


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



F8

Prepared July 8, 2017 (for the July 14, 2017 Hearing)

To: Commissioners and Interested Parties
From: Dan Carl, North Central Coast District Deputy Director 
Subject: North Central Coast District Deputy Director's Report for July 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the North Central Coast District Office are being reported to the Commission on July 14, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's North Central Coast District Office in San Francisco. Staff is asking for the Commission's concurrence on the items in the North Central Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on July 14th at the California State University at Monterey Bay Seaside.

With respect to the July 14th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on July 14, 2017 (see attached)

Waivers

- 2-17-0554-W, Sega Food Group Inc / new storage and bathroom extension (Pacifica)

Immaterial Extensions

- A-2-HMB-15-0040-E1, Jack Hamilton / SFR / HMB (Half Moon Bay)
- A-2-SMC-10-016-E1, Paul McGregor / SFR / San Gregorio - SMC (San Gregorio)

Emergency Permits

- G-2-17-0020, Caltrans, District 4, bank stabilization structure, Marin County (Post Mile 33.28, Highway 1, Marin County)
- G-2-17-0032, Mateo County Harbor District (West Trail And Slope At Pillar Point Harbor At Half Moon Bay, San Mateo County)

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF PROPOSED PERMIT WAIVER

Date: June 29, 2017
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager *Nancy I. Cave*
Patrick Foster, North Central Coast Coastal Planner
Subject: **Coastal Development Permit (CDP) Waiver 2-17-0554-W**
Applicant: Ramin Vahabi, Segal Food Group, Inc. (235 Powell St, San Francisco, CA 94102)

Proposed Development

A proposal to construct a bathroom and storage area in the 1,000 square foot back patio of an existing retail store within the Pedro Point Shopping Center, at 5450 Coast Highway in Pacifica, San Mateo County (APN 023-072-060).

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 Acting Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The project proposes to place a new bathroom and storage extension adjacent to the back wall of an existing retail building. The extension will be constructed using wood and/or composite siding, measuring approximately 17' wide x 13' deep x 11' tall. The proposed development is minimal in nature, will remain in the existing footprint of the rear lot, and will route water drainage into the existing sewer system. For these reasons, 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 July 14, 2017 in Seaside. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application and considered at a subsequent Commission hearing.

If you have questions about the proposal or wish to register an objection, please contact Patrick Foster in the North Central Coast District office.

CALIFORNIA COASTAL COMMISSION

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

**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: June 29, 2017

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager
Stephanie Rexing, North Central District Supervisor

A handwritten signature in black ink, appearing to read "Nancy Cave".

Subject: Proposed Extension to Coastal Development Permit (CDP) A-2-HMB-15-0040
Applicant: Jack Hamilton

Original CDP Approval

CDP A-2-HMB-15-0040 was approved by the Coastal Commission on August 14, 2015, and provided for the subdivision of one parcel into two at 135 Kelly Avenue, in Half Moon Bay, San Mateo County.

Proposed CDP Extension

CDP A-2-HMB-15-0040 is set to expire August 14, 2017 and would be extended by one year to August 14, 2018. The Commission's reference number for this proposed extension is **A-2-HMB-15-0040-E1**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified City of Half Moon Bay Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on July 14, 2017 in Seaside, Monterey County. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Stephanie Rexing in the North Central Coast District office.

CALIFORNIA COASTAL COMMISSION

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

**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: June 29, 2017
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager
Renée Ananda, Coastal Program Analyst

Nancy Cave

Subject: Proposed Extension to Coastal Development Permit (CDP) A-2-SMC-10-016
Applicant: Paul McGregor

Original CDP Approval

CDP A-2-SMC-10-016 was approved by the Coastal Commission on June 12, 2015, and provided for construction of a 4,688-square-foot, single-family residence with attached garage; 2,000-square-foot barn; septic system with leach field; three water tanks; conversion of agricultural well to domestic well; 400 cubic yards of grading; 400 cubic yards of fill; and removal of four trees on a 16.5-acre parcel in the Planned Agricultural District (PAD). Parcel is located inland of Highway 1 just downcoast of the intersection of Highway 1 and Stage Road, San Gregorio, San Mateo County.

Proposed CDP Extension

CDP A-2-SMC-10-016 is set to expire June 12, 2017 and would be extended by one year to June 12, 2018. The Commission's reference number for this proposed extension is **A-2-SMC-10-016-E1**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified San Mateo County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on July 14, 2017 in Seaside, Monterey County. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Stephanie Rexing in the North Central Coast District office.

