

**MINUTE ITEM**

This Calendar item No. C08  
was approved as Minute item  
No. 08 by the State Lands  
Commission on 5/5/92  
at 2

**CALENDAR ITEM**

A 28  
S 17

**C 0 8**

05/05/92  
PRC 2635  
Plummer

**AMEND GENERAL LEASE - PUBLIC AGENCY USE**

**LESSEE:**

City of Santa Cruz  
Public Works Department  
c/o Mr. Thomas J. Sharp  
809 Center Street, Room 201  
Santa Cruz, California 95060

**AREA, TYPE LAND AND LOCATION:**

Four parcels of submerged lands in the Pacific Ocean in the  
City and County of Santa Cruz.

**LAND USE:**

Placement of rock revetment.

**TERMS OF ORIGINAL LEASE:**

Initial period:  
Ten (10) years beginning August 8, 1990

**PROPOSED LEASE AMENDMENT:**

Amend the lease by including an additional three parcels  
within the lease area.

**CONSIDERATION:**

The public use and benefit, with the State reserving the  
right at any time to set a monetary rental if the Commission  
finds such action to be in the State's best interest.

**BASIS FOR CONSIDERATION:**

Pursuant to 2 Cal. Code Regs. 2003.

**PREREQUISITE CONDITIONS, FEES AND EXPENSES:**

Filing fee and processing costs have been received.

CALENDAR ITEM NO. C 0 8 (CONT'D)

**STATUTORY AND OTHER REFERENCES:**

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 2, Div. 3; Title 14, Div. 6.

**AB 884:**

N/A

**OTHER PERTINENT INFORMATION:**

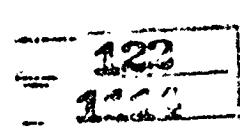
1. At the time of the original application for the above-referenced lease, the City of Santa Cruz (City) did not anticipate doing any revetment work beyond the parcels which were included within the original lease. Since monies from the original grant from California Department of Boating and Waterways remain, the City now wishes to include additional parcels.
2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's review of the project through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.
3. A Negative Declaration was prepared and adopted for this project by the City of Santa Cruz. The State Lands Commission's staff has reviewed such document. A copy of the Notice of Determination is attached as Exhibit "C".
4. The document includes mitigation measures which have been incorporated into the project to reduce impacts to a level of insignificance. A copy of the Mitigation Monitoring Program is attached to Exhibit "C". The City of Santa Cruz will be responsible for monitoring all measures for this project.

**APPROVALS OBTAINED:**

City of Santa Cruz, State Coastal Commission Permit Amendment, and United States Army Corps of Engineers Permit Modification.

**FURTHER APPROVALS REQUIRED:**

None



CALENDAR ITEM NO. C 03 (CONT'D)

EXHIBITS:

- A. Land Description
- B. Location Map
- C. Notice of Determination/Mitigation Monitoring Program

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
2. FIND THAT A NEGATIVE DECLARATION, SCH NO. 91073077, AND ENVIRONMENTAL MONITORING PROGRAM WERE PREPARED AND ADOPTED FOR THIS PROJECT BY CITY OF SANTA CRUZ AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. AMEND THE DESCRIPTION OF THE LEASE PREMISES IN LEASE PRC 2635 TO INCLUDE AN ADDITIONAL THREE PARCELS OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.
4. ALL OTHER TERMS AND CONDITIONS OF THE LEASE REMAIN IN FULL FORCE AND EFFECT.

