

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
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Prepared May 7, 2021 (for May 14, 2021 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for May 2021

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 May 14, 2021. 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 May 14th during the virtual online hearing.

With respect to the May 14th 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 May 14, 2021 (see attached)

CDP Waivers

- 2-21-0152-W, Caltrans Highway 1 Repairs (Muir Beach)

Emergency CDPs – None

CDP Extensions – None

CDP Amendments – None

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: April 27, 2021

To: All Interested Parties

From: Jeannine Manna, North Central Coast District Manager
Peter Allen, Senior Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-21-0152-W
Applicant: Caltrans

Proposed Development

Follow-up CDP for emergency Highway 1 repairs following 2017 winter storm events, including placement of soldier pile walls, a sheet pile wall, pavement repairs, and related development in Marin County between Muir Beach and Stinson Beach (between postmiles 7.5-11.5).

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 for the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

Severe winter storms in 2017 caused the slip-out of sections of Highway 1, substantial pavement cracking, and further threatened the roadway. Highway 1 in this stretch is a critical transportation link for commerce and coastal public recreation. Repairs were undertaken consistent with the 2015 Marin Storm Damage Repair Guidelines, developed by Commission, Caltrans, and Marin County staff to ensure storm damage repairs can occur quickly and in compliance with the Coastal Act and Marin Local Coastal Program (LCP), including burying retaining walls to the extent feasible and revegetating impacted areas with native plants. As part of this project, Caltrans would also improve public access trails on State Parks land in the project area. Finally, this waiver is conditioned on Caltrans undertaking clean-up of existing ancillary highway infrastructure to address visual impacts that were unable to be addressed through project design including the removal of old, unnecessary fencing and other structures that negatively impact coastal views, including, at a minimum, those shown on the Caltrans project plans submitted March 16, 2021. Accordingly, the project will not have any significant adverse impacts on coastal resources, including public access to the shoreline, coastal views, and coastal biological resources consistent with the Coastal Act and Marin County LCP.

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, May 12, 2021, by way of a virtual meeting. 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 Peter Allen in in the North Central Coast District office.