

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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Prepared August 31, 2018 (for September 13, 2018 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director 

Subject: North Central Coast District Director's Report for September 2018

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, and emergency CDPs for the North Central Coast District Office are being reported to the Commission on September 13, 2018. 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 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 13th at the Fort Bragg Town Hall (363 North Main Street) in Fort Bragg.

With respect to the September 13th hearing, interested persons may sign up to address the Commission on items contained in this Report prior to the Commission's consideration of the 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 13, 2018 (see attached)

CDP Waivers

- 2-18-0185-W, Horizon Cable Underground Cable Installation (Bollinas)
- 2-18-0426-W, Sonoma County Regional Parks Fuel Infrastructure Removal (Bodega Bay)
- 2-18-0704-W, Sonoma County Regional Parks Fueling Station Repair (Bodega Bay)

CDP Extensions

- A-2-HMB-15-0040-E2, Jack Hamilton Subdivision (Half Moon Bay)

CDP Amendments – None


Emergency CDPs – None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 29, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager 
Erik Martinez, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-18-0185-W
Applicant: Horizon Cable TV, Inc.

Proposed Development

Installation of underground fiber optic communications using two bore shots, for a total of 950 feet of four inch, high density polyethylene conduit and cable, stretching between Seadrift Road in Stinson to Wharf Road in Bolinas, in unincorporated 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 Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed conduit and cable will be installed using a horizontal directional boring rig to complete the two bore shots, connecting the conduit from Seadrift Road to Wharf Road. The conduit and cable will be buried under the Bolinas Lagoon inlet, 25 feet below the mean low water mark level, approximately 15 feet below the sand. The two bore shots will meet and be fused together at a receive pit located on the Seadrift sand spit above the mean high tide line, before the conduit is reburied. The proposed conduit and fiber optic cable will provide telecommunications services to the Bolinas community. The project includes appropriate construction best management practices such as creating a 100 foot buffer for on-sand construction work and equipment, maintaining public access by locating construction staging away from access points and utilizing signage to promote continuous access, and implementing a Containment, Response, and Notification Plan. Therefore, the project will not result in any significant adverse impacts to coastal resources, consistent with 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 Thursday, September 13, 2018, in Fort Bragg. 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 Erik Martinez in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 29, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager 
Sara Pfeifer, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-18-0426-W
Applicant: Sonoma County Regional Parks

Proposed Development

Removal of automotive fueling infrastructure, installation of 6 groundwater monitoring wells, and excavation of contaminated soils at a public fueling facility at Mason's Marina, adjacent to Westshore Road and Bodega Bay, in unincorporated 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:

The proposed infrastructure removal and soil excavation will occur on a parcel that contains public amenities including a retail convenience store, a fuel tank building, and fuel dispensers for automotive use. The proposed project is intended to remediate and restore contaminated soils at the fueling station. Upon the removal of fueling infrastructure and contaminated soil, the area will continue to operate solely as a retail convenience store and fish market, and nearby groundwater will continue to be monitored via the proposed monitoring wells. The project includes appropriate construction and post-construction resource protection best management practices, and will provide for continued groundwater protection. Therefore, the project will not result in any significant adverse impacts to coastal resources, consistent with 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 13, 2018, in Fort Bragg. 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.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 29, 2018
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager JM
Sara Pfeifer, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-18-0704-W
Applicant: Sonoma County Regional Parks

Proposed Development

Removal of corroded piping, fittings, conduit, and three dispenser pumps and replacement with upgraded materials, and installation of new electrical monitoring and leak detection equipment, and a new card reader pedestal at Spud Point Marina, located at 1818 Westshore Road adjacent Bodega Bay, in unincorporated Sonoma County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252 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:

Sonoma County Regional Parks proposes to remove and replace deteriorated marine fueling station infrastructure at Spud Point Marina. The parcel contains a storage building, underground fuel storage tanks, fuel delivery piping, and a transition sump. Piping from the existing tanks leads to a fixed public pier that extends onto a floating fuel dock with fuel pump towers. The proposed fuel line replacement project is intended to eliminate the occurrence of fuel leakage at the fuel station. In addition to maintaining public access along the shoreline, the fuel station will remain in limited operation during construction. The project includes appropriate construction and post-construction resource protection best management practices, and will provide for enhanced coastal water quality protections. Therefore, the project will not result in any significant impacts to coastal resources, consistent with 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 13, 2018, in Fort Bragg. If three 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.

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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: August 29, 2018

To: All Interested Parties

From: Jeannine Manna, North Central Coast District Manager DM
Patrick Foster, Coastal Planner

Subject: Proposed Extension to Coastal Development Permit (CDP) A-2-HMB-15-0040
Applicant: Jack Hamilton

Original CDP Approval

CDP A-2-HMB-15-0040 was approved by the Coastal Commission on August 14, 2015, and provided for the subdivision of one parcel into two at 135 Kelly Avenue, in Half Moon Bay, San Mateo County.

Proposed CDP Extension

CDP A-2-HMB-15-0040 is set to expire August 14, 2018 but would be extended by one year to August 14, 2019. The Commission's reference number for this proposed extension is **A-2-HMB-15-0040-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 City of Half Moon Bay 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 Thursday, September 13, 2018 in Fort Bragg, Mendocino County. 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 Patrick Foster in the North Central Coast District office.