

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



W16

Prepared March 26, 2019 (for April 10, 2019 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director 

Subject: North Central Coast District Director's Report for April 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 April 10, 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 April 10th at the Monterey County Board of Supervisors Chambers (168 West Alisal Street, First Floor) in Salinas, CA

With respect to the April 10th 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 April 10, 2019 (see attached)

CDP Waivers

- 2-19-0138-W, Amalfi West LLC Minor Revetment Repairs (Marshall, Marin County)

CDP Extensions - None

Emergency CDPs – None


CDP Amendments – None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: March 26, 2019
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager 
Sara Pfeifer, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-19-0138-W
Applicant: Amalfi West LLC

Proposed Development

Minor repairs to a 60-foot section of an existing low-profile revetment whose initial construction pre-dates the Coastal Act, including restacking existing rock, placement of 12 cubic yards of new rock, and removal of debris at the Tomales Bay shoreline fronting 18115 Highway 1 in the unincorporated Marshall area of Marin 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:

The site is developed with a pre-Coastal Act single-family residence protected by an approximately 150-foot long by 3.3-foot high pre-Coastal Act riprap structure, which fronts the western and northern portions of the property along Tomales Bay. The proposed project includes removal of 20 cubic yards of buried and abandoned debris inland of the revetment, replacement with 20 cubic yards of hand-compacted native soil in that area, and repair of approximately 60 linear feet of the revetment by retrieval and restacking existing rock and placement of 12 cubic yards of new rock. These revetment repair activities will not expand the footprint, height, or configuration of the existing riprap structure, and is really a fairly small repair to restore a small component of it to its form prior to the rock sloughing off in recent years. In addition, proposed best management practices and mitigation measures for the project include those typically applied by the Commission in such locations, and include limiting work to low tide conditions, revegetating disturbed areas, installing geotextile cloth to prevent erosion and siltation, and limiting the construction window to a single week. In sum, the project will not significantly impact coastal resources, including water quality and marine 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 Wednesday, April 10, 2019, in Salinas. 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.