

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

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NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

July Meeting of the California Coastal Commission

MEMORANDUM

Date: July 10, 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 July 10, 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.

DE MINIMIS WAIVERS

1. 2-08-016-W Sonoma County Regional Parks, Attn: Pamela Higgins (Bodega Bay, Sonoma County)
2. 2-08-017-W San Francisco Public Utilities Commission, Wastewater Enterprise, Attn: Ed Harrington (San Francisco, San Francisco County)

EMERGENCY PERMITS

1. 2-08-018-G Bart Willoughby; Millard Tong (Pacifica, San Mateo County)

TOTAL OF 3 ITEMS

DETAIL OF ATTACHED MATERIALS

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>
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2-08-016-W

Sonoma County Regional
Parks, Attn: Pamela Higgins

Replace and repair damaged and worn sections of the Spud Point Marina fuel dock facility, including most of wood siding (walers) along the length of the fuel dock and damaged pile guides. Specifically, the project includes the removal and replacement of all dock wood siding, and replacement of the through-rods that hold the dock together. The replacement wood will consist entirely of Douglas fir that has been ACZA (Ammoniacal-copper-zinc-arsenate) pressure-treated and kiln dried. All metal fittings used for repairs will be made of galvanized steel, and all project repair components will be pre-treated and pre-drilled prior to on-site replacement installation. Six pile guides will be replaced with fabricated heavy-duty galvanized steel guides, with rub blocks made of ultra-high molecular weight (UHMW) plastic. Dock bumpers and corners will be replaced with new bumpers made of heavy-duty commercial bumper materials. All of the existing dock cleats will be removed and replaced with 18-inch galvanized steel cleats. No replacement or repair for the six existing dock pilings is covered by this permit. Construction activities shall be conducted as follows:

- 1) A floating dock will be used for access to the removal and replacement of the dock through-rods and the wood siding.
- 2) The dock piling top caps will removed by the contractor to facilitate the removal and replacement of the pile guides, and the dock hosc will be temporarily detached from the pilings to allow access to pilings.
- 3) The contractor will use electric power tools accessing the fuel dock electric outlets to conduct the repairs.
- 4) The contractor will use no chemicals.
- 5) A containment ring extending 1-foot from the dock will be installed during construction to prevent sawdust and/or particulates from entering the water during removal and installation activities.
- 6) No drilling or cutting of pressure treated material shall be done on the dock and must be done sufficiently far onshore such that no dust can enter the harbor waters or any stormdrains. Groundcover must be placed under the location of any drilling or cutting of the pressure treated wood so that all dust and wood scraps can be fully removed from site. Removed wooden dock materials, as well as dust or scraps of new pressure treated dock materials shall be disposed of at a facility designed for such waste. Contractor shall inform, in writing, Sonoma County Regional Parks of where the material is disposed.
- 7) Any pressure treated materials stored onsite during construction shall be kept in a fully enclosed space or wrapped tightly in water proof material to prevent any potential runoff from rain exposure and prevent exposure to animals.
- 8) Project work will be completed using Best Management Practices in compliance with the Construction Site Best Management Practices Manual guidelines. Work will be completed by October 31, 2008.

1818 Westshore Road, Bodega Bay (Sonoma County)

<p>2-08-017-W San Francisco Public Utilities Commission, Wastewater Enterprise, Attn: Ed Harrington</p>	<p>Remove abandoned pilings on Ocean Beach near Sloat Blvd, as detailed in the project description, on file with the North Central Coast District Office. To remove the pilings, sand surrounding each piling will be excavated to a depth of 24 inches, and the excavator will then remove the pilings. The applicant will work at low tide only, and no work will be performed in the water. After the pilings are removed, the sand will be restored to its original condition.</p>	<p>Ocean Beach Sloat Boulevard, San Francisco (San Francisco County)</p>
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REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-08-018-G Bart Willoughby Millard Tong</p>	<p>Excavate sand from the lower portion of the beach to construct a 20-foot wide, 520-foot long sand berm along the toe of the bluff.</p>	<p>310-330 Esplanade Avenue, Pacifica (San Mateo County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 2, 2008
TO: Sonoma County Regional Parks, Attn: Pamela Higgins
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-08-016-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: Sonoma County Regional Parks, Attn: Pamela Higgins

LOCATION: 1818 Westshore Road, Bodega Bay (Sonoma County) (APN(s) 100-030-44)

