

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



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Prepared June 27, 2019 (for July 11, 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 July 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 July 11, 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 July 11th at the Embassy Suite Hotel (333 Madonna Road) in San Luis Obispo, CA.

With respect to the July 11th 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 July 11, 2019 (see attached)

CDP Waivers

- 2-06-009-W, Travinsky Removal of Red-tagged Structures (Bodega Bay)
- 2-19-0030-W, Sonoma County Regional Parks Vault Toilets (Bodega Bay)

CDP Amendments – None

CDP Extensions – None

Emergency CDPs

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NOTICE OF PROPOSED PERMIT WAIVER

Date: June 25, 2019

To: All Interested Parties

From: Jeannine Manna, North Central Coast District Manager *JM*
Abigail Black, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-06-009-W
Applicant: Keith Travinsky

Proposed Development

Removal of County red-tagged, unauthorized improvements to an existing single-family residence, including a southern exterior wall, a western portion that extends over the mean high tide line, and all debris onsite, at 625 Highway 1, on the eastern shoreline of Bodega Bay, Sonoma County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13250 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 has requested that the unauthorized red-tagged aspects of the existing single-family home on the property be removed as the development is unpermitted and was not assessed for consistency with the Coastal Act or Local Coastal Program policies, therefore posing a risk to the coastal resources onsite. The applicant will be using Construction Site Best Management Practices (BMPs) where applicable, including runoff protection, good housekeeping, erosion and sediment controls, and avoiding intertidal grading and rubber-tired vehicles. Finally, the entire project will take place on private property, impacting no publicly accessible resources in the area. In sum, the project as proposed assures no significant impacts to coastal resources, including public access, consistent with the Coastal Act and Sonoma 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, July 11, 2019, in San Luis Obispo. 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 Abigail Black in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: June, 25 2019
To: All Interested Parties
From: Jeannine Manna, North Central Coast District Manager
Abigail Black, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-19-0030-W *AM*
Applicant: Sonoma County Regional Parks

Proposed Development

Installation of a two-stall, pre-cast vault toilet at the existing Bodega Sport Fisherman's Dock in Bodega Harbor, just south of Porto Bodega Marina and near the intersection of Bay Flat Road and East Shore 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:

The proposed vault toilets would replace the existing public "port-o-potty" restrooms, which have proven to be dysfunctional and occasionally overflow when intensity of use increases. The proposed vault toilets will not only serve to improve storage of waste and prevent discharge into the Bay, but their construction and future presence at the Bodega Harbor will not have negative impacts on coastal resources. The County will be using Construction Site Best Management Practices (BMPs), and the most current standards from the North Coast Regional Water Quality Control Board to protect water quality. In addition, a Monitoring and Maintenance Plan is included in the proposal which will require immediate removal of the toilets should a leak or hazard be identified, and removal be warranted. Finally, public access will be protected as the temporary loss of 5 public parking spaces during the 2 week construction period will be offset with parking provided within the existing area. In sum, the project as proposed assures no adverse impacts to coastal resources, including public access, through the inclusion of BMPs and monitoring, 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, July 11, 2019, in San Luis Obispo. 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.