

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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SAN FRANCISCO, CA 94105
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F12a

2-20-0221 (PACIFIC VIEW VILLAS)

MARCH 11, 2022

EXHIBITS

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EXHIBITS

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Exhibit 5 – Existing and Proposed Easement Map

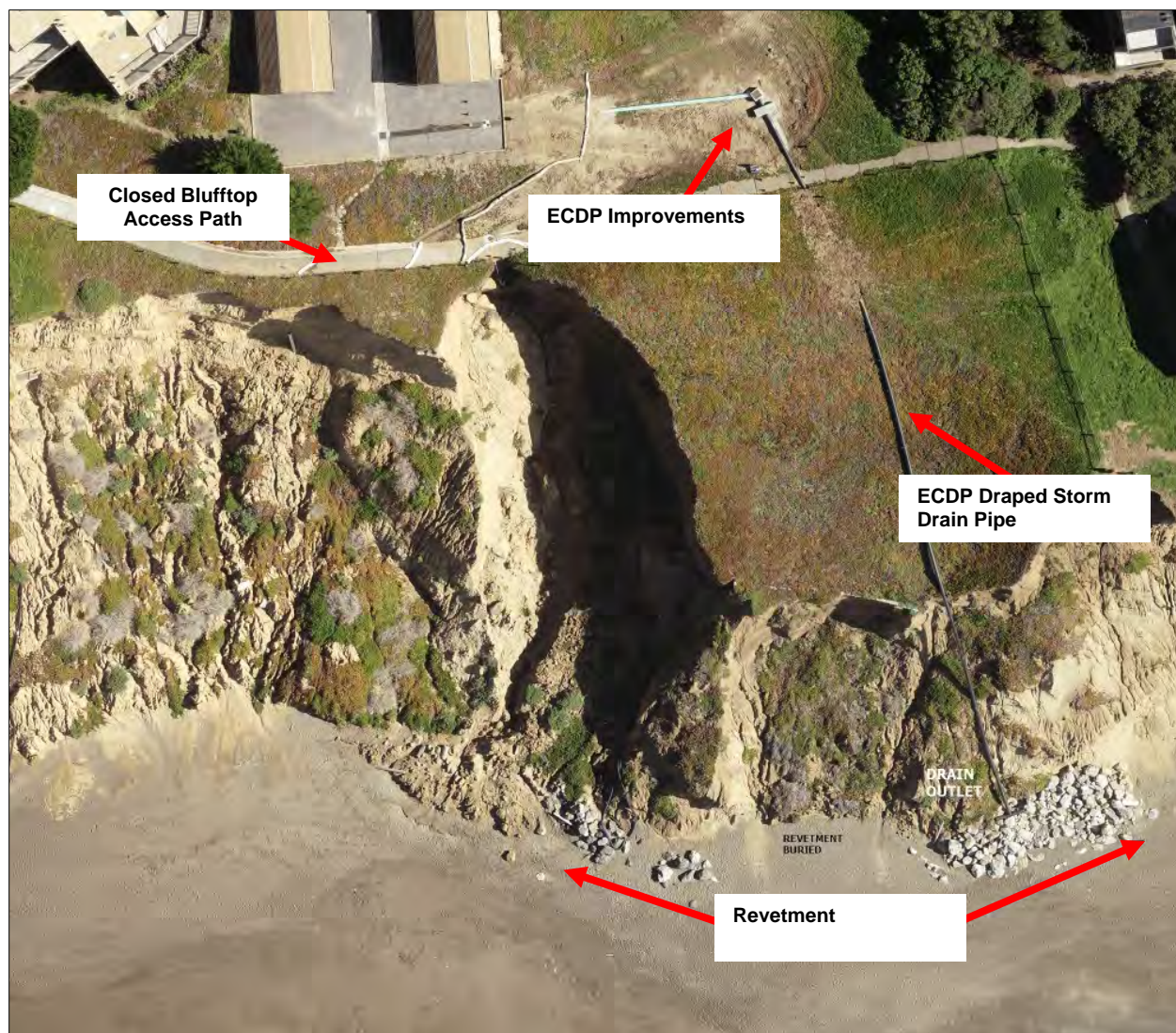
Exhibit 6 – Land Valuation Worksheet

200-224 PALMETTO AVENUE – PROJECT LOCATION MAP
City of Pacifica, San Mateo County

