

**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



# Th11

**Prepared March 1, 2018 (for March 8, 2018 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Dan Carl, Central Coast District Director

**Subject: Central Coast District Director's Report for March 8, 2018**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, and emergency CDPs for the Central Coast District Office are being reported to the Commission on March 8, 2018. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's Central Coast District Office in Santa Cruz. Staff is asking for the Commission's concurrence on the items in the Central Coast District Director's Report, and will report any objections received and any other relevant information on these items to the Commission when it considers the Report on March 8th at the Oxnard Harbor District in Port Hueneme.

With respect to the March 8th hearing, interested persons may sign up to address the Commission on items contained in this Report prior to the Commission's consideration of the Report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

## **Items being reported on March 8, 2018 (see attached)**

---

### **Waivers**

- 3-17-0529-W, Monterey County Tide Gates (Moss Landing)
- 3-17-0755-W, Caltrans' Big Sur Culverts Project (Big Sur)
- 3-18-0127-W, May Pacific Grove SFD (Pacific Grove)
- 3-18-0132-W, Sweet Springs Nature Reserve Viewfinder (Los Osos)

### **CDP Amendments**

- None

### **CDP Extensions**

- None

### **Emergency CDPs**

- None

**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 22, 2018  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Brian O'Neill, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-17-0529-W**  
Applicant: Monterey County Water Resources Agency

### Proposed Development

Follow-up authorization for work done under Emergency Coastal Development Permit (ECDP) G-3-15-0051, which included the removal of approximately 14 cubic yards of riprap, placement of nine cubic yards of geotextile sandbags, placement of 17 cubic yards of gabion rocks secured with mats in five different locations, all around the headwall and culverts at the Moss Landing tide gates under Moss Landing Road in Moss Landing, Monterey County.

### 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: The Moss Landing tide gates control the exchange of water between the Moss Landing Harbor and Moro Cojo slough. The tide gates help control flooding of agricultural land and prevent saltwater intrusion into the brackish and freshwater habitats upstream in the slough. The tide gates were leaking saltwater into the slough due to cracks and holes in the headwall and culverts. ECDP G-3-15-0051 was issued to allow for the placement of temporary sandbags secured with gabion rocks and mats to control the leaks while a permanent solution could be evaluated. Environmental review of a permanent solution is underway and retention of the sandbags is necessary at this time to protect sensitive upstream habitats. The proposed project utilized a series of best management practices to protect water quality including the use of tarps to prevent erosion, timing construction for low tides to avoid contact with the water, stockpiling materials away from all water bodies, and utilizing good housekeeping measures. The project also included the use of a biological monitor and avoidance measures to protect sensitive species during construction, including sea otters. Accordingly, the project did 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 8, 2018 in Port Hueneme. If three or more 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**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105  
(415) 904-5260 PHONE  
(415) 904-5400 FAX  
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** February 22, 2018  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Mike Watson, Coastal Program Analyst II  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-17-0755-W**  
Applicant: California Department of Transportation (Caltrans)

**Proposed Development**

Replacement of seven existing damaged and/or eroded culvert systems necessary to convey stormwater runoff and to prevent erosion and failure of Highway 1 at seven locations in the Big Sur area of Monterey County (between Post Mile (PM) 2.5 and PM 67.3). These culvert systems typically include a concrete headwall, a box inlet, a large-diameter pipe that extends under the roadway, and an energy dissipater at the outlet. At all seven locations the existing damaged and/or eroded corrugated metal pipes that extend under the roadbed will be replaced with either welded steel pipe, reinforced steel pipe, or high density polyethylene pipe (HDPE). At four locations the pipe will outlet into a rock energy dissipater. At each of three locations where a steep bluff exists at the outlet location, the existing dilapidated corrugated drainpipe that extends down the bluff toward the shoreline will be replaced with new HDPE drainpipe.

At three locations (PMs 2.5, 52.9, and 67.3), the existing culvert systems will be removed and the replacement culvert systems will be installed using a trenchless (i.e. tunneling) installation process, which will require the construction of temporary access roads and the excavation of jacking pits (i.e. tunnels dug in preparation for the installation of the new pipes) and receiving pits (i.e. excavated pits used to remove equipment and spoil arising from the tunneling process) to facilitate installation of the pipe at the culverts inlets and outlets. At four locations (PMs 37.1, 38.5, 39.2, and 47.3), the existing culverts will be removed and the replacement culvert systems will be installed by digging a narrow trench across the roadway and placing the new culverts within the trench, which will then be backfilled with slurry cement, and the roadway will then be patched with hot mix asphalt.

