

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
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Th9

Prepared April 29, 2024 for May 9, 2024 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 2024

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews for the North Central Coast District Office are being reported to the Commission on May 9, 2024 via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required and each item is also available for review from the Commission's North Central Coast District Office in San Francisco. ECDPs and LCP certification reviews are being reported for informational purposes and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when the Report is considered on May 9th. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on May 9, 2024 (see attached)

CDP Waivers

- 2-24-0194-W, Marshall Boat Works Soil Borings (Marshall)
- 2-22-1038-W, Tomales Bay Oyster Company Site Improvements (Marshall)
- 2-24-0225-W, American Public Works Association Temporary Event (Pacifica)

LCP Certification Reviews

- PWP-2-MAR-24-0001-1, Tomales Bay State Park Forest Health and Wildfire Resilience Public Works Plan

CDP Amendments, Extensions

- None

Emergency CDPs

- None

How to provide testimony at this hearing

This Coastal Commission meeting will occur in person and virtually through video and teleconference. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please call 415-904-5202. The in-person portion of the meeting will be held at **Sovereign Nation of the Elk Valley Rancheria, 2332 Howland Hill Rd., Crescent City, CA 95531.**

How to provide written comments for this hearing

To submit written materials for review by the Commission, either email (via NorthCentralCoast@coastal.ca.gov) or submit such materials to Commission staff no later than 5pm on the Friday before the hearing (and staff will then distribute your materials to the Commission). Note that such materials received after this time will not be distributed to the Commission. Alternatively, you may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) as long as such materials are submitted to all Commissioners, all alternates for Commissioners, the three non-voting members of the Commission, and Commission staff. You are requested to summarize the reasons for your position in no more than two or three pages, if possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's North Central Coast District office at 455 Market Street, Suite 300, San Francisco, CA 94105, 415-904-5260.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 26, 2024
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Leslie Velasquez, North Central Coast Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-24-0194-W
Applicant: Marshall Boat Works

Proposed Development

Authorization of eight soil borings, drilled to a depth of 12 feet via hollow stem auger, and sealed with bentonite on the same day, in order to assess onsite contamination, all at Marshall Boat Works, 19123 State Route 1 in Marshall, Marin County (APNs 105-050-12 and 105-210-70).

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 project location is an industrial and rural area that is suspected of containing contaminants from the past operations onsite, and the soil borings will investigate the presence and extent of soil contamination accurately. Given the minimal nature of the proposed development and that the borings will be capped the same day they are drilled, the proposed project will not adversely affect coastal resources, including visual resources, water quality, biological resources, or public access, consistent with the requirements of 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, May 9, 2024. 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 questions about the proposal or wish to register an objection, please contact Leslie Velasquez in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: April 29, 2024
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Subject: Coastal Development Permit (CDP) Waiver 2-22-1038-W
Applicant: Tomales Bay Oyster Company

Proposed Development

After-the-fact authorization of the following work performed under previous ownership: construction of staff outhouse structure and removable customer portable toilets; storage shed; trash and recycling receptacle pad; covered trellis patio work area; retaining walls; and a free-standing entry sign, all at Tomales Bay Oyster Company, 15479 State Route 1 in Marshall, Marin County (APN 119-060-33).

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:

All project elements were installed by a previous owner, but the current owner and Applicant now seeks to authorize them, including as they are necessary to assure continued operation of the oyster company business. The site is already fairly developed, and the development in question is located in that already developed area, outside of Tomales Bay waters and away from sensitive habitats. For these reasons, the proposal will not adversely affect coastal resources, including water quality, biological resources, or public access, consistent with the requirements of 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, May 9, 2024. 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 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: April 24, 2024
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Oceane Ringuette, North Central Coast District Supervisor
Subject: Coastal Development Permit (CDP) Waiver 2-24-0225-W
Applicant: City of Pacifica

Proposed Development

One-day closure of Parking Lot B at Pacifica State Beach (for June 5, 2024) for a Silicon Valley Chapter of the American Public Works Association (APWA) temporary event, in the City of Pacifica, San Mateo County (APNs 022-191-240 and 022-191-270).

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 City of Pacifica is proposing to host a one-day event for an APWA skills competition for equipment operators. The event would include equipment demonstrations with wheeled vehicles limited to the existing paved parking lot and no excavation or soil movement would occur. Additionally, the lot closure would be from 7:30 am to 4:00 pm, but the perimeter of the lot will remain open to vehicular traffic for access to fifteen beachfront parking spaces, and the public restroom and pedestrian paths will also remain open for the duration of the event. Accordingly, there is no potential for adverse impacts to coastal resources, including public access and marine resources, consistent with Coastal Act Chapter 3 and the certified 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 May 9, 2024. 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 questions about the proposal or wish to register an objection, please contact Oceane Ringuette in the North Central Coast District office.

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Th9

Prepared April 24, 2024 (for May 9, 2024 Hearing)

To: Coastal Commissioners and Interested Persons
From: Kate Huckelbridge, Executive Director
Stephanie Rexing, North Central Coast District Manager
Erin Prahler, Statewide Planning Manager

Subject: Certification Review for Public Works Plan No. PWP-2-MAR-24-0001-1 (Tomales Bay State Park Forest Health and Wildfire Resilience Public Works Plan)

On April 11, 2024, the California Coastal Commission considered the Tomales Bay State Park Forest Health and Wildfire Resilience Public Works Plan (PWP No. PWP-2-MAR-24-0001-1) proposed by California State Parks. At that time, and after a public hearing, the Commission conditionally certified the PWP provided it was modified as suggested by the Commission.

On April 22, 2024, California State Parks submitted a letter acknowledging receipt of the Commission's conditional certification of PWP No. PWP-2-MAR-24-0001-1, as well as accepting and agreeing to the modifications suggested by the Commission.

The Executive Director has reviewed California State Parks' April 22, 2024 acknowledgment, acceptance of and agreement with the terms and suggested modifications of PWP No. PWP-2-MAR-24-0001-1 and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's May meeting on May 9, 2024 as part of the North Central Coast District Director's Report. The Commission meeting starts at 9am on May 9th, and the District Director's Report is item number Th9 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject PWP, as certification review is limited to the question of whether California State Parks adopted the suggested modifications to the PWP approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the PWP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5; Section 30605 of the Coastal

Act states that a public works plan shall be submitted to, and processed by, the Commission in the same manner as prescribed for a local coastal program). Upon reporting this item to the Commission in the North Central Coast District Director's Report, the PWP will be certified as of that date and time.

If you have any questions about this PWP certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the Statewide Planning Unit at (415) 904-5200 and/or TomalesBayPWP@coastal.ca.gov.

Attachment: California State Parks' April 22, 2024 Letter



State of California • Natural Resources Agency

Gavin Newsom, *Governor*

DEPARTMENT OF PARKS AND RECREATION

Armando Quintero, *Director*

Bay Area District

845 Casa Grande Road

Petaluma, CA. 94954

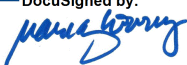
April 22, 2024

Erin Prahler
Statewide Planning Manager
California Coastal Commission
North Central Coast District
455 Market Street, Suite 228
San Francisco, CA 94105

Dear Ms. Prahler,

On behalf of California State Parks, I acknowledge receipt of the California Coastal Commission's certification of Public Works Plan No. PWP-2-MAR-24-0001-1 on April 11, 2024, and accept and agree to all suggested modifications identified by the Commission.

Sincerely,

DocuSigned by:

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Maria Mowrey
District Superintendent
Bay Area District