CALIFORNIA COASTAL COMMISSION

North Central Coast District Office
45 Fremont, Suite 2000
San Francisco, California 94105
Phone (415) 904-5200 Fax (415) 904-5400

**EMERGENCY COASTAL DEVELOPMENT PERMIT**

Issue Date: June 23, 2017
Emergency CDP Number: G-2-17-0020

PERMITTEE:

Caltrans District 4, 111 Grand Avenue, Oakland, CA 94612

LOCATION OF EMERGENCY:

Millerton Gulch Bridge at Post Mile 33.28 on Highway 1 in Tomales Bay State Park, Marin County

EMERGENCY WORK:

Construction of a sheet pile wall with concrete cap and metal beam guardrail, biotechnical bank stabilization, longitudinal peaked stone toe protection with rock vanes where scour is occurring on Millerton Gulch (east of Highway 1), as well as sediment removal and the creation of a low-flow notch in the northern existing reinforced concrete box culvert to improve migratory fish passage (all as more specifically described in the Commission's ECDP file)

This letter constitutes approval of the above-described emergency work that Caltrans has requested to perform at the location listed above. I understand from information that Caltrans submitted that recent storms have damaged Highway 1 at Millerton Gulch, as well as at a driveway that provides the only access to private property, both of which require immediate action to prevent or mitigate loss or damage to life, health, property or essential public services (pursuant to Title 14 California Code of Regulations (CCR) Section 13009). The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or regular CDPs, and 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 work has been reviewed if time allows.

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

A handwritten signature in cursive script that reads "Nancy Cave".

Nancy Cave, North Central Coastal District Manager, for John Ainsworth, Executive Director

cc: Marin County Community Development Agency; California Department of Parks and Recreation; California Department of Fish and Wildlife; California Regional Water Quality Control Board; California State Lands Commission; United States Fish and Wildlife Service; United States Army Corps of Engineers; Eastshore Planning Group

Enclosures: ECDP Acceptance Form; Regular CDP Application Form

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 in San Francisco within 15 days of the date of this permit (i.e., by July 5, 2017). 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. The emergency development will occur within the Caltrans right of way, as well as on State Parks property. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The work authorized by this ECDP must be completed within 120 days of the date of this ECDP (i.e., by October 21, 2017) or this ECDP shall become null and void, unless the term is 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. A regular CDP will be subject to all of the provisions of the California Coastal Act and the Marin Local Coastal Program (as applicable) and may be conditioned accordingly.
5. In exercising this ECDP, the Permittee agrees 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 (i.e., Marin County, California Department of Parks and Recreation, California Department of Fish and Wildlife, California Regional Water Quality Control Board, California State Lands Commission, United States Fish and Wildlife Service, United States Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
7. Within 180 days of issuance of this ECDP, or as extended by the Executive Director for good cause, the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this ECDP and restore all affected areas to their prior condition after consultation with the Executive Director and consistent with the Coastal Act (note: in some instances, a CDP may be needed for such removal/restoration); or (b) submit a complete follow-up CDP application (that satisfies the requirements of CCR Section 13056). If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the Permittee shall submit this additional information as requested by the Executive Director. If such a follow-up CDP application is withdrawn by the Permittee or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 30 days after the Executive Director informs the Permittee that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with the Executive Director and consistent with the Coastal Act, within 30 days, subject to any regulatory approvals necessary for such removal. In some instances, a CDP may be needed for such removal/restoration.

8. All emergency construction activities shall limit impacts to coastal resources (including public recreational access, habitat areas, and visual resources) 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):
 - a. All areas proposed for construction activities and/or construction staging shall be minimized to the maximum extent feasible in order to limit construction encroachment. The Permittee shall keep construction activities under surveillance, management, and control to minimize interference with, disturbance to, and damage of fish and wildlife. Construction activities, materials, and/or equipment storage are prohibited outside of the defined construction, staging, and storage areas.
 - b. Fuel dispensers shall have a 4-foot square, 16-gauge metal pans with borders banded up and welded at corners right below the bib. Edges of the pans shall be 8-inch minimum in depth to ascertain that no contamination of the ground takes place. Pans shall be cleaned by an approved method immediately after every dispensing of fuel and wastes disposed of off-site in an approved area. Should any spilling of fuel occur, the contractor shall immediately recover the contaminated ground and dispose of it off site in an approved area.
 - c. The Permittee shall notify Commission staff immediately upon completion of construction. If Commission staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
9. 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.
10. Failure to (a) submit a complete follow-up CDP application that complies with Condition 7 above, or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with the Executive Director and consistent with the Coastal Act by the dates specified in this ECDP, 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 the Executive Director and consistent with the Coastal Act immediately upon denial of the required follow-up CDP 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. This formal action could include a recordation of a Notice of Violation; 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 ECDP will constitute a knowing and intentional Coastal Act violation. Note that in some instances, a CDP may be needed for any required removal/restoration.

11. The Permittee shall ensure that the CDP application for the follow-up regular CDP for this development includes, but not be limited to, the following information: (a) documentation of coastal resources at the project site; (b) a full description of the impact avoidance and minimization measures that are incorporated into the final project design; (c) mitigation plans for any unavoidable impacts to coastal resources; (d) a long-term monitoring and maintenance plan for the fish passage improvement and erosion control elements of the plan; and (e) assurances for adaptive management actions if problems are revealed by the long term monitoring.
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 owners 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)-904-5260.

