

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CALIFORNIA 94105-2219
(415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400
WWW.COASTAL.CA.GOV



Th12

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the

November 2015 Meeting of the California Coastal Commission

October 30, 2015

To: Commissioners and Interested Parties
From: Dan Carl, North Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the November 2015 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

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.

Applicant	Project Description	Project Location
2-15-1359-W California Department of Parks and Recreation, Attn: Brad Michalk	Construction of accessibility upgrades to existing trail, parking, picnic and restroom facilities including rerouting, widening and resurfacing the trail, constructing bridges, boardwalks, and a rock causeway, adding three interpretive signs and two benches, as well as converting two existing parking spaces into accessible parking spaces, adding two accessible picnic tables, and renovating the existing vault restroom to improve accessibility in the Millerton Point area of Tomales Bay State Park	15475 State Route 1, Point Reyes Station, Ca 94956 (APN(s): 119-060-28)

IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Applicant	Project Description	Project Location
2-06-017-A2 Attn: Avi Atid	CDP 2-06-017 would be amended to modify the project description so that the interior renovation of Marshall Tavern would accommodate five vacation rental suites with a total of six bedrooms, instead of a five-unit bed-and-breakfast with an additional manager's unit (as specifically described in the Commission's file). The Commission's reference number for this proposed amendment is 2-06-017-A2.	20105 - 20125 Highway 1, Marshall (APN(s): 106-020-38, 106-020-39)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>2-06-017-E2 Attn: Avi Atid</p>	<p>CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012, and provided for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) with a reconfigured 8-space gravel parking lot. The approved project also includes expanded pilings, and a reconstructed retaining wall, as well as related site work at 20105 and 20125 Highway 1 along and over Tomales Bay in the unincorporated Marshall Area of Marin County. This extension would extend the expiration date of CDP 2-06-017 from December 13, 2015 to December 13, 2016</p>	<p>20105 - 20125 Highway 1, Marshall (APN(s): 106-020-38, 106-020-39)</p>

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.

Applicant	Project Description	Project Location
<p>G-2-15-0026 San Francisco Recreational and Park Dept., Attn: Lisa Wayne</p>	<p>consisting of the replacement of an existing, damaged 41-foot culvert with a reduced size 20-foot in-kind pipe culvert or pre-fabricated concrete culvert system, and restoration of approximately 21 feet of the natural channel. In addition, existing concrete wing walls, headwalls and aprons will be replaced in a similar footprint as existing and the 8-foot wide golf cart path on top of the culvert will be repaved with concrete in order to accommodate golf course maintenance equipment.</p>	<p>Sharp Park Culvert, Pacifica, San Mateo County</p>

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
(415) 904-5260 PHONE
(415) 904-5400 FAX
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 19, 2015

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager *nc*
Shannon Fiala, North Central Coast Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-15-1359-W
Applicant: California Department of Parks and Recreation

Proposed Development

Construction of accessibility upgrades to existing trail, parking, picnic and restroom facilities including rerouting, widening and resurfacing the trail, constructing bridges, boardwalks, and a rock causeway, adding three interpretive signs and two benches, as well as converting two existing parking spaces into accessible parking spaces, adding two accessible picnic tables, and renovating the existing vault restroom to improve accessibility in the Millerton Point area of Tomales Bay State Park in Marin County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans, proposed limitations on development, and other application materials 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 accessibility upgrades are adequately sited and designed to avoid coastal resource impacts, including with respect to public access, water quality, biological resources, environmental hazards, and visual resources. To avoid impacts to public access, construction will be phased to avoid complete closure of the trail and parking lot. The proposed construction will improve the drainage of stormwater on the existing trail, thereby reducing erosion and improving water quality in Tomales Bay. The trail will be rerouted to avoid sensitive tidal marsh wetland vegetation and hazardous blufftop areas. The proposed project also includes a suite of best management practices to appropriately protect water quality and sensitive habitat resources during construction. Interpretive signs will be properly sited and designed to avoid visual resource impacts. For the reasons above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified Marin County Local Coastal Program (LCP).

Coastal Commission Review Procedure

Because this project is bisected by the Commission's retained jurisdiction & certified Marin LCP jurisdiction boundary, the Applicant, Marin County, and the Commission have agreed to

consolidate this permit action pursuant to Coastal Act Section 30601.3(a)(2). 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 November 5, 2015, in Half Moon Bay. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

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

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT AMENDMENT

Date: October 20, 2015
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager *NC*
Shannon Fiala, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 2-06-017**
Applicants: Daniel Altman and Avi Atid

Original CDP Approval

CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012 to reconstruct the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) with a reconfigured 8-space gravel parking lot. The approved project also included the use of new and existing pier pilings and pier substructure for a public recreational pier, and a reconstructed retaining wall, as well as related site work, at 20105 and 20125 Highway 1 along and over Tomales Bay in the unincorporated Marshall area of Marin County (APNs 106- 020-38 and 106-020-39). On May 9, 2013, CDP 2-06-017 was amended to modify the special conditions so that the required on-site public recreational pier would be located north of the approved bed and breakfast instead of south of the approved bed and breakfast (as specifically described in the Commission's file).

Proposed CDP Amendment

CDP 2-06-017 would be amended to modify the project description so that the interior renovation of Marshall Tavern would accommodate five vacation rental suites with a total of six bedrooms, instead of a five-unit bed-and-breakfast with an additional manager's unit (as specifically described in the Commission's file). The Commission's reference number for this proposed amendment is **2-06-017-A2**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The proposed amendment would adjust the configuration of the interior renovation of the tavern, but will not in any way impact coastal resources, such as water supply or wastewater needs. The proposed interior lay-out will not increase the number of bathrooms or the maximum visitor capacity. All other conditions of the original permit will remain the same, including those related to visual issues, hazards, water quality, limitations on length of stay and prohibition on conversion of any of the units to full-time occupancy condominium units or similar use arrangements. In sum, the proposed amendment will not have any adverse impacts on coastal resources consistent with the Coastal Act.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the North Central Coast

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 2-06-017

Proposed Amendment CDP 2-06-017-A2

Page 2

District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on November 5, 2015 in Half Moon Bay. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

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

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: October 20, 2015
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager *nc*
Shannon Fiala, Coastal Planner
Subject: **Proposed Extension to Coastal Development Permit (CDP) 2-06-017**
Applicant: Daniel Altman and Avi Atid

Original CDP Approval

CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012, and provided for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) with a reconfigured 8-space gravel parking lot. The approved project also includes expanded pilings, and a reconstructed retaining wall, as well as related site work at 20105 and 20125 Highway 1 along and over Tomales Bay in the unincorporated Marshall Area of Marin County. The expiration date of CDP 2-06-017 has been extended from December 13, 2014 to December 13, 2015.

