

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST AND NORTH CENTRAL COAST DISTRICT OFFICES
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

**NOTICE OF PROPOSED PERMIT WAIVER**

Date: April 4, 2013
To: All Interested Parties
From: Madeline Cavalieri, North Central Coast District Manager *MC for MC*
Nicholas Dreher, Coastal Analyst
Subject: Coastal Development Permit (CDP) Waiver 2-12-012-W
Applicant: Peter Grenell, San Mateo County Harbor District

Proposed Development

The proposed project includes clamshell bucket dredging of 5,600 cubic yards of material at an existing boat launch ramp and disposal within the Pillar Point Harbor breakwater at the Perch Beach disposal site. The dredged materials will be placed into dump trucks and transported via an existing roadway to the disposal site. The disposal will cover an area of approximately two-thirds of an acre. Dredging is expected to take approximately 25 days to complete. The dredged material will have containment k-rails and silt buffers, to remain for approximately 30 days, to prevent migration of materials into adjacent waters until ready to vegetate. As part of the proposed project, the Applicant will continue evaluating alternative disposal sites for beneficial reuse of materials associated with future dredging activities at the Harbor.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13252(e) 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 dredging activities are necessary to open up boat launch ramps, which are presently not usable due to sediment build-up (only one out of the four available docks/ramps is operable). The project materials demonstrate dredging at this location is not expected to result in significant impacts to coastal resources. The site does not contain sensitive habitats, such as eelgrass. The removal of the material will open up docks and ramps used by the Harbor and the public for fishing and recreational opportunities. The disposed materials will not significantly impact public access, because the existing nearby kayak rental company will not be impacted and there is still direct access from the Perch Beach site to the Harbor waters. The disposed materials will be contained on three sides with silt containment systems, and on two sides (to the west and south) with concrete k-rails to ensure sediment does not migrate to Harbor waters and/or sensitive habitats during dewatering. The Applicant has received all necessary federal, state and local approvals for the proposed project.

It is noted that the Applicant is committed to seeking alternative dredge material disposal sites, such as along the Princeton Shoreline and at Surfer's Beach (south of the Harbor), for future dredge projects. It is possible that such alternative sites would provide important beach nourishment benefits, but they are not timely available at this point (e.g., these other sites are currently being evaluated by the Army Corps,

NOTICE OF PROPOSED PERMIT WAIVER

CDP Waiver 2-12-012-W (Pillar Point Harbor Dredging)

Page 2

the County, and others, but approvals would appear to be some time off). Given the need to open up the dock and ramp area for use in the near term, including for the start of salmon fishing season on April 6, 2013, the proposed project makes sense in the short term. For all of the above reasons, including the Applicant's commitment to pursuing evaluation of nearby beach nourishment sites for future dredging episodes, any impacts of the development on coastal resources or coastal access are insignificant, and the proposed project is 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 Thursday, April 11, 2013, in Santa Barbara. 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 Nicholas Dreher in the North Central Coast District office.

April 4, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Proposed Waiver for San Mateo County Harbor District Dredging at Pillar Point Harbor

Commissioners:

My concerns with the proposed launch ramp dredging project placing dredge material at Perched Beach are two-fold:

Perched Beach was originally intended to mitigate for lost beach from harbor development. This area has already been impaired as a beach due to excess dredge material placed there more recently during two previous launch ramp dredging events. The excess dredge has led to weed growth and a steeper descent to the water. To place four additional feet of dredge over two thirds of the beach will make water access steep and difficult for most of the width of the beach. Please do not allow this decrease in beach access and area for small watercraft events so suitable for Perched Beach.

My other concern is nearby eroded beaches crying out for sand nourishment. A reasonable quick alternative would be to combine the launch ramp dredging project with the Harbor District's high priority West Trail erosion repairs for which engineering studies and estimates were completed a year ago, along with project budget allocation for current fiscal year. That comparable size project could be completed with the dredge material instead of hard armoring as the Harbor District proposes. The West Shoreline Trail is a very popular harbor coastal access trail that is in danger of being closed due to erosion.

Please deny the waiver and require a full Coastal Development Permit for this project.

