

CALIFORNIA COASTAL COMMISSION

North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219
(415) 904-5260 or (415) 904-5200 FAX (415) 904-5400



Th15

**NORTH CENTRAL COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 08, 2015

TO: Commissioners and Interested Parties
FROM: Dan Carl, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the September 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

DETAIL OF ATTACHED MATERIALS

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-2-15-0023 City of Half Moon Bay, Attn: Brian Lee	Installation of temporary jacks and shoring to support the underside of a staircase off the bluff Coastal Trail and down to Canada Verde Creek Beach	Canada Verde Creek Beach, South of 2 Miramontes Point Road, Half Moon Bay, San Mateo County



California Coastal Commission

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-2-15-0023 (Stair Repair Canada Verde Creek Beach, South of 2 Miramontes Point Road, Half Moon Bay, San Mateo County)

Issue Date: August 28, 2015

Page 1 of 3

This emergency coastal development permit (ECDP) authorizes emergency development consisting of installation of temporary jacks and shoring to support the underside of a staircase off the bluff Coastal Trail and down to Canada Verde Creek Beach. During a site investigation, City staff noticed a void below the existing staircase and landing between the stairs and landing and the boulders supporting the stairs and landing. Contractors determined that immediate temporary repair must be made to the staircase and landing in order to assure continued safety of the public access stairway to the beach and to minimize the potential for complete failure of the stairs. The contractor proposes to install the jacks and shoring with a small crew using small power hand tools and no heavy equipment. Temporary mechanical jack supports will be installed between the boulders and the bottom of the staircase and landing along with short steel beams to help reduce the risk of failure of the stairs and landing. The jack supports will be anchored to the boulders with expansion anchors to help deter tampering or removal of the jacks. The staircase will remain open during this work and proper signage and barricades will be installed around the work area.

Based on the materials presented by the Permittee (City of Half Moon Bay Public Works Department), the stairs provide important public access from the bluff top down to the beach. However, the boulders that hold up the staircase and landing have settled over time creating a void that could undermine the existing stairway and that needs immediate repair. In addition to this temporary fix, the City is currently identifying a long term solution to install more permanent protection of the existing staircase. The proposed emergency development is necessary to abate the risk of failure of the staircase threatening public safety, as well as, impacting existing available public access down to the beach. The submitted application materials include a project description that assures measures are taken to minimize access to safety and public access. Therefore, the Executive Director of the California Coastal Commission hereby finds that:

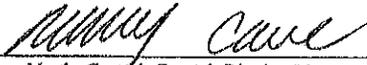
- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency development is hereby approved, subject to the conditions listed on the attached pages.

Emergency CDP G-2-15-00 23 Stair Repair Canada Verde Creek Beach

Issue Date: August 28, 2015

Page 2 of 3



Nancy Cave, North Central Coastal District Manager, for Charles Lester, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this permit (i.e., by September 12, 2015). This ECDP is not valid unless and until the acceptance form has been received in the North Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 6 months of the date of this permit (i.e., by February 28, 2016) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary and is designed to abate the identified emergency, and shall be removed if it is not authorized by a regular CDP. Within 1 year of the date of this permit (i.e. by August 28, 2016) the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent or for a different project designed to repair the stairway. The application shall include a permanent solution to repair the stairs in a state that will surpass the duration of the solution proposed and approved within this ECDP. The deadlines in this condition may be extended for good cause by the Executive Director.
5. In exercising this ECDP, the Permittee agree to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., U.S. Army Corps of Engineers, State Lands Commission, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. All emergency development shall be limited in scale and scope to that specifically identified in the plans submitted to the Coastal Commission on August 27, 2015.
8. All emergency development is limited to the least amount necessary to abate the emergency and to prevent further harm while a long-term solution is identified.
9. All emergency construction activities shall limit impacts to coastal resources (including public recreational access, habitat areas, and Canada Verde Creek Beach) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):

Emergency CDP G-2-15-0023 Stair Repair Canada Verde Creek Beach

Issue Date: August 28, 2015

Page 3 of 3

- a. All areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to minimize construction encroachment on the shoreline and to have the least impact on public access and the marine environment. Construction activities, materials, and/or equipment storage are prohibited outside of the defined construction, staging, and storage areas.
 - b. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.
 - c. The Permittee shall notify planning staff of the Coastal Commission's North Central Coast District Office immediately upon completion of construction. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
10. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
11. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
12. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the subject site without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Chapter 9 of the Coastal Act.

The emergency development carried out under this ECDP is at the Permittee's risk and is considered to be temporary work done in an emergency situation to abate an emergency. For the development to be authorized under the Coastal Act and/or if the property lessees wish to expand the scope of work, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's North Central Coast District Office at 45 Fremont Street, Suite 2000, San Francisco, CA 94105 (415)-904-5200.

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

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

RE: Emergency Permit No. G-2-15-0023

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the North Central Coast District Office Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit October 27, 2015, OR I will remove the emergency work authorized by such permit in its entirety within 150 days of the date of the emergency permit January 25, 2016.

A handwritten signature in black ink, appearing to read "John Doughty", enclosed within a hand-drawn oval.

Signature of property owner or
Authorized representative

JOHN DOUGHTY
Name

501 MAIN STREET
Address

HALF MOON BAY, CA

(650) 726-8252 94019

9/31/15
Date of Signing