

MINUTE ITEM 19
This Calendar Item No. 19
was approved as Minute Item
No. 19 by the State Lands
Commission by a vote of 4
to 0 at its 4-12-88
meeting.

CALENDAR ITEM

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04/12/88
W 23850 PRC 7196
WP 4742
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ACCEPTANCE OF QUITCLAIM DEED
AMENDMENT OF PUBLIC AGENCY PERMIT NO. PRC 4742, AND
ISSUANCE OF GENERAL PERMIT - PROTECTIVE STRUCTURE

APPLICANT: Pelican Point Project Committee
Pajaro Dunes
2661 Beach Road
Watsonville, California 95076

GRANTOR/
LESSEE: Department of Parks and Recreation
1416 Ninth Street, Room 1147, 7th floor
Sacramento, California 95814

AREA, TYPE LAND AND LOCATION:
A parcel of land, including tide and submerged
lands, at the mouth of the Pajaro River, near
Watsonville, Santa Cruz County.

LAND USE: Install and maintain a riprap revetment.

TERMS OF PROPOSED PERMIT:
Initial period: Ten years beginning April 1,
1988.

Public liability insurance: Combined single
limit coverage of
\$1,000,000.

CONSIDERATION: The public health and safety; 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. Adm. Code 2003.

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APPLICANT STATUS: Applicant is owner of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 06/30/88.

OTHER PERTINENT INFORMATION:

1. Pajaro Dunes is a condominium development located along Monterey Bay immediately west of the City of Watsonville, California. An association was formed - Pelican Point Project Committee - to represent the 87 condominium owners within the Pelican Point area of the Pajaro Dunes development. The association's C. C. and R's are on file with State Lands Commission staff.
2. The Department of Parks and Recreation is fee owner of portions of the beach area adjacent to the Pajaro Dunes development. The remainder of the existing beach area to the south is leased from the Commission to the Department of Parks and Recreation under lease PRC 4742.
3. During recent heavy winter storms, the Pajaro Dunes Homeowners Association received an emergency permit from Santa Cruz County to construct a 5,300-foot-long protective revetment on privately owned upland to protect the condominiums from wave action. To the south of that existing revetment there remains some 500± linear feet of shoreline that is unprotected. Due to the close proximity of the condominiums to the existing property line, the proposed riprap

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revetment extension must be installed seaward of privately owned upland onto the beach area owned by Department of Parks and Recreation and adjacent beach area presently under lease to Department of Parks and Recreation from State Lands.

4. An agreement has been reached between the Department of Parks and Recreation, the staff of the State Lands Commission, and the Pelican Point Project Committee whereby Department of Parks and Recreation will convey, by quitclaim deed, the beach area under its jurisdiction required for the protective revetment to the State Lands Commission, including a portion of land previously leased to Department of Parks and Recreation under PRC 4742. State Lands, in turn, would accept the property pursuant to PRC 6219 and control, by issuance of a protective structure permit to the Homeowners pursuant to PRC 6321, authorize the use of the State owned land.
5. In consideration of the permitted right to install the protective revetment, the Pelican Point Project Committee will convey, by grant deed to the Department of Parks and Recreation, a parcel of privately owned upland oceanfront containing 0.404 acre that will become an addition to the existing State-owned public beach.
6. That portion of the beach required for the revetment is being quitclaimed to State Lands by the Department of Parks and Recreation. Staff is amending the lease to the Department of Parks and Recreation (PRC 4742) to reflect the reduction in lease area.
7. In that the State is realizing a net gain in property ownership, combined with the fact that there will be nominal net loss in usable beach area, staff is recommending that a rent-free permit be authorized to

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the Applicant for the protective structure permit. Filing fee and processing costs have been received.

8. The proposed Protective Structure Permit requires the Applicant to Deliver a Grant Deed covering the replacement beach property, in addition to providing a policy of title insurance acceptable to the Department of Parks and Recreation, and also pay all escrow and recording costs.
9. To facilitate early construction, staff is requesting the Commission's approval of this transaction in advance of receipt of executed documents, with the condition that the protective structure permit is not effective until the close of escrow. Staff is working closely with the Department of Parks and Recreation, the Pelican Point Homeowners Committee, and the title company, to insure that required clearances and reconveyances are processed in a timely manner.
10. As to the Acceptance of the Quitclaim Deed from Department of Parks and Recreation, pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.
11. As to the amendment of lease PRC 4742, pursuant to the Commission's delegation of authority and the State CEQA guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

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12. As to the Protective Structure Permit, an E.I.R. was prepared and adopted for this project by Santa Cruz County. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

13. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated. Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.