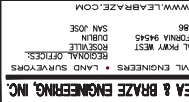


200-224 PALMETTO AVENUE – SITE PHOTOS
City of Pacifica, San Mateo County









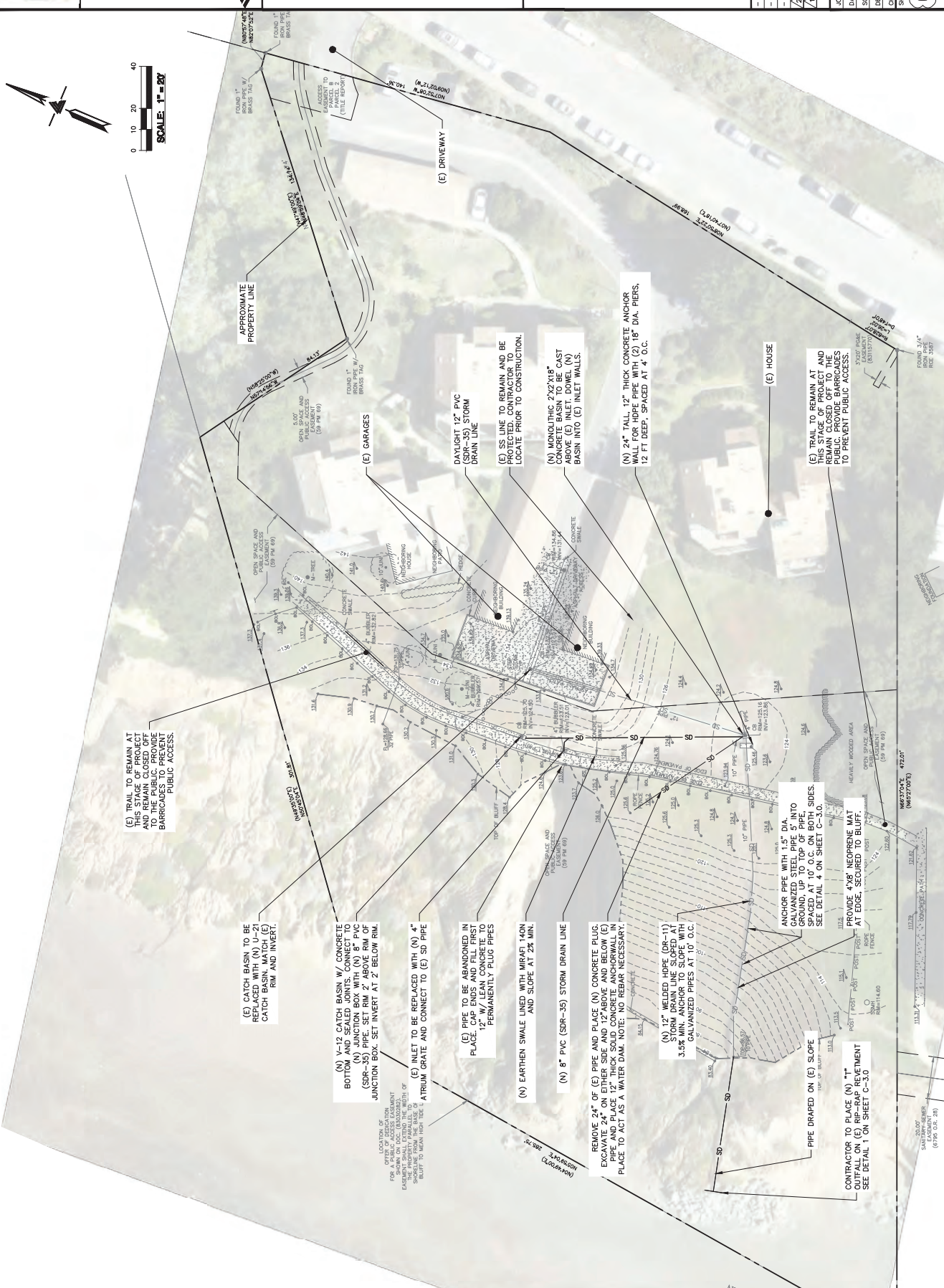
PACIFIC VIEW VILLAS
200-224 PALMETTO AVE,
PACIFICA, CALIFORNIA

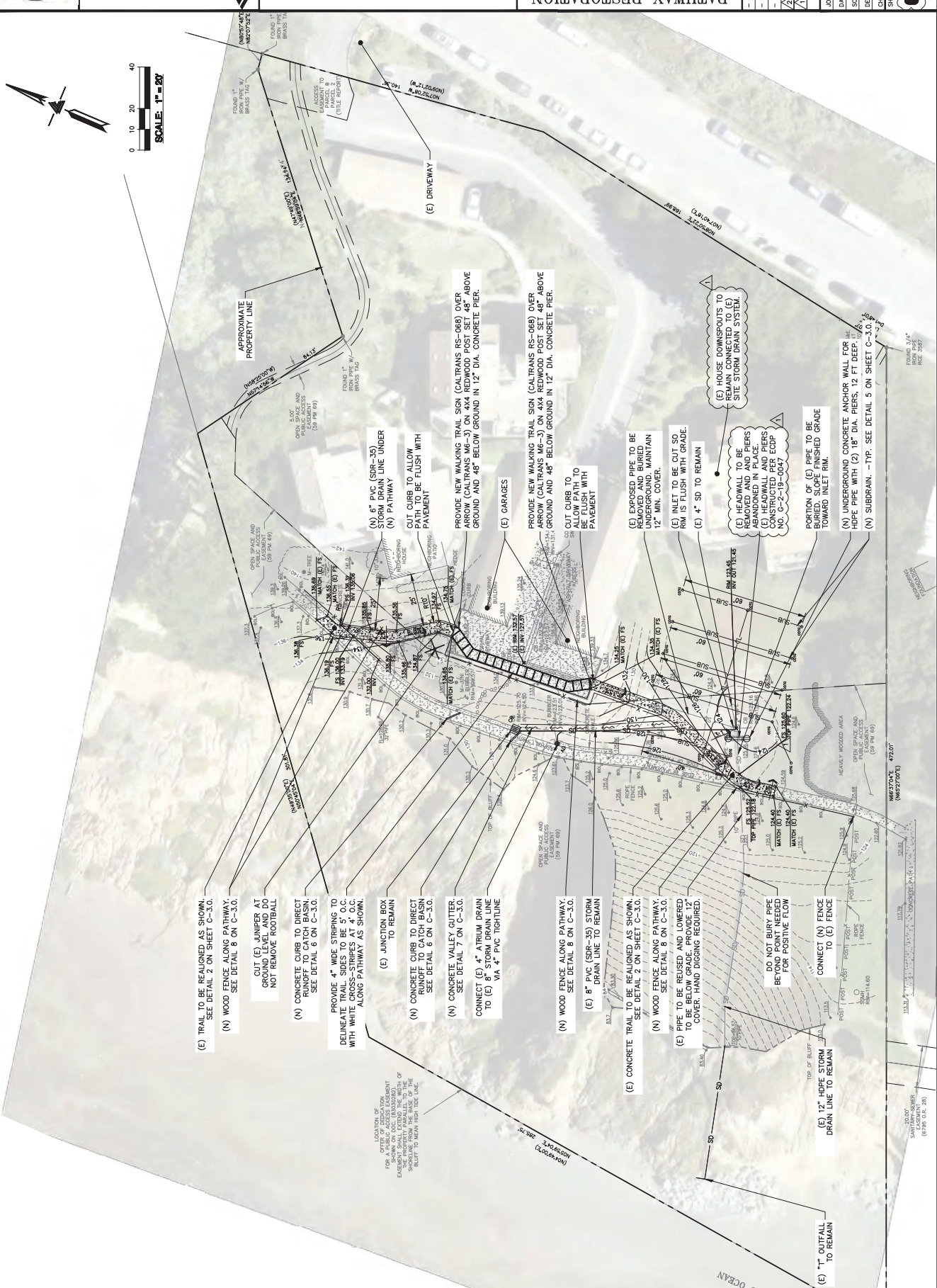
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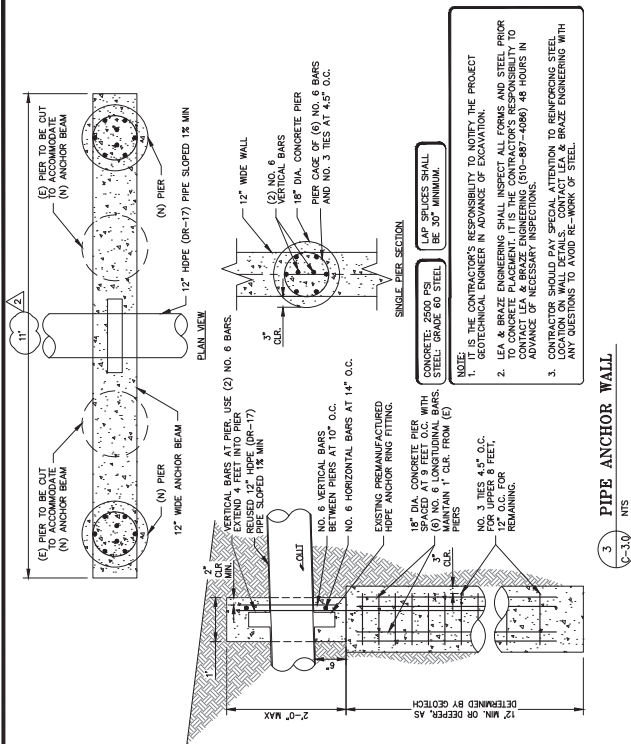
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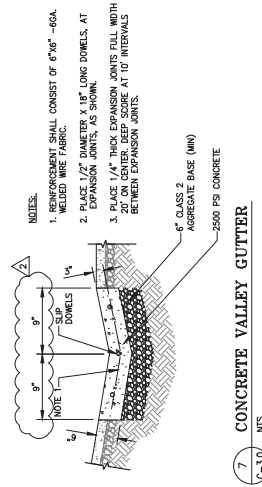




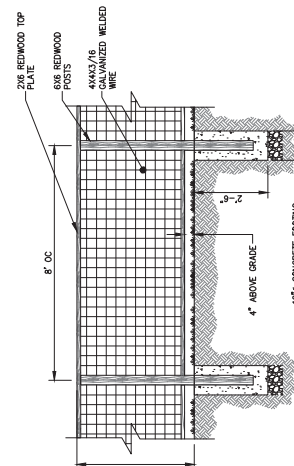
