

CALIFORNIA COASTAL COMMISSION

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

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NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 14, 2013

TO: Commissioners and Interested Parties
FROM: Dan Carl, 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 14, 2013 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. 2-13-0329-W City And County Of San Francisco, Recreation And Park Department (Pacifica, San Mateo County)

TOTAL OF 1 ITEM

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>
2-13-0329-W City And County Of San Francisco, Recreation And Park Department	Replace a deteriorated, 3,700 linear foot t-stake metal fence with a new, 3,700 linear foot replacement wire mesh fence with wood posts, similar in design to the existing fence.	Sharp Park Golf Course, Pacifica (San Mateo County)

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CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AND NORTH CENTRAL COAST DISTRICT OFFICES
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT WAIVER**

Date: May 30, 2013

To: All Interested Parties

From: Madeline Cavalieri, North Central Coast District Manager *M. Cavalieri*
Stephanie Rexing, Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 2-13-0329-W**
Applicant: Recreation and Park Department, City and County of San Francisco

PROPOSED DEVELOPMENT

Replace a deteriorated, 3,700 linear foot t-stake metal fence with a new, 3,700 linear foot replacement wire mesh fence with wood posts, similar in design to the existing fence. The project is located at Sharp Park Golf Course in the City of Pacifica, San Mateo County.

EXECUTIVE DIRECTOR'S WAIVER DETERMINATION

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project is minor in scope. The project will replace an existing fence that is currently in disrepair, with a new fence of the same size and configuration. The existing fence's metal components are corroding and compromised with holes due to salt spray. The fence serves to protect a habitat area for the endangered California red-legged frog and San Francisco garter snake, and the replacement fence will better withstand the elements and accomplish this purpose. Construction activities will be done using hand tools and no large equipment use is required. Further, a biological monitor will oversee the installation of the fence and work with the contractor to ensure compliance with best management practices (including offsite equipment staging and protective measures for the San Francisco garter snake and California red-legged frog) designed to avoid any impacts to the habitat. Finally, the project will not obstruct the nearby shoreline public access or otherwise adversely impact public access in the area. In sum, the proposed project will not have any significant adverse impacts on coastal resources, including public access, and can be found consistent with the requirements of the Coastal Act.

COASTAL COMMISSION REVIEW PROCEDURE

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on June 14, 2013 in Long Beach. If four

Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Stephanie Rexing in the North Central Coast District office.

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 725 FRONT STREET, SUITE 300
 SANTA CRUZ, CA 95060
 PHONE: (831) 427-4863
 FAX: (831) 427-4877
 WEB: WWW.COASTAL.CA.GOV



Memorandum

June 12, 2013

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
 North Central Coast District

Re: *Additional Information for Commission Meeting
 Friday, June 14, 2013*

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
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F9a	Caltrans, Pacifica	Correspondence, Van Deominc Ocampo	20
		Correspondence, Jeffrey G. Jensen	21
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F8a

Torikian Associates Soils, Geology and Foundation Engineering

Tel. (415) 488-0636
Fax (415) 488-9129

P.O. Box 280
Forest Knolls, CA 94933

3 June 2013

Mr. Peter Rumsey
Ms. Anna Edmondson
5201 Harbor Drive
Oakland, CA 94618

Re: **Updated** Geotechnical and Geologic
Report for Garden Stairs
Rumsey/Edmondson Residence
120 Camino del Mar
Inverness, CA 94937

Our Job No: 1121-03-12

Dear Peter and Anna:
And To Whom It May Concern:

This report presents our geologic and geotechnical evaluation for the steps and trail constructed at this property leading from the house backyard down to the shoreline of Tomales Bay. The undersigned professionals have inspected the site several times with the last inspection taking place on 10 December 2012.

Geologic Setting

Tomales Bay was created by ongoing movement and subsequent erosion of the fractured rock within the fault zone over the past several million years. The main traces of the San Andreas Fault are located more or less in the center of the bay.

The town of Inverness is almost entirely underlain by granitic rock classified as decomposed granite (Kgr). At this site the rock type is not (Kgr). It is a metamorphosed sedimentary rock (Pms) classified as a sandstone schist, much harder and durable than (Kgr). Our observations agree with the Marin county geology map (Geology of the Tomales Bay Study Area by Wagner and Smith 1977). The part of the map that shows this site is attached.

The fact that the steep cliff has been so enduring and stable through the millennia attests to the hardness and durability of the sandstone schist bedrock. A thin layer of colluvial soils consisting of clayey and silty sands intermixed with angular rock fragments covers the rock, result of the normal erosion process.

Slope Stability

The stability map of Marin County which classifies relative zones from 1 to 4, Zone 1 being the most stable zone, has assigned Zone 2 for this site even though it is a steep

Edmondson/Rumsey
Page 1 of 4

bluff, meaning that the bluff is stable. (See attached map - Slope Stability of the Tomales Bay Study Area by Wagner and Smith, 1977.)

The backyard of the property drops down about 80 ft to the beach with a steep slope of approximately 1:5 (horizontal to vertical.) The stairs have been constructed in two general directions.

The first direction is basically parallel to the contours of the hill. The stairs in this direction are sloping approximately 50% (2:1) as recorded by a digital level. These stairs should be considered inclined benches. As a rule benches impart stability to steep hills by preventing sheet flow and minimizing erosion.

The second direction is basically perpendicular to the contours and they are steeper, inclined almost 1:1. These are not classified as benches; however they do help with erosion reduction and slowing down flow of rain water.

Straw waddles (9" in diameter) have been placed on both sides of the stairs everywhere by a Hyphae Design Laboratory crew to further slow down run-off and minimize erosion. At certain areas they also installed jute matting which covers the small cuts made during the construction of the stairs.

Tsunami Hazard Potential

Tsunamis are water waves, coming from the open ocean generated by distant earthquakes where there is an opportunity for the waves to amplify. Strike-slip faults such as the nearby San Andreas do not generate significant tsunamis. The principal risk for tsunamis is a subduction zone earthquake generated in the northern or western Pacific Rim, as has impacted the northern-most California coast in the past.

Ritter and Dupre, geologists with the US Geological Survey (1972), have estimated that a tsunami having a wave height or run-up of 6 meters (20 feet) may occur once every 200 years. The run-up for a tsunami having a 100-year return period is about 3 meters (10 feet).

The site is relatively well protected from the open ocean by the narrow entrance to Tomales Bay, with the only history of previous tsunami being "strong currents observed" in 1960 Alaska earthquake. The risk of damage from tsunami-generated wave run-up is considered low. The base of the stairs is above any potential tsunami wave.

Bluff Retreat

Coastal bluff retreat is a type of slope failure caused in part by erosion and undercutting of the base of the bluff by wave action. Bluff retreat rates are site specific and controlled by type and hardness of the underlying rock orientation of the slope relative to incoming storm waves and size of waves impacting the slope.

As discussed above the rock underlying the site is a hard schist with widely spaced jointing. No evidence of slope failure was observed during reconnaissance. The site is located on the western shores of Tomales Bay and is sheltered from the impact of ocean storm waves. Therefore bluff retreat is not considered to be a concern at the site within the estimated project life of the stairs.

Surface Faulting

The site is not located within an Earthquake Fault Zone (previously called a Special Studies Zone) as defined and mapped by the California Geological Survey (formerly the California Division of Mines and Geology).

The closest mapped trace of the San Andreas Fault is located approximately 1500 feet to the east of the site. There are no active fault traces mapped through or near the site. The potential for surface rupture impacting the site is considered very low.

Seismic Ground Shaking

The San Andreas Fault is a major active fault zone capable of producing a moment magnitude earthquake of 7.9. Displacement on the fault is right lateral strike-slip. In the event of a large magnitude earthquake similar to the 1906 event in the site area, very strong ground shaking would occur at the site. Based on empirical relationships developed by Idriss (1991), the peak horizontal ground acceleration from a magnitude 7.9 event of the San Andreas Fault would be approximately 0.7g.