APPROVALS OBTAINED:

California Coastal Commission and County of Santa Cruz.

FURTHER APPROVALS REQUIRED:

United States Corps of Engineers.

EXHIBITS:

- A1. Land Description - Quitclaim Deed
A2. Protective Structure Permit.
A3. Land Description - Amended Lease PRC 4742.
B. Location Map.
C. E.I.R. Summary.

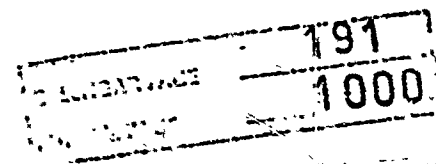
IT IS RECOMMENDED THAT THE COMMISSION:

1. AS TO THE ACCEPTANCE OF THE QUITCLAIM DEED FROM THE DEPARTMENT OF PARKS AND RECREATION, FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO

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14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.

2. AS TO THE ISSUANCE OF A TEN-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE TO THE HOMEOWNERS ASSOCIATION, FIND THAT AN EIR WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF SANTA CRUZ, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
3. FIND THE NO SIGNIFICANT ENVIRONMENTAL EFFECTS WERE IDENTIFIED IN THE EIR.
4. AS TO THE ISSUANCE OF A TEN-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE, DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. AS TO THE AMENDMENT OF LEASE PRC 4742, FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15601, BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
6. AUTHORIZE ACCEPTANCE AND RECORDING OF A QUITCLAIM DEED TO THE STATE LANDS COMMISSION FROM DEPARTMENT OF PARKS AND RECREATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 6219, COVERING LAND DESCRIBED IN EXHIBIT "A-1", ATTACHED, AND BY REFERENCE MADE A PART HEREOF:
7. AUTHORIZE THE AMENDMENT OF LEASE PRC 4742 TO ACCURATELY REFLECT THE REDUCED AREA UNDER LEASE, AS DESCRIBED IN EXHIBIT "A-3", ATTACHED, AND BY REFERENCE MADE A PART HEREOF.
8. AUTHORIZE ISSUANCE OF A TEN-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE USE TO PELICAN POINT PROJECT COMMITTEE - PAJARO DUNES, BEGINNING APRIL 1, 1988; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, 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; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR INSTALLATION AND MAINTENANCE OF A RIPRAP REVETMENT PROTECTIVE STRUCTURE ON THE LAND DESCRIBED ON EXHIBIT "A-2", ATTACHED, AND BY REFERENCE MADE A PART HEREOF.



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EXHIBIT "A-1"
LAND DESCRIPTION

A parcel of land in Santa Cruz County, California being a portion of the lands conveyed to the State of California by deed recorded in Volume 1354 of Official Records at page 14, records of said county, described as follows:

BEGINNING at the most westerly corner of Block 1 as shown on the map of "Pajaro Dunes, a Condominium Subdivision, Tract 503, Cluster No. 1", recorded in Volume 50 of maps at page 1, Santa Cruz County Records; thence the following six courses:

1. S 05058'00" E, 164.29 feet;
2. S 25058'00" E, 38.88 feet;
3. S 41056'10" E, 100.64 feet;
4. S 11010'47" E, 41.92 feet;
5. S 25058'00" E, 28.57 feet;
6. S 55058'00" E, 78.40 feet to the most

southerly corner of Block 2 of said recorded map; thence along the westerly boundary of said Blocks 1 and 2, N 25058'00" W 427.02 feet to the point of beginning.

END OF DESCRIPTION

PREPARED FEBRUARY 2, 1988 BY BOUNDARY INVESTIGATION UNIT #3,
E.G. ZIMMERMAN, SUPERVISOR.