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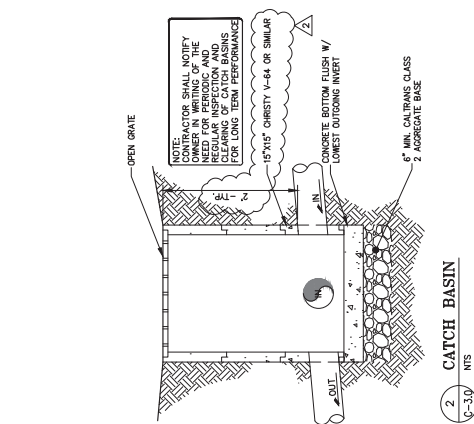
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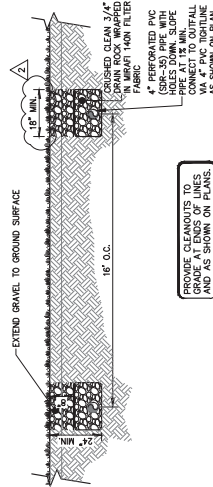
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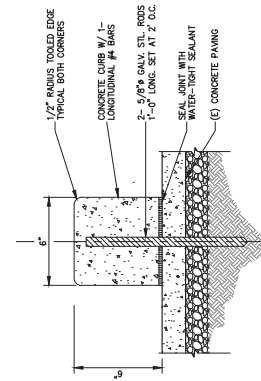
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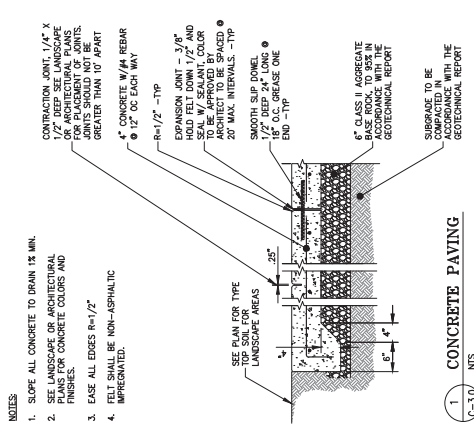
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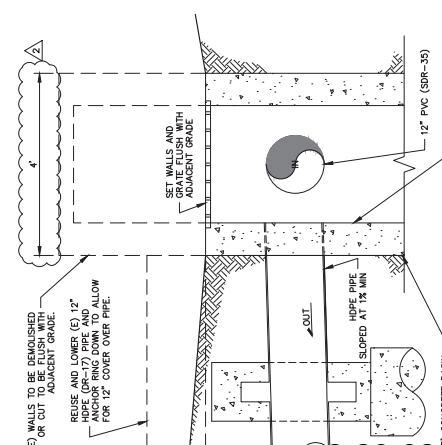
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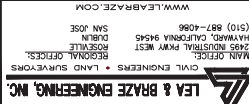
CONCRETE CURB



