

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
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Prepared July 29, 2021 (for August 12, 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 August 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 August 12, 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 August 12th during the virtual online hearing.

With respect to the August 12th 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 12, 2021 (see attached)

CDP Waivers

- 2-20-0644-W, Marin County Parks Bolinas Wye Geological and Archeological Exploration (Bolinas)
- 2-21-0455-W, City of Pacifica Esplanade Geotechnical Exploration (Pacifica)
- 2-21-0524-W, City of Daly City Mussel Rock Repairs (Daly City)

Emergency CDPs – None

CDP Extensions – None

CDP Amendments – None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 27, 2021
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Subject: **Coastal Development Permit (CDP) Waiver 2-20-0644-W**
Applicant: Marin County Parks

Proposed Development

Drilling a maximum of 5 archeological and 5 geotechnical exploratory wells, installing 3 piezometers, and hand-augering up to 8 shallow borings southwest of Highway 1 between where it intersects with Olema-Bolinas Road and Fairfax-Bolinas Road, just inland of Bolinas Lagoon, in the unincorporated Bolinas area of 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 is an exploratory investigation designed to help characterize subsurface geological and archeological conditions to inform a future Bolinas Wye Wetlands Resiliency project (which proposes to remove Fairfax-Bolinas Road, elevate Olema-Bolinas Road, and restore wetlands). The exploratory project will employ construction best management practices to protect potential cultural Tribal resources, sensitive species, coastal water quality, and public access. These measures include pre-construction surveys; presence of a biological monitor and construction coordinator during construction; prohibitions on nighttime, Sunday, and holiday work; required staging and storage out of wetlands and coastal waters; stop work provisions if impacts to species are detected; and a testing plan overall that has been reviewed and accepted by local Tribes. In sum, the project as proposed should not significantly adversely impact coastal resources, and can be found consistent with Coastal Act Chapter 3 and the certified Marin County Local Coastal Program.

Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, August 12, 2021, by way of virtual hearing. If four or more 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 Stephanie Rexing in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 27, 2021
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Julia Koppman Norton, North Central Coast District Supervisor
Subject: **Coastal Development Permit (CDP) Waiver 2-21-0455-W**
Applicant: City of Pacifica

Proposed Development

Two cone penetrometer tests and one boring up to 100 feet in depth on the blufftop, and two borings up to 20-30 feet in depth at the base of the bluff at beach level, southwest and seaward of the intersection of Esplanade Avenue and Manor Drive in the City of Pacifica.

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 is an exploratory investigation to characterize the subsurface conditions at the site in order to help provide geotechnical recommendations regarding how best to address bluff erosion at this location. The proposed project will employ appropriate construction best management practices designed to protect habitats, coastal water quality, and public access. These measures include a prohibition on both nighttime work and on lighting/grading of intertidal areas; confining beach activity to areas above the mean high-water line; cleaning-up affected beach and bluff areas each evening; applying erosion and sediment controls throughout; and restoring all accessways and other areas impacted by construction activities. In sum, the project as proposed should not significantly adversely impact coastal resources and can be found consistent with Coastal Act Chapter 3 and the certified City of Pacifica Local Coastal Program.

Coastal Commission Review Procedure

This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, August 12, 2021, by way of virtual hearing. If four or more 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 Julia Koppman Norton in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: July 27, 2021

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager
Meagan Flier, Coastal Engineer

Subject: Coastal Development Permit (CDP) Waiver 2-21-0524-W
Applicant: City of Daly City Department of Public Works

Proposed Development

Realign an existing storm drainpipe and widen a maintenance access road intersection (by a maximum of 4 feet) at Mussel Rock Landfill in the City of Daly City, 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:

Natural erosive processes and deterioration of the gabion wall and lower revetment system have led to degradation of project elements onsite, including a severed existing drainpipe and narrowed access road to the point of loss of function. The proposed drainpipe realignment is intended to prevent further degradation of the bluff and surrounding materials, as well as to ensure proper drainage. No new drainage outlets are proposed as part of this work. In addition, to avoid further impacts to public recreational access and maintenance activities, the proposed road widening will restore needed width to the access road intersection to assure proper function. Neither the storm water drainage realignment, nor the road expansion, will occur within or near sensitive habitat areas, and all construction activities incorporate best management practices to protect water quality. Any impacts to recreation areas will be temporary in nature, and there are ample alternative recreation areas onsite. In sum, the proposed project will improve drainage and recreation conditions onsite, will not adversely impact coastal resources, and can be found 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, August 12, 2021, by virtual hearing. 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 Meagan Flier in the San Francisco Headquarters office.