

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W28

Prepared November 5, 2019 (for November 13, 2019 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for November 2019

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 November 13, 2019. 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 November 13th in Half Moon Bay.

With respect to the November 13th 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 November 13, 2019 (see attached)

CDP Waivers

- 3-19-0906-W, Caltrans Culvert Replacement (Big Sur)
- 3-19-1174-W, Santa Cruz Wharf Alternative Energy Experiment (City of Santa Cruz)

CDP Amendments

- A-3-SCO-07-015/3-07-019-A1, Pleasure Point Parkway Modifications (Santa Cruz County)
- 3-16-0325-A1, Moss Landing Harbor District Dredging Modifications (Moss Landing)

CDP Extensions

- None

Emergency CDPs

- G-3-19-1216, Moro Cojo Weir (Moss Landing)

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 29, 2019
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Sean Drake, Coastal Program Analyst
Subject: **Coastal Development Permit (CDP) Waiver 3-19-0906-W**
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Replacement of a damaged culvert system (which conveys a small stream and stormwater runoff) to prevent erosion and failure of Highway 1 in the Big Sur area of Monterey County at Postmile (PM) 20.4. The proposed project would replace the existing 48-inch culvert and 24-inch downdrain with a new 60-inch culvert and a 36-inch downdrain. The new culvert will follow a new, shorter alignment that will use the same inlet location but will outflow approximately 80 feet north of the existing outlet in order to avoid two historic masonry walls located on the seaward side of the highway. The new culvert will also follow a gentler slope (5% instead of 11%) to reduce the project's footprint. The culvert will be installed by trenching the road one lane at a time, which will require temporary traffic control (i.e., lane closure and flagging) for approximately 12 days. Caltrans proposes to use concrete to raise the existing inlet's elevation by four feet, which will ensure proper water flow through the new culvert's alignment/slope. Given that the inlet headwall is a historic stone masonry structure, Caltrans proposes to temporarily deconstruct the portion of the headwall necessary to construct the new inlet, and reconstruct the headwall with minimal permanent visual changes to the headwall. On the seaward side, Caltrans proposes to install a concrete gutter and grate to drain runoff from the roadway into the culvert, which will increase roadway safety and decrease erosion of the seaward slope. At the culvert's elbow Caltrans proposes to install a concrete anchor and a 60-inch-to-36-inch reducer, which will connect to a 36-inch high-density polyethylene (HDPE) downdrain. The existing culvert will be filled with concrete, and the existing downdrain will be removed.

The project also proposes to install concrete barriers adjacent to both ends of an existing historic masonry wall on the seaward side of the highway at the same location to increase driver safety. At the end of the barriers, the existing guardrail will be replaced, realigned closer to the roadway, and extended approximately 13 feet to the south and 21 feet to the north to further increase driver safety. The concrete barriers will be composed of colored concrete and textured to complement the historic wall, and the new guardrail will be stained to visually blend with the landscape.

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:

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 3-19-0906 (Caltrans)

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The existing culvert has reached the end of its service life. The proposed development is necessary to continue to convey the small quantity of stream water and stormwater runoff in a non-erosive manner that protects the Highway 1 roadway and its appurtenant transportation facilities (i.e., highway turn-outs, guardrails, signage, etc.). The proposed replacement technique is designed to avoid coastal resource impacts, including with respect to public access, water quality, biological resources, and visual resources. Construction will require one-way traffic control with a maximum delay of ten minutes for approximately 12 days; thus, public access impacts due to the project will be minimal and temporary. Moreover, the installation of concrete barriers and the replacement, realignment, and extension of the guardrails on both ends of the historic masonry wall on the seaward side of the highway will increase the safety of the traveling public without restricting public access to the pullouts located immediately north and south of the project site. A condenser and HDPE drainpipe extending down the bluff will be used at the culvert outlet to convey outflow in a non-erosive manner. A water pollution control plan with appropriate best management practices will be implemented to control runoff during and after construction. The proposed project includes restoration of natural landforms that are temporarily disturbed due to construction activities and revegetation with native plant species. The project also contains measures to protect visual resources. The downdrain will be sited in existing topographical features and vegetation, and will be evaluated during construction to ensure no permanent visual impacts. The masonry headwall will be reconstructed such that the rebuilt section will not be noticeable to the casual observer, the concrete barriers will be colored and textured to complement the historic stone wall, and the replacement guardrails will be stained to blend with the landscape. For the reasons stated above, the proposed project 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, November 13, 2019, in Half Moon Bay. 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 Sean Drake at (916) 445-6033 in the Sacramento office of the Coastal Commission.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 29, 2019
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, Central Coast District Supervisor
Subject: Coastal Development Permit (CDP) Waiver 3-19-1174-W
Applicant: City of Santa Cruz

