

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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SANTA CRUZ, CA 95060
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FAX: (831) 427-4877
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Th20b

3-18-0431 (CAPITOLA WHARF IMPROVEMENTS)

JULY 8, 2021 HEARING

EXHIBITS

Table of Contents

Exhibit 1 – Regional Vicinity Aerial Photo

Exhibit 2 – Site Photos

Exhibit 3 – Project Plans

Exhibit 4 – Proposed Mitigation Measures and BMPs



Capitola Village

Capitola Beach

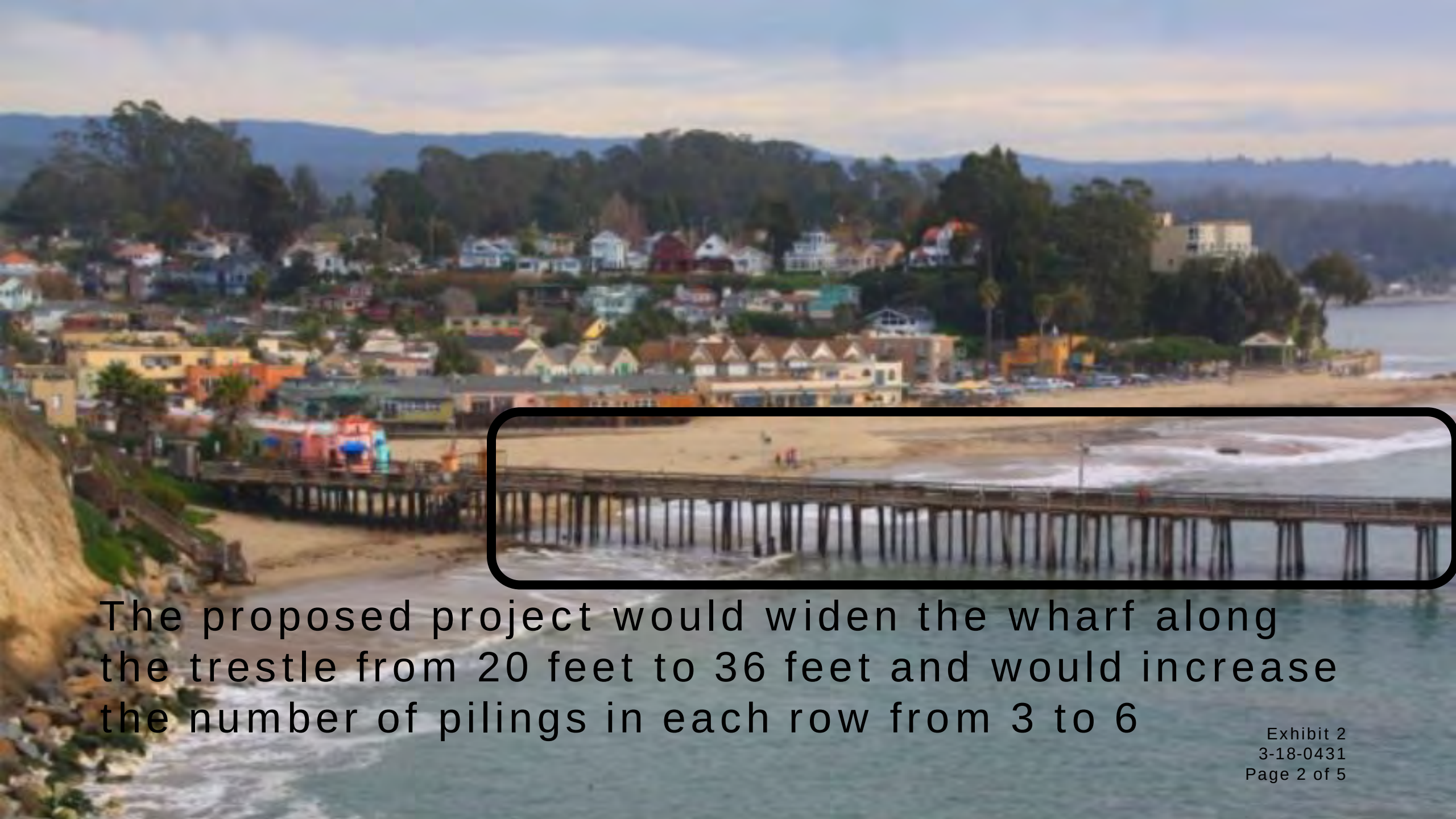
Soquel Creek

Capitola Wharf

Head of Wharf



Capitola Beach

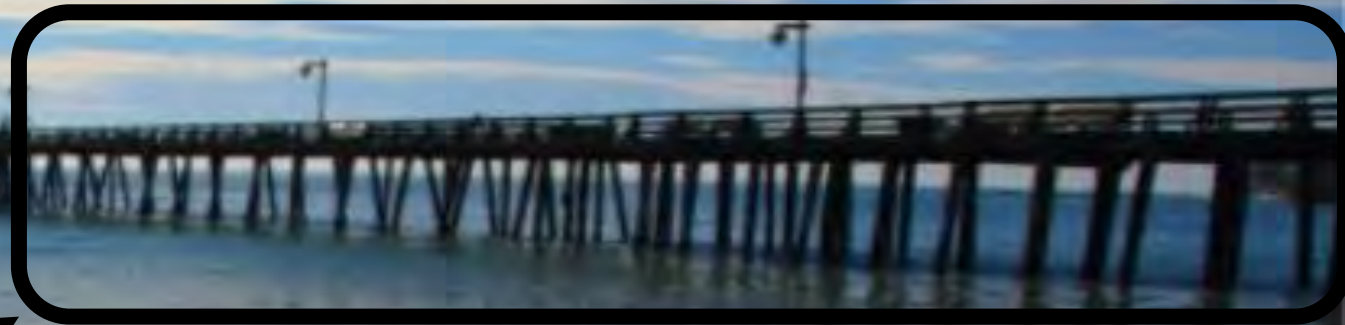


The proposed project would widen the wharf along the trestle from 20 feet to 36 feet and would increase the number of pilings in each row from 3 to 6

Head of Wharf