**Procedural Note**

Because this project falls within both the Commission's retained permitting jurisdiction and the Monterey County Big Sur LCP's jurisdictional boundary, the Applicant, the County, and the Executive Director have agreed to process and act upon a consolidated CDP application pursuant to Coastal Act Section 30601.3(a)(2).

**Executive Director's Waiver Determination**

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and other application materials 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 development is necessary to prevent failure of seven culverts along Highway 1, which have been damaged over time, and to convey storm water runoff in a non-erosive manner that protects the Highway 1 roadbed and appurtenant transportation facilities (i.e., fill slope, highway turn-outs, signage, etc.). Proposed replacement techniques are designed to avoid coastal resource impacts, including with respect to public access, water quality, biological resources, and visual resources. Construction of each culvert will require one-way traffic control with a maximum delay of ten minutes; thus public access impacts due to the project will be minimal and temporary. Either HDPE drainpipes (extending down the bluff) or rock energy dissipaters will be used at each culvert outlet to convey runoff in a non-erosive manner. An erosion control plan and water pollution control plan with appropriate best management practices has been prepared to prevent runoff during and after construction. The proposal includes restoration of natural landforms that are temporarily disturbed due to construction activities and habitat enhancement activities including removal of non-native invasive species from the Caltrans right-of-way within the area of work. The project also includes measures to protect visual resources, via coloring the concrete headwalls and rock dissipaters to match the surrounding environment, siting drainpipes in existing topographical features, retaining existing vegetation to aid in screening these facilities, and additional measures to screen development after installation, if necessary, to protect public views from Highway 1. ***Finally, all development authorized under this CDP waiver is contingent upon Caltrans obtaining authorization from other applicable permitting agencies, including but not limited to, the United States Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Wildlife.*** For the reasons stated above, the proposed project is consistent with the Coastal Act.

#### **Coastal Commission Review Procedure**

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on March 8, 2018, in Port Hueneme. If four or more 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 Mike Watson in the Coastal Commission's Santa Cruz 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 WAIVER

**Date:** February 22, 2018  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Brian O'Neill, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-18-0127-W**  
Applicants: Susan and Bob May

### Proposed Development

Proposed demolition of an existing 740-square-foot one-story single-family residence and construction of a 2,270-square-foot two-story single-family residence, reconfiguration of decks and walkways, and storm water infiltration improvements at 108 20<sup>th</sup> Street in the City of Pacific Grove (APN 006-143-021).

### Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 of the California Code of Regulations, and based on project plans and information submitted by the Applicants 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 residence would be compatible with the size, scale, and aesthetics of the residential neighborhood in which it is located. The proposed residence was reviewed and received discretionary approval by the City's Architectural Review Board to ensure conformance with the requirements of the City's Municipal Code and the certified Land Use Plan. The project includes erosion and sediment controls to protect water quality during construction and implements low-impact development practices to reduce post-construction storm water runoff and to ensure removal of contaminants prior to conveyance of any storm water offsite. 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 it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on March 8, 2018 in Port Hueneme. If three or more 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 WAIVER

**Date:** February 22, 2018  
**To:** All Interested Parties  
**From:** Susan Craig, Central Coast District Manager  
Daniel Robinson, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 3-18-0132-W**  
Applicant: Celebrate Los Osos

### Proposed Development

Placement of one non-coin-operated viewfinder (i.e., binoculars mounted on an associated support base) on an existing wooden platform deck in the Sweet Springs Nature Preserve located along the shore of Morro Bay, in the community of Los Osos, San Luis Obispo 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 hereby waives the requirement for a CDP for the following reasons:

The proposed project will enhance the existing visitor experience by providing a free viewfinder that the public may use to observe, and gain appreciation and knowledge of, the flora and fauna of the Sweet Springs Nature Preserve. The viewfinder and associated support base will be approximately five feet two inches in height and will be mounted to an existing deck platform, ensuring no impacts to the nature preserve's sensitive habitat. Accordingly, not only will the project not have any significant adverse impacts on coastal resources, but it will improve public access and recreation opportunities along the Morro Bay shoreline, and is thus 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 March 8, 2018 in Port Hueneme. If four or more 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 Daniel Robinson in the Central Coast District office.**