Sincerely,

Lisa Ketcham
172 Culebra Lane
Moss Beach, CA 94038

From: April Armijo [mailto:aprilarmijo@hotmail.com]

Sent: Thursday, April 04, 2013 8:44 AM

To: Dreher, Nicholas@Coastal

Subject: Please, save our beach letter attached

Please preserve our beach access

April 4, 2013

Nick Dreher
CCC Coastal Analyst
California Coastal Commission

Mr. Dreher and Members of the California Coastal Commission,

I object to the proposed waiver for dredging, and filling in existing beach access at Pillar Point Harbor.

Perched Beach provides important public beach access. This beach has long been used for Outrigger Canoe races, kayak gatherings, sailing regattas, and other large group activities. The proposed dredge and fill of the beach will eliminate over 200' of beach access forever.

I have the following comments and proposed conditions:

1. This is not an emergency. The launch ramp area is located at a stream outfall, causing silt build-up, and dredging events have occurred in 1999, and 2006, and will occur in the future. The Harbor District has had over 6 years to find a suitable site for the dredge material, and apply for permits.
2. Any sand placed on Perched Beach should not take away beach access. The boat launch area could be made usable with many fewer yards of dredging than is being proposed. If more sand is dredged than will fit onto Perched Beach without losing 200' of public access to the water, than the excess sand should be stored elsewhere. This dredging will likely occur every 6-7 years in the future, and another site for the sand will have to be found. Filling in public access to California waterways is not an appropriate use for dredged sand.
3. Any material placed on site that does not conform to a usable sloping contour should be removed and full beach access restored within a period of one year.
4. Any beach access lost must be mitigated by harbor beach access in another location, with similar access to parking, bathrooms, and the safe pedestrian crossing at HWY1.

Please save our beach access for future generations.

Respectfully,

April Lee Armijo

Please preserve our beach access

April 3, 2013

Nick Dreher
CCC Coastal Analyst
California Coastal Commission

Mr. Dreher and Members of the California Coastal Commission

I object to the proposed waiver for dredging, and filling in existing beach access at Pillar Point Harbor.

Perched Beach provides important public beach access. This beach has long been used for Outrigger Canoe races, kayak gatherings, sailing regattas, and other large group activities. The proposed dredge and fill of the beach will eliminate over 200' of beach access forever.

I have the following comments and proposed conditions:

1. This is not an emergency. The launch ramp area is located at a stream outfall, causing silt build-up, and dredging events have occurred in 1999, and 2006, and will occur in the future. The Harbor District has had over 6 years to find a suitable site for the dredge material, and apply for permits.
2. Any sand placed on Perched Beach should not take away beach access. The boat launch area could be made usable with many fewer yards of dredging than is being proposed. If more sand is dredged than will fit onto Perched Beach without losing 200' of public access to the water, than the excess sand should be stored elsewhere. This dredging will likely occur every 6-7 years in the future, and another site for the sand will have to be found. Filling in public access to California waterways is not an appropriate use for dredged sand.
3. Any material placed on site that does not conform to a usable sloping contour should be removed and full beach access restored within a period of one year.
4. Any beach access lost must be mitigated by harbor beach access in another location, with similar access to parking, bathrooms, and the safe pedestrian crossing at HWY1.

Please save our beach access for future generations.

Respectfully,

April Lee Armijo

From: Neil & Jennifer Merrilees [<mailto:mermade4@yahoo.com>]

Sent: Tuesday, April 02, 2013 1:05 PM

To: Dreher, Nicholas@Coastal

Subject: Re: Pillar Point Dredge Project (2-12-012)

Nick

I am interested in objecting to the proposed waiver for the placing of dredging material on Perched Beach.

I feel that the substantial loss of public beach access should be prevented or mitigated.
of Could you place me on a notification list for the waiver?

Thank you

Neil Merrilees
215 Mirada Road
Half Moon Bay, CA 94019
(650) 728-3813

-----Original Message-----

From: Lennie Roberts [<mailto:lennie@darwin.ptvy.ca.us>]

Sent: Thursday, March 28, 2013 7:38 PM

To: Dreher, Nicholas@Coastal

Subject: SMC Harbor District dredging

Hi Nicholas, Could you please add me (on behalf of Committee for Green Foothills) to the list for notification of the proposed waiver regarding dredging for the boat launch ramp at the Harbor? CGF would like to object.

