

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**F3**

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 13, 2008

TO: Commissioners and Interested Parties
FROM: Charles Lester, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the June 13, 2008 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

REGULAR WAIVERS

1. 2-08-014-W San Francisco Public Utilities Commission, Wastewater Enterprise, Attn: Ed Harrington, General Manager (San Francisco, San Francisco County)

DE MINIMIS WAIVERS

1. 2-07-017-W Rachel & Stephen Tracy (Stinson Beach, Marin County)
2. 2-07-032-W City Of Pacifica, Attn: Lee Diaz; Fernando Realyvasquez; Hormann America, Inc. (Pacifica, San Mateo County)
3. 2-08-007-W Half Moon Bay Kayak Company (Half Moon Bay, San Mateo County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c), Section 13252(e), and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-08-014-W San Francisco Public Utilities Commission, Wastewater Enterprise, Attn: Ed Harrington, General Manager</p>	<p>Repair an existing outfall on Ocean Beach at Vicente Street in San Francisco. The detailed project description, dated May 29, 2008, is on file at the Commission's North Central Coast district office. The repairs will include:</p> <ol style="list-style-type: none"> 1. Removing the accumulated beach sand deposits around the outfall repair work areas; 2. Removing the southside concrete stairway; 3. Removing broken and severely damaged security gate bars and remove the existing guardrails on the outfall roof areas; 4. Repairing spalled concrete by adding new shotcrete to the exterior walls and the underside roof slab, placing new concrete topping slab on the outfall structure's roof, and constructing new (embedded) stainless steel tubular security gate bars inside the existing structure; 5. Installing new stainless steel guardrails/handrails and a swing gate to the repaired concrete outfall roof areas. 	<p>Ocean Beach At Vicente Street, San Francisco (San Francisco County)</p>

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-07-017-W Rachel & Stephen Tracy</p>	<p>Construction of a new 1,865 sq ft, 17.5' high single family residence with attached 78 sq ft storage area, and sand filter sewage disposal system as detailed in the project description dated 5/21/08 on file at the Commission's North Central office. The residence would be located 20.5' from the Seadrift Lagoon bulkhead in the rear yard. It would be finished in a natural weathering cedar vertical wood siding. An upper wood deck, spa, wood stadium seating and enclosed boat storage would be located in the rear waterfront yard area. 6' high wood fence. Residence will be a Marin County a "Certified" Green building construction. No impervious areas except for house footprint, with typical spaced wood decks. Landscaping would be native and drought resistant. Erosion and sediment would be controlled by downspouts and splashblocks located more than 30' from Seadrift Lagoon. During construction silt fences and mulching and seeding on bare soils exposed by grading, and covering excavated materials would be used to reduce erosion and control dust.</p>	<p>155 Seadrift Road, Stinson Beach (Marin County)</p>

<p>2-07-032-W City Of Pacifica, Attn: Lee Diaz Fernando Realyvasquez Hormann America, Inc.</p>	<p>Install a tsunami siren alarm system within the Caltrans right-of-way north of the Taco Bell parking lot, at Pacifica State Beach, as shown on the site plan dated January 2008, on file at the Commission's North Central Coast district office. Two, neutral colored sirens will be installed on a 35-foot high creosote pole. There will be two solar panels mounted on the side of this pole, along with two small, neutral colored equipment cabinets. The solar panels will be located 20 feet above the ground.</p>	<p>Highway 1 at Pacifica State Beach parking lot, Pacifica (San Mateo County)</p>
<p>2-08-007-W Half Moon Bay Kayak Company</p>	<p>The placement of four 200 sq. ft. moveable tents on level ground for the operation of a kayak rental and excursion company. Under the tents there would be five wooden storage containers, two changing rooms, and racks to store the kayaks. Development also includes a small rack over drainage gravel for rinsing gear with fresh water, located 20 feet from the NW end of the bluff that is available for public use. No chemicals would be used in the rinsing of gear. Kayaks and gear would be moved from the beach to launch in the harbor for classes, trips, rentals and kayak storage customers. No power, phone lines, or sewage lines are proposed, however a 5/8" water line leads to the rinsing station. No shoreline protective devices would be constructed and the entire development would be moved if threatened by erosion of the bluff. Four existing cement posts at the bottom of the beach access path would be removed and disposed of. All boats and gear would be carried down to the beach via a pre-existing path at the southeast end of the bluff, and a post and rope barrier would be placed on the bluff for safety and to prevent persons from eroding the bluff.</p>	<p>Perch Beach, Pillar Point Harbor, Half Moon Bay (San Mateo County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 3, 2008
TO: San Francisco Public Utilities Commission, Wastewater Enterprise, Attn:
General Manager Ed Harrington; San Francisco Public Utilities
Commission
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 2-08-014-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13252 of the California Code of Regulations.

