

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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Prepared September 08, 2017 (for the September 14, 2017 Hearing)

To: Commissioners and Interested Parties
From: Dan Carl, North Central Coast District Deputy Director *DC*
Subject: **North Central Coast District Deputy Director's Report for September 2017**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the North Central Coast District Office are being reported to the Commission on September 14, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's North Central Coast District Office in San Francisco. Staff is asking for the Commission's concurrence on the items in the North Central Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on September 14th.

With respect to the September 14th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on September 14, 2017 (see attached)

Waivers

- 2-17-0367-W, Sonoma County Regional Parks, Pier Stabilization (SON) (An Existing Mini Market At Mason's Marina At 1820 Westshore Road In Bodega Bay, Sonoma County)

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: August 28, 2017
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager *SK*
Sara Pfeifer, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-17-0367-W
Applicant: Sonoma County Regional Parks

Proposed Development

Repair of one pier, 13 piles, two docks, and internal improvements to an existing mini market at Mason's Marina at 1820 Westshore Road in Bodega Bay, Sonoma 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:

Mason's Marina includes a commercial fish buying pier with mini market, berths for docking small commercial and recreational boats, and a fuel station. Managed by Sonoma County Parks and Recreation, the marina is an important asset to the local fishing community. The pier, constructed in 1989, is made of timber structural elements, which have deteriorated from use and exposure over time. The safety of this facility is currently compromised and the condition of the fish buying pier is interfering with local fishermen's ability to sell their catch. The proposed project includes stabilization of an existing pier, repair of existing piles, and demolition and reconstruction of parts of South Dock and the entirety of Dock C. The work involves structural repairs, replacement of a wave panel, repair or replacement of docks and decking, and refurbishment of the interior of the existing mini market/fish buying store. In addition to general best management practices, mitigation measures for the project include selection of (in- and out-of-water) materials that are protective of water quality, a construction timeline that is protective of local species, and the applicant considered the effects of projected sea level rise on the design life of the project. The public may purchase fish from the adjacent Mason's Marina gas station and store. Pursuant to their lease with the County, store operators are required to install public education signs that provide historical context for fishing in the Bodega Area. Accordingly, the project will not have any significant adverse impacts on coastal resources and can therefore be found 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 Thursday, September 14, 2017, in Cambria. 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.