Wave Run-up

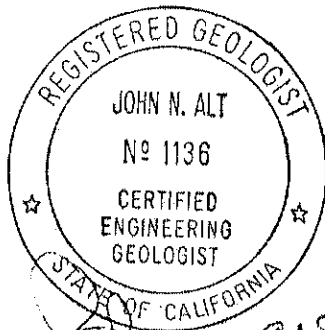
The shores of Tomales Bay are protected from the high waves that impact the exposed sections of the coastline during major Pacific storms. Although major storms would produce higher than normal tides, no waved induced flooding or erosion is expected at the site. The bottom of the stairs is above the higher high water line.

Potential Sea Level Rise

The State of California Sea-Level Rise Interim Guidance Document was reviewed. The rise of 7 inches which is the estimated average of the several models used in the guidance document for the year 2030 and 14 inches estimated for 2050 will not impact the stairs.

Bluff Drainage

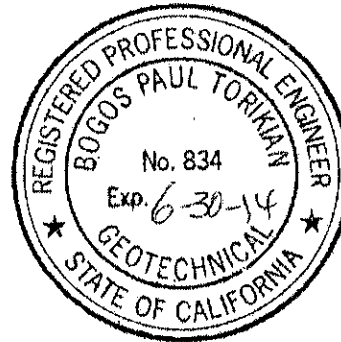
The 25 ft wide backyard of this house (distance between the house and the top of slope of the bluff) is not sloping towards the cliff which is to the northeast. Surface run-off of the land is actually inclined towards the southeast away from the bluff. The only surface run-off is from rain water falling on the bluff itself. The bluff is not receiving water from the backyard.



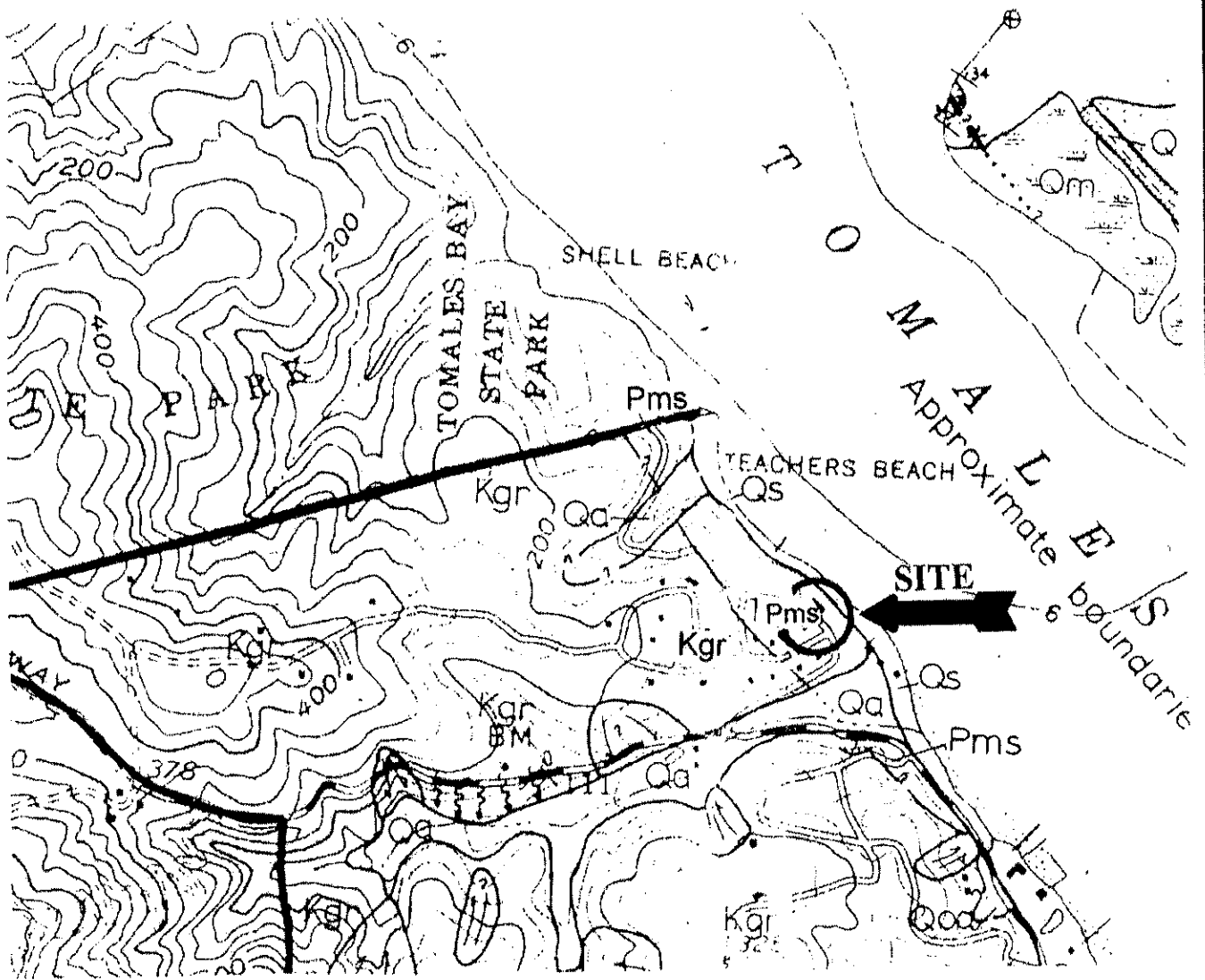
Sincerely,

Signature on file

Bogos Paul Torikian, P.E.
Registered Geotechnical Engineer



cc: Jack Alt
Bill Kirsch
Hyphae Design Laboratory



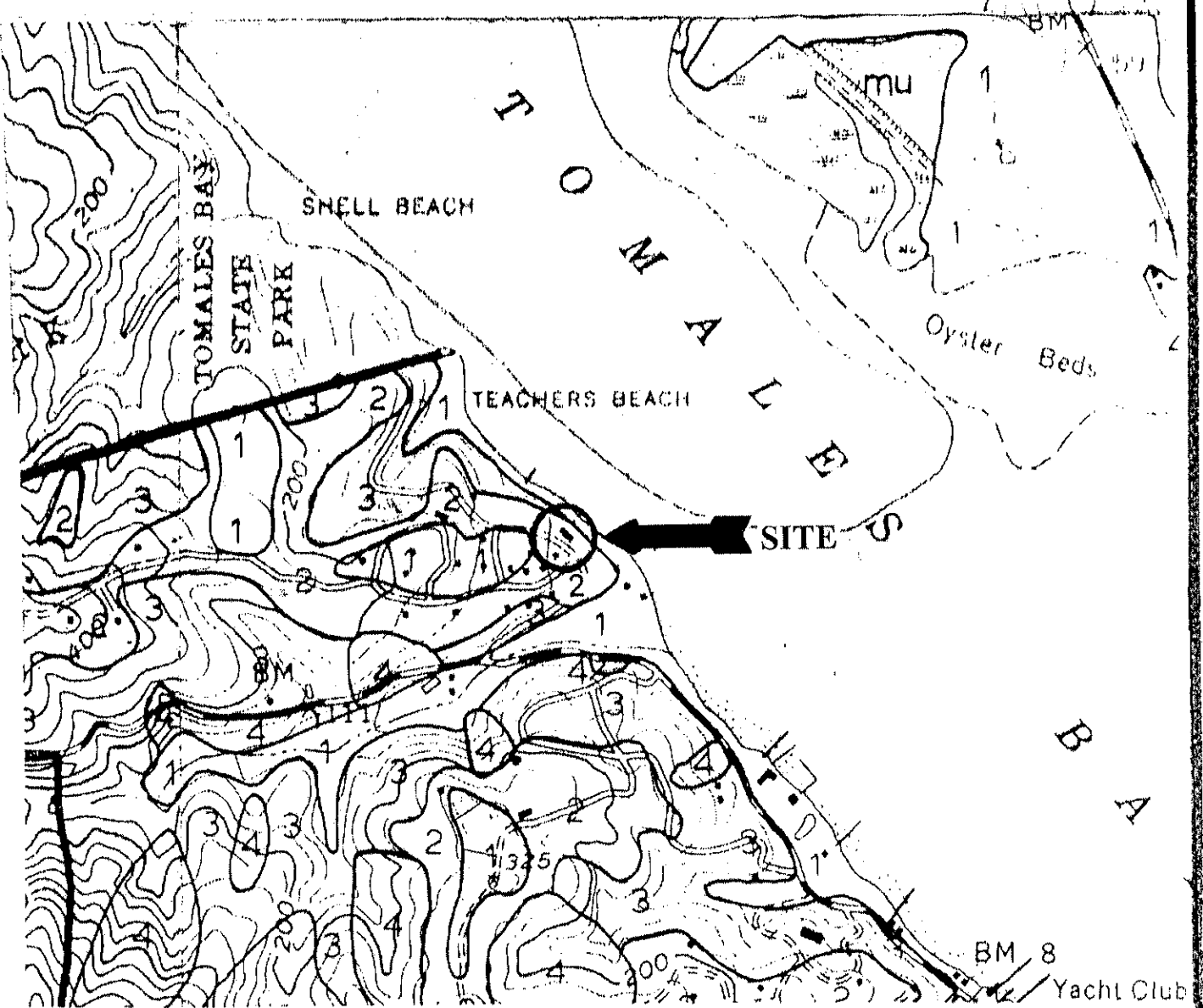
Geology of the Tomales Bay Study Area
 by
Wagner and Smith, 1977

