

**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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# W15

**Prepared February 28, 2020 (for March 11, 2020 Hearing)**

**To:** Coastal Commissioners and Interested Persons

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

**Subject:** North Central Coast District Director's Report for March 2020

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 March 11, 2020. 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 March 11th in Scotts Valley.

With respect to the March 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 March 11, 2020 (see attached)**

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**CDP Waivers**

- 2-19-0165-W, Farfan Single-Family Residence Demolition and Rebuild (Bodega Bay)
- 2-20-0108-W, Marin County Open Space District Tree Removal (Bollinas)

**Emergency CDPs – None**

**CDP Extensions – None**

**CDP Amendments – None**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** February 26, 2020  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager *JM*  
Abigail Black, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 2-19-0165-W**  
Applicant: Tim Farfan and Craig Miller

**Proposed Development**

The demolition and in-kind rebuild of a single-family residence destroyed in a police car crash and subsequent fire at the bayside property at 665 Highway 1, 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:

The 60 existing piers supporting the portion of the residence extending over tidal mudflats will be replaced by 10 pedestals, decreasing the overall fill in coastal wetlands. The demolition and rebuild work will incorporate best management practices to protect coastal water quality including: the use of silt fences, straw wattles, or equivalent apparatus to prevent construction-related runoff or sediment from discharging to Bodega Bay; and limiting equipment washing, refueling, and servicing to an appropriate off-site and inland location. In addition, equipment staging will occur at an inland property approximately 0.3 miles to the south to minimize impacts to public access along Highway 1 in the immediate area. As proposed, the project accounts for potential coastal hazard risks, including future sea level rise, and includes measures to mitigate for impacts to coastal resources over its anticipated life. In sum, the project as proposed will have no significant impacts on 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, March 11, 2020 in Scotts Valley, Santa Cruz. 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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**Date:** February 26, 2020  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager   
Abigail Black, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-20-0108-W  
Applicant: Marin County Open Space District

**Proposed Development**

Removal of two fallen Monterey Pine trees suspended above and across a channel on the northeast side of Bolinas Lagoon, south 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 remove two trees currently blocking a recreational waterway used by both non-motorized boats such as kayaks and canoes and motorized boats, and reinstate access. The one-time tree removal will be conducted from a boat and from the shore using chainsaws and hand tools and is proposed to take 2-3 days. The project will employ best management practices to protect coastal water quality including the avoidance of equipment washing, refueling, and/or servicing over water or on tidelands, maintaining good site housekeeping controls and procedures, and limiting work to daylight hours so that there is no artificial lighting of tidelands. 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, March 11, 2020, in Scotts Valley. 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.**