APPLICANT: San Francisco Public Utilities Commission, Wastewater Enterprise, Attn: General Manager Ed Harrington; San Francisco Public Utilities Commission

LOCATION: Ocean Beach At Vicente Street, San Francisco (San Francisco County)

DESCRIPTION: Repair an existing outfall on Ocean Beach at Vicente Street in San Francisco. The detailed project description, dated May 29, 2008, is on file at the Commission's North Central Coast district office. The repairs will include:

1. Removing the accumulated beach sand deposits around the outfall repair work areas;
2. Removing the southside concrete stairway;
3. Removing broken and severely damaged security gate bars and remove the existing guardrails on the outfall roof areas;
4. Repairing spalled concrete by adding new shotcrete to the exterior walls and the underside roof slab, placing new concrete topping slab on the outfall structure's roof, and constructing new (embedded) stainless steel tubular security gate bars inside the existing structure;
5. Installing new stainless steel guardrails/handrails and a swing gate to the repaired concrete outfall roof areas.

RATIONALE: The repairs will occur during the construction window allowed by the Golden Gate National Recreation Area, to ensure no impacts to snowy plovers will occur. The repairs will not block public access to the shore, or negatively impact public access in any other way. The project includes construction best management practices to avoid impacts to water quality. Therefore, the proposed development involves no significant impacts on coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Friday, June 13, 2008, in Santa Rosa. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Date: 6/3/2008

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Sincerely,
PETER M. DOUGLAS
Executive Director


By: MADELINE CAVALIERI
Coastal Program Analyst

cc: Local Planning Dept.

San Francisco Public Utilities Commission, Wastewater Enterprise, Attn: Meei-Lih Ahmad

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 2, 2008
TO: Rachel & Stephen Tracy
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-017-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: Rachel & Stephen Tracy

LOCATION: 155 Seadrift Road, Stinson Beach (Marin County) (APN(s) 195-041-25)

DESCRIPTION: Construction of a new 1,865 sq ft, 17.5' high single family residence with attached 78 sq ft storage area, and sand filter sewage disposal system as detailed in the project description dated 5/21/08 on file at the Commission's North Central office. The residence would be located 20.5' from the Seadrift Lagoon bulkhead in the rear yard. It would be finished in a natural weathering cedar vertical wood siding. An upper wood deck, spa, wood stadium seating and enclosed boat storage would be located in the rear waterfront yard area. 6' high wood fence. Residence will be a Marin County a "Certified" Green building construction. No impervious areas except for house footprint, with typical spaced wood decks. Landscaping would be native and drought resistant. Erosion and sediment would be controlled by downspouts and splashblocks located more than 30' from Seadrift Lagoon. During construction silt fences and mulching and seeding on bare soils exposed by grading, and covering excavated materials would be used to reduce erosion and control dust.

RATIONALE: Proposed development will employ erosion, sediment, and runoff control measures to prevent discharge to the lagoon. The sand filter system will be located at the front of the lot, away from the lagoon. The project will utilize green building materials. The project does not block public access to the shoreline. Therefore, the proposed development involves no significant impacts on coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Friday, June 13, 2008, in Santa Rosa. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: RUBY PAP
District Supervisor

cc: Local Planning Dept., Stacey Ford

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: May 28, 2008
TO: City Of Pacifica, Attn: Lee Diaz; Fernando Realyvasquez; Hormann America, Inc.
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-032-W

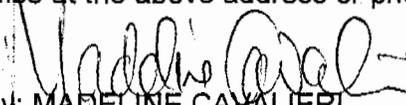
Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: City Of Pacifica, Attn: Lee Diaz; Fernando Realyvasquez; Hormann America, Inc.
LOCATION: Highway 1 at Pacifica State Beach parking lot, Pacifica (San Mateo County)
DESCRIPTION: Install a tsunami siren alarm system within the Caltrans right-of-way north of the Taco Bell parking lot, at Pacifica State Beach, as shown on the site plan dated January 2008, on file at the Commission's North Central Coast district office. Two, neutral colored sirens will be installed on a 35-foot high creosote pole. There will be two solar panels mounted on the side of this pole, along with two small, neutral colored equipment cabinets. The solar panels will be located 20 feet above the ground.
RATIONALE: Proposed development involves no significant impacts on coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Friday, June 13, 2008, in Santa Rosa. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: MADELINE CAVALIERI
Coastal Program Analyst

cc: Local Planning Dept.
City Of Pacifica, Attn: Elizabeth Claycomb

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 4, 2008
TO: Half Moon Bay Kayak Company
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-08-007-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **Half Moon Bay Kayak Company**

LOCATION: **Perch Beach, Pillar Point Harbor, Half Moon Bay (San Mateo County) (APN(s) 047-083-60)**