DESCRIPTION: Replace and repair damaged and worn sections of the Spud Point Marina fuel dock facility, including most of wood siding (walers) along the length of the fuel dock and damaged pile guides. Specifically, the project includes the removal and replacement of all dock wood siding, and replacement of the through-rods that hold the dock together. The replacement wood will consist entirely of Douglas fir that has been ACZA (Ammoniacal-copper-zinc-arsenate) pressure-treated and kiln dried. All metal fittings used for repairs will be made of galvanized steel, and all project repair components will be pre-treated and pre-drilled prior to on-site replacement installation. Six pile guides will be replaced with fabricated heavy-duty galvanized steel guides, with rub blocks made of ultra-high molecular weight (UHMW) plastic. Dock bumpers and corners will be replaced with new bumpers made of heavy-duty commercial bumper materials. All of the existing dock cleats will be removed and replaced with 18-inch galvanized steel cleats. No replacement or repair for the six existing dock pilings is covered by this permit. Construction activities shall be conducted as follows:

- 1) A floating dock will be used for access to the removal and replacement of the dock through-rods and the wood siding.
- 2) The dock piling top caps will be removed by the contractor to facilitate the removal and replacement of the pile guides, and the dock hose will be temporarily detached from the pilings to allow access to pilings.
- 3) The contractor will use electric power tools accessing the fuel dock electric outlets to conduct the repairs.
- 4) The contractor will use no chemicals.
- 5) A containment ring extending 1-foot from the dock will be installed during construction to prevent sawdust and/or particulates from entering the water during removal and installation activities.
- 6) No drilling or cutting of pressure treated material shall be done on the dock and must be done sufficiently far onshore such that no dust can enter the harbor waters or any stormdrains. Groundcover must be placed under the location of any drilling or cutting of the pressure treated wood so that all dust and wood scraps can be fully removed from site. Removed wooden dock materials, as well as dust or scraps of new pressure treated dock materials shall be disposed of at a facility designed for such waste. Contractor shall inform, in writing, Sonoma County Regional Parks of where the material is disposed.
- 7) Any pressure treated materials stored onsite during construction shall be kept in a fully enclosed space or wrapped tightly in water proof material to prevent any potential runoff

from rain exposure and prevent exposure to animals.

8) Project work will be completed using Best Management Practices in compliance with the Construction Site Best Management Practices Manual guidelines. Work will be completed by October 31, 2008.

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 July 9-11, 2008, in San Luis Obispo. 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.

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: July 3, 2008
TO: San Francisco Public Utilities Commission, Wastewater Enterprise, Attn:
Ed Harrington
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 2-08-017-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, of the California Code of Regulations.

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

LOCATION: Ocean Beach Sloat Boulevard, San Francisco (San Francisco County)

DESCRIPTION: Remove abandoned pilings on Ocean Beach near Sloat Blvd, as detailed in the project description, on file with the North Central Coast District Office. To remove the pilings, sand surrounding each piling will be excavated to a depth of 24 inches, and the excavator will then remove the pilings. The applicant will work at low tide only, and no work will be performed in the water. After the pilings are removed, the sand will be restored to its original condition.

RATIONALE: The project will have no impacts on coastal resources. Vertical and lateral public access to the beach will not be affected; no work will be performed in the water; the excavator will be inspected prior to entering the beach to ensure there are no leaks and that the excavator has been properly maintained; and the applicant has developed a spill response plan in case of an accident. The spill response plan is on file with the North Central Coast District Office.

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 July 9-11, 2008, in San Luis Obispo. 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.

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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**EMERGENCY PERMIT**

Bart Willoughby
735 Hickey Blvd., #545
Pacifica, CA 94044

Date: June 30, 2008
Emergency Permit: 2-08-018-G

LOCATION OF EMERGENCY WORK:

310-330 Esplanade Avenue, Pacifica, (San Mateo County)

WORK PROPOSED:

Excavate sand from the lower portion of the beach to construct a 20-foot wide, 520-foot long sand berm along the toe of the bluff

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of accelerated bluff erosion posing a threat to structures at 310-330 Esplanade Avenue requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the conditions listed on the attached page.

Sincerely,

PETER M. DOUGLAS
Executive Director

A handwritten signature in cursive script, appearing to read "M. Cavaliere", followed by the word "for" written in a smaller, simpler font.