Scale
 1" = 1000'



- Legend
- Kgr = Decomposed Granite
 - Qa = Alluvium
 - Qs = Beach Deposits
 - Pms = Metamorphosed Sedimentary rock

Rumsey Residence
 120 Camino del Mar
 Inverness, CA 94937



Slope Stability of the Tomales Bay Study Area

by

Wagner and Smith, 1977

Scale

1" = 1000'



Legend

1 = Most stable

4 = Least stable

Rumsey Residence
 120 Camino del Mar
 Inverness, CA 94937

F8a

Peter Rumsey & Anna Edmondson
5201 Harbord Drive
Oakland, CA 94618

June 6, 2013

California Coastal Commission
Central Coast and North Central Coast District Office
750 Front Street, Suite 300
Santa Cruz, CA 95060

**Re: Permit Number A-2-MAR-13-0204
120 Camino Del Mar, Inverness**

Dear Coastal Commissioners,

I am writing regarding the appeal for the permit that was granted by the County of Marin for our path and stairs from our house to the edge of Tomalas Bay on our property in Inverness, California.

The path and stairway were constructed to allow us to appreciate the coastal resources along with giving us the ability to access the bluff that we would like to maintain in order to stop the existing erosion. With this path we now have the potential to plant and strengthen the bluff.

We mistakenly thought that this sort of thing would not require a permit. We were wrong. Since being contacted by the county, we have fully cooperated with all of their requests. We have gone further by hosting several of the members of the Inverness Association and neighbors to visit our house and talk with our team of environmental consultants and geotechnical engineers.

Amy Trainer of the West Marin Environmental Action Committee and an engineer working under her direction, Ed Nute, made comments in her appeal regarding the condition of soil and trees on our property in her report. Ms. Trainer and Mr. Nute could not have made those observations without entering our property without our permission. We are eager to grant permission to private individuals and individuals representing governmental agencies to inspect the conditions of our property, but we would like those individuals to request access and approval in advance.

Concerned individuals may contact William Kirsch or agents of Hyphae Design Laboratory to request access to the property.

My wife and I fully support the Coastal Commission and its staff in its mission of protecting the sensitive environment and resources of California's coastal zone. I am the founder of a progressive green engineering firm and my wife sits on the board of a nonprofit environmental education group. We are in full support of principles of the Coastal Commission, being protection of sensitive habitat and providing appropriate access to the coast and Tomales Bay. We believe our project upholds these goals.

My wife and I will be out of the country from June 16th, 2013 to August 18th, 2013 and we will have only limited ability to be in communication on these issues during that period of time. I authorize William Kirsch as well as Brent Bucknum and Eric F. Olson, P.E. from Hyphae Design Laboratory to communicate and act on my behalf during this period of time.

Sincerely,

Signature on file

Peter H. Rumsey, PE

June 7, 2013

California Coastal Commission
Central Coast and North Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Transmittal letter Re: Appeal No. A-2-MAR-13-0204

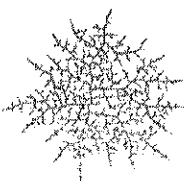
Dear Coastal Commissioners,

On behalf of the Applicant Peter Rumsey, we have prepared a response to the Appeal Staff Report issued by Laurel Kellner of the California Coastal Commission on May 24, 2013. Below is a letter from our Principal, Brent Bucknum, followed by a technical document from our Civil Engineer Eric Olson in response to the Staff Report. A letter from the owner, Peter Rumsey is also included.

We encourage the commission to seriously reconsider the "Substantial Issue Determination" and a lengthy investigation into this project. This is a small, minimal impact project, the stairs are within allowable uses, and actually provide more stability to the hillside than the previous condition did. The project has been approved through lengthy dialogue with the county and local community groups. It has been designed and installed with minimal impact to the environment, and has holistic long term restoration and habitat enhancement goals. We urge you to let us complete the project.

We believe that our site restoration plan is in perfect alignment with the Coastal Commission's goals of protecting the coastline habitat. At this time, the stairs are built, and we are in a holding pattern to do any of the planting and restoration work. The Coastal Commission investigation process has, and will only continue to inhibit us from planting the project into or beyond the next rainy season, which is the least helpful thing we can do to further stabilize the bluff.

Our Staff Report Response addresses the following points:

**hyphae design laboratory**

WEST COAST OFFICE 942 CLAY STREET. OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYLINE HYPHAE_DESIGN_LAB EMAIL
INFO@HYPHAE.NET

-The path and stairway are not clearly prohibited at the site and Marin County codes are not clear or consistent on what constitutes 'accessory structure' or 'accessory use'.

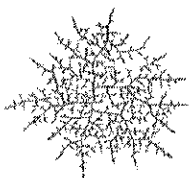
-The path and stairway are located in a wetland buffer, however the path actually stabilizes the hillside and allows for greater access for planting of native vegetation. The full implementation of our restoration plan will leave the site more stable and with more native vegetation.

-Paul Torikian and John Alt's revised report (attached) explains in further detail that the bluff at the Rumsey site is stable and also that bluff retreat is not considered to be a concern at the site within the estimated project life of the stairs.

-Opening the path and stairway to public access is not necessary or desirable for several reasons. There are two public beaches within 1,500 feet of the property and a public trail would also infringe on the privacy of the Rumsey family.

We encourage you to read our original full report and we also encourage you to come to the site (with owner's permission of course) and see for yourselves. We presume the staff report was written without actually seeing the site, and we don't think it provides an accurate assessment. The client has been transparent with any community members who have wanted to visit the site, or sit down with ourselves, the restoration ecologists and civil engineer, or other team members, and discuss the design. We have done so with most of the local Inverness community who initially raised concern, but all approved of the project after discussions and seeing the work.

The one community group who has appealed this project to the Coastal Commission was invited to meet with the client and ourselves, but they declined. Our firm does environmental work, for both developers and non-profits, we actually started our own environmental justice non-profit. This type of activity and lack of cooperation would not be seen as reasonable or productive by any of the groups we work with. It also doesn't appear like there is any attempt to actually improve the environment, but rather set abstract political precedents. We believe that if proactive environmentally minded landowners can work with the County, this will be the most proactive approach to restoring the site and Tomales Bay.



