

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
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# W23

**Prepared October 31, 2019 (for November 13, 2019 Hearing)**

**To:** Coastal Commissioners and Interested Persons

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

**Subject:** North Central Coast District Director's Report for November 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 November 13, 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 November 13th at the Oceano Hotel and Spa (280 Capistrano Road), in Half Moon Bay, CA.

With respect to the November 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 November 13, 2019 (see attached)**

**CDP Waivers**

- 2-19-1000-W, Marin County Open Space District Tree Removal (Bollinas Lagoon)
- 2-19-1198-W, SF Public Utilities Commission Geotechnical Investigation (San Francisco)

**CDP Extensions**

- 2-16-017-E6 Gary Dowd Marshall Tavern Reconstruction (Marshall)

**Emergency CDPs – None**

**CDP Amendments – None**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** October 30, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager *JM*  
Abigail Black, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 2-19-1000-W**  
Applicant: Marin County Open Space District

**Proposed Development**

Removal, over a 5-year period, of identified eucalyptus trees with saltwater inundated root systems from locations between Bolinas Lagoon and Olema-Bolinas Road, just north of Bolinas County Park in Bolinas, 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 only remove trees that have been identified as declining in health and likely to fail by an arborist. The trees are in close proximity to Olema-Bolinas Road (a primary-access road for the surrounding community and for the public to access Bolinas Beach). Should the trees fall, the roadbed could be compromised, affecting both local and public access. The project will employ construction best management practices including implementation of a Vegetation and Biodiversity Management Plan and a Marin County Parks Road and Trail Management Plan. These plans ensure minimized activity within the tidal marsh by removing trees in sections with a crane, and require a biologist's presence to ensure all precautions are taken to prevent erosion and sedimentation. In addition, each tree removal event will be subject to Coastal Commission Executive Director review and approval, to ensure such removal is warranted and that impacts to coastal resources are avoided. Finally, all equipment will be staged at a large pullout along Olema-Bolinas Road and a designated traffic manager will be present to minimize impacts to public access. In sum, the project as proposed assures no adverse impacts to coastal resources, including public access, and is therefore 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 Wednesday, November 13, 2019, in Half Moon Bay. 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 Abigail Black in the North Central Coast District office.**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** October 29, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager <sup>JM</sup>  
Sara Pfeifer, North Central Coast District Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-19-1198-W  
Applicant: San Francisco Public Utilities Commission

**Proposed Development**

Drilling of 4 test pits, 6 soil density probes, and 1 pothole, as well as conducting 6 cone penetration tests, all within an approximately 3,500-foot section of the Great Highway and on South Ocean Beach, between Sloat Boulevard and Skyline Boulevard, in the City and County of 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 project is proposed in order to measure soil density in the area, obtain information about soil composition, and determine the precise location of the Lake Merced Tunnel, all to inform the overall approach and design of the proposed South Ocean Beach long-term erosion control project. The proposed geotechnical investigation is adequately sited and designed to avoid potential impacts to coastal resources, as best management practices (BMPs) have been incorporated into the project including: preconstruction surveys and contingency measures for sensitive species; traffic controls; and containment of all excavated materials to a designated staging area. Such BMPs ensure there will be no adverse effect on biological and marine resources, public access, and water quality. For the reasons listed above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified San Francisco Local Coastal Program.

**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 Wednesday, November 13, 2019, in Half Moon Bay. If four or more 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:** October 31, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager JM  
Sara Pfeifer, North Central Coast District Planner  
**Subject:** **Proposed Extension to Coastal Development Permit (CDP) 2-06-017**  
Applicant: Gary Dowd

**Original CDP Approval**

CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012 and provided for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) 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.

**Proposed CDP Extension**

The expiration date of CDP 2-06-017 would be extended by one year to December 13, 2020. The Commission's reference number for this proposed extension is **2-06-017-E6**.

**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 Wednesday, November 13, 2019 in Half Moon Bay, San Mateo 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 Sara Pfeifer in the North Central Coast District office.**