Proposed CDP Extension

The expiration date of CDP 2-06-017 would be extended by one year to December 13, 2016. The Commission's reference number for this proposed extension is **2-06-017-E2**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified County of Marin Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on November 5, 2015 in Half Moon Bay. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

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



California Coastal Commission

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-2-15-0026 (Sharp Park Culvert, Pacifica, CA, San Mateo County)

Issue Date: October 9, 2015

Page 1 of 3

This emergency coastal development permit (ECDP) authorizes emergency development consisting of the replacement of an existing, damaged 41-foot culvert with a reduced size 20-foot in-kind pipe culvert or pre-fabricated concrete culvert system, and restoration of approximately 21 feet of the natural channel. In addition, existing concrete wing walls, headwalls and aprons will be replaced in a similar footprint as existing and the 8-foot wide golf cart path on top of the culvert will be repaved with concrete in order to accommodate golf course maintenance equipment.

During implementation of the Sharp Park Safety, Infrastructure Improvement and Habitat Enhancement Plan Project (CDP 2-12-014), the culvert under the cart path near the 12th green was accidentally severely damaged beyond repair. It requires urgent replacement to restore public safety (an active golf cart path traverses over the culvert) and aquatic connectivity (the culvert conveys water through a channel leading from Horse Stable Pond to Laguna Salada). San Francisco Recreation and Parks Department (SFRPD) propose to place the new culvert at the current elevations, which are 6.54 NAVD88 on the north side and 5.89 NAVD88 on the south side. The areas immediately surrounding the culvert will be temporarily dewatered using coffer dams or a similar technique during construction. All activities related to dewatering will be monitored by biological monitors. This culvert replacement will also follow all other applicable best management practice construction methods, including soil and erosion control measures.

Based on the materials presented by the Permittee (San Francisco Recreation and Parks Department), the damaged culvert presents not only a safety hazard for park visitors, but is also critical to the movement of water on the property. If left unrepaired, this sudden and unexpected situation may result in impacts to property, park users and/or surrounding wetlands. The likely consequences could include 1) restricted water flow that would result in increased flooding and damage to the golf course and neighboring properties, or 2) the damaged culvert could wash away entirely into the surrounding wetlands and sensitive species habitat. Therefore, it is urgent that this repair take place prior to the Permittee's October 31, 2015 construction moratorium period and before the rainy season begins. The submitted application materials include a project description that assures measures are taken to minimize impacts to the surrounding habitats and sensitive species and to the public's ability to access the impacted golf cart path. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

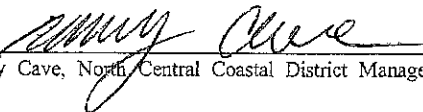
Emergency CDP G-2-15-0026 (Sharp Park Culvert, Pacifica, CA, San Mateo County)

Issue Date: September 29, 2015

Page 2 of 3

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.



Nancy Cave, North Central Coastal District Manager, for Charles Lester, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this permit (i.e., by October 24, 2015). This ECDP is not valid unless and until the acceptance form has been received in the North Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed by October 31st, 2015 unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary and is designed to abate the identified emergency, and shall be removed if it is not authorized by a regular CDP. Within 1 year of the date of this permit (i.e. by October 9, 2016) the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent or for a different project designed to repair the site. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agree 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.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., U.S. Army Corps of Engineers, State Lands Commission, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the plans submitted to the Coastal Commission on September 17, 2015.
8. All emergency development is limited to the least amount necessary to abate the emergency and to

Emergency CDP G-2-15-0026 (Sharp Park Culvert, Pacifica, CA, San Mateo County)

Issue Date: September 29, 2015

Page 3 of 3

prevent further harm while a long-term solution is identified.

9. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and habitat areas) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):
 - a. All areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to minimize construction encroachment on sensitive habitats and to have the least impact on public access and sensitive habitats and species. Construction activities, materials, and/or equipment storage are prohibited outside of the defined construction, staging, and storage areas.
 - b. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.
 - c. The Permittee shall notify planning staff of the Coastal Commission's North Central Coast District Office immediately upon completion of construction. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
11. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
12. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

The emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. For the development to be authorized under the Coastal Act and/or if the property lessees wish to expand the scope of work, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's North Central Coast District Office at 45 Fremont Street, Suite 2000, San Francisco, CA 94105 (415)-904-5200.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CALIFORNIA 94105-2219
PH (415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400
WWW.COASTAL.CA.GOV



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

RE: Emergency Permit No. G-2-15-0026

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the North Central Coast District Office 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 to make it a permanent installation. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit, December 8, 2015, OR I will remove the emergency work authorized by such permit in its entirety within 150 days of the date of the emergency permit, March 7, 2016.

