

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

**W7****NORTH CENTRAL COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 06, 2015

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 February 11, 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.

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>
<p>2-14-1170-W San Mateo County Harbor District, Attn: Scott Grindy</p>	<p>After-the-fact approval to install sub-surface, sealed-off, conduits and two Unistrut steel pieces in the main parking lot at Pillar Point Harbor in Princeton-by-the Sea, San Mateo County. New work proposed would include marking the conduit/pipe locations with an asphalt nail, and back-filling previously-dug, exposed holes that will no longer be used in order to return the area to pre-existing conditions.</p>	<p>Pillar Point Harbor in Princeton-by-the Sea, San Mateo County</p>
<p>2-15-0092-W Oceanic West Inc., Attn: Michael Watson</p>	<p>A proposal to conduct a fireworks/ash scattering event 500 yards offshore of Rockaway Beach in Pacifica, San Mateo County on April 11th, 2015. The event would consist of fifteen 3" shells that will loft the ashes about 300 feet in the air, followed by two 100 shot "cake" fireworks that will provide a low altitude crescendo.</p>	<p>500 yards offshore of Rockaway Beach in Pacifica, San Mateo County.</p>

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-2-15-0002 John & Madeline Hope	Temporary stabilization of a historic pier to prevent further collapse and the temporary stabilization of the interior floor of the historic Brock Schreiber Boathouse. The proposed emergency development is necessary to abate further collapse of the pier and the historic boathouse and to prevent the release of wood, concrete, steel and debris into the Bay.	12820 Sir Francis Drake Blvd Inverness, Marin County

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NOTICE OF PROPOSED PERMIT WAIVER

Date: January 28, 2015
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager *NCC*
Renée T. Ananda, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 2-14-1170-W**
Applicant: Scott Grindy on behalf of the San Mateo County Harbor District

Proposed Development

After-the-fact approval to install sub-surface, sealed-off, conduits and two Unistrut steel pieces in the main parking lot at Pillar Point Harbor in Princeton-by-the-Sea, San Mateo County. New work proposed would include marking the conduit/pipe locations with an asphalt nail, and back-filling previously-dug, exposed holes that will no longer be used in order to return the area to pre-existing conditions.

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 applicants 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 will facilitate existing marine use by allowing for on-going operations in support of commercial fishing by returning the parking lot to pre-existing conditions. The site does not contain sensitive habitat and the proposed project includes best management practices to avoid and minimize potential impacts to the water quality of the harbor area and coastal waters. The project will not have a significant impact on visual resources, public access, or biological resources.

For all of the above reasons, the proposed project is consistent with Chapter 3 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 February 11, 2015, in Pismo 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 any questions about the proposal or wish to register an objection, please contact Renée Ananda in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: January 26, 2015

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager *NK*
Stephanie Rexing, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-15-0092-W
Applicant: Michael Watson for Oceanic West, Inc.

Proposed Development

A proposal to conduct a fireworks/ash scattering event 500 yards offshore of Rockaway Beach in Pacifica, San Mateo County on April 11th, 2015. The event would consist of fifteen 3" shells that will loft the ashes about 300 feet in the air, followed by two 100 shot "cake" fireworks that will provide a low altitude crescendo.

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 Applicant, Oceanic West, Inc. is a California licensed Cremated Remains Disposer and has previously conducted similar fireworks/ash scattering events off the North Central Coast and in San Francisco Bay. The project is fairly minor in scope. The project will be a one-time event, 500 yards offshore lasting only 5 to 10 minutes in duration. The fireworks proposed for use are the smallest commercially available and will be limited in number to 15. The fireworks proposed for use will not result in the spread of residual materials to the water below or to the shore. Commission Staff consulted with local bird activists and the United States Fish and Wildlife Service to assure no nesting or wintering birds using Rockaway Beach will be impacted. The Applicant has obtained all required United States Coast Guard and San Mateo County Fire Department permits of approval. The proposed project will result in no disruption to public access and no measureable impacts to coastal biological resources. 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 February 11, 2015 in Pismo 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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45 Fremont, Suite 2000
San Francisco, California 94105
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**EMERGENCY PERMIT**

