

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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Prepared May 30, 2025 for June 13, 2025 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for June 2025

The California Coastal Commission's Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission **on June 13, 2025** via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's Central Coast District Office in Santa Cruz (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items, and will report any objections received and any other relevant information on these items when such items are considered **on June 13th**. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on June 13, 2025 (see attached)

CDP Waivers

- 3-25-0034-W, Laguna Grande Park Improvements (Seaside/Monterey)
- 3-25-0161-W, Landels-Hill UCSC Big Creek Road Stabilization (Big Sur)
- 3-25-0274-W, Pacific Dunes Ranch Campground Septic Improvements (Oceano)
- 3-25-0354-W, Caltrans' Scott Creek Bridge Borings (Santa Cruz County)

CDP Extensions

- 3-22-0826-E1, South Bay Boulevard Bridge (San Luis Obispo County)

CDP Amendments, Emergency CDPs and LCP Certification Reviews

- None

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing on it on **June 13th**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail on how to do so can be found in the Coastal Commission's "Public Participation

Central Coast District Director's Report

Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, or from Commission staff at any Commission office or at the meeting itself. In any case, the hearing will physically take place at the **Island Palms Best Western, 2051 Shelter Island Drive, San Diego, California, 92106.**

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to CentralCoast@coastal.ca.gov), mail (to 725 Front Street, Suite 300, Santa Cruz, CA 95060), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) as long as such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's Central Coast District office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, 831-427-4863; or at CentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 30, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Maura Siciensky, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-25-0034-W
Applicant: Laguna Grande Regional Park Joint Powers Agency

Proposed Development

Vegetation and trail maintenance and enhancement at Laguna Grande Regional Park and construction of a pedestrian sidewalk bridge on North Fremont Street, in the cities of Seaside and Monterey, Monterey 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:

Laguna Grande Regional Park¹ is a 40-acre park that straddles the cities of Seaside and Monterey that includes both playground, fields, and improved park facilities as well as natural woodland and wetland areas with a small trail network. The proposed project, which implements the recommendations developed as part of the Laguna Grande Park Vegetation and Trail Maintenance Strategy, represents a series of measures to maintain, enhance, and restore the park's recreation and habitat offerings both on ongoing and as-needed bases throughout the existing park, including in terms of invasive and non-native plant removal, native restoration plantings, and trail renovations and improvements (including as related to accessibility and lighting).

Vegetation maintenance, new trail connections, and new seasonal foot bridge segments over wetland and creek areas will enhance the trail network for park users while at the same time improve and protect the two dominant habitats within the park (freshwater forest/shrub wetland and emergent wetland). Lighting improvements will provide for better accessibility and user safety while also minimizing impacts on the park's habitats and wildlife through dimming and motion sensor settings.

In addition, the proposed project includes the construction of a new free span truss

¹ In 1976, the Laguna Grande Regional Park Joint Powers Agency (JPA) was formed to coordinate the development and maintenance of the park. The members of the JPA include the three owners of the park's land: the City of Seaside, the City of Monterey, and the Monterey Peninsula Regional Parks District.

bridge over Canyon del Rey Creek along the park's southern frontage with Fremont Boulevard. The project will provide a new pedestrian and bicycle connection where there is currently a missing segment of sidewalk. This component of the project would complete a series of sidewalk and right-of-way improvements in the area to facilitate improved pedestrian and bicyclist safety and accessibility. The bridge design ensures no fill or direct impact to the creek and will provide for safe separation from the roadway.

The project incorporates a series of construction best management practices to protect coastal resources, including erosion and sediment controls, spill prevention measures, and good housekeeping practices. The Applicant will also undertake preconstruction wildlife surveys, flag and protect identified sensitive plant species, and implement methods to prevent the spread of invasive plant species.