Signature of property owner or
Authorized representative

Name

Address

Date of Signing

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
 45 FREMONT ST, SUITE 2000
 SAN FRANCISCO, CA 94105-2219
 VOICE (415) 904-5260
 FAX (415) 904-5400
 TDD (415) 597-5885

**Memorandum****November 1, 2015**

To: Commissioners and Interested Parties

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

Re: *Additional Information for Commission Meeting
 Thursday, November 5, 2015*

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Th12	2-06-017-A2 (Daniel Altman, And Avi Atid Marin Co.)	Correspondence, Scott Miller	1
Th14c	2-15-1458 Cartel Management, Inc.	Email, John Ullom	2-8
		Correspondece, Zachary A. Wormhoudt	9
		Correspondence, Anne LeClair	10
		Email, Judy Taylor	11-12
		Correspondence, Charise Hale McHugh	13
		Correspondence, Mary Oldham	14
		Email, Corrine Bucher	15-16
		Correspondence, Debbie Padilla	17
		Email, Ginger Minoletti	18-19
		Email, Brian Overfelt	20-21
		Email, Dan Littlefield	22
		Correspondence, Jason A. Fruhwirth	23
		Email, Mary Corcoran	24
		Correspondence, William Overfelt	25
	2-11-011 Caltrans	General Comment Letter, Lori Kyle	26-28

Th12

Scott Miller
P.O. Box 145
Dillon Beach, CA. 94929
(707) 878-2167

October 1, 2015

California Coastal Commission
45 Fremont St., suite 2000
San Francisco, Ca. 94105-2219

Re: Amendment to CDP # 2-06-17 (Altman, Marin Co.),
Marshall Tavern Renovation



Dear Staff and Commissioners,

Thank you for the notice and the opportunity to comment on changes to this project. While I see no issues with the physical changes being proposed, I see a problem with defining the project as Vacation Rentals.

The current CDP is for a Bed and Breakfast, which is defined in the LCP, regulated by Marin County, and requires a use permit. This amendment will change it to a group of Vacation Rentals, which are not defined, not regulated, and do not require use permits.

Switching from a defined, regulated use to an undefined, unregulated use is a material and problematic change.

22.02.013I does not require breakfast be part of a B&B. Therefore, this project can still be called a B&B. The other choices are Hotel (22.02.400I) or Resort (22.02.770I).

I personally would choose Hotel, since there used to be one there and it will now have 6 bedrooms for rent.

I would like to see this project happen some day. I think it would be beneficial to keep it in an LCP-defined category to avoid confusion as it moves forward.

Thank you for your time, patience, and opportunity to offer my opinion.

Sincerely,

Scott Miller

Ananda, Renee@Coastal

From: John Ullom <redbonelogic@gmail.com>
Sent: Wednesday, October 28, 2015 4:06 PM
To: Ananda, Renee@Coastal
Cc: Carl, Dan@Coastal; Lester, Charles@Coastal; Cave, Nancy@Coastal; Amanda Winchell; Lucchesi, Jennifer@SLC; Meier, Mark@SLC
Subject: Mavericks Surf Contest CDP -- Exclusive Use Of The Ocean, The Beach, and Harbor District Assets
Attachments: Mavericks-CDP-Questions.pdf

Hello Ms. Ananda,

I hope this email finds you and yours well.

As noted in the staff report, the Mavericks Surf Contest enjoys wide spread community support. Jeff Clark and the Mavericks Wave are part of the Coastside's identity. It is my hope that the Coastal Commission will approve a CDP permit that allows the contest to occur. With that said, I have several concerns regarding the proposed CDP and its conditions.

I have attached a PDF copy of my concerns. Please include this in the Directors Report for Item TH14c of the November 2015 Agenda.

Thank you for your consideration.

John Ullom

Half Moon Bay

john@skygizmo.com

RECEIVED

OCT 28 2015

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Greetings Coastal Commission and Staff,

As noted in the staff report, the Mavericks Surf Contest enjoys wide spread community support. Jeff Clark and the Mavericks Wave are part of the Coastsides identity. It is my hope that the Coastal Commission will approve a CDP permit that allows the contest to occur. With that said, I have several concerns regarding the proposed CDP and its conditions.

Thank you for your consideration.

John Ullom
Half Moon Bay
john@skygizmo.com

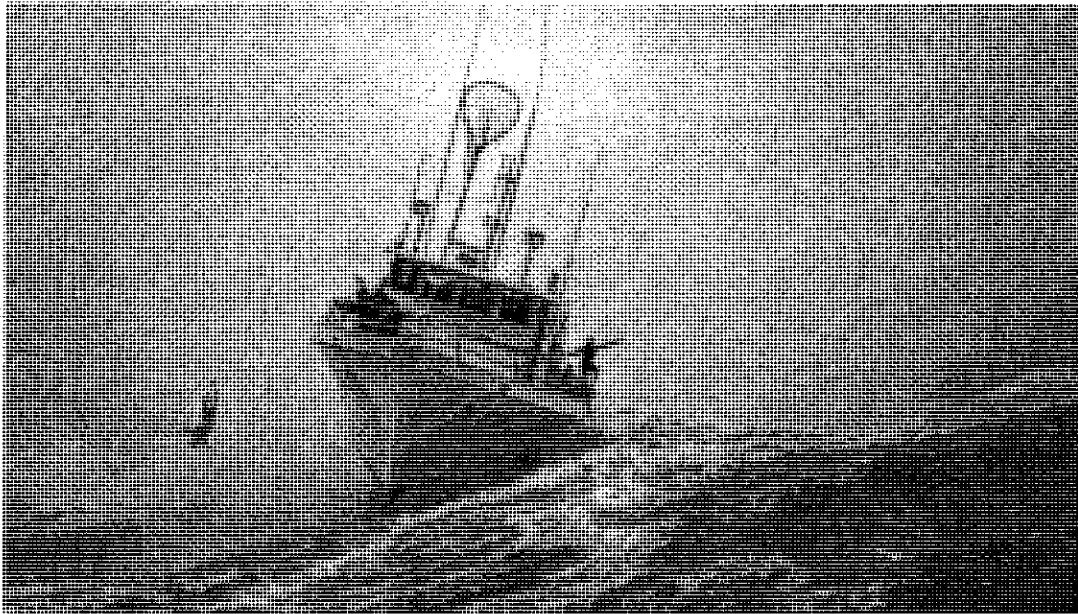
Cartel Management, Inc. Coastal Development Permit Application

Coastal Commission Staff Report Th14c

Hearing date: Thursday, Nov. 5, 2015

Hearing location: Oceano Hotel, Princeton by-the-sea

Big wave surfer jumping ship during High Surf Advisory at Mavericks



Link to video: <http://www.networka.com/big-wave-surfer-mark-healey-launched-off-boat-at-mavericks>

Safety First

A growing number of charter boats, fishing boats, and sports boats bring passengers out to watch the Mavericks surf contest on a high surf advisory day. There have been vessel collisions and boat related injuries during prior Mavericks events.