Issue Date: January 27, 2015
Emergency Permit No.: G-2-15-0002

Madeline and John Hope
P.O. Box 842
Inverness, CA 94937

LOCATION OF EMERGENCY WORK: 12820 Sir Francis Drake Boulevard (Marin County)

WORK PROPOSED:

Temporary stabilization of a historic pier to prevent further collapse and the temporary stabilization of the interior floor of the historic Brock Schreiber Boathouse. The proposed emergency development is necessary to abate further collapse of the pier and the historic boathouse and to prevent the release of wood, concrete, steel and debris into the Bay.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from information you submitted that an unexpected occurrence in the form of recent storms and high tides damaged the supports under the floor of the historic boathouse and portions of the pier have fallen into Tomales Bay, which requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

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

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

Sincerely,

CHARLES LESTER,
Executive Director

By: Nancy Cave, North Central Coast District Manager

A handwritten signature in cursive script, appearing to read "Nancy Cave".

cc:

Marin County Community Development Agency
Inverness Association

Emergency Permit Number: G-2-15-0002

Date: January 27, 2015

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Environmental Action Committee of West Marin
Gulf of the Farallones National Marine Sanctuary

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

CONDITIONS OF APPROVAL:

1. The enclosed ECDP acceptance form must be signed by the Permittees 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 February 10, 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 within 30 days of the date of this permit (i.e., by February 28, 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 180 days of the date of this permit (i.e. by July 31, 2015), the Permittees 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 application shall include photos showing the project site before the emergency, during emergency project construction activities, and after the work authorized by this ECDP is complete. The deadlines in this condition may be extended for good cause by the Executive Director.
5. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and /or permits from the other agencies (i.e. CA Dept. of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, State Lands Commission).
7. All emergency development shall be limited to the least amount necessary to abate the emergency. Specifically, temporary cribbing and jacks will be used to support the interior floor of the historic boathouse building, and missing posts and cross bracing will be replaced under the Marine Railway mechanism, or removable floor, which consists of heavy railroad track and a large winch, running the entire length of the building. The remaining portions of the pier isolated from the bayside of the building will be supported to prevent further collapse, using temporary cribbing and jacks (see attached Exhibit, in which authorized emergency development is highlighted in red). The alignment and footprint location of the emergency development will be exactly the same as the existing pier and support structures. Treated wood shall not be used for construction within Tomales Bay.
8. All emergency construction activities shall limit impacts to coastal resources (including public recreational access, habitat areas, and Tomales Bay) 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 proposed for construction activities and/or construction staging shall be minimized to the maximum extent feasible in order to limit construction encroachment on the shoreline and to have the least impact on public access and the marine environment. The applicant shall keep construction activities under surveillance, management, and control to minimize interference with, disturbance to, and damage of fish and wildlife. If any marine mammal is observed within 15 meters of the project site during construction, work shall stop immediately. Construction activities, materials, and/or equipment storage are prohibited outside of the defined construction, staging, and storage areas.
 - b. Equipment washing, refueling, and/or servicing shall not take place on the shoreline or pier. Fuel dispensers shall have a four-foot square, 16 gauge metal pan with borders banded up and welded at corners right below the bibb. Edges of the pans shall be eight-inch minimum in depth to ascertain that no contamination of the ground takes place. Pans shall be cleaned by an approved method immediately after every dispensing of fuel and wastes disposed of off-site in an approved area. Should any spilling of fuel occur, the contractor shall immediately recover the contaminated ground and dispose of it off site in an approved area.
 - c. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.
 - d. No demolished construction material or discharge of any effluent shall be allowed to enter Tomales Bay during the project's construction work. All material and debris generated as a result of project construction will be removed from the site by truck and taken to an approved off-site landfill disposal location, Redwood Sanitary Landfill, or another authorized and permitted land fill site in the region.
 - e. 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.
9. 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.
10. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
11. 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.