Trestle Area



Capitola Boat & Bait



Wharf House Restaurant

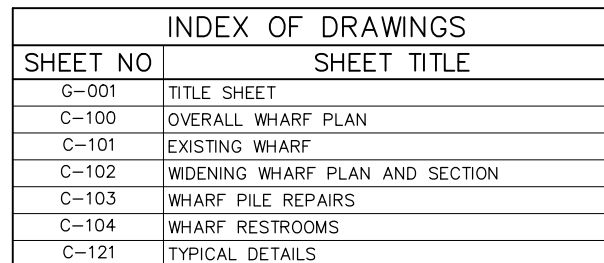




Capitola Wharf Entryway

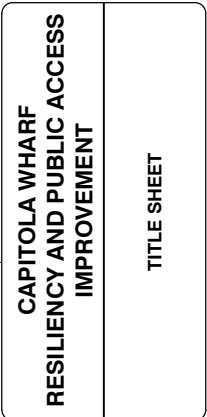


Foot of Wharf

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— EXISTING FEATURE
— PROJECT FEATURE

APPROX APPROXIMATE
(E) EXISTING
UON UNLESS OTHERWISE NOTED



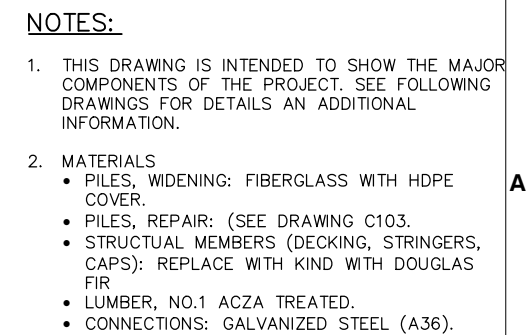
 moffatt & nichol	2185 N. CALIFORNIA BLVD. SUITE 500 WALNUT CREEK, CA 94596		Designed by: BP	Date: 03/13/2020 03-05-2020	Rev: -
	Drawn by: AC	Qtd by:	M&N Project No.: 9154-01		
Reviewed by:			Drawing code:		
Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL			Drawing Scale: Plot scale: 1"= 1' (1 SHEET)		

MEAN HIGHER HIGH WATER (MHHW)	+5.33ft
MEAN SEA LEVEL (MSL)	+2.83ft
MEAN LOWER LOWER WATER (MLLW)	0ft
NORTH AMERICAN VERTICLE DATUM (NAVD) 88	-0.13ft

