

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
WWW.COASTAL.CA.GOV



W24

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
June 2016 Meeting of the California Coastal Commission*

June 02, 2016

To: Commissioners and Interested Parties

From: Dan Carl, North Central Coast District Deputy Director

A handwritten signature in black ink, appearing to read "DC", is placed to the right of the "From:" line.

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the June 2016 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.

DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
2-16-0356-W Caltrans, Attn: Wajahat Nyaz	Construction of a 114 foot-long buried soldier-pile retaining wall and maintenance of existing rock slope protection at Post Mile 8.1 on Highway 1 near Slide Ranch, in Marin County.	at Post Mile 8.1 on Highway 1 near Slide Ranch, in Marin County. (APN(s): 19915028, 19915031)

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.

Applicant	Project Description	Project Location
G-2-16-0045 Casa Mira Homeowners Association, Robert D. Glynn Jr., Anthony Varni, William Regan Common Interest Management Services	Install and place approximately 2,500 tons of 3-8 ton rip rap at the toe of the bluff at a 1.5:1 to 2:1 slope, for a distance of approximately 200 feet, fronting the site, starting from the end of existing rip rap near the southwestern corner of the existing building at 2 Mirada Road, extending towards the southern property line. The work will be completed over a three week time period, and is requested to protect the coastal trail and sewer line on site.	2 Mirada Rd, Half Moon Bay, Ca 94019 (APN(s): 048051090)

CALIFORNIA COASTAL COMMISSION


NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105
(415) 904-5260 PHONE
(415) 904-5400 FAX
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT WAIVER

Date: May 23, 2016

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager
Shannon Fiala, North Central Coast Coastal Planner 

Subject: **Coastal Development Permit (CDP) Waiver 2-16-0356-W**
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Construction of a 114 foot-long buried soldier-pile retaining wall and maintenance of existing rock slope protection at Post Mile 8.1 on Highway 1 near Slide Ranch, in Marin County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans, proposed limitations on development, and other application materials 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 development is necessary to stabilize a landslide, prevent collapse of the roadway, and maintain access along Highway 1 and to Slide Ranch. The proposed stabilization techniques are adequately sited and designed to avoid coastal resource impacts, including with respect to public access, water quality, biological resources, and visual resources. The project includes widening the shoulders up to 4 feet to improve the safety for bicyclists and pedestrians. The project includes an erosion control plan and water pollution control plan, with appropriate best management practices to control runoff during and after construction. Further, surface and subsurface drainage will be improved as a result of the project, thereby reducing erosion and the likelihood of subsequent landslides. All excavated areas will be restored with on-site native top soil and revegetated with locally appropriate species representative of the northern coastal scrub community. The project design is compatible with the existing Highway 1 corridor, and the visual quality of the area will not be diminished. For the reasons above, the proposed project is consistent with Chapter 3 of the Coastal Act and the certified Marin County Local Coastal Program (LCP).

Coastal Commission Review Procedure

Because this project is bisected by the Commission's retained jurisdiction and the certified Marin County LCP jurisdiction boundary, the Applicant, Marin County, and the Commission have agreed to consolidate this permit action pursuant to Coastal Act Section 30601.3(a)(2). 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 June 8, 2016, in Santa Barbara. 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 any questions about the proposal or wish to register an objection, please contact Shannon Fiala in the North Central Coast District office.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 BREMONT 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**

Issue Date: May 13, 2016
Emergency Permit No. G-2-16-0045

APPLICANTS:

Casa Mira Homeowners Association
Robert D. Glynn Jr., Anthony Varni, William Regan
Common Interest Management Services
1720 S. Amphlett Blvd., Ste. 130
San Mateo, CA 94402

Irina Place, Gail La Mar, Jennifer Thomas
2 Mirada Road
Half Moon Bay, CA 94019

LOCATION OF EMERGENCY:

2 MIRADA ROAD, HALF MOON BAY (SAN MATEO COUNTY)
APN(s): 048051090

EMERGENCY WORK:

Install and place approximately 2,500 tons of 3-8 ton rip rap at the toe of the bluff at a 1.5:1 to 2:1 slope, for a distance of approximately 200 feet, fronting the site, starting from the end of existing rip rap near the southwestern corner of the existing building at 2 Mirada Road, extending towards the southern property line. The work will be completed over a three week time period, and is requested to protect the coastal trail and sewer line on site.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of abnormally high tides and wave action due to increased storms and an El Nino year requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. 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 Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

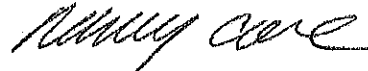
The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