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**EXHIBIT "A"**

PRC 2635

**LAND DESCRIPTION**

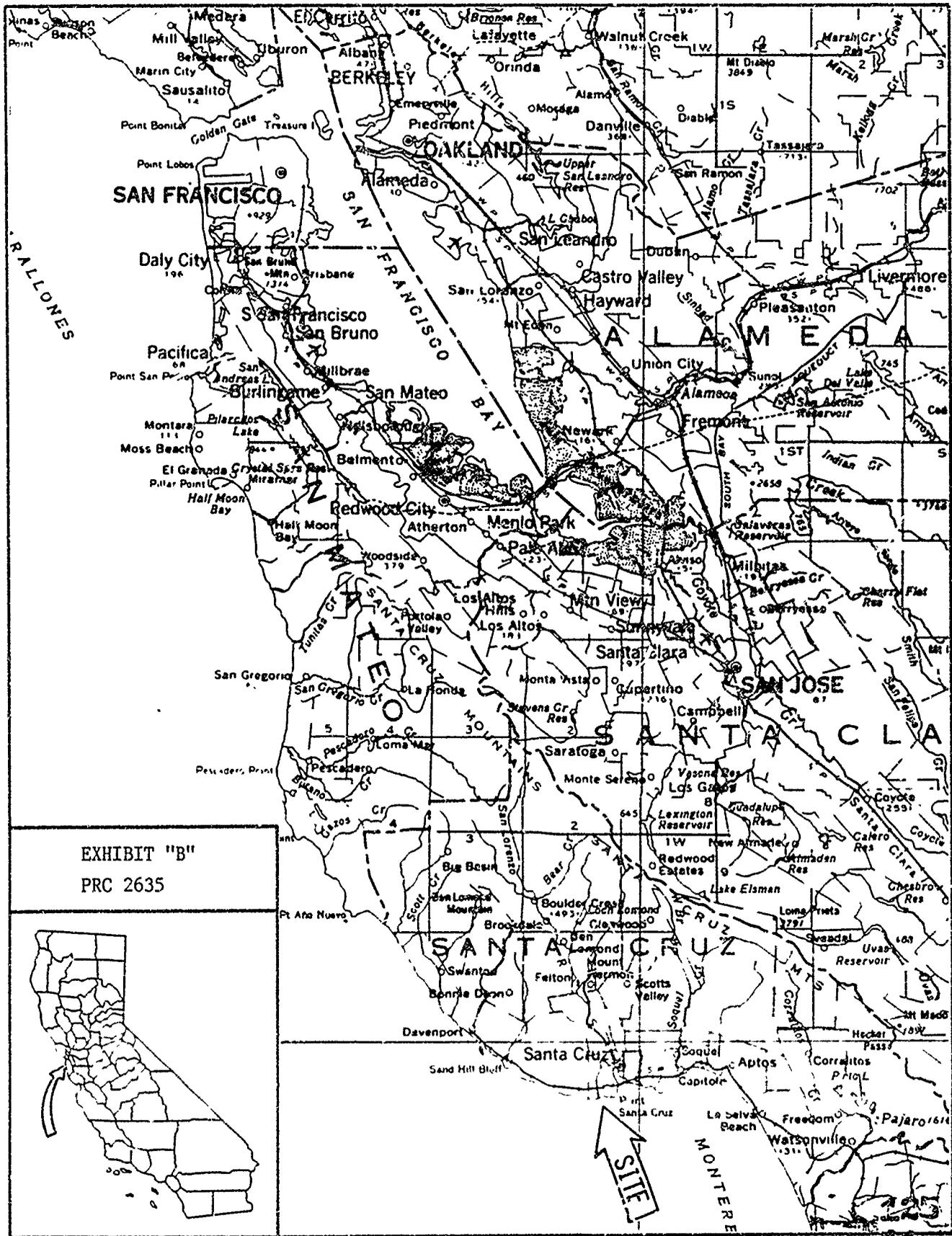
All that sovereign land in the bed of the Pacific Ocean lying beneath the revetments adjacent to West Cliff Drive, City of Santa Cruz, Santa Cruz County, California and shown as sites 9c, 9d and 10a on the maps entitled "West Cliff Drive Repair Phase 1 & Phase 2 ( Expansion Project )", dated Feb. 28, 1992, City of Santa Cruz Public Works Department, a copy of said maps is on file in file PRC 2635 of the California State Lands Commission, in Sacramento, California.

EXCEPTING THEREFROM any portion lying landward of the Grant to the City of Santa Cruz as described in Chapter 342, Statutes 1872.

**END OF DESCRIPTION**

REVISED APRIL 15, 1992 BY LLB.

