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Prepared August 29, 2025 for September 12, 2025 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for September 2025

The California Coastal Commission's North Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission **on September 12, 2025** 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 (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, 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 such items are considered **on September 12th**. 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 September 12, 2025 (see attached)

CDP Waivers and LCP Certification Reviews

- 2-25-0279-W, Olympic Club "Ocean Course" Improvements (San Francisco)

CDP Amendments

- None

CDP Extensions

- None

Emergency CDPs

- None

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing for it on **September 12th**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail

on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, from Commission staff at any Commission office, or at the meeting itself. In any case, the hearing will physically take place **at Fort Bragg Town Hall, 363 N. Main Street, Fort Bragg, CA, 95437.**

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to NorthCentralCoast@coastal.ca.gov), mail (to 455 Market Street, Suite 228, San Francisco, CA 94105), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will <u>not</u> be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties 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) if such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as 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 228, San Francisco, CA 94105, 415-904-5260; or at NorthCentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: August 29, 2025

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager
Luke Henningsen, Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 2-25-0279-W**
Applicant: The Olympic Club

Proposed Development

Repair, maintenance, and minor improvements to portions of the Olympic Club's 18-hole "Ocean Course" - including: installation of a modernized replacement irrigation system; minor changes to tee areas, bunkers, and greens complexes, including grading and turf updates; tree removal, with native replacement plantings; and minor improvements and repairs to the practice facility, all within the existing developed footprint of the Olympic Club located at 599 Skyline Boulevard, situated in both San Francisco and San Mateo Counties.

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 repair and minor improvements project will restore and enhance areas of the Ocean Course but not change the current use of the land, expand the existing course footprint, or otherwise intensify the historical use of the property; and certain improvements such as the irrigation system will modernize course operations, through improved water usage efficiency. All construction activities will occur within the existing footprint of the developed golf course and away from known sensitive habitats and public access areas. All non-native tree removal activities proposed are subject to pre-construction surveys and stop work requirements, as well as required best management practices for any nesting birds and roosting bats if found. Finally, the project incorporates an erosion and sediment control plan that requires best management practices to ensure offsite drainage will not be impacted by construction or grading activities, and no material will be exported off-site. Accordingly, the potential for adverse impacts to coastal resources - including biological resources and public access - is minimal, consistent with Coastal Act Chapter 3 and the certified City of San Francisco and San Mateo County Local Coastal Programs.

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. San Francisco and San Mateo Counties, acting as lead CEQA agencies, determined that the proposed project was Categorically Exempt - with both citing CEQA Section 15304 (Class 4) - and thus did not identify any significant adverse environmental effects from the project. The Commission’s review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is not necessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

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 Friday, September 12, 2025. 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 Luke Henningsen in the North Central Coast District office.