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WEST COAST OFFICE 942 CLAY STREET. OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYPE HYPHAE_DESIGN_LAB EMAIL
INFO@HYPHAE.NET

We welcome and encourage full and detailed scrutiny by the Coastal Commission, but we believe the success of this project should be judged upon the quality of the habitat and hillside stability before and after the project. The quality of restoration work should be evaluated upon completion, not midway through, or based upon politicized hearsay. This de novo regulatory process will only delay restoration and the goals of the Coastal Commission. Let's spend our money on restoring the coast, not more reports. Come see what is actually happening on site. Let us begin the restoration planting immediately. We will monitor and provide you with reports that will allow you to decide it's success. Habitat restoration and 2 years of reporting are ALREADY "conditions of approval" from the County. This gives the Coastal Commission a window to appeal the project, based on real site conditions and the quality of restoration over time.

Sincerely,

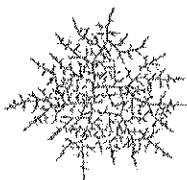
Signature on file

Brent Bucknum

Founder

Attachments:

1. *Analysis of Coastal Commission Appeal Staff Report*, by Eric F. Olson, P.E. from Hyphae Design Laboratory
2. *Updated Geotechnical and Geologic Report for Garden Stairs* from Paul Torikian, P.E., G.E. and John N. Alt, C.E.G, who performed the geological study of the property. This letter further elaborates their research, observations and conclusions which they presented in their January 8, 2013 Geotechnical Evaluation.
3. A personal letter from Peter Rumsey explaining his intentions and personal circumstances over the next few months.



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WEST COAST OFFICE 942 CLAY STREET. OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYPE HYPHAE_DESIGN_LAB EMAIL
INFO@HYPHAE.NET

June 7, 2013

California Coastal Commission
Central Coast and North Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060

Response Letter re: Appeal No. A-2-MAR-13-0204

Dear Coastal Commissioners,

The Staff Report lists several reasons to support an argument that a 'substantial issue' exists in the matter. I have outlined several points where I think that the Staff Report is in error. The California Coastal Act, the Marin Local Coastal Program Unit II, and the Marin County Interim Zoning Code Title 22I were studied for references.

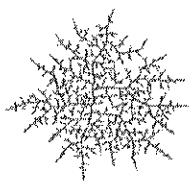
I feel that the following four issues were not accurately represented in the Staff Report:

1. Accessory Structure as Permitted Use

The Staff Report states: "The County approved project is located in the C-R-1 zoning district. The County defined the project as an "accessory structure" to an existing residential use, which is an allowable use in the C-R-1 zoning district. However, the project does not meet the LCP's definition of "accessory building" or "building."

The Marin Interim Code Section 22.57.050I allows 'accessory buildings' as a permitted use, however the C-APZ zone lists 'accessory structures' as a permitted use and 'accessory buildings and accessory uses' is a permitted use in the C-RMP zone. The language in the code is inconsistent with reference to what is an accessory structure or use. The path/stairway meets the general conditions of 'accessory use' and 'accessory structure' and should therefore be considered an acceptable permitted use. The presence or use of the path/stairway has an insignificant impact within the wetland buffer zone. I argue that a substantial issue does not exist.

2. Wetland Buffer Zone Protection



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WEST COAST OFFICE 942 CLAY STREET, OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYPE HYPHAE_DESIGN_LAB EMAIL
INFO@HYPHAE.NET

The Staff Report states that "Tomales Bay is defined as a wetland in the LCP and is also defined as a Special Resource Area. The LCP requires a 100-foot development buffer from Tomales Bay. The approved project is located within this 100-foot buffer.

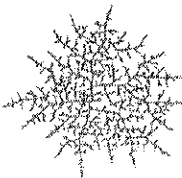
The County's approval does not acknowledge that the project is located with a wetland setback and did not make the required findings regarding stream and wetland conservation protection. Thus, the appeal raises a substantial LCP conformance issue regarding sensitive wetland resources."

The path and stairway are within 100 feet of a narrow wetland at the edge of Tomales Bay. The slope of the land is approximately 1:1 and the land does not exhibit wetland features. Wetland plants are only found in the immediate vicinity of the shoreline, and this area will remain undisturbed. There is also no marked blue line stream or running stream on the property.

The path and stairway were constructed with minimal disturbance to the soil. The County approved native plant revegetation program we have proposed will actually reduce erosion of the hillside and increase the number of native plants. The path and stairway will also allow for easier access for weeding and maintenance of the native landscape. These plans are now on hold as we allow the appeal process to run its course. I argue that a substantial issue does not exist.

3. Bluff Development

The Staff Report makes comments regarding development on the bluff, in particular a concern about erosion and bluff retreat. The *Updated Geotechnical and Geologic Report for Garden Stairs* from Bogos Paul Torikian, P.E., G.E. and John N. Alt, C.E.G, (attached) further elaborates on his earlier report, dated January 8, 2013. Torikian and Alt differentiate between the stable sandstone schist bluff at the site and the less stable decomposed granite to the south. He also includes a slope stability map of the area, generated by Wagner and Smith in 1977, which shows that the Rumsey property is characterized as a 1 or 2 on a scale of 1 to 4, with 1 being most stable and 4 being least stable. He mentions that the land at the top of the bluff is sloped away from the bay, so overland stormwater flow is actually flowing away from the Bay and is not contributing to bluffside erosion. He makes additional comments about risk associated with seismic activity, wave action, tsunamis and sea level rise. He concludes that "bluff



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WEST COAST OFFICE 942 CLAY STREET, OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYPE HYPHAE_DESIGN_LAB EMAIL
INFO@HYPHAE.NET

retreat is not considered to be a concern at the site within the estimated project life of the stairs". I argue that a substantial issue does not exist.

4. Public Access

The Staff Report states that "The County-approved project does not include an evaluation of the project with regards to the LCP's public access provisions. Thus, the appeal raises a substantial LCP conformance issue regarding public access."

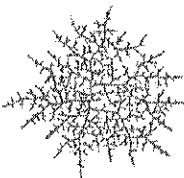
Public access is discussed in the Marin County Code. Section 22.56.130I states that "All coastal project permits shall be evaluated to determine the project's relationship to the maintenance and provision of public access and use of coastal beaches, waters and tidelands. However, it also states that if "public use of an accessway would seriously interfere with the privacy of existing homes, provision for coastal access need not be required."

The Rumsey residence is a private home and the pathway does not extend either to the public road, nor to the mean high tide line. If the public were to utilize the trail, they would have to walk across the Rumsey property and past the house, where there is no trail. We contend that this would invade the privacy of the Rumsey family.

Additionally, Section 30212 of the Coastal Act states that "Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where...adequate access exists nearby". There are two public access sites near the Rumsey property. Approximately 850 feet to the South is Chicken Ranch Beach and there is also a public access to Heart's Desire Beach at the end of Camino del Mar, approximately 1,500 feet to the North.

Section 30212 of the Coastal Act also states that a "Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway." This has not occurred.

In addition to these reasons, public access along the path/stairway corridor would only increase the number of people passing through and it would increase the impact on the sensitive resources at the site. I argue against public access and that a substantial issue does not exist.



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WEST COAST OFFICE 942 CLAY STREET, OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYPE HYPHAE_DESIGN_LAB EMAIL
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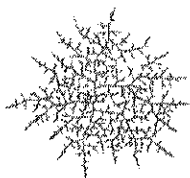
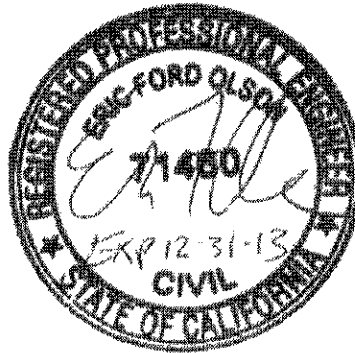
Even with these additional issues, if the Coastal Commission requires a public access as a condition to keep the path/stairway in place, Mr. Rumsey is willing to consider working out a solution to make the path and stairway accessible to the public.