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CITY OF SANTA CRUZ

EXHIBIT "C"

Notice of Determination

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Date Transmitted: September 5, 1991

X Clerk of the Board  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

From: City of Santa Cruz  
Planning and Community  
Development Dept.  
809 Center St.  
Santa Cruz, CA 95060

Project Title: West Cliff Drive Revetment Project Phase II and Pelton Avenue Stairway  
State Clearinghouse Number (if applicable):  
Project Planner: Nancy A.C. Boyle Telephone: (408) 429-3560  
Project Location: West Cliff Drive, Santa Cruz, County of Santa Cruz  
Project Description: Coastal Permit to construct six (6) rock revetment erosion-control structures along the southside of West Cliff Drive between Fair Avenue and Pelton Avenue, and a stairway at the Pelton Avenue/West Cliff Drive intersection.

This is to inform that on August 20, 1991, the City of Santa Cruz, California, as X Lead Agency, Responsible Agency, did approve the project in question and did make the following determinations:

- 1. The project will have a significant effect on the environment. X The project will not have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared and certified for the project pursuant to the provisions of CEQA. X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. X Mitigation measures were made a condition of project approval. Mitigation measures were not made a condition of project approval.
4. Findings for significant effects were adopted for this project. X Findings for significant effects were not adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project. X A Statement of Overriding Considerations was not adopted for this project.

This Notice is to certify that the Negative Declaration, or the Final EIR with comments and responses, and the record of project approval, is available for public examination at: City of Santa Cruz Planning Department, Rm. 206, Santa Cruz, CA 95060

Nancy A.C. Boyle Associate Planner September 5, 1991
Prepared By Title Date

COUNTY CLERK AFFIDAVIT OF FILING AND POSTING

I declare that on Sept 11 1991 I received and posted this Notice as required by California Public Resources Code Section 21152(c). Said Notice will remain posted for 30 days from the filing date.

Signature Title

Date Received for Filing and Posting at OPR:

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CITY OF SANTA CRUZ

**Negative Declaration**

The Administrator of Environmental Quality of the City of Santa Cruz has prepared this Negative Declaration for the following described project:

Case No.: 91-180 Project Location: South side of West Cliff Drive between Fair and Pelton Avenues

Project Description: Project consists of constructing engineered rock revetments at six locations along the south side of West Cliff Drive between Fair Avenue and Pelton Avenue; and a stairway at the Pelton Avenue/West Cliff Drive section.

Applicant: City of Santa Cruz Public Works Department

Applicant Address: 809 Center St., Rm. 201, Santa Cruz, CA 95060

The City of Santa Cruz Department of Planning and Community Development has reviewed the proposed project and has determined that the project, based on the Initial Study attached hereto, will not have a significant effect on the environment. An Environment Impact Report is not required pursuant to the California Environmental Quality Act of 1970. This environmental review process and Negative Declaration is done in accordance with the State CEQA Guidelines and the local City of Santa Cruz CEQA Guidelines and Procedures.

The following mitigation measures will be incorporated into the project design or as conditions of approval, to ensure that any potential environmental impacts will not be significant.

<u>Impact</u>	<u>Mitigation</u>
1. Impact of project on nest birds	A project biologist shall be employed during construction to inspect project sites to determine presence of active nests, assess potential for disturbance, and recommend mitigation measures if appropriate.
2. Impact of project on available rat habitats	The current rat abatement program along West Cliff Drive administered by the City will be continued and periodically reviewed to assess effectiveness and any need for modification.
3. Impact of project to paleontological resources along West Cliff Drive	A project paleontologist shall perform field reconnaissance at each project site and assess the paleontological resource and the project's impact to it. Additional specific mitigations such as collecting and written reports regarding the fossils found would be performed upon the recommendations of the paleontologist.
4. Impact of project to existing vegetation	A condition of approval will require all vegetation removed or damaged in all project areas, as well as staging areas, to be replaced "in kind".

Peter Katzberger  
Administrator of Environmental Quality

July 8, 1991  
Date

Nancy A.C. Boyle  
By

City of Santa Cruz  
Department of Planning and Community Development  
809 Center Street, Room 206  
Santa Cruz, CA 95060

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## GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET  
SACRAMENTO, CA 95814

AUG 26 1991

CITY PLANNING DEPT.