May 13, 2016

Emergency Permit No.: G-2-16-0045

John Ainsworth
Acting Executive Director



By: Nancy Cave, District Manager

cc: Local Planning Department

Enclosures: 1) Acceptance Form;
2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNERS/APPLICANTS and returned to our office within 15 days of the date of this permit (by May 28, 2016).
2. 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.
3. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit the record (of complaints/inquiries and actions taken in response) to the Executive Director.
4. Only that work specifically described in this permit and as more specifically described in the Commission's file for the Emergency CDP for the specific property listed above is authorized. The work permitted under this permit is the minimum necessary to address the emergency situation at hand and therefore, minimizing the extent of rock placed is strongly encouraged. Any additional work or maintenance to the rock rip rap placed pursuant to this permit requires separate authorization from the Executive Director. All emergency development shall be limited in scale and scope to that specifically identified in this permit, except as follows: the southern end of the placed rock shall be designed to minimize scour and end effects by tapering into the bluff face rather than abruptly ending the rock slope in a 90 degree angle.
5. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. Construction materials, equipment or debris shall not be stored where it will or could potentially be subject to wave erosion and dispersion. Construction shall be conducted pursuant to typical best management practices such as:

May 13, 2016

Emergency Permit No.: G-2-16-0045

- a. All construction areas shall be minimized and allow public recreational access along the beach and shall protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
 - b. Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
 - c. Grading of intertidal areas is prohibited.
 - d. Any construction materials and equipment delivered to the beach area shall be delivered by rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
 - e. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by sunset each day that work occurs.
 - f. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
 - g. The construction site shall maintain good construction site housekeeping controls and procedure (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
 - h. All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove any construction debris.
 - i. Permittees shall notify planning staff of the Coastal Commission's North Central Coast District Office immediately upon completion of construction and required restoration activities. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
6. The work authorized by this permit must be completed within 60 of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.

7. The Permittees recognize that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves. In addition, any follow-up permit would account for and analyze the impacts of long-term sea level rise.
8. In exercising this permit, the Permittees 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.
9. Within 30 days of completion of construction authorized by this ECDP, the Permittees shall provide, for review and approval of the Executive Director, a drainage and erosion management plan to monitor changes to the bluff face along the full length of the property and mitigate for additional runoff over the bluff and potential exposure of storm and sewer related infrastructure. The management plan, at a minimum, shall identify drainage control methods for implementation to minimize erosion on site, and shall identify through markings on the upper bluff pavement, or by other appropriate means established by the applicant, the location and depth of the storm drain and sanitary sewer lines, provide for regular monitoring of the bluff position relative to the identified lines, identify options to temporarily or permanently reroute the lines to remove risks to coastal resources from possible line exposure and identify bluff retreat triggers that would necessitate the rerouting or abandonment of identified storm drains or sewer lines.
10. Within 30 days of completion of construction authorized by this ECDP, the Permittees shall submit site plans clearly identifying all development completed under this emergency authorization (comparing any previously permitted condition to both the emergency condition and to the post-work condition), and a narrative description of all emergency development activities undertaken pursuant to this emergency authorization. Photos showing the project site before the emergency (if available), during emergency project construction activities, and after the work authorized by this ECDP is complete, shall be provided with the site plans and cross sections.
11. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The Permittees shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property.
12. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife,

May 13, 2016

Emergency Permit No.: G-2-16-0045

U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.

13. This ECDP only authorizes the temporary emergency development identified herein, although the Executive Director may modify and/or extend the authorization to additional and closely related temporary emergency development for good cause provided that: such modification/extension is also necessary to temporarily abate the identified emergency; such modification/extension is sited and designed in such a way as to protect coastal resources as much as possible, including through imposition of additional ECDP conditions if necessary; and such modification/extension is subject to all of the terms and conditions of this ECDP, including any additional ECDP conditions added by the Executive Director in modifying/extending the authorization.
14. Within ninety 90 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the Permittees shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the Permittees shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the Permittees or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 30 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.
15. Failure to a) submit a complete follow-up CDP Application that complies with Condition 14 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with

¹ In some instances, a permit may also be required for removal.

May 13, 2016

Emergency Permit No.: G-2-16-0045

the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the Permittees' property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

As noted in Conditions 7 and 8 above, the emergency development carried out under this ECDP is at the Permittees' risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Permittees wish to have the emergency development become permanent development or to propose a different development project to protect property, 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) 904-5260.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

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 COMMISSISON
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219

RE: Emergency Permit No. G-2-16-0045

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the North Central Coast District 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 Development Permit is necessary for any permanent installation. I agree to complete the regular Coastal Development Permit application within 90 days of the date of the emergency permit or I will remove the emergency work in its entirety within 90 days of the date of the emergency permit (i.e., by August 13, 2016). Finally, I understand that my failure either to:

- a) submit a complete follow-up Coastal Development Permit (CDP) Application that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations by the date specified in this Emergency Permit, which date may be extended by the Executive Director for good cause, or
- b) Remove the emergency development and restore all affected areas to their prior condition after consultation with Coastal Commission staff as you identified consistent with the Coastal Act, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director.

In some instances, a permit may be required for removal (if required by this Emergency Permit) by the date specified in this Emergency Permit. This formal action could include a recordation of a Notice of Violation on my property; the issuance of a Cease and Desist Order and/or Restoration Order; imposition of administrative penalties for violations involving public access, and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

Signature of Property Owner or
Authorized Representative

Address: _____

Print Name

Date of Signing