

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
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Prepared October 4, 2019 (for October 18, 2019 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director *SKK*

Subject: North Central Coast District Director's Report for October 2019

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 October 18, 2019. 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 October 18th at the Chula Vista City Council Chambers (276 Fourth Avenue), in Chula Vista, CA.

With respect to the October 18th 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 October 18, 2019 (see attached)

CDP Waivers

- 2-19-1028-W, Paul C. Heule Sign Installation (Pacifica)
- 2-19-1026-W, Caltrans Habitat Restoration (Bollinas Lagoon)
- 2-17-0557-W, Joan Carlson Revetment Removal and Restoration (Marshall)

CDP Extensions – None

Emergency CDPs – None

CDP Amendments – None


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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 2, 2019

To: All Interested Parties

From: Jeannine Manna, North Central Coast District Manager 
Julia Koppman Norton, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-19-1028-W
Applicant: Paul C. Heule (Managing Member of Preserve at Pacifica LLC)

Proposed Development

Installation of directive and warning signage, regarding allowable uses and hazardous bluff conditions, located at the Rockaway Quarry site north of Rockaway Beach in Pacifica, San Mateo 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 project includes the installation of 12 directive signs in areas of the site that have been subject to illegal encampments and dumping, trash accumulation, and fire hazards. Signs will be located at each corner of the property, each potential entrance point, and at defined intervals along the perimeter of the site. In addition, 7 warning signs will be installed at entry points where trails may lead to dangerous, unstable areas of the bluff. The project is intended to enhance safe public access to the recreational area and shoreline at this location by assuring appropriate use and warning of hazardous conditions. For these reasons, the project will not result in any adverse impacts on coastal resources and 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 October 18, 2019 in Chula Vista. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application and considered at a subsequent Commission hearing.

If you have questions about the proposal or wish to register an objection, please contact Julia Koppman Norton in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 1, 2019
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager
Peter Allen, Transportation Program Analyst
Subject: Coastal Development Permit (CDP) Waiver 2-19-1026-W SM
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Habitat restoration involving the removal of non-native, invasive plant species, as well as creosote-treated timbers, along Bolinas Lagoon between Stinson Beach and Fairfax-Bolinas Road, at locations on Highway One from Post Mile 13.75 to 16.5 in Stinson Beach, 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 habitat restoration would provide mitigation for a related culvert maintenance project conducted by Caltrans in 2018. Removal of the non-natives will reduce erosion to the lagoon and benefit the shoreline and native plant species present; and removal of the timbers will reduce chemical leaching to the lagoon. Overall, the proposed project provides a net benefit to the Bolinas Lagoon shoreline by improving habitat for native plant species, and water quality by removing chemically-treated timbers. The project will be conducted with hand tools and will not involve any closures to public access parking or recreation areas. For these reasons, the project will not result in any significant adverse impacts to coastal resources, including water quality and public access, 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 Friday, October 18, 2019, in Chula Vista. 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 Peter Allen in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: October 4, 2019
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager
Sara Pfeifer, Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 2-17-0557-W**
Applicant: Joan Carlson

Proposed Development

Removal of 137 feet of unpermitted rock revetment and restoration of the shoreline area to its pre-installation condition, fronting two bay side residences at 18555 and 18545 Highway 1, adjacent to Tomales Bay in Marshall, 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 project will include removal of two small, unpermitted shoreline protection devices, both 3-foot tall and a total of 137-foot long, as well as site restoration to remove related debris and re-contour the shoreline slope. Best management practices include conducting all work during low tide conditions, operating any heavy equipment inland of the revetment and shore areas, and use of debris catchments at the site perimeter to prevent water quality impacts. All staging and construction activities will minimize encroachment on the tidelands, avoiding impacts on public access and the marine environment. As proposed, the project will not have significant adverse impacts on coastal resources, including public access, water quality, and marine resources, and is therefore consistent with Chapter 3 Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Friday, October 18, 2019, in Chula Vista. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application and considered at a subsequent Commission hearing.

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.