In the past the, US Coast Guard has not had a consistent presence during the event. The San Mateo County Harbor District has limited harbor patrol emergency response capabilities.

A Coast Guard vessel should be nearby to provide prompt emergency response in the event of a vessel collision, sinking vessel, fuel spill or vessel fire. The Coast Guard should also help report MBNMS permit violations.

As a condition of the CDP please consider requiring Coast Guard coverage during the full day of the surf contest.

Monterey Bay National Marine Sanctuary

Who will enforce the NOAA/MBNMS permit? The current permit seems to rely on the honor system of self-reporting and lacks enforcement.

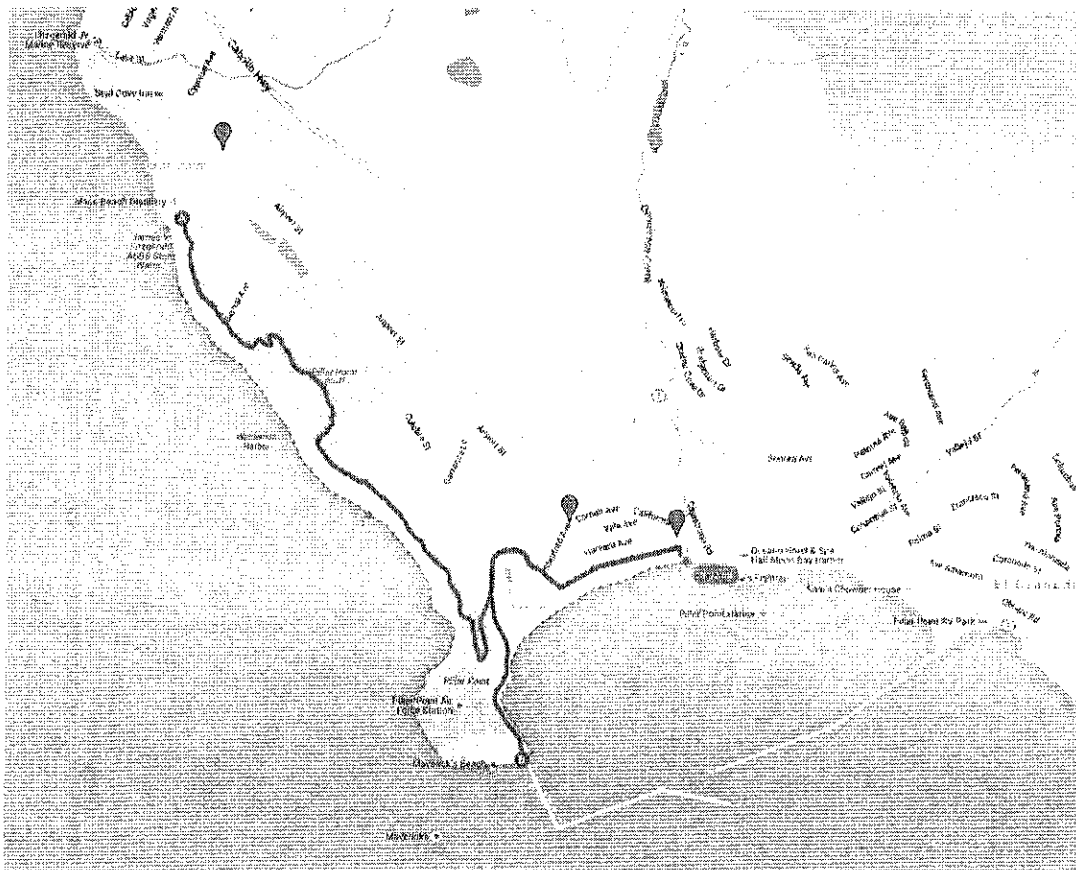
Three Miles of Shoreline

Why isn't a map included in the staff report that depicts the scope of the three miles of shoreline/beach access blocked by the contest? *Please see the map below.*

Roadblocks, Traffic and Parking

A condition of the proposed CDP specifies that parking and traffic control plans are required prior to the day of the event. If the traffic and parking plan are provided 24, 48 or 72 hours in advance of the event how will the permitting agencies have time to review the plans? The event is typically scheduled with only 48 hours notice. Why aren't the traffic and parking plans included with the proposed CDP application to allow for public review and comment? Why does the CDP exclude any mention of the traffic and parking controls (road block) located in Seal Cove, Moss Beach?

In the next map, two roadblocks in Princeton by-the-sea and one roadblock Seal Cove are indicated in red.



The event can be called on a busy weekend or holiday when traffic is already challenging. Why doesn't the CDP require an evacuation plan in the event of the earthquake, tsunami, or fire?

Impact on Local Businesses

Why aren't potential impacts on local businesses, (land-based and vessel-based businesses), considered in the proposed CDP? Exclusive use of the offshore surfing area, traffic and roadblocks prohibit access to some local businesses and residences.

Four-Year Extension

Why does the CDP include a 4-year extension amendment? It appears the proposed CDP allows Cartel Management an advantage over any other entity interested in organizing an event at the Mavericks offshore surfing area.

Cartel Management has claimed that it intends to create a multi-day event that rivals huge festivals such as Coachella and SXSW. Consider these quotes from the owner of Cartel Management:

“We live in a time now that festivals can activate on a moment’s notice...”
—Griffin Guess

“Most of our nation’s successful events and festivals live by the complexities and speed in being operational on a moment’s notice.”
—Griffin Guess

TUESDAY, FEB. 24, 2015—GOOD TIMES NEWS PAPER

<http://www.gtweekly.com/index.php/santa-cruz-news/good-times-cover-stories/6345-sea-change.html>

Other businesses such as the World Surf League, have expressed interest in holding a contest in the same “exclusive access” area. Has consideration been given to the precedent that will be set by permitting up to five years of “exclusive access” to Cartel Management?