Proposed Development

Extend authorization of existing solar panel and wind turbine on the roof of the Santa Cruz Municipal Wharf headquarters for an additional five years (until November 13, 2024) with the option for yearly renewal thereafter by Executive Director authorization.

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:

CDP 3-10-061 was approved by the Coastal Commission on March 11, 2011 and provided for the temporary installation of a solar panel, wind turbine, and associated skid-mounted sensors onto the roof of the Santa Cruz Municipal Wharf headquarters building until September 2012 as part of a UCSC research project designed to evaluate the efficacy of these alternative energy sources. CDP 3-10-061 has been amended several times to extend the permit expiration date (CDP Amendments 3-10-061-A1, -A2, -A3, -A4, -A5). The third amendment (3-10-061-A3) also authorized the replacement of the originally approved vertical axis wind turbine with a newer vertical axis wind turbine, and removed the requirement for the "bird strike research plan" based on the fact that no bird injuries or mortality due to the wind turbine were observed during the previous three-and-a-half years of monitoring. This waiver would authorize the development under CDP 3-10-061 for an additional five years, with the option for yearly renewal thereafter by Executive Director authorization. The project will continue to allow researchers to gather data to evaluate alternative designs for future large-scale renewable energy facilities on the Santa Cruz Wharf. Allowing the energy study research project to continue until November 13, 2024 will provide important additional data for understanding the costs and benefits of solar and wind renewable energy technologies, including data regarding the small-scale vertical axis wind turbine. For all of the above reasons, the proposed development 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, November 13, 2019, in Half Moon Bay. If four or more 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 3-19-1174-W (Santa Cruz Wharf Renewable Energy Project)

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If you have any questions about the proposal or wish to register an objection, please contact Ryan Moroney in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: October 29, 2019
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Ryan Moroney, District Supervisor
Subject: **Proposed Amendment to Coastal Development Permits (CDPs) A-3-SCO-07-0015/3-07-019 (Pleasure Point Parkway and Seawall)**
Applicant: County of Santa Cruz

Original CDP Approval

CDPs A-3-SCO-07-015/3-07-019 were approved by the Coastal Commission on December 13, 2007, and provided for the reconstruction of East Cliff Drive between 32nd and 41st Avenues (including drainage, water quality, park, trail and related public recreational improvements) and the construction of full bluff seawalls at two locations just seaward of East Cliff Drive. The projects included removal of an abandoned restroom, removal of riprap and rubble on the beach, and the construction of three beach and surf access stairways in the Pleasure Point beach area of unincorporated Santa Cruz County.

Proposed CDP Amendment

CDPs A-3-SCO-07-015/3-07-019 would be amended incorporate various “clean-up” items to the base permits to address minor project changes, post-construction issues, improvements to public access, as well as to update the seawall surf monitoring report conditions, including in accordance with the recommendations of the surf monitoring report. Specifically, the amendment would provide for the following changes to the base permits’ approvals: 1) Special Condition 1(r) (regarding fencing) would be amended to address as-built fencing conditions at the residence located immediately upcoast from “the Hook” (a popular surfing area) and to ensure that any changes to that fencing will protect public views; 2) Special Condition 2 (encroachments into public right of way) would be amended to provide the County with additional time to resolve two remaining encroachment issues; 3) Special Condition 9 (seawall monitoring and reporting) would be amended to reflect minor changes to the timing intervals for such reporting because it took the County longer than expected to produce the original monitoring report; 4) Special Condition 12 (surf monitoring) would be modified to replace required video data with photographic and direct observational data (i.e. interviews with experienced surfers); and 5) the project plans would be modified to incorporate emergency repairs performed on the outfall at Manzanita Avenue, and to authorize a new concessionaire program at “the Hook” parking lot as well as additional public parking and signage improvements along the Parkway itself.

The Commission’s reference numbers for this proposed amendment are **A-3-SCO-07-015-A1/3-07-019-A1**.