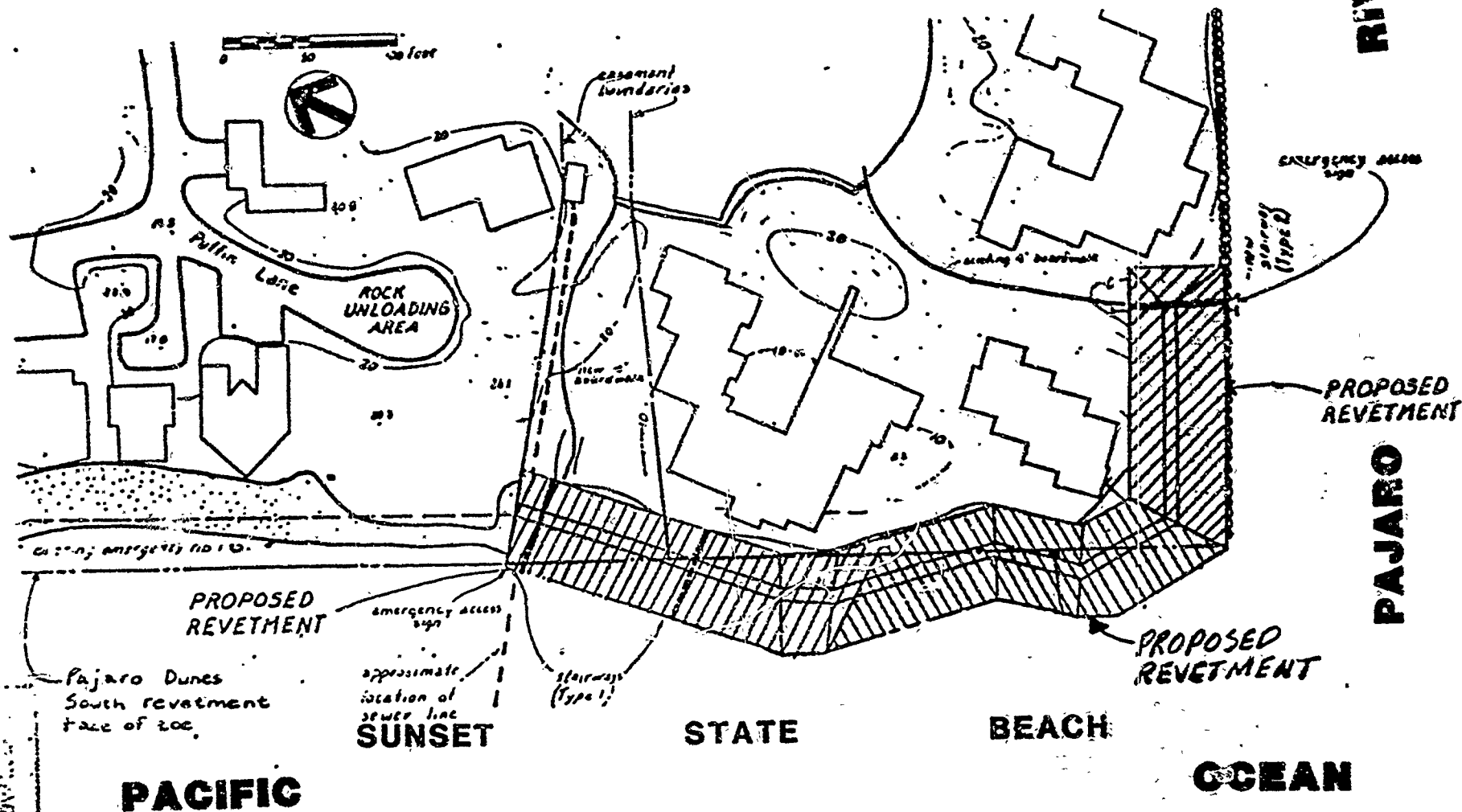
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EXHIBIT "A-2"

LAND DESCRIPTION

(PROTECTIVE STRUCTURE PERMIT)



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EXHIBIT "A-3"

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A parcel of salt marsh and tideland in Sections 25 and 36, T12S, R1E, MDM, Monterey and Santa Cruz Counties, State of California, as shown on the plat of said Township Survey approved June 16, 1866, together with those portions of State tide and submerged land in the Pajaro River situate in said Sections 25 and 36, more particularly described as follows:

COMMENCING at a brass disc set in concrete and designated as U.S.C.&G.S. triangulation station "Pajaro Mouth #3", said station having coordinates X = 1,616,603.30, Y = 131,499.74 (NAD 27); thence S 29°35'48" E, 1990.92 feet to a monument stamped Mon #1 as shown on the map filed for record March 6, 1970, in Vol. 9 of Surveys, page 8, in the Office of the County Recorder of Monterey County, said point being at the southwest corner of the land described in the deed to State of California recorded January 16, 1962 on Reel 10, Official Records of said Monterey County at page 392, said point being the TRUE POINT OF BEGINNING; thence from said point of beginning S 43°06'13" W, 577.28 feet, more or less, to the ordinary high water mark; thence northerly along said ordinary high water mark to the westerly prolongation of the north line of Section 36, T12S, R1E, MDM; thence along said westerly prolongation S 89°15'52" E, 218.82 feet, more or less, to the westerly boundary of the land described in the deed recorded in Book 1235, Official Records of Santa Cruz County at page 49; thence along said westerly boundary S 25°58'09" E, 212.19 feet to the southwest corner of the last above mentioned land; thence continuing on the boundary of said land N 64°01'50" E, 777.82 feet, more or less, to the centerline of Watsonville Slough; thence along said centerline S 44°36'56" E, 104.5 feet, more or less, to the centerline of the Pajaro River; thence along the centerline of Pajaro River N 86°52'40" E, 7.73 feet to westerly boundary of Ranch Bolsa del Pajaro; thence along said boundary the following two courses:

1. S 39°42'36" E, 153.39 feet;
2. N 58°35'41" E, 55.86 feet;

to the westerly prolongation of the north line of said Section 36; thence along said westerly prolongation S 89°15'52" E, 596.76 feet to a standard Beaches and Parks brass cap in 3/4 inch iron pipe stamped "L.S. 2781, 1969" marking a point on the northerly boundary of the parcel described in Reel 10, Official Records of Monterey County at page 392, and as shown on the above mentioned map; thence along the westerly line of the above last mentioned parcel the following four courses:

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3. S 39°50'36" W, 508.09 feet;
4. S 25°05'36" W, 218.72 feet;
5. S 16°36'36" W, 157.81 feet;
6. S 10°00'36" W, 617.84 feet to the point of beginning.

EXCEPTING THEREFROM that portion described in the deed recorded Page _____, 1988, in Book _____, of Official Records, Santa Cruz County Records, described as follows:

BEGINNING at the most westerly corner of Block 1 as shown on the map of "Pajaro Dunes, a Condominium Subdivision, Tract 503, Cluster No. 1", recorded in Volume 50 of Maps at page 1, Santa Cruz County Records; thence the following six courses:

1. S 05°58'00" E, 164.29 feet;
2. S 25°58'00" E, 38.88 feet;
3. S 41°56'10" E, 100.64 feet;
4. S 11°10'47" E, 41.92 feet;
5. S 25°58'00" E, 28.57 feet;
6. S 55°58'00" E, 78.40 feet to the most southerly corner of Block 2 of said recorded map; thence along the westerly boundary of said Blocks 1 and 2, N 25°58'00" W, 427.02 feet to the point of beginning.

END OF DESCRIPTION

PREPARED MARCH 18, 1988 BY BOUNDARY INVESTIGATION UNIT #3,
E.G. ZIMMERMAN, SUPERVISOR.