In summary, the proposed project² will facilitate improved public recreational access in and adjacent to an established and popular park as well as restore and enhance the park's natural habitats. The project will not lead to significant adverse coastal resource impacts and, thus, can be found consistent with the Coastal Act.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. Two separate mitigated negative declarations were prepared for the project (one for the Laguna Grande Trail and Vegetation Maintenance and one for the Fremont Street sidewalk bridge). The City of Monterey, acting as lead CEQA agency, determined that the proposed project was consistent with these mitigated negative declarations pursuant to Section 15070 (as a project with the potential to have significant impacts, but will be avoided or mitigated to a point where no significant effects would occur), and thus did not identify any significant adverse environmental effects from the proposed project.

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

² Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

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 Friday, June 13, 2025, at the Coastal Commission's hybrid virtual and in-person meeting at the Island Palms Best Western in San Diego. 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 Maura Siciensky (Maura.Siciensky@coastal.ca.gov) in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 30, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Rainey Graeven, Central Coast District Supervisor
Kiana Ford, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-25-0161-W
Applicant: University of California at Santa Cruz (UCSC)

Proposed Development

Road repairs, rehabilitation, and stabilization at eight locations (for a total area of 0.3 acres) along an approximately one-mile stretch of Big Creek Canyon Road at UCSC's Landels-Hill Big Creek Reserve (Reserve), including the placement of base rock, installation of rock slope protection (RSP), excavation, grading, revegetation, and restoration at 58801 Highway 1 in the unincorporated Big Sur area of Monterey County (APNs 421-021-011 and 421-021-013).

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 Reserve¹ is located along the Big Sur coast and is an ecological reserve of approximately 8,000 acres owned and managed by UCSC under the research, education, and stewardship mission of the University of California's Natural Reserve System (UCNRS). The Reserve serves the university as a natural laboratory and as an outdoor classroom in which instruction and research take place, with a goal to contribute to the understanding of ecological processes as they occur in intact, protected natural systems and to provide a benchmark for interpreting long-term environmental change.² The landscape of the Reserve includes mountains, coastal slopes, and relatively pristine perennial freshwater creeks that support southern steelhead populations and a wide variety of aquatic invertebrates. These creeks flow into a no-take State Marine Reserve and a limited-take State Marine Conservation Area in the Pacific Ocean.

Primary ingress and egress to the Reserve from Highway 1 is served by Big Creek

¹ The Reserve is approximately 5 miles north of the town of Lucia and 50 miles south of the City of Monterey.

² Public access to the Reserve is limited to monthly docent-led tours (see CDP 3-16-0011), which were paused following the 2022-2023 winter storms that damaged the Reserve and Highway 1.

Canyon Road, a historically 10-foot-wide, unpaved dirt road built approximately in the 1930s along Devil's Creek Flat and which provides access to the Visitor Center, camping areas, water infrastructure, trails, and a private inholding easement, and which allows for critical emergency services support (i.e., wildfires, injuries, search and rescue, etc.). The road was built in the creek's natural floodplain and frequently experiences extensive flooding during large storm events. In 2020, the Dolan fire burned much of the Reserve;³ subsequently, the winters of 2021-2023 incurred heavy rainfall and substantial remnant fire-related debris (comprised primarily of sediment and logs) flowed down Devil's Creek⁴, significantly scouring the eight sections of Big Creek Canyon Road proposed to be repaired and rendering the road impassable except for limited pedestrian access.

The proposed project seeks to restore the roadway to its historic footprint with the exception of one location where the roadway prism would be minorly expanded by approximately 102 square feet in order to fully stabilize the road and re-establish vehicular access from Highway 1 into the Reserve at this location. Given the site's topography wedged into a narrow and steep canyon, repairing the road in situ is essentially the only feasible location for a road to provide access into the Reserve's interior. In addition, a 'no project' alternative (i.e., not fixing the road) would result in limited access to Reserve facilities and private property (i.e., only by foot) and significantly impede emergency operations should an emergency arise. Thus, in this particular case, the proposed project represents the minimum necessary to restore Reserve, private inholding, and emergency vehicular access. Given the project's location adjacent to Devil's Creek, the project proposes to implement a series of avoidance/minimization measures⁵ and Best Management Practices (BMPs)⁶ to protect water quality and sensitive resources, including requiring biological surveys and monitors, staging and refueling equipment away from the creek, and implementing erosion control measures.