CONCRETE PAVING



JUNCTION BOX



PACIFIC VIEW VILLAS
200-224 PALMETTO AVE,
PACIFICA, CALIFORNIA

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—	—	—	—	PLAN CHECK 10-20-20	AK	
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DATE: 04-15-20				SCALE: AS NOTED		
SIGN BY: AK				CHECKED BY: JT		
HEET NO:						

7 OF 9 SHEETS



- CONCRETE WASHOUT
- SILT FENCE
- STRAW ROLL
- TREE PROTECTION
- INLET PROTECTION

NOTE: REUSE ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL PROPOSED STORAGE CONTAINERS ARE TO BE PROTECTED BY A CONCRETE CURB. SPILLS MUST BE CLEANED IMMEDIATELY AND REPORTED TO THE PROJECT ENGINEER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
25. TOWN CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE SOIL TYPE(S).
26. TOWN FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING COVER IS COMPLETE. THE FENCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT PERIOD, FOLLOWING AND DURING ALL LAND EXPOSURE TO PUBLIC CROWD FACILITIES.

[illegible]

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1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. SWALES CLEARED BY RAIN, EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BEINS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG NET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION. WHEN THE PERIODIC CHECK REVEALS THAT THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL, THE ROLL SHALL BE REPLACED.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELLED AS NECESSARY FOLLOWING:
 - A. SILENTS BELLOWS.
 - B. SILENTS BELLOWS.
 - C. INTERVALS TO ASSURE PROPER FUNCTION.

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY EROSION. THE MINIMUM REQUIREMENTS NECESSARY SHOULD BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, AND THE CALIFORNIA STORM WATER QUALITY CONTROL ACT. A BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.

1. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE BEST MANAGEMENT PRACTICES HANDBOOK, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.

2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHALL BE AVAILABLE TO THE LOCAL GOVERNING AGENCY TO VERIFY THAT ALL NECESSARY MEASURES ARE IN PLACE.

3. SANITARY FACILITIES SHALL MAINTAINED AREAS SHALL BE KEPT AT ALL TIMES DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT AT ALL TIMES OF THE YEAR FREE OF DEBRIS, THE SITE SHALL BE MAINTAINED SO AS TO PREVENT THE ACCUMULATION OF DEBRIS, AND THE DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND INTERCOURSERS.
4. CONSTRUCTION AND WATER POLLUTION WILL BE MINIMIZED COMPLIANCE WITH THE TOWN OF ADAMS LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
5. THE CONTRACTOR SHALL PROVIDE DRAINAGE AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
6. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
7. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LATER.
8. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO BE IMMEDIATELY STOPPED AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL OF THE EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL MEASURES AS REQUIRED BY LOCAL AGENCIES' ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
11. MEASURES SHALL BE TAKEN TO COLLECT OR PREVENT ANY CONTAMINATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL, OR DEBRIS ON THE SURFACE OF ANY ADJACENT PAVED OR UNPAVED PUBLIC OR PRIVATE DRIVE OR PUBLIC STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
12. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LATER.
13. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD FROM OCTOBER 1 THROUGH APRIL 15TH, WHICHEVER IS GREATER.
14. PLANS SHALL BE DESIGNED TO MEET CH 203 PERMITS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT (MSP) INFERS PERMIT CAS 02208.
15. THE CONTRACTOR TO IMPROVE (NATIONAL POLLUTION DISCHARGE ELIMINATION ACT) PREVENTION AND EROSION CONTROL TO PREVENT ILLEGIBLE MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEM.
16. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROLS MEASURES PRIOR TO THE COMPLETION OF ANY WORK SITES AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
17. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN AND SATISFACTORY CONDITION. THE TOWN INSPECTOR, THE ADJACENT STREET SHALL BE KEPT CLEAR OF DEBRIS, WITH DUST AND OTHER NUISANCE MATERIALS. ALL GRADING SHALL BE COMPLETED PRIOR TO THE START OF ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVED AREAS OF STOPPING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
18. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL PROTECT TOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK SLOPE DRAINAGE BAGS, TEMPORARY EROSION CONTROL FENCES, AND EARTH PIERNS IN CONJUNCTION OF ALL LANDSCAPING.
20. UNDISPOSED MATERIALS SHALL BE COVERED WITH VISOQUEEN OR A EQUIVALENT UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY MATERIALS SHALL BE COVERED UNTIL A NATURAL GRASS COVER IS ESTABLISHED. ALL MATERIALS TO BE REMOVED SHALL BE PLANTED TO PROVIDE COVER FOR THE SITE. ALL MATERIALS TO BE REMOVED SHALL BE PLANTED TO PROVIDE COVER FOR THE SITE.
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56. UNDISPOSED MATERIALS SHALL BE