Conclusion:

The Rumsey family is concerned with the protection of the coastal resources at their property. The plan for full restoration has been studied and approved by Marin County officials and after completion, the hillside will be more stable and contain more native plants than before. This site has been studied enough and we are ready to complete the restoration. We ask you to consider the facts in this case and make the determination that no substantial issue exists.

Sincerely,

Eric F. Olson, P.E.
Civil Engineer
Hyphae Design Laboratory



hyphae design laboratory

WEST COAST OFFICE 942 CLAY STREET, OAKLAND, CA 94607
EAST COAST OFFICE 2444 CEDAR ST. PHILADELPHIA, PA 19125
TEL 510 455 4474 SKYPE HYPHAE_DESIGN_LAB EMAIL
INFO@HYPHAE.NET

F8a

From: ericfordolson@gmail.com [ericfordolson@gmail.com] on behalf of Eric Olson [eric@hyphae.net]
Sent: Friday, June 07, 2013 3:47 PM
To: Kellner, Laurel@Coastal; Cavalieri, Madeline@Coastal
Cc: Peter Rumsey; wwkirsch@comcast.net; Anna Edmondson; Brent Bucknum
Subject: Response letters to Appeal No. A-2-MAR-13-0204,

Please accept our response letters to the Appeal No. A-2-MAR-13-0204 for the Rumsey property at 120 Camino del Mar, Inverness, CA. I was originally told to send our letters to the Santa Cruz office by today. I called the office yesterday and they said they would be closed today for remodeling and that I should e-mail the documents to the San Francisco office. I am emailing the documents now, and I will be hand delivering hard copies to the San Francisco office before closing time this afternoon.

Thanks,

--
Eric F. Olson P.E.
510-922-9355 (office)
510-459-0077 (cell)
eric@hyphae.net



F8a

June 11, 2013

Ms. Laurel Kellner, planner
California Coastal Commission
Via email: laurel.kellner@coastal.ca.gov

Re: Appeal No. A-2-MAR-13-0204

Dear Ms. Kellner,

The Environmental Action Committee of West Marin (EAC) appreciates the opportunity to respond to the documents submitted by Peter Rumsey and Anna Edmondson, owners of the property at 120 Camino del Mar in Inverness (property owners), last Friday, June 7th. The property owners' June 7th documents do not change the staff's analysis or conclusion that a substantial issue exists with regard to EAC's appeal. The June 7th documents do not alter the core issue that Marin County wrongly applied the Marin certified LCP Unit II in multiple ways to grant an after-the-fact coastal development permit to an illegally constructed bluff staircase in a wetland buffer area.

EAC firmly believes that the analysis contained in the staff report is correct and remains unchanged by the property owners' June 7th submittal. The County decision lacked the required and necessary information to make a decision to issue a coastal permit. Moreover, if the property owners had appropriately sought permit approval prior to constructing this development EAC believes that the permit would have been denied.

The June 7th documents contain material misstatements of fact that EAC would like to correct for the record.

Hyphae Design Response Letter Errors:

The Hyphae Design response letter wrongly assumes that the C-APZ and C-RMP zoning categories and policies apply to the 120 Camino del Mar property. The subject property is in neither the C-APZ nor C-RMP zoning districts, thus the comments regarding permitted uses in those districts are not germane. In any event, the language of Interim Code Sections 22.57.052I and 22.57.053I unambiguously does not include private bluff staircases as either a principal permitted use or conditional use in the C-R-1 zoning district.

The response letter acknowledges that the entire development is located within a protected wetland buffer, in violation of the Marin certified LCP Unit II. The response letter also states that the wetland in the immediate area of shoreline, "will remain undisturbed." Common sense dictates that this cannot be the case because the stone steps will extend to the mean high tide line.

The June 7th documents claim that the public access “pathway does not extend . . . to the mean high tide line.” This statement is incorrect. The stairway goes all the way down to the shoreline, both as currently developed and as proposed to be rerouted.

This development would normally require a setback from the edge of the bluff “of sufficient distance to eliminate the need for shoreline protective devices.” Instead, the property owners constructed the stairway entirely on the bluff that has a recent history of multiple slides, of which some have been significant. The “estimated life of the stairs” is not the standard for determining a bluff erosion buffer for bluff-top development.

Marin’s Interim Code requires that public access be “offered for dedication” and distinguishes the requirement to *offer* an easement from *acceptance* of the easement by an appropriate agency or private organization. The exception to the public access provision may occur if the access way would seriously interfere with the privacy of existing homes. However, the privacy issue arises *only* if the path for pedestrian access cannot be separated by 10 feet or more from the existing single-family residence or be separated by landscaping or fencing; however, there appears to be a greater than 10-foot setback from the residence to the adjacent property owner’s fence. The LCP envisions a privacy fence for such trails, which would appear to be feasible in the setback.

Finally, it should be noted that the property owners readily admit that there is ample nearby public access to public beaches – Chicken Ranch Beach is approximately 850 feet to the south, and public access is available 1500 feet to the north at end of Camino del Mar at *Shell* Beach [not Hearts Desire] which is part of Tomales Bay State Park. It seems contrary to the intent, spirit, and letter of the Coastal Act that any property owner that is practically next door to such exceptional public beaches would be allowed to retain illegally constructed and wrongly permitted private beach access when some of the best public access in West Marin exists so nearby.

Hyphae Design Transmittal Letter Errors:

The letter refers to a “restoration plan.” It is important to note that any restoration on the site would be for mitigating some of the damage resulting from the construction of the illegal stairway development that was constructed before Hyphae Design was engaged on behalf of the property owners. It is not restoring the status quo ante.

The transmittal letter claims that the property owners have sat down “with most of the local Inverness community who initially raised concern, but all approved of the project...” This statement is incorrect. We are aware of no member of the Inverness Association approached by the property owners who have approved or supported this illegal development. EAC does not support the illegal development. In response to a question that Ms. Edmondson asked Bridger Mitchell, who serves both as the vice-chair of the Inverness Association and president of the EAC, during a site visit he specifically told the property owner that one question in his mind was whether a coastal permit could be issued for the project, given the LCP’s requirements. Upon closer examination of the LCP requirements, Mr. Mitchell concluded that a coastal permit could not be issued for the illegal development.

Geologist Torikian Letter Errors:

Environmental Action Committee of West Marin
PO Box 609 Point Reyes, California 94956
www.eacmarin.org 415.663.9312

The Torikian letter wrongly claims that the “bottom of the stairs” is not the low point of the steps for the trail. The fact is that the steps continue down to the high tide line and would be subject to run-up from abnormal waves or a tsunami, as well as from sea-level rise. The Torikian letter does not address the multiple bluff slides that have occurred in recent years. Additionally, the follow-up Torikian letter does not address the not-yet-constructed rerouting of the lower portion of the trail.

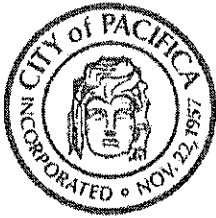
Thank you very much for your consideration of our comments.