By: MADELINE CAVALIERI
Coastal Program Analyst

cc: Local Planning Department
Mary Hays, State Lands Commission

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form

Emergency Permit Number: 2-08-018-G

Date: June 30, 2008

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CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. The work shall take place during low tides and is restricted to Monday, June 30 through Wednesday, July 2. The work shall only occur during the low tides on Monday and Tuesday afternoons, and early in the morning on Tuesday and Wednesday. All work must be completed by 7 am Wednesday morning.
4. Sand shall not be taken from beyond a depth of 2 feet or the length of the 520' of linear shore that the berm will be built on.
5. Construction equipment must be staged at the bluff above the access point. No construction equipment or materials shall be stored on the beach.
6. Public access on top of and seaward of the berm shall remain open.
7. The berm shall be removed after the emergency event is over using hand tools or the smallest feasible earth moving equipment and return the sand to the lower beach area. The sand shall be spread evenly across the beach seaward of the berm only so that it resembles a natural sloping beach similar to the conditions the beach was in prior to the berming activity.
8. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Permit to authorize this emergency work and to authorize any future permanent solution to protect the structure.
9. Beach profile surveys shall be taken north and south of the project location, every other week for the duration of the berm's existence. The survey shall be designed in consultation with the Executive Director of the Commission.
10. If, at any time while the work authorized by this Emergency Permit is occurring, any marine mammals are located on or seaward of the subject properties, work must immediately stop and the Property Owner must immediately call the Marine Mammal Center in Sausalito, CA or the National Marine Fisheries Service to report that a marine mammal is located on the beach. Work must not commence until either the animal is removed by the Marine Mammal Center or the National Marine Fisheries Service, or until the animal returns to the ocean on its own without any harassment.
11. Within seven days from completion of the work authorized by the Emergency Permit, the property owner shall submit photographic evidence of compliance

with the Emergency Permit. Photographs shall be taken at intervals that display the entire length of the property.

12. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
13. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., Dept of Fish and Game, U.S. Fish and Wildlife, U.S. Army Corps, State Lands Commission).
14. Construction activities and equipment shall avoid Pacific Ocean waters and minimize beach disturbance to the maximum extent feasible by project design and implementation including, but not limited to, limiting construction to the lowest possible tides. No construction equipment, materials, or debris shall be placed where they may be subject to ocean waters or dispersion.
15. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach and/or the adjacent marine environment are prohibited. The Permittee shall collect, contain, and properly dispose of all construction leaks, drips, by-products, and any similar contaminants through the use of containment structures or equivalent as necessary (including through the use of collection devices and absorbent materials placed below any above-ground work where such contaminants are possible and/or expected). Equipment washing, refueling, and/or servicing shall not take place on the beach.
16. All beach areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand impacted shall be filtered as necessary to remove all construction debris from the beach.
17. Construction Site Documents. A copy of the signed emergency coastal development permit shall be maintained in a conspicuous location at the staging area site at all times, and such copy shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the emergency coastal development permit, including all of its terms and conditions, prior to commencement of construction.
18. Containment Requirements. Particular care shall be exercised to prevent foreign materials (e.g., construction scraps, outfall discharge, other chemicals, etc.) from entering Pacific Ocean waters. A floating containment boom shall be placed around all active portions of a construction site where any floatable debris could enter the water. Contractors shall insure that work crews are carefully briefed on the importance of observing the appropriate precautions and reporting any accidental spills. Construction contracts shall contain appropriate penalty provisions, sufficient to offset the cost of retrieving or clean up of foreign materials not properly contained.
19. The construction site and staging area shall maintain good construction housekeeping (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain); dispose of all wastes properly, place trash

Emergency Permit Number: 2-08-018-G

Date: June 30, 2008

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receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach).

20. Within 30 days of completion of the construction authorized by this emergency permit, the permittee shall submit site plans and cross sections prepared by a certified civil engineer or engineering geologist clearly identifying the work completed under the emergency authorization and a narrative description of all emergency construction activities undertaken pursuant to this emergency authorization.
21. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.

As noted in Condition #8, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. The property owner shall apply for a regular Coastal Permit to authorize this temporary work and to authorize any proposed permanent development. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call the Commission's North Central Coast District Office at the address and telephone number listed on the first page.

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SAN FRANCISCO, CA 94105-2219
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CORRECTED
EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400

RE: Emergency Permit No. 2-08-018-G

INSTRUCTIONS: After reading the Emergency Permit, please sign this form and return to the North Central Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary for any permanent installation. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by August 29, 2008).

Signature of property owner or
Executive Director

Name

Address

Date of Signing