2-20-022



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CIVIL ENGINEERS • LAND SURVEYORS
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PACIFIC VIEW VILLAS
200-224 PALMETTO AVE.,
PACIFICA, CALIFORNIA
SAN MATEO COUNTY
APN: 115-220-010-050
APN: 115-220-010-100

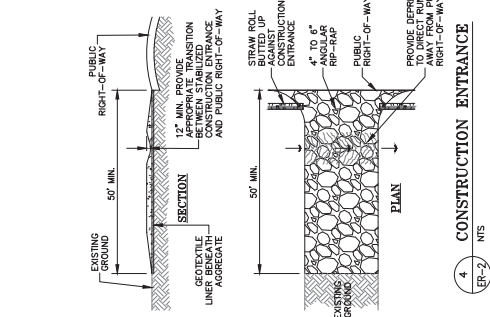
EROSION CONTROL DETAILS

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SCALE:	AS NOTED
DESIGN BY:	AK
CHECKED BY:	JT
SHEET NO.:	

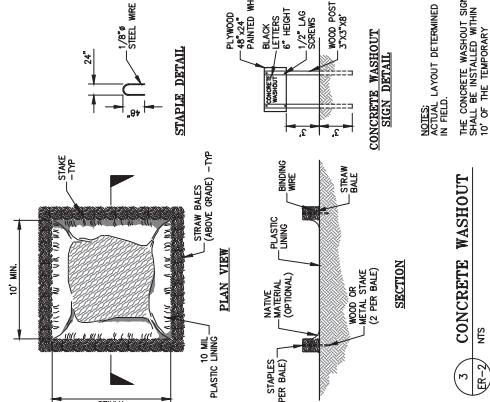
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8 OF 9 SHEETS

NOTES

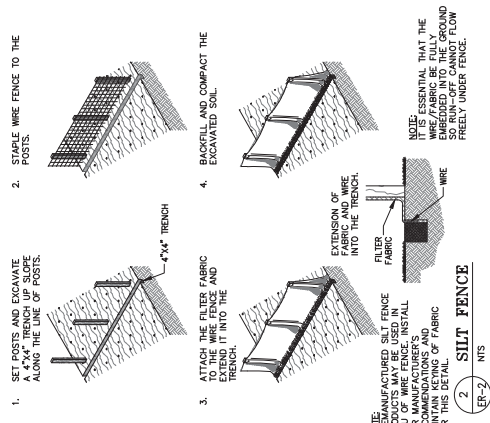
- STABILIZED CONSTRUCTION SITE SHALL BE MAINTAINED FOR A MINIMUM OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
- MATERIAL SHALL BE PLACED TO A MINIMUM OF 50' FROM THE EDGE OF THE CONSTRUCTION SITE.
- MINIMUM OF 50'.
- WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER THE ENTIRE CONSTRUCTION SITE.
- EDGES, PROVIDE AMBLE TURNING RADIUS.
- THE ENTRANCE SHALL BE KEPT IN THE CENTER OF THE CONSTRUCTION SITE.
- ACCESSES SHALL BE INSPECTED AFTER EACH PERIOD OF USE, AND AFTER EACH PERIOD OF DRESSING SHALL BE DONE AS NEEDED.