Respectfully yours,

Signature on file

Amy Trainer, Executive Director

F9a



Scenic Pacifica

CITY HALL

170 Santa Maria Avenue • Pacifica, California 94044-2506
www.cityofpacifica.org

MAYOR
Len Stone

MAYOR PRO TEM
Mary Ann Nihart

COUNCIL
Sue Digre
Karen Ervin
Mike O'Neill

CITY MANAGER'S OFFICE
TEL. (650) 738-7301
FAX (650) 359-6038

CITY ATTORNEY
TEL. (650) 738-7409
FAX (650) 359-8947

CITY CLERK
TEL. (650) 738-7307
FAX (650) 359-6038

CITY COUNCIL
TEL. (650) 738-7301
FAX (650) 359-6038

FINANCE
TEL. (650) 738-7392
FAX (650) 738-7411

FIRE ADMINISTRATION
TEL. (650) 991-8138
FAX (650) 991-8090

HUMAN RESOURCES
TEL. (650) 738-7303
FAX (650) 359-6038

PARKS, BEACHES &
RECREATION
TEL. (650) 738-7381
FAX (650) 738-2165

PLANNING
TEL. (650) 738-7341
FAX (650) 359-5807

- Building
TEL. (650) 738-7344
- Code Enforcement
TEL. (650) 738-7341

POLICE DEPARTMENT
TEL. (650) 738-7314
FAX (650) 355-1172

PUBLIC WORKS
TEL. (650) 738-3760
FAX (650) 738-9747

- Engineering
TEL. (650) 738-3767
FAX (650) 738-3003
- Field Services
TEL. (650) 738-3760
FAX (650) 738-9747

June 11, 2013

Ms. Tami Grove
Central Coast Deputy Director
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

**Subject: Coastal Development Permit Application (CDP) No. 2-11-038
(Route 1, San Pedro Creek Bridge Replacement and Creek Widening Project,
Pacifica)**

Dear Ms. Grove,

This letter is to confirm our previous conversation that the City of Pacifica has reviewed the staff report and conditions of approval for the subject Coastal Development Permit Application (CDP) No. 2-11-038 for the Route 1, San Pedro Creek Bridge Replacement and Creek Widening Project, Pacifica and accepts all the conditions stated in the report.

Sincerely,

Signature on file

Van Dominic Ocampo, P.E.
Director of Public Works/ City Engineer

Cc: Stephen Rhodes – City Manager, City of Pacifica
Stuart Kirkham – Caltrans
Stefan Galvez – Caltrans
Brandon Davis – Wilsey Ham
Tay Peterson – Thomas Reid and Associates

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 622-8729
FAX (510) 286-5903
TTY (800) 735-2929

F9a

*Flex your power!
Be energy efficient!*

June 11, 2013

Ms. Tami Grove
Central Coast Deputy Director
California Coastal Commission
725 Front St
Santa Cruz, CA 95060

Subject: Coastal Development Permit Application (CDP) No. 2-11-038
(Route 1, San Pedro Creek Bridge Replacement and Creek Widening Project, Pacifica)

Dear Ms. Grove:

This letter is to confirm our previous conversation that Caltrans has reviewed the staff report and conditions of approval for the subject Coastal Development Permit Application (CDP) No. 2-11-038 for the Route 1, San Pedro Creek Bridge Replacement and Creek Widening Project, Pacifica and accepts all the conditions stated in the report.

Sincerely,

Signature on file

JEFFREY G. JENSEN
District Office Chief
Office of Biological Sciences and Permits

cc:

Van Ocampo, Director of Public Works/City Engineer, City of Pacifica

"Caltrans improves mobility across California"

F96

From: Neil & Jennifer Merrilees [<mailto:mermade4@yahoo.com>]
Sent: Tuesday, June 04, 2013 10:04 PM
To: Dreher, Nicholas@Coastal
Subject: Pillar Point Harbor Dredging letter

Nick

Here are my comments regarding your staff report. Good job, your report is beautifully written, and well thought out. I just have two small proposed additional items:

1. Add language about the Harbor District getting started on a permit for another disposal site.
2. Require a small amount of beach restoration after the dewatering is completed.

Thank you

Neil Merrilees
215 Mirada Road
Half Moon Bay, CA 94019
(650) 728-3813

F96

June 4, 2013

Chair Mary Shallenberger, and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Coastal Development Permit (CDP) Waiver 2-13-0318

Dear Chair Shallenberger and Commissioners,

I am writing to support the revised dredging proposal and CCC Staff recommendations. I also propose 2 additional conditions, which are the following:

- 1. To avoid last minute pressure in the future, the Coastal Commission should advise the Harbor District that within 30 days of receipt of this Permit, it should identify and evaluate the most environmentally suitable alternative sites, and within one year it should make a formal application to the appropriate permitting agencies.** Because the current permit was applied for 6 years into a 6-7 year cycle, the Coastal Commission was subject to time pressure unnecessarily. To avoid last minute pressure in the future, it would seem reasonable that the Coastal Commission direct the Harbor District to identify one or more of the other proposed disposal sites, and make formal application to the appropriate permitting agencies within a year.
- 2. After dewatering of the dredge materials, restore Perched Beach to its recreational use.** Restore the grade to a gentle slope from the coastal trail to the water. Remove any berms or impediments to water access, and cover the dredge material with appropriate clean sand to enhance recreational use and prevent runoff. Import sand from the excess of clean white sand building up against the breakwater at the south end of the harbor, or at the Harbor District's discretion, sand could be trucked in from another location. Before dredge spoils placement, Perched beach was a white fluffy usable beach.

Perched beach has long been a recreational asset to the public. The current staff report is well thought out and consistent with the Coastal act, and I especially support staff's inclusion of section 30213 which states:

"Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred."

Respectfully,

Neil Merrilees



Perched Beach in the 1970's, with the old launch ramp in the background.



Perched Beach in the 1980's

F9b

From: Wes Dong [<mailto:wbdong@comcast.net>]
Sent: Wednesday, June 05, 2013 11:42 AM
To: Dreher, Nicholas@Coastal
Cc: Marquez, Maria Elena@Coastal
Subject: Memo in support of Agenda item F9b, Permit 2-13-0318

Dear Mr. Dreher,

Attached is my letter in support of the dredging project at Pillar Point. I spoke to your Santa Cruz office, and was told for small documents (this is a single page pdf), it would be appropriate to email them, rather than mailing them. If you have any questions, please email me.

Best regards,

Wes Dong

From: "Nicholas@Coastal Dreher" <Nicholas.Dreher@coastal.ca.gov>
To: "Wes Dong" <wbdong@comcast.net>
Sent: Wednesday, May 29, 2013 3:07:30 PM
Subject: RE: Support for Dredging at Pillar Point

Hello,

Can you tell me your mailing address so I may send you notice of the hearing?

Sincerely,

Nicholas B. Dreher
Coastal Program Analyst
California Coastal Commission
(415) 904-5251
nicholas.dreher@coastal.ca.gov

From: Wes Dong [<mailto:wbdong@comcast.net>]
Sent: Wednesday, April 24, 2013 1:51 PM
To: Dreher, Nicholas@Coastal
Subject: Support for Dredging at Pillar Point

Dear Mr. Dreher,

You have doubtless received other emails supporting the dredging of the Pillar Point boat ramps. This email shows my support for the granting of the waiver that was previously granted and then withdrawn. Even if the dredging is limited to restoring functionality of all six boat launch lanes, and not the entire 5600 cubic yard dredging

project that would be a huge benefit. We have had a good salmon season so far, and I have experienced lengthy waits at the ramp. Tuna fishing typically starts in late summer, and then the crowding and safety issues will worsen, as many tuna fisherman launch in the dark, which makes launching slower and more difficult.