The public would like to watch the event live online the day of the contest. Free online live-stream access significantly reduces traffic. This was offered during past events as mitigation for restricting public access. The proposed CDP staff report (page 12, paragraph 2) states that the event is “free to the public.” What is this assumption based on? Has Cartel Management committed to providing free live online access to the contest? Why isn't this a specific condition of the proposed CDP?

It has been reported that bars and restaurants will be required to pay Cartel Management a fee to broadcast the event. Those businesses may collect a cover charge or require the purchase drinks and food to watch the surf contest.

Prohibition of Media Coverage

It appears that the media is being restricted from accessing the event. The "exclusive access" included in the CDP limits the press from acquiring images and reporting from the event located in the Pacific Ocean.

Have the implications of allowing a private business enterprise to interfere with the rights, guaranteed by the First Amendment been considered?

The screenshot below is from the Titans of Mavericks website regarding press access. A member of the press can request pre-event coverage or post-event coverage but "event coverage" is not an option.

Name *

First Last

Email *

Cell Phone *

Coverage Type *

Pre-Event Coverage
Post-Event Coverage

Submit

By submitting this request I confirm that:
I understand the Media Credential Procedures and agree to the terms provided in acquiring official media credentials for the Titans of Mavericks event.
Violating any of these policies listed will result in revocation of all credential privileges for the Event by the organizers.
Please note your submitted application is NOT a guarantee.

© 2018 TITANS OF MAVERICKS. CONTACT: PHOTONIC@TITANSOFMAVERICKS.COM OR @TITANSOFMAVERICKS

Pillar Point Bluff

In the past San Mateo County Park Rangers have not been able to manage the crowd of "walkers" on Pillar Point Bluff. Crowds will continue to increase as the event gains notoriety from marketing and advertising campaigns. In the past, many of the "walkers" consumed alcoholic beverages. If the public is allowed to "walk" the environmentally sensitive trails on Pillar Point Bluff the day of the Mavericks contest, how will these aspects be dealt with?

Harbor District Assets and the Harbor District Permit

The proposed CDP designates private use of one lane of the public boat launch ramp at Pillar Point Harbor. This private use is not provided for in the Harbor District permit. During certain times of the year, those lanes are congested with recreational fishing traffic. Has Coastal Commission Staff considered the impact on other users of this vital Harbor District resource?

Why does the proposed CDP designate private use of a floating dock (H) at Pillar Point Harbor? Floating dock (H) is currently in use by charter boat operators. This private use is not provided for in the Harbor District permit.

Why does the proposed CDP designate private use of 25 to 40 parking stalls within the Pillar Point Harbor District parking lot as well as six long spaces located westerly of the Harbormaster's Office? This private use is not provided for in the Harbor District permit.

Coastal Act Concerns

The proposed CDP grants exclusive access to a pristine beach. Which provision of the Coastal Act allows granting of exclusive use of a public beach?

Which provision of the Coastal Act allows closure of a public beach for exclusive use by a commercial enterprise?

Which provision of the Coastal Act allows granting of "exclusive use of the offshore surfing area"?

What are the coordinates of the proposed "exclusive" surf area?

How will "exclusive use" be enforced? Will the public be blocked from surfing Ross' Cove and Flat Rock on the day of the Mavericks contest?

Th14c

October 28, 2015

California Coastal Commission
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, Ca 94105

Re: Application 2-15-1458 by Cartel Management Incorporated

Honorable Commissioners,

I write this letter to encourage the you to approve the Consolidated CDP Application submitted by Cartel Management Incorporated to sanction activities pertaining to the eight (8) hour "Titans of Mavericks" surf contest located on the reefs, commonly referred to as "Mavericks" west of Pillar Point Harbor.

I have been surfing Mavericks since 1993 and have competed in every permitted event that has taken place at this location. It is my opinion that Cartel Management has already established an exceedingly strong precedent for the stewardship and conservation of the waters and coastline around the proposed event site. I submit that the Titans of Mavericks event and its partnership with the Monterey Bay Aquarium is synergistic with the Coastal Commission's mission to protect, conserve, restore, and enhance environmental and human-based resources of the California coast and ocean.

I highly encourage the Commission to not only issue the requested permit, but to also actively seek ways to support Cartel Management Incorporated in further developing an event that will likely benefit the said waters and coastal areas for current and future generations.

Respectfully submitted,

Zachary A. Wormhoudt
Zachary A. Wormhoudt
Titans of Mavericks Competitor

RECEIVED

OCT 29 2015

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST



Th14c SAN MATEO COUNTY



The best of the
San Francisco Bay Area

October 27, 2015

California Coastal Commission
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Fax Number: 415-904-5400

Re: Application 2-15-1458 by Cartel Management, Inc.

Dear Commissioners:

I am writing to respectfully request that you approve the Consolidated CDP application submitted by Cartel Management, Inc. to authorize activities related to the one-day 'Titans of Mavericks' surf contest, to be held sometime between November 1, 2015 and March 31, 2016 near Pillar Point Harbor.

As noted in your staff report on the proposed contest, it is an extremely popular recreational event that draws visitors and locals to the area, creating global recognition for our area. There is enormous local support for the event. As also noted in the staff report, organizers have worked hard over the years to ensure the protection of the public, participants and coastal resources during the event.

Thank you for considering our views.