Thanks,

Lennie

From: Edmundo Larenas [<mailto:surfdoggie@gmail.com>]
Sent: Sunday, April 07, 2013 8:18 PM
To: Dreher, Nicholas@Coastal
Subject: Coastal Development Permit (CDP) Waiver 2-12-012 – W

Dear Nick Dreher,

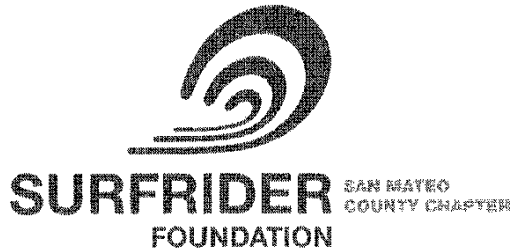
Please consider the attached document regarding

Coastal Development Permit (CDP) Waiver 2-12-012 – W

Thank you.

Very truly yours

Edmundo Larenas
Surfrider Foundation San Mateo Chapter Chair



April 7, 2013

Item Th.6
Oppose Waiver

Chair Mary Shallenberger, and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Coastal Development Permit (CDP) Waiver 2-12-012 – W

Dear Chair Shallenberger and Commissioners,

I am writing you on behalf of the Surfrider Foundation San Mateo Chapter to strongly object to the granting of the proposed Waiver which would allow dredging of 5,600 cubic yards of material at the existing boat launch ramp at Pillar Point Harbor without a Coastal Development Permit. Surfrider absolutely objects to the proposed placement of the dredged material on Perch Beach, especially since there are several alternatives where addition of these spoils would provide a benefit to public access and shoreline protection. For example protection of the northwest Shore Line Trail or erosion mitigation at Surfers Beach.

Perched Beach provides safe access for several public activities such as Kayaking, Standup paddling and much more. This area has already been assaulted twice by unwise deposition of dredged material, once in 1999 and again in 2006, in both instances making beach access sequentially more difficult. We urge you to protect Public Access at this special place and deny the Waiver and rule in a manner consistent with the Coastal Act.

Sincerely yours,

Edmundo Larenas

San Mateo Chapter Chair

From: Mary Larenas [<mailto:mdlarenas@gmail.com>]
Sent: Sunday, April 07, 2013 8:36 PM
To: Dreher, Nicholas@Coastal; Dreher, Nicholas@Coastal
Cc: Lisa Ketcham; Sabrina Brennan
Subject: Perched Beach - Pillar Point Harbor

April 7, 2013

Nick Dreher

CCC Coastal Analyst

California Coastal Commission

Dear Mr. Dreher and Members of the California Coastal Commission,

I would like to express my concerns and my objection to the proposed waiver to allow the dredging of Pillar Point Harbor and the filling in of an area known as Perched Beach.

Perched Beach is the only public access area within the Harbor that provides safe and easy access to the water and open, non-sandy beach (safe footing) for elderly, families and persons with disabilities that is located next to restrooms, parking, restaurants, and fishing pier. Perched Beach should be preserved for those members of the public who cannot access other areas along the coast.

Thousands of Harbor visitors never go beyond ¼ mile from the parking lot. To take away this valuable and beautiful section of beach for the purpose of landfill (which will require a future seawall to prevent erosion) in order to build more office space is not in the best interest of the public and especially those who have limitations.

Perched Beach is accessible by a trail that gradually slopes down and ends at the water's edge. All other such access is only available a mile or so away at Maverick's parking lot which has limited parking, smelly outhouses and requires a long walk to the water which may be difficult for older people, families with small children and those with disabilities. Access at the southern corner where dredging is proposed again has similar limitations as the Maverick's parking lot.

The proposed dredge and fill of the beach will result in over 200' of beach access lost forever.

I am asking you to please protect public access and to continue to save our beach access for future generations.

Sincerely,

Dr. Mary Larenas

Specializing in Adult and Geriatric Mental Health

301 Nevada Ave.

Moss Beach, CA

94038

650-728-5067

From: Merrill Bobele [<mailto:mlbobele@comcast.net>]

Sent: Sunday, April 07, 2013 11:17 PM

To: Dreher, Nicholas@Coastal

Subject: Letter to Coastal Commission Re: Oppose CDP Waiver for Dredging Pillar Pt. Harbor

Dear Nick,

Attached is a letter in opposition of a CDP Waiver for dredging Pillar Pt. Harbor Boat Ramp. Would you please forward it to the Coastal Commission for the appropriate agenda item.