Aug 23, 1991

NANCY BOYLE  
CITY OF SANTA CRUZ  
809 CENTER STREET  
809 CENTER STREET, CA 95060Subject: WEST CLIFF DRIVE EROSION CONTROL DISTRICT  
SCH # 91073077

Dear NANCY BOYLE:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call Daralynn Cox at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

A handwritten signature in dark ink, appearing to read "David C. Nunenkamp".

David C. Nunenkamp  
Deputy Director, Permit Assistance

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CITY OF SANTA CRUZ

**Initial Study**

**I. Background**

This Initial Study has been prepared by the Department of Planning and Community Development, 809 Center Street, Room 206, Santa Cruz, CA 95060, (408) 429-3555, pursuant to State CEQA Guidelines.

Project Case No.: 91-180

Project Location: South side of West Cliff Drive between Fair and Pelton Avenues

Applicant Name: City of Santa Cruz Public Works Department

Mailing Address: 809 Center Street, Room 201

Project Description: Project consists of constructing engineered rock revetments at 6 locations along the southside of West Cliff Drive between Fair Avenue and Pelton Avenue; and a stairway at the Pelton Avenue/West Cliff Drive section., and between two existing rock revetments located at the West Cliff Drive section between Merced and Swift.

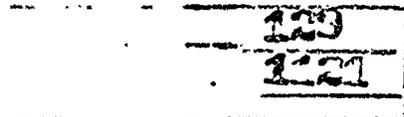
**II. Environmental Setting**

The project site consists of areas along the shoreline on the south side of West Cliff Drive between Fair Avenue and Pelton Avenue.

Along this shoreline and at the foot of an approximately 35-foot-high bluff, sand beaches are present locally. Some of the beaches have developed above the intertidal zone. The shoreline is deeply indented into coves, these coves representing coastal erosion along weakened planes of the bluff. At the bottom of many of these coves, rock revetments have been constructed (1960± and 1970's), to inhibit further erosion which threatens West Cliff Drive and the adjacent pathways and parking area. It should be noted that all sites under consideration for revetment installation have already had revetment work accomplished.

The bluff consists of well-bedded tertiary sedimentary rocks (mudstone, siltstone and sandstone) which form steep to vertical cliffs. On top of these poorly consolidated quaternary marine terraces (poorly sorted sandy sediments), deposits from less steep slopes than the underlying bedrock.

West Cliff Drive, a paved recreational pathway located on the seaward side of the street and several parking areas also located on the seaward side have been constructed on top of the bluffs. Periodically, winter storms are of sufficient magnitude that the bluff, the



recreational pathway, the parking area and West Cliff Drive are eroded and undermined by wave runup action.

Shoreline vegetation consists primarily of ice plant and various grasses which grow on the marine terrace deposits. Varying species of marine algae are present on the bedrock, existing revetments and sand within the intertidal zone.

Marine invertebrates, including common anemones, mollusks and starfish, inhabit the revetments and cliffs. The pigeon guillemot and the black swift nest at some cliffs and sea caves in or about the project area.

Excerpts from Lighthouse Point Area Coastal Erosion Study, by Roger E. Johnson and Associates, et al., dated March 29, 1984, and West Cliff Drive Revetments, by Noble Consultants, et al., dated June 9, 1988, provide detailed biological and site descriptions, and are included in this initial study.