In addition, the project includes proposed restoration activities consisting of 0.2 acres of planting, including wood mint, blackberry, and willow, and maintenance and monitoring activities including trash and debris removal, erosion control, and weed removal, and the removal of approximately 300 square feet of English Ivy within the riparian corridor as detailed more thoroughly in the CDP file. Thus, the proposed project includes a suite

³ The Dolan Fire burned approximately 120,000 acres of the Big Sur region including significant areas within the same watershed of the proposed project.

⁴ The Monterey County area was declared a state disaster area by the Governor on March 8, 2023 and a federal disaster area by the President on April 3, 2023.

⁵ Specifically, the project would conduct biological monitoring of the creek by a qualified biologist before, during, and immediately following placement of boulders within the project area; would conduct biological surveys by a qualified biologist for Smith's blue butterfly host plants no more than 48 hours before initiation of ground disturbance; and would conduct nesting bird surveys by a qualified biologist during nesting bird season (February 21 to August 31) and no more than 3 days prior to construction.

⁶ Such BMPs include conducting work from the top of the bank and out of the creek; stockpiling and staging materials to protect vegetation and water quality; storing and refueling equipment in a designated staging area at least 100 feet away from the stream; installing a turbidity curtain during construction to protect the creek from concentrated turbidity impacts; implementing erosion control standards during construction; and implementing dust control standards during construction.

of measures/BMPs to be implemented to ensure that impacts to the riparian system are minimized, and that all unavoidable impacts are fully mitigated. The proposed project has obtained all requisite permits and authorizations including from the U.S. Army Corps of Engineers, the Central Coast Regional Water Quality Control Board, the National Marine Fisheries Service, and California Department of Fish and Wildlife. Construction is expected to span six to eight weeks and is proposed to begin in late summer/early fall of this year.

In summary, the proposed project⁷ will restore critical vehicular access to the Reserve and it is designed to protect water quality and environmentally sensitive resources. The project thus adequately satisfied the Coastal Act's coastal resource protection requirements, including related to water quality and biological resources.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The University of California, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 21080(b)(4) and 15269(b)(c) (because the project results in replacement of public facilities that were damaged as a result of a disaster in a disaster-stricken area in which a state of emergency was declared), and thus the university did not identify any significant adverse environmental effects from the proposed project.

The Commission's review, analysis, and decision-making process for CDP-related matters, such as this, has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal, and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure

⁷ Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is ultimately undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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 Friday, June 13, 2025, during the Coastal Commission's June meeting in San Diego. 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 Kiana Ford (kiana.ford@coastal.ca.gov) in the Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 30, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Devon Jackson, Central Coast Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 3-25-0274-W
Applicant: MHC Property Management, L.P.

Proposed Development

Construct a series of piping improvements to bypass a failing concrete septic tank under Euclid Avenue within the Pacific Dunes Ranch Campground that is currently leaking and contaminating local groundwater. Underground utilities will be reconnected to flow via gravity sewer around the failing tank to an existing septic tank at the base of the campground that is in good working order. After completion of this rerouting, the failing tank will be abandoned in place, cleaned, and backfilled with soil. The project is located within Pacific Dunes Ranch Campground at 1205 Silver Spur Place in the unincorporated Oceano community of 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:

Pacific Dunes Ranch Campground is a private RV facility that serves as an important overnight visitor accommodation opportunity directly adjacent to the immensely popular Pismo State Beach and Oceano Dunes State Vehicular Recreation Area (ODSVRA). The proposed project aims to reduce contamination of groundwater from a leaking septic tank by rerouting existing sewage to an already existing functional septic tank in the campground, thereby improving area water quality. No additional capacity or expansion of either the septic system or the RV facility itself is proposed. Additionally, all work will take place within an already disturbed paved area fully within the bounds of private property, thereby eliminating any potential impacts to sensitive dune habitat that surrounds the facility or on public coastal access to and along the adjacent state beach and dunes. Accordingly, the project¹ will not have any significant adverse impacts on coastal resources and can be found consistent with Chapter 3 of the Coastal Act.

¹ Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The County, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 15301 (as restoration or rehabilitation of a deteriorated or damaged structure), and thus the County did not identify any significant adverse environmental effects from the proposed project.