Thanks,

Merrill Bobele

650-726-6429

Co-Chair Coastal Issues Committee

Loma Prieta Chapter, Sierra Club

Merrill Bobele, Co-Chair Coastal Issues Committee Loma Prieta Chapter, Sierra Club

P.O. Box 2486

El Granada, CA. 94018

April 6, 2013

California Coastal Commission

C/O: Mr. Nick Dreher, Coastal Analyst,

California Coastal Commission

Re: Oppose CDP Waiver for Dredging Pillar Pt. Harbor Boat Ramp

Dear Commissioners:

We oppose the proposed dredging and filling existing beach access at Pillar Pt. Harbor, San Mateo County Harbor District. Presently, Perched Beach provides important public beach access for kayak gatherings, outrigger canoe races, sailing regattas, and other group activities. The proposed fill from the dredge on the beach would eliminate over 200 feet of beach access. The following points support our position:

1. This is not an emergency. The launch ramp area is located at the outfall of Deer Creek, causing silt and build-up. Dredging has occurred in 1999 and 2006, and will occur in the future on a similar schedule. The District has had over six years since the last dredging to find a suitable site for dredge material and to apply for the necessary CDC permit.
2. Any sand placed on Perched Beach should not take away or restrict public beach access.
3. The Harbor District projects should not be piecemeal, but part of an updated General Plan with specific objectives that are consistent with the requirements of the California Coastal Act.
4. The West Shoreline Trail, within the harbor is threatened by shoreline erosion, and is scheduled for repair this year. It makes sense to use dredging material from the Boat Ramp as beach nourishment either at this location and/or at Surfers' Beach, south of the Breakwater.

We urge that the Commission deny the request for waiver so that the application can be processed as a regular CDP application.

Sincerely,

Merrill Bobele, Co-Chair Coastal Issues Committee

From: Neil & Jennifer Merrilees [<mailto:mermade4@yahoo.com>]
Sent: Monday, April 08, 2013 8:53 AM
To: Dreher, Nicholas@Coastal
Subject: Waiver 2-12-012-w objection

Nick

Here is my letter objecting to the perched beach dredging waiver

Neil Merrilees
215 Mirada Road
Half Moon Bay, CA 94019
(650) 728-3813

April 7, 2013

Item Th.6
Oppose Waiver

Chair Mary Shallenberger, and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Coastal Development Permit (CDP) Waiver 2-12-012 – W

Dear Chair Shallenberger and Commissioners,

I am writing to object to the granting of the proposed Waiver, which would allow placing 5,600 cubic yards of material on an existing recreational beach at Pillar Point Harbor without a Coastal Development Permit. Reducing beach access permanently for an ongoing dredge process is unnecessary, and reducing it without mitigation would be inconsistent with the Public Access and Recreational Policies of the Coastal Act.

1. If the waiver is granted, a rare section of beach that has long provided beach access for group activities will be lost permanently, with no mitigation. Gatherings of kayak clubs, outrigger canoe races, sailing regattas, paddleboard races and large water based recreation group activities will become difficult or impossible without this large staging beach.
2. There is no longer time pressure for the dredging. Salmon Season opened with 3 usable launch lanes at low tide, and 3 more lanes that could be usable at high tide. In addition, district staff has had 6 years to apply for a permit and consider alternate disposal sites since the last dredging at this site in 2006.
3. Three of the 6 available launching lanes are currently completely usable at the lowest tides (over 5' deep at a .2 low tide). The remaining three lanes could be made usable with much less dredging than is being proposed. By removing only what is necessary for boat launching, the lesser amount of sand (1-2000 cubic yards) could be placed on Perched Beach with no negative effects to beach access.
4. While the proposed waiver infers that the sand on Perched Beach will be temporary ("the Applicant is committed to seeking alternative dredge material disposal sites") there are no conditions in the waiver that require restoration of the lost beach access. The proposed sand placement follows the exact outline of Harbor District plans for a parking lot, behind a sheet pile bulkhead, as part of the Pillar Point Harbor general plan, making it possible that the dredge placement is to facilitate future development, as much as clearing of the launch ramp.
5. Many alternate disposal sites exist, and have been proposed by residents, and local governmental groups (including the Coastal Commission Staff at a community meeting in 1997 discussing the Princeton waterfront). To date, no permits for

alternate sites have been applied for. While staff at the Gulf of the Farallones Marine Sanctuary has stated publicly (HMB Review 1/17/13) that they would welcome an application to place sand on Surfer's Beach, no permit has been applied for. While there is currently a study underway by the Army Corps, that study is not for, or required by the Gulf of the Farallones Marine Sanctuary. The requirements necessary for an approved GOFMS permit, will likely be determined only after the permit is applied for. That process has not been started.