Sincerely,

Anne LeClair
President & CEO

San Mateo County/Silicon Valley
convention & visitors bureau

111 Anza Boulevard, Suite 410
Burlingame CA 94010
phone 650.348.7600
toll free 800.288.4748
fax 650.348.7687
www.visitsanmateocounty.com

From: [Brian Waters](#)
To: [Ananda.Renee@Coastal](#)
Subject: Fwd: CCC letter
Date: Thursday, October 29, 2015 3:40:40 PM

Another one:

Best regards,

Brian Waters

Cartel Management
Chief Operating Officer
(m) [408-348-5508](tel:408-348-5508)
(p) [323-790-7333](tel:323-790-7333)
(w) cartel-management.com

This e-mail and any attachments contain information that is/may be covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It is also proprietary and confidential in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing or otherwise disclosing this information in any manner. Instead, please reply to the sender that you received this communication in error, then immediately delete it, and if you have produced a hard copy of this email you must immediately destroy that copy. Thank you in advance for your cooperation. Cartel Inc. 2015

Begin forwarded message:

From: "Judy Taylor" <jt@judytaylor.com>
Date: October 29, 2015 at 11:16:38 AM PDT
To: <brian@cartel-management.com>
Subject: CCC letter

Renee Ananda
Coastal Program Analyst with CA Coastal Commission
45 Fremont St. Suite 2000
San Francisco, CA 94105

Please approve the Mavericks event with conditions that are doable for the promoters.

Judy Taylor
Alain Pinel Realtors
42 N Cabrillo Hwy
Half Moon Bay, CA 94019
Office: 650.712.1199
Direct: 650.479.1284
BRE: 00603297

This email communication contains CONFIDENTIAL INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is intended only for the use of the recipients identified above. The information may also be protected by the Electronic Communications Privacy Act 18 USC §§ 2510-2521. If you are not the intended recipient of this communication, you are hereby notified that any unauthorized review, use, dissemination, distribution, downloading, or copying of this communication is strictly prohibited. If you are not the intended recipient and have received this communication in error, please immediately notify us by reply email, delete the communication and destroy all copies.



HALF MOON BAY COASTSIDE
CHAMBER OF COMMERCE & VISITORS' BUREAU

It's your connection

235 Main Street
Half Moon Bay, CA 94019
(650) 726-8380
fax (650) 726-8389

www.hmbchamber.com
www.halfmoonbayecotourism.com

October 29, 2015

California Coastal Commission
Northern Central Coast District Office
45 Fremont St., #2000
San Francisco, CA 94105

Fax Number: 415-904-5400

Re: Application 2-15-1458 by Cartel Management, Inc.

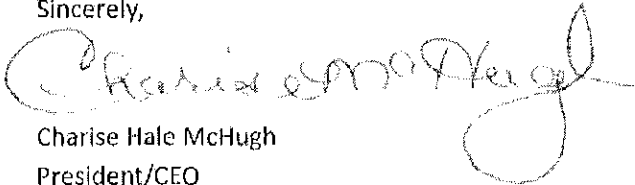
Dear Commissioners:

I am writing to respectfully request that you approve the Consolidated CDP application submitted by Cartel Management, Inc. to authorize activities related to the one-day "Titans of Mavericks" surf contest, to be held sometime between November 1, 2015 and March 31, 2016 near Pillar Point Harbor.

This is an important event for the Coastsides and for all our businesses. This extremely popular recreational event draws visitors and locals to the area, creating global recognition for the Coast. There is enormous local support for the event. Organizers have worked hard over the years to ensure the protection of the public, participants, the habitat, and coastal resources during the event.

Thank you very much for your efforts on this matter.

Sincerely,



Charise Hale McHugh
President/CEO



October 28, 2015

Renee Ananda
Coastal Program Analyst with CA Coastal Commission
45 Fremont St. Suite 2000
San Francisco CA 94105

Dear Ms. Ananda and Commissioners:

The Half Moon Bay Brewing Company and Mavericks Brewing fully supports Cartel Management/Titans of Mavericks surf contest to be held sometime between November 1st 2015 and March 31st 2016, at the Mavericks surf spot near Pillar Point Harbor.

This event brings economic opportunities in many ways to our Coastside, including tourism and recognition worldwide. As the first green-certified business on the San Mateo County coast, we appreciate Cartel Management's commitment to be stewards of our environment.

We appreciate your consideration.

Sincerely,

Mary Oldham
Director of Marketing
Half Moon Bay Brewing Company, Mavericks Brewing
390 Capistrano Rd.
Half Moon Bay CA 94019
650-728-2739 Ext: 204
mailing: POB 879 El Granada CA 94018
www.hmbbrewingco.com
www.maverickseventcenter.com
www.mavericksbeer.com
www.innatmavericks.com

From: [Brian Waters](#)
To: [Ananda.Renee@Coastal](#)
Subject: Fwd: Titans of Mavericks event application
Date: Thursday, October 29, 2015 3:49:28 PM

From community member.

Best regards,

Brian Waters

Cartel Management
Chief Operating Officer
(m) [408-348-5508](tel:408-348-5508)
(p) [323-790-7333](tel:323-790-7333)
(w) cartel-management.com

This e-mail and any attachments contain information that is/may be covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It is also proprietary and confidential in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing or otherwise disclosing this information in any manner. Instead, please reply to the sender that you received this communication in error, then immediately delete it, and if you have produced a hard copy of this email you must immediately destroy that copy. Thank you in advance for your cooperation. Cartel Inc. 2015

Begin forwarded message:

From: corrine@corrinebucher.com
Date: October 29, 2015 at 1:31:00 PM PDT
To: brian@cartel-management.com
Subject: **Titans of Mavericks event application**

Renee Ananda
Coastal Program Analyst with CA Coastal Commission
45 Fremont St. Suite 2000
San Francisco, CA 94105

Hello Coastal Commission -

I urge you to approve the Application 2-15-1458 by Cartel Management, Inc. for The Titans of Mavericks event. As a Coastside resident I am aware of the impact it has on our businesses and I am in support.

Thank you
Corrine Bucher

October 29, 2015

Renee Ananda
Coastal Program Analyst
California Coastal Commission
45 Fremont St, Suite 2000
San Francisco, CA 94105

Via email to: brian@cartel-management.com

Dear Madame,

Please accept my communication in support of the Titans of Mavericks event and application number 2-15-1458 Cartel Management Inc.