### III. Environmental Impacts

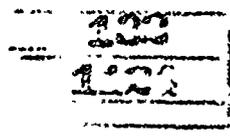
Answers to the following questions determine if the proposed project may have potentially significant impacts on the environment.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
1. <b>Earth.</b> Will the proposal result in:				
a. Unstable earth conditions or changes in geologic substructures?	___	___	<input checked="" type="checkbox"/>	_____
b. Disruptions, displacements, compaction or overcovering of the soil?	<input checked="" type="checkbox"/>	___	___	<u>See Comment #1.</u>
c. Change in topography or ground surface relief features?	<input checked="" type="checkbox"/>	___	___	<u>See Comment #2.</u>
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	<input checked="" type="checkbox"/>	_____
e. Any increase in wind or water erosion of soils, either on or off the site?	___	<input checked="" type="checkbox"/>	___	_____
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	<input checked="" type="checkbox"/>	___	<u>See Comment #3.</u>
g. Exposure of people or property to geologic hazards such as earthquakes, ground failure, landslides, mudslides, cliff or slope instability, or similar hazards?	___	___	<input checked="" type="checkbox"/>	_____
h. Grading in excess of 50 cubic yards which could result in a hazard to adjacent properties, unstable slopes or uncompacted fill?	___	<input checked="" type="checkbox"/>	___	_____
2. <b>Air.</b> Will the proposal result in:				
a. Substantial air emissions or deterioration of ambient air quality?	___	___	<input checked="" type="checkbox"/>	_____
b. The creation of objectionable odors?	___	___	<input checked="" type="checkbox"/>	_____
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	___	<input checked="" type="checkbox"/>	_____
3. <b>Water.</b> Will the proposal result in:				
a. Changes in currents, or the course or direction of movements in either marine or fresh waters?	___	___	<input checked="" type="checkbox"/>	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	—	✓	_____
c. Alterations to the course of flow of flood waters?	—	—	✓	_____
d. Change in the amount of surface water in any water body?	—	—	✓	_____
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	✓	_____
f. Alteration of the direction or rate of flow of ground waters?	—	—	✓	_____
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	✓	_____
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	—	✓	_____
i. Exposure of people or property to water-related hazards such as flooding or tidal waves?	—	—	✓	_____

4. **Plant Life.** Will the proposal result in:

a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	—	✓	<u>See Comment #4.</u>
b. Reduction of the number of any unique, rare or endangered species of plants?	—	—	✓	_____
c. Introduction of new species of plants into an area, or of a barrier to the normal replenishment of existing species?	—	—	✓	_____
d. Reduction in acreage of any agricultural crop?	—	—	✓	_____



Yes   Maybe   No                      Comments

5. **Animal Life.** Will the proposal result in:

- a. Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?                ✓                See Comment #5.
- b. Reduction of the number of any unique, rare or endangered species of animal?                        ✓        \_\_\_\_\_
- c. Introduction of new species of animals into an area, or of a barrier to the migration or movement of animals?                        ✓        \_\_\_\_\_
- d. Deterioration to existing fish or wildlife habitat?                        ✓        \_\_\_\_\_
- e. A significant reduction in the vegetation that is currently relied upon by the wildlife using the site?                        ✓        \_\_\_\_\_

6. **Noise.** Will the proposal result in:

- a. Increases in existing noise levels?                        ✓        \_\_\_\_\_
- b. Exposure of people to severe noise levels?                        ✓        \_\_\_\_\_

7. **Light and Glare.** Will the proposal produce new light or glare?

                  ✓        \_\_\_\_\_

8. **Land Use.** Will the proposal:

- a. Result in a substantial alteration of the present planned land use of an area?                        ✓        \_\_\_\_\_
- b. Be a first step toward a larger project (subdivision, planned development, or a large residential, commercial, or industrial development)?                        ✓        \_\_\_\_\_

9. **Natural Resources.** Will the proposal result in:

- a. Increase in the rate of use of any natural resource?                        ✓        \_\_\_\_\_
- b. Substantial depletion of any nonrenewable natural resource?                        ✓        \_\_\_\_\_

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
<b>10. Risk of Upset.</b> Does the proposal involve:				
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	✓	_____
b. Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	✓	_____
<b>11. Population.</b> Will the proposal:				
a. Alter the location, distribution, density, or growth rate of the human population of an area?	—	—	✓	_____
b. Provide for population growth beyond what is provided for in the existing Santa Cruz zoning regulations?	—	—	✓	_____
c. Result in relocation or displacement of people? If so, how many?	—	—	✓	_____
<b>12. Housing.</b> Will the proposal affect existing housing, or create a demand for additional housing?	—	—	✓	_____
<b>13. Transportation/Circulation.</b> Will the proposal result in:				
a. Generation of substantial additional vehicular movement?	—	—	✓	_____
b. Effects on existing parking facilities, or demand for new parking?	—	—	✓	_____
c. Substantial impact upon existing transportation systems?	—	—	✓	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	—	✓	_____
e. Alterations to waterborne, rail, or air traffic?	—	—	✓	_____
f. Increase in traffic hazards to motor vehicles, bicycles or pedestrians?	—	—	✓	_____

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Yes   Maybe   No                      Comments

14. **Public Services.** Will the proposal have an effect upon, or result in a need for new or altered, governmental services in any of the following areas?