Thank you,

Wes Dong
Belmont, CA

Date: June 5, 2013

To: Nicholas Dreher (Nicholas.dreher@coastal.ca.gov)

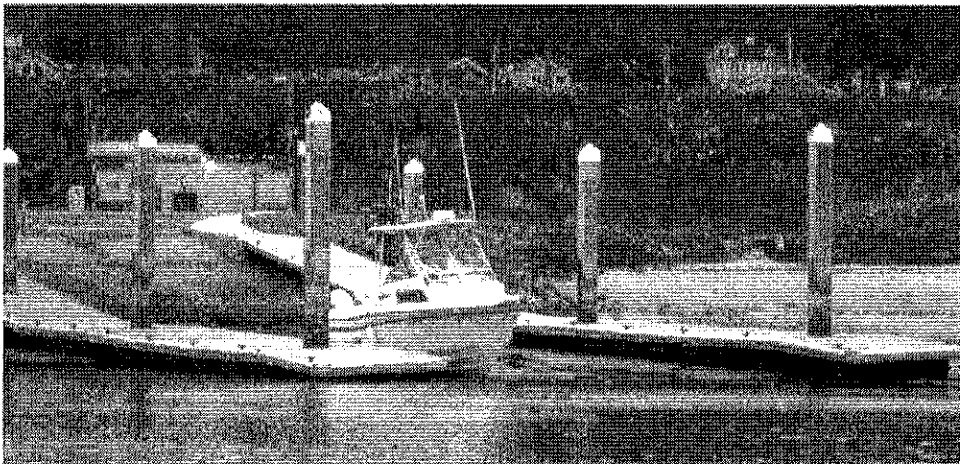
Cc: Mariaelana Marquez (mariaelena.marquez@coastal.ca.gov)

From: Wes Dong, Belmont CA (wbdong@comcast.net)

Re: In Support of Agenda item F9b (Pillar Point boat ramp dredging)

Dear Mr. Dreher and Coastal Commission,

This letter is in support of agenda item F9b for Permit Number 2-13-0318 (dredging of Pillar Point boat ramps). I am an active user of the ramp and launch my boat from there about 15 times per year. Due to the lack of available launch points at the ramp, I have experienced issues with long lines of boats waiting to launch (sometimes extending nearly to Highway 1), and have seen the deleterious effects of the sand accumulation. Below is a photo taken from my boat on April 27, 2013 at approximately 7 am, showing a grounded boat at one of the launch points.



Please allow the dredging to be performed to restore full function to the Pillar Point ramps. These ramps are the best ocean access for many boaters in the Bay Area.

Thank you,

Wes Dong

F96

From: James LeCuyer [jameslecuyer@yahoo.com]
Sent: Saturday, June 08, 2013 9:05 PM
To: Dreher, Nicholas@Coastal; Marquez, Maria Elena@Coastal
Cc: wbdong@comcast.net
Subject: Plea to dredge the three boat ramps in Pillar Point

Dear Nicholas and Mariaelena:

Please have pity on us fishermen in Pillar Point. How much could it cost to dredge the boat ramps? In the mornings on busy fishing days, there can be up to a two hour wait to launch. Many people refuse to go there any more because there are often only half the ramps available. The crowds can be dangerous. Most of the fishermen there are local residents, and working men and women, and their weekends are precious. They add an enormous revenue to local communities, with purchases of supplies and food, and bait. They are a boon to business in Pillar Point and Half Moon Bay. They buy much fuel. Fishing is an old-fashioned love, that fathers pass on to their sons and daughters, something that takes us right back to our primitive hunting and fishing days. How little you might spend to bring joy and income to so many. Fishermen, as you may not know, spend thousands of dollars a year to maintain their boats and to buy equipment. All of Coastside Fishing Club would certainly be sympathetic to those who helped get that ramp working at full capacity, and not only votes would be gained, but money for the community. Please dredge the ramps before they close off entirely. Why have those ramps if they are not going to be maintained? Cities and counties maintain streets, don't they? The ramps are the streets that lead to the ocean. You will gain the support of thousands of fishermen who come or try to come to launch their boats there. Sincerely, James M. LeCuyer, teacher, fisherman, community organizer.

June 6, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: CDP Application 2-13-0318 San Mateo Co. Harbor District Dredging at Pillar Point Harbor

Commissioners:

I support the dredging permit as modified and conditioned by staff. I suggest adding two additional conditions, closing Perched Beach for future dredge disposal, and restoring the grade to a gentle slope from the Coastal Trail to the shoreline.

The Perched Beach dredge disposal site used to be part of the sweep of natural sandy beach that made up the shoreline before Pillar Point Harbor was built. So much dredge material has been placed there since the 80's that its function as a beach has been compromised. Most of the former sandy sloped beach is now a flat vegetated raised area with a steep drop-off to the remaining narrow sandy shore. Its use as dredge disposal site should be discontinued after this event and the Harbor District should immediately begin the process of identifying and permitting an alternate site or sites for future dredging episodes. With nearby beaches starved for sand, beach nourishment opportunities should be a top priority. The District's erosion-endangered West Shoreline Trail, as detailed in the staff report, is the most obvious near-term prospect.

Sincerely,

Lisa Ketcham
172 Culebra Lane
Moss Beach, CA 94038

F96

From: Peter Grenell [pgrenell@smharbor.com]

Sent: Wednesday, June 12, 2013 11:56 AM

To: Cavalieri, Madeline@Coastal; Dreher, Nicholas@Coastal

Cc: Scott Grindy

Subject: Concurrence with Staff Recommendation with Conditions for Pillar Point Harbor Dredging and Disposal Permit

Madeline and Nick,

As requested, this email states the Harbor District's concurrence with your staff recommendation with Conditions for our Pillar Point Harbor boat launch ramp maintenance dredging project. In particular, we accept the conditions in your recommendation, and now request that the item be placed on the Coastal Commission's Consent Calendar for action on June 14th. Thank you for your consideration.

Peter Grenell
General Manager
SMCHD

June 10, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Coastal Commission,

I have been doing the feasibility of buying and building at 0 Date Street in Montara, CA since February of this year (link to property below). I understand that the water moratorium in Montara was lifted approximately three years ago for existing residents as well as for new construction to connect to Montara Water Sanitary District (MWSD) water. I also understand that the Public Works Plan amendment (PWP) is waiting for review and approval by the Coastal Commission. This amendment is holding up my dream of buying, building, and raising my daughter on 0 Date Street in Montara, California. I have put so much work into making sure the project would be a success and this PWP amendment is holding it up. I may even lose out to 0 Date Street because the property owner has a cash offer in the works. This cash offer can clearly wait until the PWP amendment gets on agenda and passes---- but I cannot and I have invested SO much. I have a land/construction loan and there is a time frame on such a loan. So it would not be wise to enter into loan contract hoping the Coastal Commission acts promptly. It is too risky.

I sincerely urge you to act fast and get the PWP amendment on this Wednesday's (6.12.13) meeting consent agenda in Long Beach or on the July or August agenda. If I go into contract with this property and the PWP amendment does not pass, then I will have lost all my money. I am a full time single working mom residing in San Francisco. I grew up in Moss Beach and wish to return to the coast but this PWP amendment is preventing me from moving forward with my project. I sincerely hope that the Coastal Commission acts fast and approves this PWP amendment. If the Coastal Commissioners know that the PWP amendment will not pass, then perhaps an exception can be made for my situation?

Thank you or your time and consideration. I look forward to receiving a response promptly.

Sincerely,

Hale' Guerra
San Francisco, CA 94134
www.linkedin.com/in/haleguerra
halebyrd@gmail.com
415.370.3611

Cc:
Montara Water and Sanitary District
Supervisor Carole Grow
Supervisor Dan Horsley

Link to property:
http://www.zillow.com/homedetails/0-Date-St-Montara-CA-94037/2114406569_zpid/

DON HORSLEY

Board of Supervisors, Third District
County of San Mateo

June 10, 2013

Mary Shallenberger, Chair
California Coastal Commission
45 Fremont Street, Suit 2000
San Francisco, CA 94105

Re: Coastal Development Permit (CDP) Waiver 2-13-0318

Dear Chair Shallenberger,

As the supervisor representing the San Mateo County Coastside, I submit this letter of support for the staff recommendation to approve a CDP to allow the San Mateo County Harbor District to dredge the Pillar Point Harbor. With only one of the six launching ramps available during low tide and two of the six launching ramps available during high tide, the importance of this project is growing exponentially. Until all six launching ramps are opened, San Mateo County residents and visitors to the coastside lose recreational opportunities at the harbor.