As a Bed and Breakfast in Montara, California which is situated along the San Mateo coastline, the economic impact to our little coastal community during this much loved, historical and sentimental event is profound to our mainstay. Annually, the world of surfing, love of surfing and admires of the Half Moon Bay coastline await the word that world class surfing is upon us. With an influx of visitors, new and returning descend upon our communities. As a Bed and Breakfast with ocean views, guests watch from towering decks in hopes of seeing competitors brave the huge waves. At night, they slumber to the sound of breaking waves, sea air and peacefulness. We depend greatly upon this event to carry us through the quieter period of the year. It helps us to maintain staff, operational expenses and generate revenue that is essential to our survival.

During the opening season last year, I can attest to the numerous of calls of visitors asking about the event taking place. When left with the uncertainty, you can only hear their disappointment which hurts our ability to generate much needed revenue. Despite the international knowledge of this event, it still remains a grass-root annual event that residents, families and visitors alike look forward to each year. It would be a great loss to not have Mavericks continue annually so that young and old can enjoy the spirit of the event and why it should exist today and forever. Therefore, it's apparent we must do all we can to sustain this important event annually.

Should you require me to speak in person or on behalf the Mavericks event, it will be my absolute pleasure to convey my experience both as an admirer of world class surfing, love for the San Mateo coastline and as a business owner. Thank you for the opportunity to express my position.

Respectfully Submitted,

Debbie Padilla, Innkeeper
Ocean View Inn
8425 Cabrillo Highway
PO Box 371211
Montara, CA 94037
P: 650 728-8200
F: 650 728-8740
e: oceanviewinnhmb@yahoo.com

RECEIVED

OCT 30 2015

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Th14c

From: [Brian Waters](#)
To: [Ananda, Renee@Coastal](#)
Subject: Fwd: Application for the Titans of Mavericks Event
Date: Thursday, October 29, 2015 6:20:52 PM

Renee,

Please see below.

Best regards,

Brian Waters

Cartel Management
Chief Operating Officer
(m) [408-348-5508](tel:408-348-5508)
(p) [323-790-7333](tel:323-790-7333)
(w) cartel-management.com

This e-mail and any attachments contain information that is/may be covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It is also proprietary and confidential in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing or otherwise disclosing this information in any manner. Instead, please reply to the sender that you received this communication in error, then immediately delete it, and if you have produced a hard copy of this email you must immediately destroy that copy. Thank you in advance for your cooperation. Cartel Inc. 2015

Begin forwarded message:

From: "Ginger Minoletti" <ginger@bayworldtravel.com>
Date: October 29, 2015 at 6:09:27 PM PDT
To: <brian@cartel-management.com>
Subject: **Application for the Titans of Mavericks Event**

Kind Attention Renee Ananda – Coastal Program Analyst with the CA Coastal Commission

I am writing in support of the event known as Titans of Mavericks. It is a world renowned event and brings great economic benefit to the Coastside community. The event's been very successful in the past and continues to bring people and

opportunities to Half Moon Bay throughout the entire year.

Thank you in advance for your consideration.

Ginger Minoletti - Owner

Bay World Travel
225 S. Cabrillo Hwy Ste C-108
Half Moon Bay, CA 94019
(650)726-7345
bayworldtravel.com



Th14c

From: [Brian Waters](#)
To: Ananda.Renee@Coastal
Subject: Old Princeton Landing support for Titans of Mavericks
Date: Thursday, October 29, 2015 11:42:13 PM

Please find another letter of support below.

Best regards,

Brian Waters

Cartel Management
Chief Operating Officer
(m) [408-348-5508](tel:408-348-5508)
(p) [323-790-7333](tel:323-790-7333)
(w) cartel-management.com

This e-mail and any attachments contain information that is/may be covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It is also proprietary and confidential in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing or otherwise disclosing this information in any manner. Instead, please reply to the sender that you received this communication in error, then immediately delete it, and if you have produced a hard copy of this email you must immediately destroy that copy. Thank you in advance for your cooperation. Cartel Inc. 2015

Subject: Old Princeton Landing support for Titans of Mavericks

Dear Coastal Commission and anyone whom it concerns,

I am writing a letter fully supporting Titans Of Mavericks big wave event at Mavericks. The event creates awesome business on the coast as well as the peninsula. I can say that every Mavericks event we have had my business at the Old Princeton Landing Public House and Grill has been the best day of business for the year. The current gross sales record for a single day at the restaurant and bar is still holding from the last Mavericks event held in 2014. My business partners and all my staff can't wait for the next event; hopefully this season. I also understand that the current Titans Of Mavericks organization (Catel-Management Inc.) running our big wave event is a wonderful group of professional people that have all things in order and are ready to go. This team has

reached out and committed themselves to our community spending money in our local coast-side businesses and donating time and money to many of our charities. It doesn't get any better than that.

Once again, I fully support the Titans Of Mavericks big wave event at Mavericks and wish them all the very best.

sincerely,

Brian Overfelt
owner- Old Princeton Landing Public House and Grill
650 888 4650

From: [Brian Waters](#)
To: [Ananda, Renee@Coastal](mailto:Ananda_Renee@Coastal)
Subject: Fwd: Mavericks Letter
Date: Friday, October 30, 2015 12:00:33 AM

Renée,

Here is another letter.

From: Dan <danismaximus@gmail.com>
Date: October 29, 2015 at 11:03:10 PM PDT
Subject: Mavericks Letter

To Whom It May Concern,

On behalf of Hop Dogma Brewing Company, I would like to express our support for the Mavericks event. The event not only brings our community together with its awe-inspiring natural phenomena and incredible feats of athleticism, but it is also the pride of so many people that call the coast home. Many of our customers visit the coast during this event and leave feeling that they have been a part of something truly unique and special. We should be exceptionally proud of this event and support it fully.

Thank you for your time,
Dan Littlefield
Owner of Hop Dogma Brewing

Sent from my iPhone.

JAFCO CONSTRUCTION
CA# 730464
650-726-7965
J.FRUEHWIRTH@COMCAST.NET

As a local business owner and longtime coastal resident I fully support the Titan's of Maverick's event and have no problem with the harbor area being impacted by it. It has been managed in a way that has been considerate to the local residents and with minimal impact on the natural state of the beach area.

