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**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
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# W17

## NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the  
February 2017 Meeting of the California Coastal Commission*

February 3, 2017

**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 February 2017 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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>2-16-0958-W</b> San Francisco Public Utilities Commission, Attn: Obi Nzewi	Temporary installation of an aeration mixing system including three outdoor cabinets with air compressors and 13 one-inch diameter pipes distributed within a 30-acre area in the eastern portion of South Lake Merced	distributed within a 30-acre area in the eastern portion of South Lake Merced, west of the intersection of Lake Merced Boulevard and Brotherhood Way, in San Francisco. (APN(s): 7283002, 7283003)
<b>2-16-1082-W</b> Marin County Open Space District, Attn: Jim Raives	Removal of dead branches from two fallen eucalyptus trees in Bolinas Lagoon, from a staging area	adjacent to Olema Bolinas Road at mile marker 1319, Marin County. APN(s): 188-150-46

**EXTENSIONS - IMMATERIAL**

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>2-06-017-E3</b> Attn: Avi Atid & Daniel Altman	CDP 2-06-017 approved by the Coastal Commission on December 13, 2012, and amended on November 5, 2015, provides for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit rental, 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 previously been extended from December 13, 2014 to December 13, 2016.	20105 - 20125 Highway 1, Marshall (APN(s): 106-020-38, 106-020-39)

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** January 23, 2017  
**To:** All Interested Parties  
**From:** Nancy Cave, North Central Coast District Manager  
Jeannine Manna, North Central Coast District Supervisor  
**Subject:** Coastal Development Permit (CDP) Waiver 2-16-0958-W  
Applicant: San Francisco Public Utilities Commission

**Proposed Development**

Temporary installation of an aeration mixing system including three outdoor cabinets with air compressors and 13 one-inch diameter pipes distributed within a 30-acre area in the eastern portion of South Lake Merced, west of the intersection of Lake Merced Boulevard and Brotherhood Way, in San Francisco.

**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 a temporary demonstration project to evaluate the effectiveness of an aeration mixing system in improving dissolved oxygen levels in Lake Merced consistent with a request for action from the Regional Water Quality Control Board to improve the water quality of the lake. The proposed project will be installed at the existing Lake Merced Pump Station, will not involve any heavy equipment on the banks of the lake, and best management practices have been included to address any encounters with sensitive species which may occur during installation or operation. Start-up procedures have been designed to prevent impacts to aquatic life within the lake during operation of the mixing system. The project has received all necessary approvals including a 404 permit from the United States Army Corps of Engineers. As such, the proposed project will not impact public access, sensitive habitat or species, and would potentially improve the lake's water quality consistent with the City and County of San Francisco Local Coastal Program and 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 8, 2017 in Newport 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 Jeannine Manna in the North Central Coast District office.**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** January 23, 2017  
**To:** All Interested Parties  
**From:** Nancy Cave, North Central Coast District Manager  
Sara Pfeifer, Coastal Planner *nk*  
**Subject:** Coastal Development Permit (CDP) Waiver 2-16-1082-W  
Applicant: Marin County Open Spaces District

**Proposed Development**

Removal of dead branches from two fallen eucalyptus trees in Bolinas Lagoon, from a staging area adjacent to Olema Bolinas Road at mile marker 1319, Marin 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 Acting Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The purpose of the project is to protect the lagoon's natural and aesthetic resources. The proposed project is located at the northwest boundary of the Lagoon, to the east of Bolinas County Park. The proposed dead tree branch removal is adequately sited and designed to avoid potential impacts to coastal resources, including those to public access, public recreation and water quality. The project will require temporary closure of one lane of traffic on Olema Bolinas Road, a two lane roadway, to accommodate removal equipment. All proposed work will avoid contact with the lagoon and tidally submerged areas. The project has been approved by the Greater Farallones National Marine Sanctuary with special terms and conditions. To protect water quality and prevent impacts to the adjacent wetland, best management practices will be applied by the Applicant, including monitoring for releases and maintenance of equipment offsite. For the reasons listed above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified Marin County Local Coastal Program.

**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 Wednesday, February 8, 2017, in Newport 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 Sara Pfeifer in the North Central Coast District office at 415-904-5255**

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**NOTICE OF PROPOSED PERMIT EXTENSION**

**Date:** January 24, 2017  
**To:** All Interested Parties  
**From:** Nancy Cave, North Central Coast District Manager  
Jeannine Manna, District Supervisor *ml*  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) 2-06-017**  
Applicant: Daniel Altman and Avi Atid

**Original CDP Approval**

CDP 2-06-017 approved by the Coastal Commission on December 13, 2012, and amended on November 5, 2015, provides for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit rental, 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 previously been extended from December 13, 2014 to December 13, 2016.

**Proposed CDP Extension**

The expiration date of CDP 2-06-017 would be extended by one year to December 13, 2017. The Commission's reference number for this proposed extension is **2-06-017-E3**.

**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 February 8, 2017 in Newport Beach. 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 Jeannine Manna in the North Central Coast District office.**