

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT STREET, SUITE 2000  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
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# F16

**Prepared July 26, 2019 (for August 9, 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 August 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 August 9, 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 August 9th at the Eureka Public Marina, Wharfinger Building (1 Marina Way) in Eureka, CA.

With respect to the August 9th 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 August 9, 2019 (see attached)**

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**CDP Waivers**

- 2-19-0397-W, San Mateo County Harbor District Pier Pile Repair (Pillar Point Harbor)
- 2-19-0573-W, San Mateo County Public Works Access Improvements (Pillar Point Harbor )
- 2-19-0793-W, Lopez and Kong Creek Bank Stabilization (Point Reyes Station)
- 2-18-1147-W, U.C. Bodega Marine Lab Parking Lot Remediation (Bodega Bay)

**CDP Amendments – None**

**CDP Extensions – None**

**Emergency CDPs – None**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** July 26, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager <sup>JM</sup>  
Erik Martinez, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-19-0397-W  
Applicant: San Mateo County Harbor District

**Proposed Development**

Repair of up to five existing timber support pier piles using 18-inch diameter fiberglass jackets installed around the existing piles, located at 1 Johnson Pier in Pillar Point Harbor, in Half Moon Bay, San Mateo 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:

An underwater conditions assessment of Johnson Pier revealed structural piles with severe section loss due to marine borers. Given the severity of the damage and heavy loading on the pier at this location, pile repairs are needed to assure the safe and continued use of Johnson Pier for commercial fishing activities. For piles with severe damage, ACZA-treated, polyuria-coated timber will be used to fill the gaps and establish additional structural integrity before pile-sleeving occurs. The proposed work will be done at low tide to avoid contact with the intertidal area and ocean waters, and the project will involve over-water protection measures, such as only using land-based equipment. Other best management practices will be employed throughout the project, including debris collection, spill prevention measures, and general good housekeeping of the site at all times. Accordingly, the project will not have any significant adverse impacts on coastal resources, including to water quality or public access to the shoreline, 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, August 9, 2019 in Eureka. 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 Erik Martinez in the North Central Coast District office.**

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## NOTICE OF PROPOSED PERMIT WAIVER

**Date:** July 26, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager   
Erik Martinez, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-19-0573-W  
Applicant: San Mateo County Department of Public Works

### Proposed Development

Construction of two public accessways down to the beach including a 24-foot long, 4-foot wide, and 7-foot high wooden staircase at the end of Columbia Avenue, and a 5-foot wide by 10-foot long pedestrian trail at the end of Vassar Avenue, located within Pillar Point Harbor, in Princeton-by-the-Sea, 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:

Pedestrians currently access the beach in this location using multiple undesignated routes between West Point Avenue and Broadway Avenue, where the public roads dead end at the shoreline. Unstable, angular rocks and steep terrain at the road ends make these existing routes hazardous. Thus, the proposed project will improve safe public access to the beach in the project vicinity. Construction of the proposed staircase would involve minor grading, includes a 12-inch diameter drainage culvert to redirect street runoff, and would be located above the high tide line. Construction of the pedestrian trail would include removal of approximately 1 cubic yard of soil and concrete debris, and an area of invasive iceplant (*Carpobrotus* sp). The project has incorporated best management practices including operating construction equipment from the roadway, spill prevention measures, and general housekeeping of the site to minimize and avoid adverse effects on marine habitat, potential sensitive species, and coastal waters. Accordingly, the project will not result in any significant adverse impacts on coastal resources, including to water quality and public access to the shoreline, 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, August 9, 2019 in Eureka. 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:** July 26, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager JM  
Sara Pfeifer, North Central Coast District Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-19-0793-W  
Applicant: Ruth and John Lopez, Teresa Kong

**Proposed Development**

Installation of creek bank stabilization measures including the placement of 120 cubic yards of riprap and 70 cubic yards of graded soil, and slope revegetation, along 152 linear feet of Lagunitas Creek above the mean high tide line, directly adjacent to two single family residences at 11190 and 11180 Sir Francis Drake Boulevard in Point Reyes Station, 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 site is developed with two pre-coastal residences located directly adjacent to Lagunitas Creek. The proposed project includes placement of riprap along the shoreline to stabilize the creek bank where winter rains caused flooding and erosion, removing approximately 15 to 20 feet of bank material and vegetation within 12 to 14 feet of the foundations of the two residences. In addition to the placement of riprap, the project includes the placement and grading of 78 cubic yards of soil, and the revegetation of the sloped creek bank with a select variety of native plants appropriate for the riparian and upland habitat. Best management practices are included to ensure that bank stabilization measures prevent water quality impacts to Lagunitas Creek, including applying biodegradable erosion fabric, and conducting work during low water conditions with machinery setback safely from the submerged area. In sum, the proposed project will be protective of water quality and the riparian habitat by assuring vegetation restoration that will be beneficial to the surrounding natural environment, assuring no 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 Friday, August 9, 2019, in Eureka. 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:** July 26, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager JM  
Abigail M. Black, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-18-1147-W  
University of California Bodega Marine Laboratory

**Proposed Development**

Excavation of up to 150 cubic yards of soil to remediate a past fuel spill from the graded parking lot area at the UC Marine Labs on the Bodega Bay peninsula, just north of Horseshoe Cove, in 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 excavation is intended to remove soil that was impacted by a diesel-fuel spill that occurred sometime in the past 19 to 25 years. The work will also include replacing an old monitoring well with a new one, which will continue to test the surrounding groundwater for the presence of hazardous materials. In addition to using Stormwater Best Management Practices to minimize pollutants and other discharges, the Applicant will dispose of the contaminated soil in an offsite landfill that is appropriate for disposal of the types of hazardous materials present in the soil. Finally, no public access will be impacted by the project or its staging areas as the area is only open to the public two hours per week, and only by pre-arranged tours. In sum, the project as proposed will remediate an existing hazardous spill and will be implemented to assure no adverse impacts to coastal resources, including public access, 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 Friday, August 9, 2019, in Eureka. 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.**