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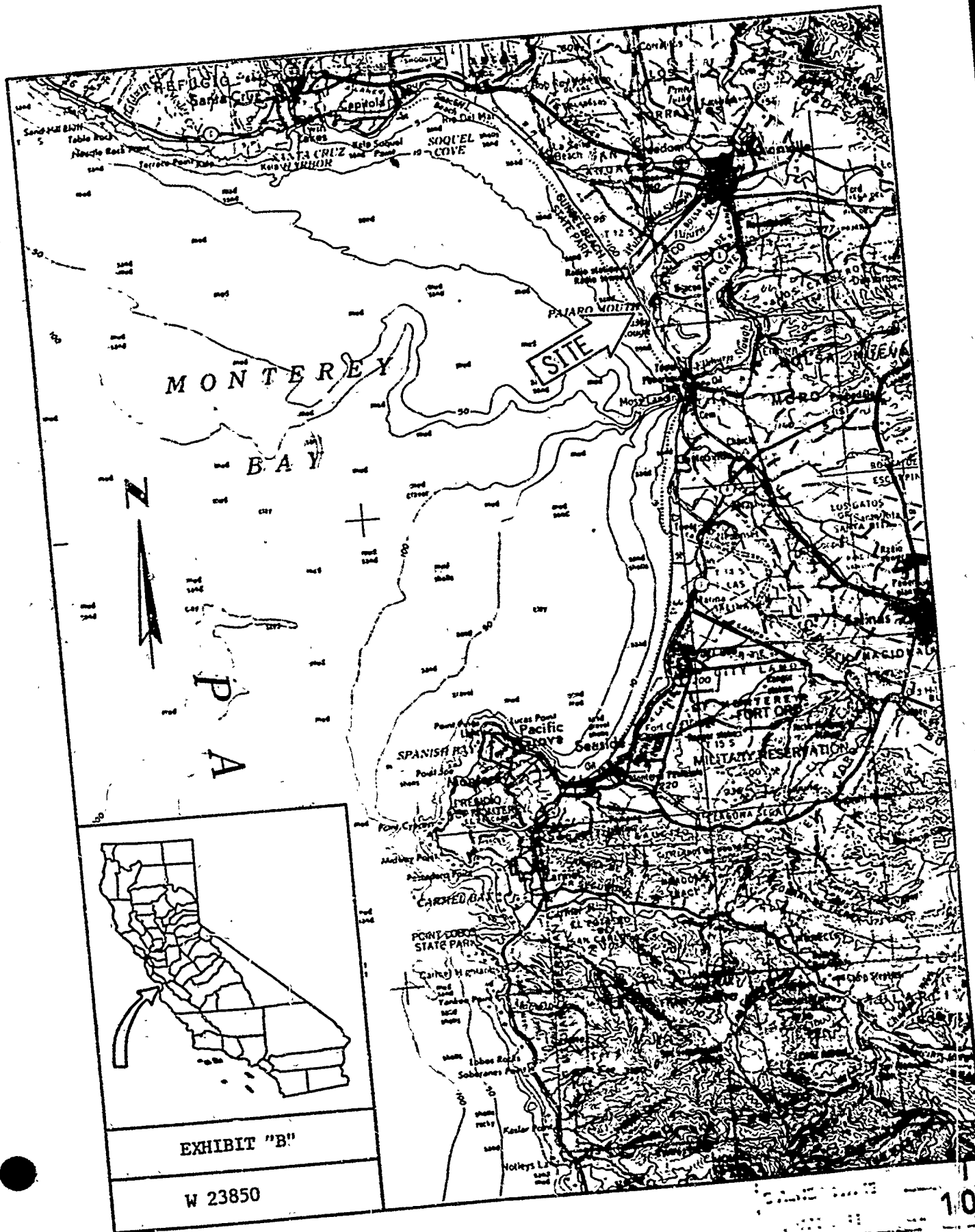


EXHIBIT "B"

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EXHIBIT "C"

EIR
SUMMARY

PROJECT DESCRIPTION

In order to protect 87 existing condominium units from high surf and wave runup damage, the Pelican Point Homeowners Association Project Committee has proposed the construction of an undulating rock revetment to replace an existing emergency rip rap structure emplaced in 1983. This project would require the emplacement of an engineered revetment approximately 540 feet in length. The proposed revetment would extend an average of 31 feet seaward of the Pajaro Dunes south seawall under construction directly to the north. At its maximum seaward point, the revetment would extend 56 feet seaward of the adjacent revetment. The top of the proposed revetment is at an elevation of 21 feet above mean sea level (MSL).

PROJECT LOCATION

Pelican Point occupies the southernmost portion of the Santa Cruz County coastline. The Pelican Point condominium development is situated on Monterey Bay at the southern end of the Pajaro Dunes South residential development. The proposed project is located on the western and southern edges of the development, directly north of the Pajaro River mouth between Monterey Bay and Watsonville Slough.

ISSUES DEEMED POTENTIALLY SIGNIFICANT

The Initial Study determined that an EIR was required for the proposed project. Six issues were identified as the focus of the EIR: 1) Geology and Coastal Processes; 2) Biotic Resources; 3) Noise; 4) Visual impacts; 5) Traffic; and (6) Consistency with Applicable County Policies. One additional issue was identified by public agencies responding to the Notice of Intent: (7) Effects of the project on neighboring State Beaches (identified by the California Department of Parks and Recreation). Summaries of the impacts and recommended mitigation measures for these issues follow. Note that issue 1) Geology and Coastal Processes, has been separated into two issues in the EIR.

PROJECT IMPACTS

I. Effects on Coastal Processes

Impacts

The effects of the proposed project on storm wave runup, shoreline erosion, littoral drift and Pajaro River/Watsonville Slough hydrologic processes were determined to be minimal; any effects would be limited to only highly localized, insignificant changes in environmental conditions.