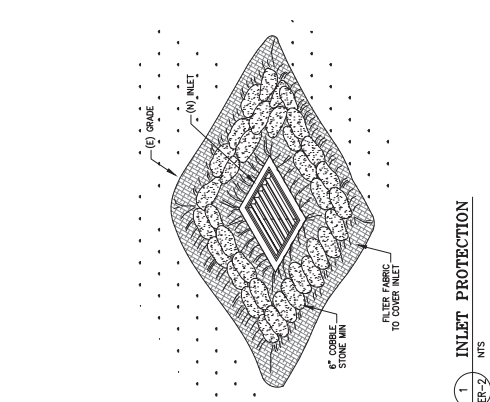
4 CONSTRUCTION ENTRANCE
ER-2 NTS



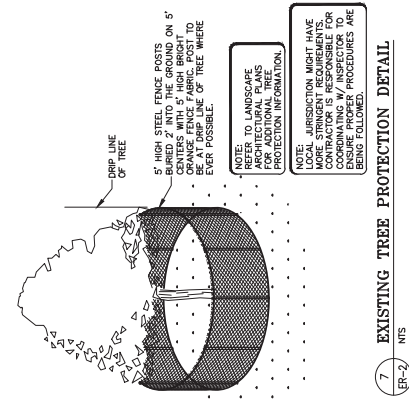
3 CONCRETE WASHOUT
ER-2 NTS



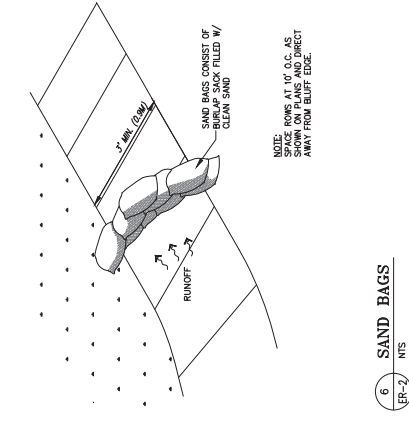
2 SILT FENCE
ER-2 NTS



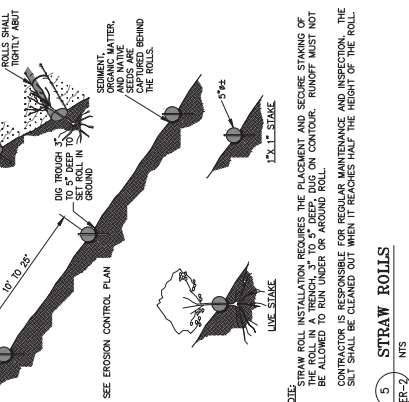
1 INLET PROTECTION
ER-2 NTS



7 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



6 SAND BAGS
ER-2 NTS



5 STRAW ROLLS
ER-2 NTS



SAN MATEO COUNTYWIDE

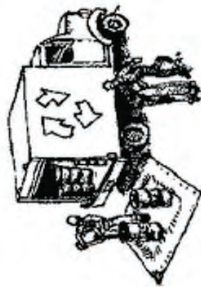
Water Pollution Prevention Program

Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Barn and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, dry board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off-site.
- Use 500 lbs or vacuum any street tracking immediately and secure site to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, lined with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloth big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as filter rolls, silt fences, sediment basins, gravel logs, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, drums, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!)
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack baged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

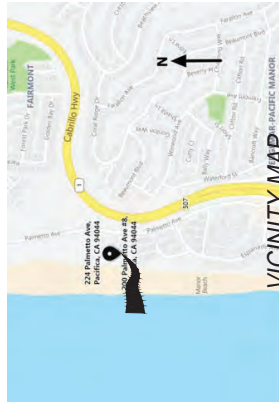
Storm drain polluters may be liable for fines of up to \$10,000 per day!

Revetment Maintenance Pacific View Villas HOA



REVETMENT SITE PLAN

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PROJECT DESCRIPTION

1. RESTACK ROLLED OFF ROCKS ONTO REVETMENT
2. CONFIRM REVETMENT IS LOCATED IN PERMITTED FOOTPRINT.
3. EXCAVATOR WILL SEARCH FOR ROCKS IN THE AREA UP TO 20 FEET SEAWARD OF THE APPROVED REVETMENT TOE. ALL WORK WILL BE WELL LANDWARD OF THE MEAN HIGH TIDE LINE IN ORDER TO RE-STACK ROLLED OFF ROCKS SOME EXISTING ROCKS ON THE REVETMENT MAY NEED TO BE RE-POSITIONED TO CORRECT OVER STEEPENED AREAS AND TO INSURE THE RESULTING REVETMENT PROFILE AND ROCK POSITIONING MAXIMIZES THE STRUCTURE STABILITY.

ENGINEER OF WORK'S AS-BUILT CERTIFICATE

I, DAVID W. SKELLY hereby declare that the preparation of these As-built drawings and that the information shown is based on actual site investigations and surveys of the improvements. To the best of my knowledge and experience the information shown on these plans provide an accurate and correct representation of the As-built conditions.

Signed _____ Date _____
R.C.E. No. 47857 Exp. 12/31/21

NO. 1	DATE	BY



5741 Palmer Way, Carlsbad, CA 92010
760-438-3155
Geosol, Inc.
Geotechnical • Geologic • Coastal • Environmental

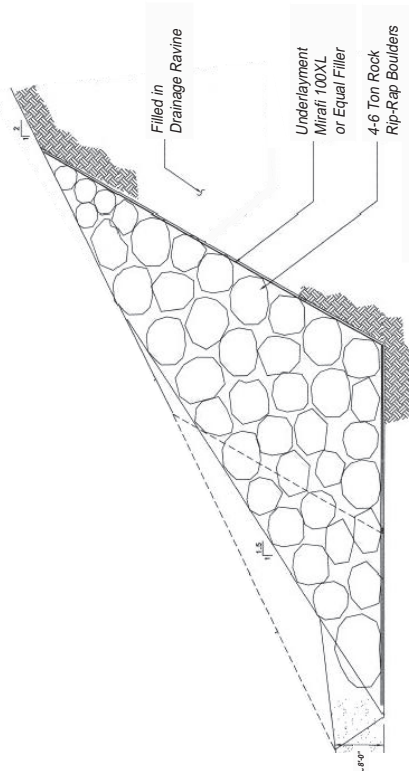
TITLE: **Revetment Maintenance Pacific View Villas HOA**
CLIENT: Pacific View Villas HOA
C/o Schmitz & Associates, Inc.
28119 Agoura Road, Suite 103 Agoura Hills, CA 91301 W.O. 57788-5C