DESCRIPTION: **The placement of four 200 sq. ft. moveable tents on level ground for the operation of a kayak rental and excursion company. Under the tents there would be five wooden storage containers, two changing rooms, and racks to store the kayaks. Development also includes a small rack over drainage gravel for rinsing gear with fresh water, located 20 feet from the NW end of the bluff that is available for public use. No chemicals would be used in the rinsing of gear. Kayaks and gear would be moved from the beach to launch in the harbor for classes, trips, rentals and kayak storage customers. No power, phone lines, or sewage lines are proposed, however a 5/8" water line leads to the rinsing station. No shoreline protective devices would be constructed and the entire development would be moved if threatened by erosion of the bluff. Four existing cement posts at the bottom of the beach access path would be removed and disposed of. All boats and gear would be carried down to the beach via a pre-existing path at the southeast end of the bluff, and a post and rope barrier would be placed on the bluff for safety and to prevent persons from eroding the bluff.**

RATIONALE: **Proposed development provides a low-impact coastal recreation opportunity in Pillar Point Harbor, and involves no significant impacts on water quality, coastal hazards, or public access to the shoreline.**

IMPORTANT: **This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Friday, June 13, 2008, in Santa Rosa. If four Commissioners object to this waiver, a coastal development permit will be required.**

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: RUBY PAP
District Supervisor

cc: Local Planning Dept. (Melissa Ross)

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**Memorandum****June 9, 2008****To:** Commissioners and Interested Parties**FROM:** Charles Lester, Deputy Director
North Central Coast District**Re:** **Additional Information for Commission Meeting Friday, June 13, 2008**

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
F6a, 2-07-027	(City of Pacifica, Pacifica)	Correspondence, David W. Skelly	1-2
F6a, 2-07-027	(City of Pacifica, Pacifica)	Correspondence, City of Pacifica	3

GeoSoils Inc.

June 6, 2008

F6a

Director of Public Works
City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

SUBJECT: Clarification/Response to Coastal Commission Staff Report, Clarendon Outfall Repair, Pacifica, San Mateo County. CDP 2-07-027

References:

1. "Staff Report: Regular Calendar, Seaward Terminus of Clarendon Road, City of Pacifica (San Mateo County), Application Number:2-07-027, dated May 23, 2008, by California Coastal Commission.
2. "Clarendon Outfall Repair, Pacifica, San Mateo County, CDP 2-07-027, REF: PW 3436-0 (FEMA-1628-DR-CA), W.O.S5380, dated November 30, 2007, by GeoSoils, Inc.

Dear Director:

At your request, GeoSoils Inc (GSI) is pleased to provide the following clarification/response to the California Coastal Commission (CCC) staff report for the repairs to the Clarendon Street storm water outfall (Reference 1). The staff report, in the Executive Summary and in the Project Description, repeats the following statement in GSI's referenced letter (Reference 2), "It should be noted that the outfall has been shortened by approximately 20 feet which may increase the frequency that the tide flex valve at the terminus is buried in sand. Burial of the valve will result in flooding of the Sharp Park neighborhood and the golf course during rain events." GSI would like to clarify that the pinch valve is located above the nominal beach elevation the majority of the time. Under rare conditions when the sand builds up to the level of the pinch valve, the flow out the pinch valve has sufficient velocity (head) to scour a path across the beach to the ocean. Flooding of the neighborhood under these conditions is not expected.

5741 Palmer Way, Suite D, Carlsbad CA 92010 W.O. S5380 Phone 760-438-3155

GeoSoils Inc.

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If you have any questions or if the CCC requires any additional clarification please contact me at the number below.

Sincerely,

Signature on File

David W. Skelly MS, PE
RCE#47857



Madeline Cavalleri

From: claycombe@ci.pacifica.ca.us
Sent: Thursday, June 05, 2008 12:53 PM
To: Madeline Cavalleri
Cc: crabtreem@ci.pacifica.ca.us; ocampov@ci.pacifica.ca.us
Subject: FW: Clarendon outfall

RECEIVED

JUN 09 2008

CALIFORNIA
COASTAL COMMISSION

Please disregard my first response, and use this for the file. I have left you a voicemail, please call me at your earliest convenience.

The City of Pacifica agrees with the conditions in the staff report and has no objection to this item being placed on the CCC consent calendar.

Thank You.

*Elizabeth Claycomb
Project Coordinator
Planning and Economic
Development Department
City of Pacifica
650-738-7361 phone
650-359-5807 fax
claycombe@ci.pacifica.ca.us*

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From: Madeline Cavalleri [mailto:mcavalleri@coastal.ca.gov]
Sent: Thursday, June 05, 2008 10:58 AM
To: Claycomb, Elizabeth
Subject: Clarendon outfall

Hi Lizzy,

Would the city like the Clarendon outfall item to go on the consent calendar? If so, please send me something in writing (similar to the e-mail you sent for Beach Blvd., below). If you could send it to me by the end of the day on Friday, that would be great.

Thanks!

-----Original Message-----

From: claycombe@ci.pacifica.ca.us [mailto:claycombe@ci.pacifica.ca.us]
Sent: Wednesday, May 07, 2008 12:11 PM