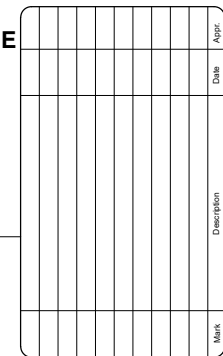
- THE EXTENTS OF THE PROJECT SHALL NOT EXCEED THE LIMITS SHOWN ON THE DRAWINGS
- THE STORAGE OF ALL CONSTRUCTION DEBRIS, MATERIALS AND EQUIPMENT SHALL BE RESTRICTED TO WITHIN THE DESIGNATED CONSTRUCTION STAGING AREA SHOWN ON THE PROJECT PLANS.
- NO EXCAVATIONS SHALL OCCUR WITHIN THE ON-SHORE PORTIONS OF THE PROJECT SITE OR STAGING AREA, INCLUDING THE RETAINING WALL AT THE WHARF ENTRANCE, THE WHARF PARKING LOT AND WHARF ROAD.



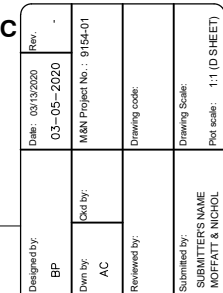
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C-100
INDEX: 2 OF 7



D	CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT	EXISTING WHARF
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B

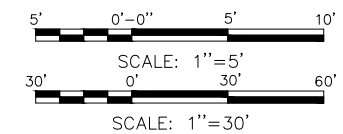
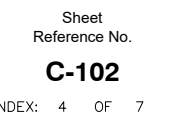
 2185 N. CALIFORNIA BLVD.
SUITE 500
WALNUT CREEK, CA 94596

moffett & nichol

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Reference No.
C-101
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AND SECTION

 2185 N. CALIFORNIA BLVD. SUITE 500 WALNUT CREEK, CA 94596	Designed by:	Date:	Rev.
	BP	03-13-2020	-
		03-05-2020	
	Dwn by:	M&N Project No. :	9154-01
	AC / PH	Ckd by:	
	Reviewed by:	Drawing code:	
	Submitted by:	Drawing Scale:	
	SUBMITTER NAME	Pict scale:	1:1 (10 SHEET)
	SUBMITTED BY MOFFATT & NICHEL		



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CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT

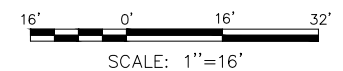
WILLIAM L. HALL

 moffatt & nichol	2185 N. CALIFORNIA BLVD. SUITE 500 WALNUT CREEK, CA 94596		Designed by: BP	Date: 03/13/2020 03-05-2020	Rev: -
			Drawn by: PH	Qtd by: M&N Project No.: 9154-01	
			Reviewed by:	Drawing code:	
			Submitted by: SUBMITTER'S NAME MOFFATT & NICHOL	Drawing Scale: Plot scale: 1:1 (D SHEET)	



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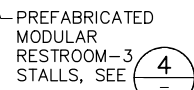
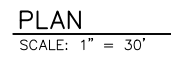


CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT	WHARF RESTROOMS
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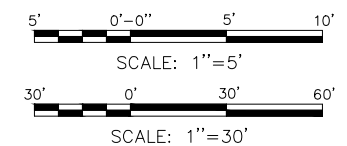
004 MAY ADOPTED

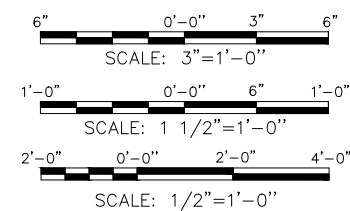
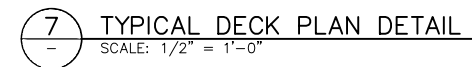
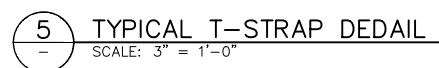
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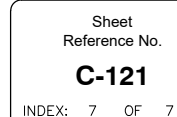


1. THE RESTROOM SHALL BE CONSTRUCTED TO PROVIDE SUBSTANTIALLY THE APPEARANCE AND FINISH AS THAT SHOWN—EXCELOO, JUPITER MODEL
2. WOODEN EXTERIOR BATTENS _____
3. STAINLESS STEEL METALS
4. MODULAR CONSTRUCTION OFFSITE DELIVERED READY TO CONNECT





moffatt & nichol
2185 N. CALIFORNIA BLVD.
SUITE 500
WAINUT CREEK, CA 94596





- ## GENERAL NOTES

- ITEM 1-30 ft TIMBER PILE LOCATED ON THE WHARF TRESTLE ON BENT 17
- ITEM 2- 60 ft TIMBER PILE LOCATED AT THE END OF THE WHARF BEHIND THE WHARF RESTAURANT
- ITEM 3-(2) STEEL GUIDE PILES FOR FLOATING DOCKS (IN SUMMER USE ONLY)