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-2-17-0020

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 180 days of the date of the emergency permit or I will remove the emergency work in its entirety within 180 days of the date of the emergency permit (i.e., by December 23, 2017). 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

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**

Issue Date: June 29, 2017
Emergency Permit No.: G-2-17-0032

PERMITTEE:

San Mateo County Harbor District (504 Avenue Alhambra, El Granada, 94018)

LOCATION OF EMERGENCY:

West Trail and adjacent inland slope at Pillar Point Harbor in Princeton-by-the-Sea

EMERGENCY WORK:

One-month, temporary closure of a portion (approximately 250-foot extension) of West Trail, includes placement of barricades and poles with plastic, orange netting across the trail, and trail closure signs at Pillar Point Harbor to protect public safety from the failed inland bluff slope while debris from the trail is removed by a frontend loader, small bulldozer, or other equipment. Pedestrian access to Maverick's Beach will still be available via the beach adjacent to the closed portion of the trail.

This letter constitutes approval of the emergency work that the San Mateo County Harbor District has requested as described above. I understand from the information that the District submitted that an unexpected occurrence in the form of severe winter storms and heavy rains caused slope failure along the West Trail creating dangerous conditions that pose a threat to members of the public that use the area for recreation, including hiking and dog walking, requiring immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 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,
John Ainsworth
Executive Director

A handwritten signature in cursive script, appearing to read "Nancy Cave".

By: Nancy Cave, District Manager

cc: Steve McGrath, San Mateo County Harbor District
John Moren, San Mateo County Harbor District

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit 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 July 14, 2017). This Emergency Permit is not valid unless and until the signed/completed acceptance form has been received in the North Central Coast District Office.
2. Only that work specifically described in this Emergency Permit, and as more specifically described in the Commission's file for the Permit, is authorized. Any additional work requires separate authorization from the Executive Director and/or the Coastal Commission. All signage, barriers, and fencing installed pursuant to this Emergency Permit must be removed and the affected area restored immediately upon conclusion of the debris removal emergency work.
3. All emergency work shall take place in a time and manner designed to minimize any potential damage to coastal resources, including wetland habitat and intertidal species, and to minimize impacts to public access. Construction materials, equipment or debris removed from the trail shall not be stored where it will or could potentially be subject to waves and tides and dispersion. Construction shall be conducted pursuant to Best Management Practices (BMPs) including the following:
 - a. All construction areas shall be minimized, shall allow for continuous public recreational access along the unaffected areas of the trail and the adjacent 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 project area.
 - b. Permittee shall notify permit staff of the Coastal Commission's North Central Coast District Office immediately upon completion of barrier removal and debris clean-up.
4. The work authorized by this Emergency Permit must be completed within 30 days of issuance (i.e., by July 29, 2017), which shall become null and void on that date unless extended by the Executive Director for good cause.
5. The emergency work/trail closure authorized by this Emergency Permit is only temporary and is designed to abate the identified emergency, and shall be removed if it is not authorized by a regular CDP. A regular CDP will be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include mitigation for coastal resource impacts, including to sensitive habitat, sand supply, and public access and recreation.

6. In exercising this Emergency Permit, the Permittee agrees 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.
7. This Emergency Permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to, San Mateo County, the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the U. S. Army Corps of Engineers, and the California State Lands Commission.
8. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Coastal Commission's North Central Coast Office on May 25, 2017.
9. All emergency development shall be limited to the least amount necessary to abate the emergency.
10. Copies of this Emergency Permit shall be maintained in a conspicuous location at the project site at all times, and such copies shall be available for public review on request. All persons involved with the emergency work shall be briefed on the content and meaning of this Emergency Permit, and the public review requirements applicable to it, prior to commencement of the emer.
11. Within 30 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant may request to extend the timeframe for the temporary placement of the trail barriers and closure signs.
12. Failure to comply with all terms and conditions of this Emergency Permit including the terms and requirements of Condition 10 above, and failure to comply with the required follow-up CDP, including any deadlines identified therein will constitute a knowing and intentional violation of the Coastal Act¹ 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 applicant's 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.

¹ 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.

The emergency development carried out under this Emergency Permit is at the Permittee's risk and as noted in Condition 5 above, is considered to be temporary work done in an emergency situation to abate an emergency. If the Permittee wishes to have the emergency development become permanent development, 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.

Please contact the Commission's North Central Coast District Office at 45 Fremont Street, Suite 2000, San Francisco, CA 94105, (415) 904-5260 regarding the provisions of this ECDP.

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-2-17-0032

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 Development Permit is necessary for any permanent installation. I agree to remove the emergency work in its entirety within 30 days of the date of the emergency permit (i.e., by July 29, 2017) unless extended by the Executive Director for good cause. Finally, I understand that my failure to:

- a) 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