCESS ROAD
EMERGENCY REPAIR**

Elevation Plan



California Coastal Commission

San Onofre Road Stabilization Project



EXHIBIT B

APPLICATION NO

G-6-17-0002

Project Site



California Coastal Commission