Coastal beach access is important. There are many alternatives to this plan, none of which require the loss of coastal access. Please deny the Waiver so the application can be processed as a regular Coastal Development Permit application.

Sincerely,

Neil Merrilees



COMMITTEE FOR
GREEN FOOTHILLS

April 7, 2013

Item Th.6
Oppose Waiver

Chair Mary Shallenberger, and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Coastal Development Permit (CDP) Waiver 2-12-012 – W

Dear Chair Shallenberger and Commissioners,

On behalf of Committee for Green Foothills (CGF), I am writing to object to the granting of the proposed Waiver, which would allow dredging 5,600 cubic yards of material at the existing boat launch ramp at Pillar Point Harbor without a Coastal Development Permit. CGF's particular concern is the proposed placement of the dredging spoils on Perched Beach.

Perched Beach is a rare section of beach within the Harbor that has long provided beach staging and access for group activities including gatherings of kayak clubs, outrigger canoe races, sailing regattas, paddleboard races and large water-based recreation group activities. Perched Beach has twice been used for disposal of dredged spoils from previous launch ramp maintenance (in 1999 and 2006), which has steepened the natural beach grade. Placing an additional four feet of dredged materials over two thirds of the beach will make water access even more difficult, if not impossible, and thus would be inconsistent with the Public Access and Recreation Policies of the Coastal Act.

The San Mateo County Harbor District has characterized the dredging as an urgency project based on the need to complete the dredging (which is projected to take 25 days) by the start of salmon fishing season on April 6. That "deadline" has passed, which gives the District time to find a more suitable site for the dredging spoils.

One alternative location is the West Shoreline Trail, also within the Harbor, that is threatened by shoreline erosion. The District is currently considering three proposals to armor the shoreline to protect this trail: Rip-Rap, Soldier Pile Wall, and Shotcrete/Soil Nail Wall, all of which would appear to be inconsistent with Section 30235 of the Coastal Act, and thus may not be approvable. The District plans to move forward with the West Shoreline Trail repair this year, and is a logical place to use the dredging spoils as beach nourishment.

Other alternatives include the Princeton Shoreline, within the Harbor, and Surfer's Beach, south of the Breakwater where there is an accelerated loss of beach sand. Please deny the Waiver so the application can be processed as a regular Coastal Development Permit application.

Sincerely,

Lennie Roberts, San Mateo County Legislative Advocate

COMMITTEE FOR
GREEN FOOTHILLS

3921 E. Bayshore Road
Palo Alto, CA 94303

650.968.7243 PHONE
650.968.8431 FAX

info@GreenFoothills.org
www.GreenFoothills.org

April 4, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Proposed Waiver for San Mateo County Harbor District Dredging at Pillar Point Harbor

Commissioners:

My concerns with the proposed launch ramp dredging project placing dredge material at Perched Beach are two-fold:

Perched Beach was originally intended to mitigate for lost beach from harbor development. This area has already been impaired as a beach due to excess dredge material placed there more recently during two previous launch ramp dredging events. The excess dredge has led to weed growth and a steeper descent to the water. To place four additional feet of dredge over two thirds of the beach will make water access steep and difficult for most of the width of the beach. Please do not allow this decrease in beach access and area for small watercraft events so suitable for Perched Beach.

My other concern is nearby eroded beaches crying out for sand nourishment. A reasonable quick alternative would be to combine the launch ramp dredging project with the Harbor District's high priority West Trail erosion repairs for which engineering studies and estimates were completed a year ago, along with project budget allocation for current fiscal year. That comparable size project could be completed with the dredge material instead of hard armoring as the Harbor District proposes. The West Shoreline Trail is a very popular harbor coastal access trail that is in danger of being closed due to erosion.

Please deny the waiver and require a full Coastal Development Permit for this project.

Sincerely,

Lisa Ketcham
172 Culebra Lane
Moss Beach, CA 94038