30' 0' 30' 60'

SCALE: 1"=30'

CITY OF CAPITOLA
DEPARTMENT OF PUBLIC WORKS

						CAPITOLA WHARF REPAIRS 2017 SCOPE OF WORK					
						DESIGNED: BP					SHEET
						CHECKED:					C1
						APPROVED:					
						SCALE: AS NOTED		DATE: 3/10/2017		1	OF 1
NO.	BY	DATE	REVISION	CK' D							



2185 N. California Blvd, Suite 500
Walnut Creek, California 94596
(925) 944-5411

DATE ACCEPTED _____
PROJECT ENGR. _____
REVISIONS: BY: _____
DATE: _____

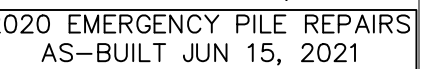
**CAPITOLA WHARF
RESILIENCY AND PUBLIC ACCESS
IMPROVEMENT**

**WHARF PLAN AND
SECTION**

ed. 6/14/2021 5:53 PM by: BPORTER

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C-102
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Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation/Avoidance Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
Biological Resources				
BIO-1 A biologist shall lead on-site environmental training for work crews prior to the start of the proposed Project. Any new crew members brought onto the job prior to Project commencement must undergo the environmental training before starting work on the Project. Pre-construction training shall involve discussion on the status and sensitivity of the target species in the area and the actions to be taken to avoid or minimize impacts in the event of a target species entering the work area. This measure shall be included on the construction plans.	Biologist compliance documentation (e.g. record date and time of training)	Prior to starting work	City/ City Biologist/ City Contractor	
BIO-2 The contractor shall use a wood cushion block, or other comparable noise dampening device, during pile driving activities. This measure shall be included on the construction plans.	Contractor agreement and work logs	Prior to and during work	City/City Contractor	
BIO-3 A pile installation “exclusion zone” defined as the distance where underwater and in-air sound levels exceed the Level B harassment threshold (160 dB RMS threshold for impulse noise; and 120 dB RMS for continuous noise) shall be established. The exclusion zone distance(s) shall be from the active pile driving/installation source as detailed below or an alternative distance(s) if required by the Project’s regulatory permits. Exclusion zones by pile type and installation method are as follows: Underwater exclusion zone 1. Fiberglass pile vibratory installation – 410 meters 2. Fiberglass pile impact proofing – 8.8 meters 3. Timber pile impact driving – 63 meters In-air exclusion zone 1. Fiberglass pile vibratory installation – 7.1 meters (seals) and 2.8 meters (sealions) 2. Fiberglass pile impact proofing – 30.3 meters (seals) and 12.1 meters (sealions) 3. Timber pile impact driving – 11.4 meters (seals) and 4.5 meters (sealions) Marine mammal monitoring of the exclusion zone shall be conducted prior to commencement of pile installation. Pile-installation activities shall not commence until marine mammals are not sighted in the exclusion zone for 15 minutes. This measure shall be included on the construction plans.	Biologist compliance documentation and/or Contractor work logs	During pile driving and pile vibratory installation	City/ City Biologist/ City Contractor (Biologist-trained designated construction monitor)	