JAFCO construction fully supports the efforts of both the management and the various agencies that have cooperated to bring an event of such notoriety and magnitude to our coastal area.

Sincerely,
Jason A. Fruhwirth
JACO
President and owner
10-20-15

RECEIVED

OCT 30 2015

CALIFORNIA
COASTAL COMMISSION
NORTH CENTRAL COAST

Ananda, Renee@Coastal

From: Brian Waters <brian@cartel-management.com>
Sent: Friday, October 30, 2015 1:40 PM
To: Ananda, Renee@Coastal
Subject: Fwd: Letter in support of Titans of Mavericks

Here is another support letter.

Best regards,

Brian Waters

Cartel Management
Chief Operating Officer
(m) 408-348-5508
(p) 323-790-7333
(w) cartel-management.com

This e-mail and any attachments contain information that is/may be covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. It is also proprietary and confidential in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing or otherwise disclosing this information in any manner. Instead, please reply to the sender that you received this communication in error, then immediately delete it, and if you have produced a hard copy of this email you must immediately destroy that copy. Thank you in advance for your cooperation. Cartel Inc. 2015

Begin forwarded message:

From: Mary Corcoran <mary@hmbcoastsidetours.com>
Date: October 30, 2015 at 1:33:25 PM PDT
To: brian@cartel-management.com
Subject: Letter in support of Titans of Mavericks

We support the approval of this application - this is a very important tourism booster for the San Mateo Coastside and part of the fabric of our community - not to mention our local surf culture.

Application 2-15-1458 by Cartel Management, Inc

Best regards, Mary

William H. Overfelt
1798 S. Longspur Lane
Gilbert, AZ 85295

November 1, 2015

CALIFORNIA COASTAL COMMISSION

RE TITANS OF MAVERICKS
BIG WAVE EVENT


To Whom It May Concern:

As a former resident of Half Moon Bay, CA where I raised my family and had my tax and accounting practice, I have seen the Coastside thru many economic upsides and downsides. In many cases, the Coastside (from Montara thru Pescadero) has suffered from lack of county and other services. Accordingly, the residents of the Coast have come up with several events to benefit our community and provide necessary services. To name a few: The Pumpkin Festival, The Chamerita Festival, the Air Show and the world famous Mavericks Big Wave Event.

In order to continue the Big Wave Event, The Titans of Mavericks have sought outside sponsors to continue the Event and help provide funds and entertainment for local businesses and Bay Area and other fans.

As a former resident and veteran, I urge your organization to continue assisting the Titans of Mavericks in maintaining this event in the foreseeable future.

Respectfully,



William Overfelt

East Shore Planning Group
P. O. Box 827
Marshall, CA 94940
ESPG@eastshoreplanninggroup.org

October 30, 2015

Dan Carl, North Central Coast District Deputy Director
California Coastal Commission
By email to Dan.Carl@coastal.ca.gov

RE: Matters summarily approved in Deputy Directors Report in October Meeting
Mitigation funds from Caltrans project in Marshall – CDP 2-11-011

Dear Mr. Carl,

I write on behalf of the East Shore Planning Group Board of Directors. The East Shore Planning Group is a California not-for-profit corporation formed in 1984 that has a membership about 90 owners and tenants of residential, commercial and agricultural properties in the unincorporated area of Marin County along the east shore of Tomales Bay. ESPG is the primary local organization involved with issues of development in the area.

We were concerned to learn that the \$266,000 in mitigation fees arising from the Caltrans reconstruction of Highway 1 in Marshall, as approved in 2011 (CDP 2-11-011), will no longer benefit the visitors to Tomales Bay. Rather than being used to develop the State Parks property at Marconi Cove for picnicking, light camping and a boat launch (as originally ordered), and rather than use the funds for improvements at Millerton Point of Tomales Bay State Park (as had been discussed), they will be used for improvements at the Steep Ravine area.

While that is a worthy project, the idea of mitigation is to have some beneficial effect in the area of the project that gives rise to the mitigation. In this case, the mitigated project is in Marshall along the shore of Tomales Bay estuary, and the mitigation funds will be used along the open ocean south of Stinson Beach, about 25 miles to the south. State Parks has many Tomales Bay properties, developed and undeveloped, that would have benefitted greatly from those funds, but they are going elsewhere.

We also are concerned that there was not sufficient notice for us to be aware of this change until at least September 28, the date that a CCC posting says it was posted at the Marshall Post Office (see below), barely 10 days before the October 8 CCC meeting. In fact, observant locals were not aware of it until after October 6, when that the matter was posted on the CCC website for the October 8 Coastal Commission hearing as a part of the Deputy Director's report. The September 24 notice was first seen when published after October 6.

With adequate notice, our organization and its members would have had the opportunity to register our interest in the matter, object to the mitigation funds being used for a project many miles away and present alternatives in our area.

Kindly provide timely notice of all matters along the east shore of Tomales Bay, including matters to be approved by the Executive Director under 14 CCR §13166(b), to ESPG@eastshoreplanninggroup.org. Also, please consider these comments to determine if further review of the decision regarding these mitigation funds is warranted.

Sincerely,

Lori Kyle

Lori Kyle, President
East Shore Planning Group

CC: Shannon Fiala, Coastal Planner
Nancy Cave, North Central Coast District Manager
Cassidy Teufel, Senior Environmental Scientist
Steve Kinsey, Chair, California Coastal Commission
Danita Rodriguez, State Parks District Superintendent, SF Bay Area

PS – Please include this correspondence in the North Central District Deputy Director's Report for the November meeting of the California Coastal Commission.

NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS
PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT: Amendment to CDP 2-11-011 to
change the project location and the public access mitigation
requirements to Steep Ravine area of Mount Tamalpais State Park.

LOCATION: State Highway 1, between Post Miles 37.09 and 37.10

APPLICANT: Caltrans

APPLICATION NUMBER: 2-11-011-A3

DATE NOTICE POSTED: 9/28/2015

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE
OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.



CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105-2210
(415) 904-6260