Mitigation Measures

Since the design of the proposed project reflects state-of-the-art engineering to achieve maximum protection with minimum adverse environmental effects, and since the level of impact has been determined to be very small, no mitigation measures are recommended.

2. Effects of Coastal Processes on the Proposed Project

Impacts

As designed, the proposed project provides the existing condominium units with adequate protection from storm wave impacts. Some settling of the seawall is expected, and should liquefaction occur, substantial settling could occur. River scour could also adversely affect the toe of the riverwall.

Mitigation Measures

Since the effects of settling and liquefaction cannot be eliminated, the most effective mitigation measure is to plan for project maintenance and periodic augmentation or reconstruction following storm damage or as otherwise necessary. Provision of a buttress would minimize risks from river scour along that portion of the project bordering on the Pajaro River.

3. Visual Resources

Impacts

During project construction, adverse effects on the quality of some views from Sunset State Beach would be substantial. Following emplacement, the project would simply appear as an extension of the major revetment project directly to the north and abutting the proposed project. The 56 foot offset constitutes a modest visual intrusion into views parallel to the beach, but the level of impact would be minor.

Coastal views from the ground floor of the condominium units would be wholly preempted by the proposed project.

Mitigation Measures

The level of impact can be minimized through the use of rock which is similar in color and in value to the Pajaro Dunes South revetment located directly to the north. Low vegetation plantings on the inland face of the proposed project would serve to improve ground level views of the project from within the Pelican Point development.

4. Traffic and Circulation

Impacts

During the 45-day construction period, increases in the level of traffic and effects on vehicular and pedestrian circulation were determined to be very small. Although hazards to pedestrians and bicyclists is increased through the use of 25-ton trucks for rock hauling, the level of hazard is relatively low, given the modest number of persons involved.

Mitigation Measures

Traffic and circulation hazards will be reduced through limiting construction activities (including rock hauling) to daylight hours on weekdays. Completing construction prior to the peak tourist season will also reduce traffic and circulation hazards.

5. Noise

Impacts

The level and character of construction phase noise would be nominal compared with ambient noise levels of the adjacent surf zone. Since relatively small numbers of local residents and visitors are likely to be present during the scheduled project construction, noise would constitute a very modest short-term impact.

Mitigation Measures

Mitigation measures identified above under Traffic and Circulation also apply to this issue.

6. Biotic Resources

Impacts

The effects of the proposed project on the flora and fauna of the site were determined to be largely limited to those occurring during the 45-day construction period. No important species would be adversely affected, and the level of impact on common species is very low.

Mitigation Measures

Construction should avoid the period between the end of February and the end of May to ensure that the mating cycles of migratory birds are not interrupted. A revegetation program is incorporated within the contract for the construction of the proposed project.

7. Consistency with Local Plans and Policies

Impacts

No inconsistencies with local plans and policies were identified. The revetment offset would adversely affect lateral public access during some tidal and wave conditions occurring in the winter months. During summer months, lateral public access would not be affected.

Mitigation Measures

Revetment stairs and provision of emergency public lateral access behind the revetment will mitigate any modest adverse effects on lateral public access.

8. Effects on State Beach Recreation

Impacts

The adverse cumulative impacts identified in the preceding issues on recreation resources of Sunset State Beach were determined to be modest due to the relatively small number of effected users and the short duration of the construction period. The proposed land lease/land exchange would eliminate the preemption of public beach area necessary for project construction.

Mitigation Measures

The mitigation measures identified under the previous issues will serve to minimize impacts on State Beach recreation use.

GROWTH INDUCEMENT

The proposed project does not constitute a growth-inducing action. No additional residential development will result from the project. Since the project is itself the final component of a protective revetment along the entire frontage of the greater Pajaro Dunes development, it does not create the need for an additional revetment contiguous to the project.

ALTERNATIVES

Consistent with the State Guidelines, a "no project" alternative was assessed. The environmental assessment also considered a non-undulating [redacted] (DEIR project) and three types of vertical wall alternatives in addition to the [redacted] "project" alternative: Steel H Piles with Timber Lagging; a Steel Sheet Pile Seawall; and Concrete Seawalls. Modification to the proposed structure and non-structural alternatives are also discussed, although not in detail. Brief descriptions of these alternatives follow. None of the feasible alternatives would provide greater protection from coastal hazard or produce discernably lower levels of environmental impact.