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 amendments are immaterial

NOTICE OF PROPOSED PERMIT AMENDMENT

CDPs A-3-SCO-07-015/3-07-019 (Pleasure Point Parkway and Seawall)

Proposed Amendments A-3-SCO-07-015-A1/3-07-019-A1

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for the following reasons:

The Pleasure Point Parkway and seawall are considered an overwhelming success in terms of the integration of public access and recreation amenities into shoreline armoring projects, and has become widely known as a model for such projects. As discussed above, the proposed amendments involves minor “clean-up” items to address minor project changes, new public access improvements (including additional parking and improved signage), post-construction issues and repairs already done, as well as modifications to the seawall and surf monitoring report conditions, including with respect to addressing recommendations of those reports. These proposed changes mainly reflect the project as-built. In sum, the proposed amendment will enhance public access and recreational opportunities consistent with the Commission’s original CDP approvals, and will be consistent with the Coastal Act and the certified Santa Cruz County Local Coastal Program.

Coastal Commission Review Procedure

The CDPs 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 November 13, 2019 in Half Moon Bay. If three or more Commissioners object to the Executive Director’s determination of immateriality at that time, then the applications shall be processed as material CDP amendments.

If you have any questions about the proposal or wish to register an objection, please contact Ryan Moroney in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT AMENDMENT

Date: October 29, 2019
To: All Interested Parties
From: Susan Craig, Central Coast District Manager
Katie Butler, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 3-16-0325-A1**
Applicant: Moss Landing Harbor District

Original CDP Approval

CDP 3-16-0325 was approved by the Coastal Commission on February 6, 2019, and provided for the dredging of up to 550,000 cubic yards from the Moss Landing Harbor (in unincorporated Monterey County) over a 10-year period to restore navigable depths in berths and channels, with sandy clean dredge material to be disposed of at three beach replenishment sites located north and south of the main Harbor channel, and finer clean dredge material to be disposed of at either of two designated unconfined aquatic discharge sites in the Monterey Bay.

Proposed CDP Amendment

CDP 3-16-0325 would be amended add an additional beach replenishment site at Salinas River State Beach. The Commission's reference number for this proposed amendment is **3-16-0325-A1**.

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 new beach replenishment site is an approximately 75,000-square-foot sandy beach area (extending approximately 300 linear feet) at the northern end of the Salinas River State Beach. Like the other existing approved beach replenishment sites, the proposed site is above the mean high tide line and below the line of dune vegetation, on the sandy beach area. This new site would be an additional disposal site option because two of the previously approved locations (north of the Harbor main channel along Moss Landing State Beach) were found to be infeasible for disposal at this time given the distance from the existing permanent dredge disposal pipe connection point, which is located near the Sandholdt Road bridge. The existing disposal sites will be retained in the event they can be utilized during future dredge events. As described in the original CDP approval, the harbor jetties have historically blocked littoral sediments along the shoreline in this area, resulting in a reduction of beach sand south of the jetty, which is then exacerbated by high wave energies that cause further shoreline erosion. Beach replenishment at this new site will, like that at the other approved sites, help to stabilize the width of the beach, enhance public access, and protect the narrow zone of sand dune habitat that exists in the back beach area. All of the existing approved requirements for beach replenishment activities (i.e., snowy plover, dune habitat, and public access protections; equipment maintenance, operations, and storage parameters, etc.) would apply to this additional site as well. State Parks' staff has authorized use of the

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 3-16-0325 (Moss Landing Harbor Dredging)

Proposed Amendment 3-16-0325-A1

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site for beach replenishment and will process the Right of Entry permit for this use. In sum, the proposed amendment will protect dune habitat and enhance public access and recreational opportunities consistent with the Commission's original CDP approval and with the Coastal Act.

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 Wednesday, November 13, in Half Moon Bay. If three or more 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 Katie Butler in the Central Coast District office.



California Coastal Commission
EMERGENCY COASTAL DEVELOPMENT PERMIT
Emergency CDP G-3-19-1216 (Moro Cojo Temporary Weir, North Monterey County)

Issue Date: November 4, 2019

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This emergency coastal development permit (ECDP) authorizes emergency development consisting of the installation of a temporary sandbag weir in the upper Moro Cojo Slough channel just east of the Southern Pacific Railroad tracks, in the Castroville area of unincorporated North Monterey County (all more specifically described in the Commission's ECDP file).