- a. Fire protection?                                                  \_\_\_\_\_
- b. Police protection?                                                  \_\_\_\_\_
- c. Schools?                                                                  \_\_\_\_\_
- d. Parks or other recreational facilities?                                                  \_\_\_\_\_
- e. Maintenance of public facilities, including roads?                                                  \_\_\_\_\_
- f. Other governmental services?                                                  \_\_\_\_\_

15. **Energy.** Will the proposal result in:

- a. Use of substantial amounts of fuel or energy?                                                  \_\_\_\_\_
- b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?                                                  \_\_\_\_\_

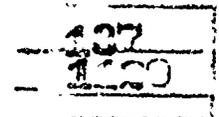
16. **Utilities.** Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

- a. Electric power or natural gas?                                                  \_\_\_\_\_
- b. Communications systems?                                                  \_\_\_\_\_
- c. Water?                                \_\_\_\_\_
- d. Sewer or septic tanks?                                                  \_\_\_\_\_
- e. Storm water drainage?                                                  \_\_\_\_\_
- f. Solid waste and disposal?                                                  \_\_\_\_\_

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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
<b>17. Human Health.</b> Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	✓	—	See Comment #6.
b. Exposure of people to potential health hazards?	—	—	✓	
<b>18. Aesthetics.</b> Will the proposal:				
a. Result in the obstruction of any scenic vista or view open to the public?	—	—	✓	
b. Result in the creation of an aesthetically offensive site open to public view?	—	—	✓	
<b>19. Recreation.</b> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	—	✓	
<b>20. Cultural Resources.</b> Will the proposal:				
a. Result in the alteration or the destruction of a prehistoric or historic archaeological site?	—	—	✓	
b. Result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	—	—	✓	
c. Have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	✓	
d. Restrict existing religious or sacred uses within the potential impact area?	—	—	✓	
<b>21. Neighborhood.</b> Will the proposal:				
a. Be of a size that would significantly change the character of the neighborhood?	—	—	✓	
b. Entail a construction period that would disrupt normal activities of the neighborhood for a period exceeding six (6) months?	—	—	✓	
<b>22. Fire Hazard.</b> Will the project be affected by, or in some way affect, fire hazard areas within the City?	—	—	✓	

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	<u>Comments</u>
<b>23. Environmental Constraints.</b> Will the project:				
a. Be located within an environmental constraint area, as designated in the City's Open Space and Conservation Element of the General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>See Comment #7.</u>
b. Be located within a City greenbelt area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
<b>24. Project Compatibility.</b> Is the project incompatible with existing zoning, the General Plan or other specific or area plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
<b>25. Mandatory Findings of Significance.</b>				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife population, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____



#### IV. Discussion of Environmental Evaluation

Comment 1, 2, 3 Proposal may lead to some disruption of soil and will change the topography or ground surface relief features. This is because the type of shoreline protection measure proposed in this application is generally associated with disrupting the littoral flow of sand which will result in a negative impact to beaches east of the project. However, it is believed that this project will have very little or no impact on the littoral migration of sand. The revetments are designed so as to minimize the extent to which they extend seaward of the mean low water line. This in turn will minimize the extent to which the revetments interfere with sand migration. All the revetment sites are in cover with bluffs extending into the Monterey Bay either side of them. In all cases, the existing rock foundations of the bluffs extend seaward of the limit of the revetments. Therefore, sand migration that is currently being affected by the bluffs will not be affected by the revetments.

The City has found that engineered rock revetments are effective and suitable shoreline protection structures and are currently in place at all project sites along West Cliff Drive. The No-Project alternative has been considered by the City. If cliff-slope protection is not improved, future winter storms will cause erosion and could cause further damage to the recreational path and eventually force closure or realignment of West Cliff Drive.