DATE	NO. 1
03/16/20	

Revetment Maintenance Pacific View Villas HOA

GENERAL NOTES

1. The "Owner" shall be the Pacific View Villas HOA; the "Engineer" shall be GeoSoils Inc; and the "Contractor" shall be an independent entity retained by the Owner to perform the work described herein. The Engineer has been retained by the Owner and is not affiliated with the Contractor.
2. Unless otherwise directed by the Owner, the Contractor shall secure, at his expense, all permits, licenses, and consents necessary for the performance of the work described herein.
3. The Contractor shall verify all site conditions, locations and elevations prior to commencing work. Conditions, locations and elevations shown on the plans shall be considered approximate and shall be verified by the Contractor in the field. Any conflicts or discrepancies shall be brought to the attention of the Engineer and be resolved prior to commencement of the work.
4. The Contractor shall coordinate the work of all trades.
5. The Contractor shall exercise due care to preserve existing conditions outside limits of the work. Contractor shall treat all disturbed areas with erosion control measures.
6. Contractor to remove and replace all improvements damaged as a result of the work detailed in these plans to a condition equivalent to or better than existing conditions to the satisfaction of the Owner. This includes, but is not necessarily limited to: fences, gates, and roads.
7. Contractor shall assume all responsibility for location and avoidance or repair of all underground utilities, including, but not limited to, gas, water, electric, cable TV, telephone, sanitary sewer, and storm sewer. Contractor shall notify USA Underground and other appropriate authorities, including public and private utility owners, of construction activities a minimum of two (2) working days prior to commencement of work. Contractor shall verify location and depth of all existing utilities whether shown on the drawings or not. If the contractor fails to adequately protect the utilities, any resulting damage shall be repaired at Contractor's cost.
8. All deleterious spoils from site work to be wasted off-site, or placed in an owner and Coastal Commission (CCC) approved location on site.
9. Contractor shall assume all responsibility for safety during performance of the work.
10. In the event that any unusual conditions not covered by the plans or specifications are encountered during excavation operations, the Engineer shall be immediately contacted for directions. It shall be the Contractors responsibility to immediately notify the Engineer upon discovery of any field conflicts.
11. All work to be in accordance with the standard provisions of the City of Pacifica, San Mateo County and the latest edition of the State of California Standard Specifications.
12. The Contractor shall provide the Owner and Engineer with the name and telephone number of the responsible person to contact, with regard to this project, 24 hours a day.
13. All work shall be subject to inspection and approval of the Owner and Engineer.
14. The Contractor agrees that they shall assume sole and complete responsibility for job site safety conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours and that the Contractor shall defend, indemnify and hold harmless the Owner and Engineer from any liability, real or alleged, in connection with the performance of the work on this project excepting for liability arising from the sole negligence of the Owner or the Engineer.
15. The Engineer shall be provided with at least two (2) working days advance notice of construction activities requiring inspection services at (760) 438-3155 or FAX (760) 931-0915
16. Contractor shall be responsible for site clean-up to the satisfaction of the Owner.
17. Contractor shall comply with the California Storm Water Best Management Practice Handbook.



(RE-BUILT ROCK RIP-RAP BUTTRESS)

TYPICAL SECTION

From Engineered Soil Repairs, Inc. Dated 03-02-2010



2-20-0221

Exhibit 3

Page 11 of 12

NO.	DATE
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DRAFTING BY:	
CHECKED BY:	
APPROVED BY:	



5741 Palmer Way, Carlsbad, CA 92010
760-438-3155
GeoSoils, Inc.
Geotechnical • Geologic • Coastal • Environmental

TITLE: **Revetment Maintenance**
Pacific View Villas HOA
CLIENT: Pacific View Villas HOA
c/o Schmitz & Associates, Inc.
2819 Agoura Road, Suite 103 Agoura Hills, CA 91301 W.O. 57788-5C

DATE	03/16/20
ISSUED	
REVISION	
BY	
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SCALE	
SHEET	3
PROJECT	S2

APPROVAL NOTES

1. All rock placement is subject to observation by the Engineer. Contractor shall notify the Engineer at least two (2) working days before the start of any work.
2. Approval of this plan applies only to the excavation and placement of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any other improvements. Any other improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
3. All rock placement shall conform to approved specifications presented hereon. All rock placement work shall be observed and approved by the Engineer or licensed Owner representative. Unobserved and unapproved grading work, rock placement, or importation shall be removed and replaced under observation.
9. All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from being deposited on the beach or into the ocean.
10. All public recreational use areas and all beach access points impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand impacted shall be filtered as necessary to remove all construction debris from the beach.
11. The Permittee shall notify planning staff of the City of Pacifica at least three working days in advance of commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities.

ADDITIONAL NOTES


1. All work shall take place during daylight hours and lighting of the beach/ocean area is prohibited.
2. Construction work or equipment operations shall not be conducted below the mean high tide line unless tidal waters have receded and the area is part of the authorized work area.
3. Grading of intertidal areas is prohibited.
4. Track vehicles may be used if they are required to safely carry out construction. 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.
5. All 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. The only exceptions shall be for erosion and sediment controls and/or construction area boundary fencing where such controls and/or fencing are placed as close to the base of the revetment/bluff as possible, and are minimized in their extent.
6. No work shall occur during weekends and/or the summer peak months (i.e., from the Saturday of Memorial Day weekend through Labor Day, inclusive) unless, due to extenuating circumstances (such as tidal issues, extensive delays due to severe weather or other environmental concerns), the Executive Director authorizes such work.
7. Equipment washing, servicing, and refueling shall not take place on the beach, and shall only be allowed at a designated inland location (that shall be identified). Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities.