Based on the materials presented by the Permittee (Central Coast Wetlands Group), the weir is intended to ameliorate hypersaline conditions in the upper Moro Cojo Slough that are adversely impacting known populations of federally endangered Santa Cruz long-toed salamander, California tiger salamander, and California red-legged frog. Concern exists that another season of hypersaline conditions could lead to local extirpation of these species if no action is taken. As such, the Permittee is seeking to install the weir as soon as possible to provide relief before water levels generally rise for the season. The weir would be constructed of polypropylene sand bags and encapsulated with geotextile fabric, and would include two 1.5-inch-diameter PVC pipes with flap valves through the bottom of the weir to allow upstream saline water to flow downstream, while preventing additional salt water from entering upstream. In addition, water will spill over the crest when flows exceed the 1.4-foot crest elevation of the weir. The width of the weir ranges from four to 10 feet at the base and two feet at the crest. It will span 71 feet across the channel and rest on a permeable geotextile fabric foundation. Duck bills will be used on each side of the structure with cable between them to anchor the sand bags. The weir would be installed by hand using existing access roads. The weir would be in place for no more than five years and would be removed at or before that time. The proposed emergency development is necessary to reduce salinity levels in the upper slough to protect these amphibian populations while ongoing coordination and planning efforts continue through the Moro Cojo Technical Advisory Committee for a long-term permanent solution to this and other ecological issues related to the slough. The submitted application materials include the Commission's typical best management practices to protect water quality during construction in coastal waters. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary CDPs, and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

Enclosure: Emergency Coastal Development Permit Acceptance Form

cc (via email): Liz Gonzales, Monterey County Resource Management Agency – Planning

Emergency CDP G-3-19-1216 (Moro Cojo Temporary Weir, North Monterey County)

Issue Date: November 4, 2019

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The emergency development is hereby approved, subject to the conditions listed on the attached pages.



Susan Craig, Central Coast District Manager, for John Answorth, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by November 19, 2019). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 30 days of the date of this permit (i.e., by December 4, 2019) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary and is designed to abate the identified emergency, and shall be removed if it is not authorized by a regular CDP. Within 60 days of the date of this permit (i.e. by January 3, 2019), the Permittee shall submit a complete application for a regular CDP to allow the weir to remain in place for up to five years. (The CDP application may be found at: <http://www.coastal.ca.gov/cdp/cdp-forms.html>). The application shall include photos showing the project site before installation, during emergency project construction activities, and after the work authorized by this ECDP is complete. The deadline in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, 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.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., Monterey County, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Coastal Commission's Central Coast District Office on November 4, 2019.
8. All emergency development is limited to the least amount necessary to abate the emergency.

Emergency CDP G-3-19-1216 (Moro Cojo Temporary Weir, North Monterey County)

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9. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Moro Cojo Slough) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):
 - a. All work shall take place during daylight hours. Lighting of the slough area is prohibited.
 - b. Any construction materials and equipment utilized in the slough during daylight construction hours shall be stored beyond the reach of slough waters. All construction materials and equipment shall be removed in their entirety from the slough by sunset each day that work occurs. The only exceptions will be for: (1) erosion and sediment controls (e.g., a silt fencing) as necessary to contain sediments in the construction area, and are minimized in their extent; (2) storage of larger materials beyond the reach of slough waters for which moving the materials each day would be extremely difficult. Any larger materials intended to be left in the slough overnight must be approved in advance by the Executive Director.
 - c. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
 - d. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris; etc.).
 - e. All construction activities that result in discharge of materials, polluted runoff, or wastes to the adjacent slough and marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place immediately adjacent to or within slough waters. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
 - f. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.
 - g. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
 - h. The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office immediately upon completion of construction and required restoration activities. If

Emergency CDP G-3-19-1216 (Moro Cojo Temporary Weir, North Monterey County)

Issue Date: November 4, 2019

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planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.

10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
11. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and his/her contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit the record (of complaints/inquiries and actions taken in response) to the Executive Director.
12. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The Permittee shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property.
13. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
14. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

As noted in Conditions 4 and 5 above, the emergency development carried out under this ECDP is considered to be temporary work done in an emergency situation to abate an emergency, and is undertaken at the Permittee's risk. For the development to be authorized under the Coastal Act and/or if the Permittee wish to expand the scope of work, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.