

MARIN EMERGENCY RADIO AUTHORITY

c/o Town of Corte Madera
300 Tamalpais Drive, Corte Madera, CA 94925
PHONE: (415) 927-5050
WWW.MERAONLINE.ORG

DATE: March 25, 2020
TO: MERA Governing Board
FROM: Ernest Klock, Operations Officer
SUBJECT: AGENDA ITEM C-1: Permitting Update – Next Gen Project

Recommended Action: Accept this report on the overall permit updates for the MERA Next Gen Project.

There are various permits and services required prior to the start of construction of the MERA Next Gen System Project. These include coastal development permits, building permits, PG&E new commercial electrical services, and Bay Area Air Quality Management District's air quality permits.

Coastal Development Permits:

Coastal development permit (CDP) are required for any development within the coastal zone to ensure the protection and conservation of the State's coastal resources and to maximize public use and enjoyment of them. Three sites for the Next Gen System require CDP: Point Reyes Hill, Muir Beach, and Tomales.

The Point Reyes Hill site is located on Federal parkland and therefore, the CDP application is processed directly by the California Coastal Commission (CCC) instead of the local jurisdiction. The CCC has determined that the scope of work for the Point Reyes Hill site is relatively minor and qualifies for a permit waiver, which would allow for the proposed development without a CDP. That permit waiver was issued to MERA on February 18, 2020 by the CCC, copy of permit waiver attached.

The Muir Beach and Tomales applications have been approved by the local deputy zoning administrator on February 27, 2020 and the local appeal period (5 business days) has been exhausted with no appeals. Both applications have been sent to the California Coastal Commission on March 11, 2020 where they will be posted on the Commission's website for an additional 10 working day appeal period. If there are no appeals, both applications are considered approved by the local deputy zoning administrator's decision. If there is an appeal, a public hearing will be schedule within 49 days of the appeal to determine the merits of the appeal and whether it raises a substantial issue relative to the conformance with the Local Coastal Program or with the Coastal Act public access policies. There can be potential substantial delays to the project schedule if an appeal is submitted.

Building Permits:

MERA is a joint powers authority and therefore, is not subject to local permitting requirements. However, as part of the lease negotiations with the City of San Rafael at the Dollar Hill and Skyview Terrace sites, city building permits are requested to be obtained for these two site locations. The construction plans are in the final stages of review with Motorola and the building permits applications will be submit shortly afterwards. There is no foreseeable delay to the project schedule with the building permit process.

PG&E Services:

PG&E new commercial electrical service applications are required for installation of new electrical meters for the five new greenfield sites: Coyote Peak, Mill Valley, Muir Beach, Skyview Terrace, and Tomales. Applications for these five sites were submitted on January 16, 2020. PG&E has provided us initial comments and we are working with Motorola to address these comments on the construction plans. There is no foreseeable delay to the project schedule with the PG&E service process.

Air Quality Permits:

Bay Area Air Quality Management District's air quality permits are required for any stationary equipment that emits to the atmosphere in the Bay Area. Air quality permits will be required for the following eight sites where a new generator will be installed: Steward Point, Mt. Tamalpais, Wolfback Ridge, Skyview Terrace, Mill Valley, Coyote Peak, Muir Beach, and Tomales. Air quality permits applications will be applied for during the construction stage when a specific model generator has been selected by the contractor and approved by the County. There is no foreseeable delay to the project schedule with the air quality permit process.

ATTACHMENTS:

C-1a California Coastal Commission Notice of Permit Waiver Effectiveness

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CALIFORNIA 94105-2219
PH (415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400
WWW.COASTAL.CA.GOV



NOTICE OF PERMIT WAIVER EFFECTIVENESS

February 18, 2020

To: Marin Emergency Radio Authority

From: Jeannine Manna, District Manager
Sara Pfeifer, Coastal Program Analyst

Subject: Coastal Development Permit (CDP) Waiver 2-19-1435-W

Please note that CDP Waiver 2-19-1435-W was reported to the California Coastal Commission on February 12, 2020 and became effective as of that date. CDP Waiver 2-19-1435-W allows for:

Improvements to an existing telecommunication facility including installation of two new, 3-foot diameter dishes and a 12-foot tall by 9-foot long cable bridge; addition of an HVAC system to an existing emergency shelter, and replacement of a 25-foot utility pole to a non-reflective 40-foot steel pole; reinforcement of the existing monopole foundation; and replacement of one antenna, at 3 Mount Vision Road in Point Reyes, adjacent to Inverness Ridge, in unincorporated Marin County.

Please be advised that CDP Waiver 2-19-1435-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, please contact Sara Pfeifer in the North Central Coast District Office at the address and phone number above.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in black ink, appearing to read "Jeannine Manna".

Jeannine Manna
District Manager