I ask that the commission consider an additional condition beyond those currently proposed:

The applicant shall locate alternative disposal sites and determine the feasibility of depositing the spoils at the selected site. Once an alternative site has been located, the applicant shall apply for the necessary permits for future dredging projects. Within the current project area there are multiple locations that would benefit, both environmentally and recreationally, from the deposit of the spoils dredged from the harbor. The current disposal site, Perched Beach, has been used for the dredged spoils twice in the past. This has increased the slope of the sand, making recreational activities difficult. As this site is used for a third time, it will become more difficult to use recreationally. Disposal of the spoils at another site would not only prevent further damage to Perched Beach, but the dredged spoils could be beneficial to other sites.

If you have any questions, please contact my office at 650-363-4569. Thank you for your consideration.

Sincerely,

Signature on file

Don Horsley
Supervisor, District 3
County of San Mateo



F9b

Pillar Point Harbor -- Proposed locations for placement of harbor dredge material.



6/12/13 MCC presentation

West Shoreline Trail

- Popular public coastal access
- Critical emergency vehicle access
- 700-ft section threatened by wave-action erosion

- Trail owned by Harbor District
- \$365,000 repair already budgeted
- Waters not in Marine Sanctuary
- Aquatic disposal permit required



Princeton Shoreline



- Eroded by storm wind waves; starved for sand replenishment due to breakwater.
- Harbor District has jurisdiction only up to mean-high-tide line.
- Waters not in Marine Sanctuary.

County's Princeton Planning Update, 2013-2015, will include a Princeton Shoreline Management Plan.

- Preliminary studies (2001) recommend a combination of revetment, stabilized beach nourishment, and public access improvements.
- Final plan will include details such as location of a uniform string line, consistent design section requirements, and maintenance obligations.



Surfers' Beach

Erosion greatly accelerated after breakwater construction in late 50's by Army Corps.

Northern Half Moon Bay Shoreline Improvement Project:

- Army Corps of Engineers is lead agency; Harbor District is local sponsor.
- Studies began in 2009 -- still in feasibility phase.
- Project could consider range of solutions including dredging harbor sand, and creating openings in the jetty for sand outflow.
- Permission for beach nourishment would have to be obtained from Monterey Bay National Marine Sanctuary.

Inner Harbor Beach at Kayak Stand, aka “Perched” Beach,
upland dredge disposal site since 1980’s



Beach access has been impaired by incremental “pre-development dredge disposal” leaving raised flat vegetated area with steep drop off to narrow remaining sandy beach. Harbor District plans for the area include bulkhead/pave/develop.



Inner Harbor Wetlands/Mudflat habitat was partial mitigation for habitat lost during launch ramp construction in 1990. This area is not eroding. Harbor District General Manager suggests burying this wetland habitat with dredge material.

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248*

F9b

Laura Stein
Chair

Lisa Ketcham
Vice-Chair

Bob Kline
Secretary

Len Erickson
Treasurer

Dan Haggerty

Bill Kehoe

June 12, 2013

The Honorable Jackie Speier
US House of Representatives
(via email)

Subject: Pillar Point Harbor dredging and your 5/24/13 letter to Coastal Commission

Dear Representative Speier:

We take this opportunity to try to present a more complete picture of the Pillar Point Harbor dredging issue. While the Midcoast Community Council did not comment on the dredging permit application, many members of the community, as well as councilmembers, are closely following this and other harbor issues. Everyone is in agreement that the boat launch ramps should be maintained and operable for the many recreational users who trailer their boats to Pillar Point Harbor. Fortunately, Coastal Commission staff has proposed a scaled back and conditioned project that seems acceptable to all parties.

Regarding Homeland Security concerns expressed in your letter, it should be pointed out that the Coast Guard does not have a presence at Pillar Point Harbor (due to budgeting constraints even before the recent sequester), and if they did, their vessel would be maintained in a berth or along the dock, ready to go, as are the Pillar Point Harbor Patrol vessels.

The most urgent public concern about this particular dredging event was not so much to promote any particular alternate disposal site, but about the overuse of the inner harbor beach (aka "Perched" Beach) for this purpose, and the desire to save it from being completely destroyed as a beach. This area used to be part of the sweep of natural sandy beach that made up the shoreline before Pillar Point Harbor was built. Even after construction of the outer breakwater, the public enjoyed this natural beach in the 60's and 70's. Incrementally, since the 80's, so much dredge material has been placed there that its function as a beach has been compromised. Most of the former sandy sloped beach is now a flat vegetated raised area with a steep drop-off to the remaining narrow sandy shore. With each dredging event the former beach evolves closer to the filled, paved and developed area that the Harbor District envisions for it, without any public input regarding that result.

At many public meetings the community has expressed clear opposition to development of the inner harbor beach and loss of its current use for outdoor gatherings and quiet-water beach-launching activities such as kayaks and paddleboards. It is an idyllic setting and ideally located near parking, Coastal Trail, and highway crossing signal. This important public beach access location can still be saved if the current reduced-scale dredging episode includes final grading to restore the gentle slope from the Coastal Trail down to the shoreline, and if the area is then closed to future dredge disposal.

Most people have been unaware there is a potential alternative dredge disposal site within the harbor that can be funded entirely by the Harbor District, and would not involve the Marine Sanctuary. The West Shoreline Trail is a popular recreational trail and provides critical emergency vehicle access to the west breakwater and Mavericks beach. Ongoing erosion threatens a 700-ft

section of the trail. The Harbor District owns this land, has given the repair top priority, done an engineering study with cost estimates, and budgeted \$365,000 to armor the shoreline. It is frustrating to learn that this project has been inexplicably on hold, with no discussion of alternatives and no permitting efforts, during the entire time of the current dredging permit application.

A useful information resource to help keep in touch with community concerns is the MCC website, www.MidcoastCommunityCouncil.org. In addition to journal posts that can be subscribed to, it contains Issues Pages, including one on "Harbor/Shoreline".

Thank you for your consideration of our concerns.

Sincerely,

s/Laura Stein, Chair
Midcoast Community Council

Enc. 5/24/13 letter from Jackie Speier to CCC

Cc: Brian Perkins, Senior Advisor to Congresswoman Speier
San Mateo County Harbor Commission
Supervisor Don Horsley
Coastal Commission staff Nick Dreher and Madeleine Cavalieri

Midcoast Community Council

*An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248*

Laura Stein
Chair

Lisa Ketcham
Vice-Chair

Bob Kline
Secretary

Len Erickson
Treasurer

Dan Haggerty

Bill Kehoe

June 12, 2013

President Jim Tucker and Members
San Mateo County Harbor District Board of Commissioners
(via email)

Subject: Pillar Point Harbor dredging and shoreline erosion

The Midcoast Community Council (MCC) agendized a special meeting in order to attend and participate in the 5/29/13 Pillar Point Harbor Shoreline Erosion meeting organized by Commissioner Brennan. Report of this well-attended community meeting is attached. We fully support this kind of outreach. There is clearly much interest in the community about harbor issues and a desire for public participation.

The MCC requests that the Harbor District act on the following two items which were agreed to by the participants of the 5/29 meeting:

- Bring the 2012 West Shoreline Access Trail erosion study forward for discussion of alternatives and a plan for action.
- Identify and gain approvals of new dredge disposal sites with priority given to beach nourishment where it is urgently needed.

To avoid unnecessary future inconvenience and urgency, either from sediment intrusion or shoreline erosion, we urge you to start this process immediately. It is a given that permitting is complex and time consuming, so best to begin the process now.

The West Shoreline Trail is already partially roped off, and may be only one big storm away from total closure, yet the project has been put on hold for over a year. Now that Coastal Commission staff has finally been made aware of it, they agree this project may be a good match for disposal of harbor dredging. A proactive dredge disposal and beach nourishment plan would be environmentally friendly, aesthetically pleasing, and well received by the public. Let's start active planning for repurposing this sediment resource and for better managing our shoreline.

Thank you for your consideration.

Sincerely,

s/Laura Stein, Chair
Midcoast Community Council

Enc. 5/29/13 meeting report

Cc: Coastal Commission staff Nick Dreher and Madeleine Cavalieri