Comment 4. Proposal will not result in a change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants). A condition of project approval will be that the vegetation removed or damaged as a result of the project will be replaced "in kind". This will insure that all areas disrupted as a result of construction, including all staging areas, specific work site and any adjacent areas affected by construction will be repaired by the contractor at the end of the work.

Comment 5. There is potential for disruption of the nesting behavior of the pigeon guillemots and the black swift. Neither of these species is endangered nor is suitable nesting habitat in short supply. (see West Cliff Drive Revetments, June 9, 1988, Noble Consultants et al)

There is potential for temporary disruption of nesting activities during construction of the revetments. In the original revetment project application ( City Application #90-116 approved 7/17/90) it was noted that the black swift is known to nest only in the vicinity of project site 3 within a sea cave located on the point, well away from the construction zone. This site is located within a sea cave located on the point of land in line with Stockton Avenue. The additional sites proposed in this revetment application are located to the east of this cave. The location of this black swift nesting site is sufficiently segregated from the construction sites to preclude distress to the swifts during construction activities.

T Robert Byington, marine biologist, had provided a discussion regarding the degree of disruption to these nesting birds by the proposed construction. (letter dated October 20, 1988) In his letter he points out that these birds have had their nesting activities disturbed by construction activities only to return to the same locations to nest in subsequent years.

The expansion of the rock revetments may increase the habitat of rats and their population. This may add stress to nesting birds because of increased predation. There is considerable disagreement, however, as to how significant the rat population is to the nesting birds along West Cliff Drive. The city presently performs rat abatement along West Cliff Drive.

Because of the fact that neither the pigeon guillemot nor the black swift is considered to be an endangered species and that alternative nesting habitats existing within urbanized settings, and that disturbance caused by construction is temporary, the continued presence of the two nesting species in Santa Cruz County is not significantly impacted by the project.

The following measures shall be incorporated in the project to mitigate the impacts to nesting birds:

1 A project biologist shall be employed during construction to inspect sites for active nesting sites, access potential for disturbance and, if appropriate, recommend mitigation measures.

2. The current rat abatement program shall be continued and periodically reviewed to assess effectiveness and any need for modification.

Comment 6. It might be argued that construction of the rock revetments is aesthetically unpleasing, that the natural shoreline is preferred. It should be noted that 6 of the 6 sites proposed for work have existing revetments present. Should the project be constructed, natural bluffs and beaches still would constitute the majority of the coastal landscape along West Cliff Drive.

Comment 7. The City of Santa Cruz Local Coastal Plan (LCP) identifies the project site as being within the Point Santa Cruz Paleontological Site. The resource site is identified in the LCP to consider fossiliferous sandstones and mudstones of the Purisima formation. The fossils consist of a diverse assemblage of marine invertebrates of late Miocene and early Pliocene age. Locally, bone fragments of marine mammals are present. These fossil beds have coastal outcrops between Natural Bridges State Park and the Aptos area. (Conversation with G. Griggs, Earth Science Professor, UCSC September 12, 1988)

Because 6 of the 6 project sites already contain rock revetments impact to paleontological sites will consist of an increase of the covering over of any fossil beds contained in the bluffs.

To mitigate the impact to the paleontological resources along West Cliff Drive, the city has retained a project paleontologist to perform field reconnaissance at each proposed revetment site and determine the extent of the resource and impact of the project to it. Additional specific mitigations such as fossil collecting, and written descriptions of fossil assemblages would be performed upon the recommendation of the paleontologist.

#### V. Determination

On the basis of this Initial Study:

I find the proposed project **WILL NOT** have a significant effect on the environment, and a *Negative Declaration* will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the *mitigation measures* described in this Initial Study will be added to the project. A *Negative Declaration* will be prepared.

I find the proposed project **MAY** have a significant effect on the environment, and an *Environmental Impact Report* is required.

\_\_\_\_\_  
Administrator of Environmental Quality

7-9-91  
Date

[Signature]  
Prepared by