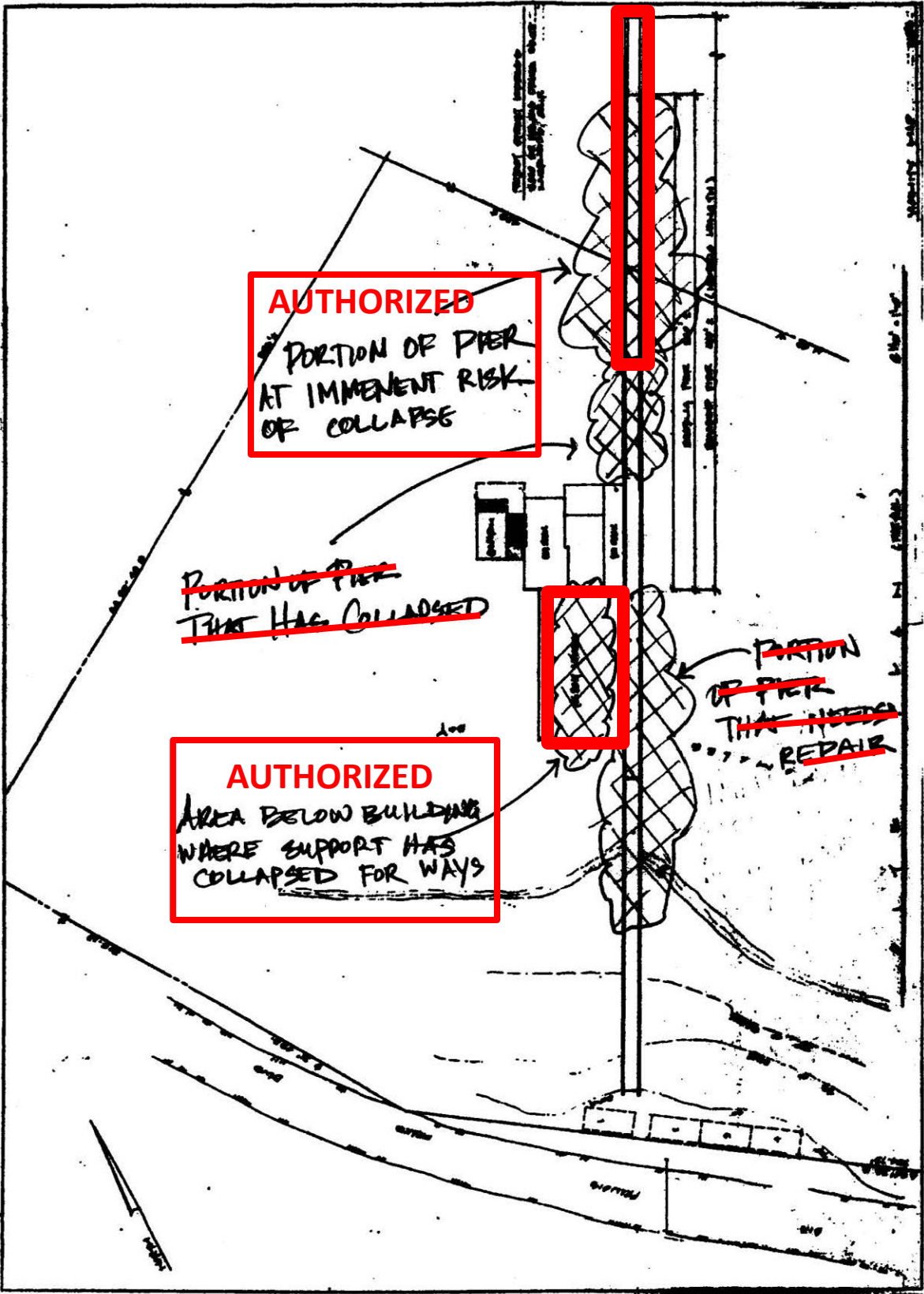
Emergency Permit Number: G-2-15-0002

Date: January 27, 2015

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The emergency development carried out under this ECDP is at the Permittees' 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 owners 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.



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EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSISON
North Central Coast District Office
45 Fremont, Suite 2000
San Francisco, California 94105

RE: Emergency Permit No. G-2-15-0002

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

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

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (i.e. by July 31, 2015), OR I will remove the emergency work authorized by such permit in its entirety within 180 days of the date of the emergency permit (i.e. by July 31, 2015).

Signature of property owner or
Authorized representative

Name

Address

Date of Signing