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

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 Friday, June 13, 2025 during the hybrid in person and virtual hearing in San Diego. 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 Devon Jackson (devon.jackson@coastal.ca.gov) in the Central Coast District office.

necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: May 27, 2025

To: All Interested Parties

From: Peter Allen, Transportation Program Manager
Kate Anderson, Northern California Transportation Program Manager
Eric Stevens, Senior Transportation Analyst

Subject: Coastal Development Permit (CDP) Waiver 3-25-0354-W
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Conduct 20 geotechnical borings within the Highway 1 right-of-way immediately north and south of Scott Creek Bridge in unincorporated northern Santa Cruz County to evaluate subsurface soil conditions in order to inform the design of the proposed Scott Creek bridge replacement project.

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:

Caltrans is working on a future project to replace the Scott Creek Bridge with a longer bridge intended to help improve public access, ecosystem habitat, and sea level rise resiliency. As preparation for developing the necessary supporting documentation for that project, this now proposed project includes collecting borings in order to help complete the geological investigations necessary for the future project's design. No impacts to sensitive biological resources are expected, as the drilling will be confined to the paved shoulder and highway cut slopes. The project also includes a series of construction best management practices to protect the sensitive creek, dune, and marine environment, including to facilitate the prevention of spills and to employ general good housekeeping at all times. Caltrans estimates that the project will last 15 weeks, and will require one-way traffic control during that time frame (i.e., with drilling rigs and related equipment occupying the other lane, but support vehicles and trailers stored at a nearby maintenance yard and/or motel parking lot when not in use). Work is expected to commence in late summer or early fall of 2025, and all work will take place between 7 pm and 7 am on Tuesday through Thursday nights. The project is structured to minimize impacts to public access parking as much as possible, and will include a traffic control flagger to ensure through pedestrian and bicycle access throughout the construction window. In addition, an archaeological and tribal monitor will be present during all boring activities to ensure that any impacts to cultural resources are avoided.

In sum, the proposed project, as described above,¹ will not significantly impact coastal resources and the project can be found consistent with the Coastal Act.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. Caltrans, acting as lead CEQA agency, determined that the project was Categorically Exempt pursuant to Class 6.

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal, as it is described herein, and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

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 Friday, June 13, 2025, at the Coastal Commission meeting in San Diego. 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 Eric Stevens (eric.stevens@coastal.ca.gov) in the Commission's Long Beach office.

¹ Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. What that means is that if the project is actually undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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NOTICE OF PROPOSED PERMIT EXTENSION

Date: May 30, 2025

To: All Interested Parties

From: Kevin Kahn, Central Coast District Manager
Devon Jackson, Central Coast Coastal Planner

Subject: Proposed Extension to Coastal Development Permit (CDP) 3-22-0826
Applicant: San Luis Obispo County Public Works Department

Original CDP Approval

CDP 3-22-0826 was approved by the Coastal Commission on July 12, 2023 and provided for the replacement of the existing 189-foot-long, 37-foot-wide, three-span South Bay Boulevard Bridge with a new 300-foot-long, 50-foot-wide, two-span concrete bridge located immediately east of the existing bridge; on-site bicycle and pedestrian enhancements; off-site public trail connections; habitat restoration; and related improvements. The project is located just north of the community of Los Osos above Los Osos Creek along South Bay Boulevard in the unincorporated area of San Luis Obispo County.

Proposed CDP Extension

As indicated above, the CDP was originally approved by the Coastal Commission on July 12, 2023 and included a two-year term with an expiration date of July 12, 2025. Thus, under this proposed extension, the expiration date of CDP 3-22-0826 would be extended one additional year until July 12, 2026. The Commission's reference number for this proposed extension is **3-22-0826-E1**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified San Luis Obispo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on June 13, 2025, at the Commission's hybrid virtual in person hearing in San Diego. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled pursuant to the Commission's regulations.

If you have any questions about the proposal or wish to register an objection,

**please contact Devon Jackson in the Central Coast District office at
devon.jackson@coastal.ca.gov.**