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation/Avoidance Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
BIO-4 If Project construction occurs outside of nesting bird season, no additional mitigation is required. If Project construction occurs within the nesting bird season (e.g. February 15 – September 15), nesting bird surveys shall be conducted. No more than 7 days prior to initiation of construction activities OR within 14 days after start of nesting bird season if construction activities have already commenced, a qualified biologist with at least 5 years of experience conducting nesting bird surveys shall conduct a nesting bird survey out to 500 feet from construction to determine if active nests of bird species protected by the Migratory Bird Treaty Act, Endangered Species Act, and/or the California Fish and Game Code are present. In addition, periodic surveys for active nests shall be conducted within this same area every 14 days during Project construction within the nesting season. The extent of the survey monitoring area is shown on Figure 5. If active nests are found, construction activities within 300 feet from nests of MBTA protected species and within 500 feet from nests of ESA listed species and raptors (or other sufficient distance pending field conditions as determined by the qualified biologist) shall be modified, postponed or halted, until the nest is vacated, the young have fledged, and/or there is no evidence of a second attempt at nesting. Alternatively, the biological monitor shall establish a behavioral baseline of all identified active nests and continuously monitor the nests during active construction for signs of Project-related behavioral changes. If behavioral changes are not observed, work may proceed. If behavioral changes are observed, work shall be halted or postponed until modifications demonstrate to the biologist's satisfaction that Project-related activities are no longer causing behavioral changes. Monitoring shall not extend beyond Cliff Drive because the effects and noise environment beyond that location is dominated by roadway and train effects.	Biologist compliance documentation	No more than 7 days prior to construction OR within 14 days after start of nesting bird season if construction has already commenced, if construction occurs during the nesting season (February 15-September 15)	City/ City Biologist	
Cultural Resources				
CUL-1 Prior to City approval of the Project's final 100% design plans, the City's Architectural & Site Review Committee shall perform a focused review of the draft 100% design plans for consistency with the design plans reviewed and recommendations provided in the Project's April 2020 (or as amended) <i>Secretary of the Interior's Standards and Historic Integrity Review</i> . The City's focused review shall evaluate consistency with the following elements: a. Compatible texture and finish of proposed exterior of the new piles and repaired piles; b. Compatible design, scale, materials, location, etc., of the prefabricated restrooms; c. Design, scale, materials, etc., of the altered entrance gates; and d. Design, scale, materials, etc., of the new security gates.	Architectural & Site Review Committee review documentation	Prior to City approval of 100% design plans	City/ Architectural & Site Review Committee	

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation/Avoidance Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
Should the focused review determine the above listed elements in the draft 100% design plans are consistent with the design plans reviewed and recommendations provided in the <i>Secretary of the Interior's Standards and Historic Integrity Review</i> , no additional mitigation shall be required. Should an inconsistency be identified, modifications to the draft 100% design plans shall be made until the Architectural & Site Review Committee determines consistency has been met.				
Hydrology and Water Quality				
HWQ-1 The City shall obtain all necessary permits from applicable agencies with jurisdiction over the Project. The contractor will implement and document compliance with permit conditions and BMP practices required by the permits per agency requirements and for City records. Proof of implementation may include but is not limited to the use of before-and-after photo documentation, copies of receipts and/or construction management logs.	e.g. before and after photos; receipts and/or Contractor work logs	Prior to and during work	City/ City Contractor	
HWQ-2 If ACZA treated polyurea coated piles are not used for this Project, no mitigation is required. If ACZA treated polyurea coated piles are used, the City shall implement a monitoring and maintenance plan to annually assess the integrity of the polyurea coating on all piles added as part of the Project. The monitoring plan shall be incorporated into an existing City maintenance plan or created as a new maintenance plan within 90 days after completing project construction. The monitoring and maintenance plan will include annual inspection after each winter storm season to assess the integrity of the polyurea coating and repair of any damage to the coating that may have occurred.	Incorporated into City maintenance plan or created as a new maintenance plan	Within 90 days after completing project construction	City/ City Contractor	
Noise				
NOI-1 Pile Driving Notification Plan – The City shall implement a pile driving notification plan as described herein to keep residents informed of the Project's pile driving schedule. Prior to pile driving activities and within 2 weeks after award and execution of the construction contract, the Contractor shall provide the City with a pile driving schedule that identifies: (1) start date of pile driving, (2) anticipated weekly work zones by estimated date shown on an aerial map (or plan sheet overview), (3) estimated pile driving completion date, and (4) website address for accessing the pile driving schedule on-line. The Contractor shall be required to post and maintain the schedule onsite near the Wharf Foot. The Contractor shall update the schedule at least every two weeks and provide the schedule to the City by the following day for posting on the City's website.	Pile driving schedule posted near the Wharf foot and on the City's website	Prior to pile driving and within 2 weeks after award and execution of the construction contract	City/ City Contractor	

Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation/Avoidance Measure	Method(s) of Verification	Timing of Verification	Monitoring Responsibility	Verification (Date/Initials)
NOI-2 Pile Driving Soft Start – Pile-driving shall commence with a soft start procedure (ramping up) in order to reduce the potential for startle and annoyance of nearby receptors. This shall be noted on the Project's construction plans.	Contractor agreement and contractor work logs	Prior to and during pile driving	City/ City Contractor	