1. No Project

The no project alternative would consist of removing the current emergency rip-rap, thus leaving the condominium units unprotected.

2. A Rock Revetment parallel to the Pajaro Dunes Revetment directly to the north.

This alternative was the project assessed in the March, 1987 DEIR.

3. Steel H Piles with Timber Lagging Vertical Seawall

This timber wall alternative would involve construction of a vertical timber-wall utilizing steel H columns for vertical stability.

4. Steel Sheet Pile Vertical Seawall

This alternative would consist of vertical steel panels driven into the beach in an interlocking fashion.

5. Concrete Vertical Seawall

This alternative would involve construction of a vertical concrete wall. Three types of concrete walls are identified: gravity walls; cantilever walls; and tie-back walls.

6. Construct Protective Beach

This alternative would involve importation of sand to form a protective beach.

7. Modification to Proposed Structure

This alternative would involve changing the slope of the proposed structure.

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CEQA REQUIRED CONSIDERATIONS

This section specifically addresses the substantive requirements of CEQA. Since environmental impact assessment and mitigation measures are discussed in detail in Section V, and alternatives to the proposed project are the subject of Section VI, discussions of these CEQA considerations are not repeated in this section. The page where these discussions appeared in this EIR are referenced as an aid to the reader.

THE SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

Issue 1: Effects on Coastal Processes

No significant environmental impacts on coastal processes were identified and no mitigation measures are proposed. Discussion of the environmental effects of the project is contained on pages 32-36.

Issue 2: Effects of Coastal Processes on the Proposed Project

No significant environmental impacts resulting from coastal processes acting on the proposed project are likely to occur. Discussion of the environmental effects of this issue is contained on pages 38-45. The "no project" alternative would, however, constitute a significant effect, since it exposes people and structures to major hazards.

Mitigation measures designed to increase public safety are discussed under the Public Access portion of Issue 7: Consistency with Local Plans and Policies.

Issue 3: Visual Resources

Construction of the proposed project would not result in a significant environmental impact. Discussion of the environmental effects of the project and mitigation measures recommended to reduce the level of impact is contained on pages 51-53.

Issue 4: Traffic and Circulation

No significant environmental impacts concerned with traffic and circulation were identified. Discussion of environmental effects and mitigation measures recommended to reduce the level of impact is contained on page 58.

Issue 5: Noise

The noise impacts during the construction phase of the proposed project do not constitute a significant effect. Discussion of the environmental effects and mitigation measures recommended to reduce the level of impact is contained on page 62.

Issue 6: Biotic Resources

No adverse significant impacts on the site flora and fauna were identified. Discussion of environmental effects and mitigation measures recommended to reduce the level of impact is contained on pages 66, 68, and 69.

Issue 7: Consistency with Local Plans and Policies

The proposed project is consistent with all applicable local plans and policies as discussed within the individual issues, except for effects on public access which is discussed on pages 72-78. Mitigation measures to increase the degree of public safety as reflected in the issue of public access are recommended and discussed on page 78.

Issue 8: Effects on State Beach Recreation

The proposed land lease/land exchange results in no net loss of public beach, and the project would not be constructed on land under the jurisdiction of the Department of Parks and Recreation.

The cumulative effect of the proposed project on the contiguous State Beach does not constitute a significant effect, although the construction phase would produce a short term nuisance to beach visitors. Impacts and mitigation measures relevant to this issue are discussed under the previous seven issues identified above.

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED.

There are no significant environmental effects resulting from implementation of the proposed project, hence this consideration is met.

MITIGATION MEASURES INCORPORATED TO MINIMIZE SIGNIFICANT EFFECTS

Mitigation measures have been recommended to reduce the level of impact whenever possible as noted earlier in this section. Since there are no significant effects, this consideration is met.

ALTERNATIVES TO THE PROPOSED ACTION

Section VII contains descriptions and assessments of alternatives to the proposed seawall. Six alternatives in addition to the CEQA required "no project" alternative are discussed.

THE GROWTH-INDUCING IMPACT OF THE PROPOSED ACTION

The proposed project does not constitute a growth-inducing action. No additional residential development would result from the project. Since the project is itself the final component of a protective seawall along the entire frontage of the greater Pajaro Dunes development, it does not create the need for additional revetments contiguous to the project.

WATER QUALITY ASPECTS

No adverse effects on water quality would occur as result of the construction of the proposed project.