2-20-02
Exhibit

2-20-0221
Exhibit 3

Page 12 of 12

NAME	DATE	TIME	LOCATION	REMARKS

TITLE:	Retevment Maintenance Pacific View Villas HOA	CLIENT: Pacific View Villas HOA O/S Schmidt & Associates, Inc. 28118 Agoura Road, Suite 103 Agoura Hills, CA 91301 W.O. 57789-SC
DRAFTING BY:	Geotechnical • Geologic • Coastal • Environmental  5741 Palmetto Way, Carlsbad, CA 92010 760-438-3155	REGISTERED PROFESSIONAL SEAL NO. C 41787 Exp. 12/31/21 CIVIL STATE OF CALIFORNIA

DATE	03/16/20
ORDERED	
SCALE	
JOB NO.	
SHEET	S3
OF	3
	SHEETS

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
701 OCEAN STREET, ROOM 310
SANTA CRUZ, CA 95060
(408) 426-7390 ATSS: 8-529-2304

August 9, 1983

Mr. Rick Angrisani
TILLSON, BLISS & ASSOCIATES
525 Middlefield Road
Suite 110
Menlo Park, CA 94025

AMENDMENT TO PERMIT

Dear Applicant:

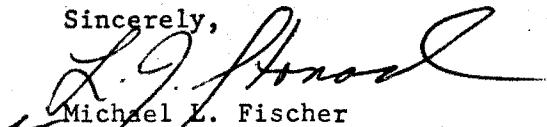
Permit Number 3-82-228 issued to DANPAC INVESTMENTS c/o R. Angrisani

has been amended to include the following change: to allow grading
(removal & replacement of fill), installation of storm drain improvements
and associated cliff reconstruction in accordance with the recommendations
contained in the "Geotechnical Investigation" prepared for the site.

This amendment was determined by the Executive Director to be immaterial,
was duly noticed, and no objections were received.

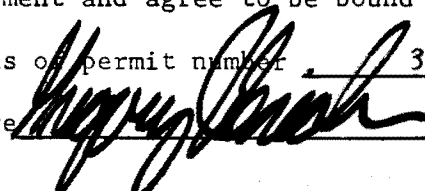
This amendment will become effective upon return of a signed copy of this
form to the District office. Please note that the remaining conditions are
still in effect.

Sincerely,


Michael L. Fischer
Executive Director

I have read and understand the above amendment and agree to be bound by
its conditions and the remaining conditions of permit number 3-82-228

Date 8/10/83

Signature 

California Coastal Commission
Central Coast District
701 Ocean Street, Room 310
Santa Cruz, California 95060
(408) 426-7390

COPY

COASTAL DEVELOPMENT PERMIT

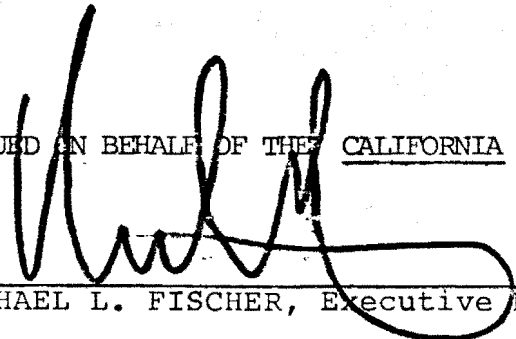
NO. 3-82-228

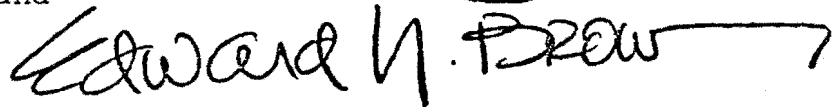
On December 17, 1982, the California Coastal Commission
granted to DANPAC INVESTMENTS

this permit for the development described below, subject to
the attached Standard and Special Conditions.

Construct 19 condominium units, garages, driveways, and
street improvements.

ISSUED ON BEHALF OF THE CALIFORNIA COASTAL COMMISSION BY:

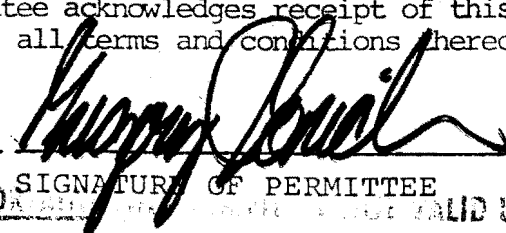

MICHAEL L. FISCHER, Executive Director
and


EDWARD Y. BROWN, District Director

ACKNOWLEDGEMENT:

The undersigned permittee acknowledges receipt of this permit
and agrees to abide by all terms and conditions thereof.

8/10/83
DATE


SIGNATURE OF PERMITTEE
IMPORTANT: THIS PERMIT IS NOT VALID UNLESS
AND UNTIL A COPY OF THE PERMIT WITH THE
SIGNED ACKNOWLEDGEMENT HAS BEEN RE-
TURNED TO THE COMMISSION OFFICE.

12-21-82
Date

lt.
Prepared By

2-20-0221

Exhibit 4

Page 2 of 35



COASTAL DEVELOPMENT PERMIT NO.

3-82-228
PERMIT NO.

STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgement. The permit is not valid and construction shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If construction has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Construction shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All construction must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

(see reverse)

Special Conditions

1. PRIOR TO ISSUANCE of the permit, permittee shall submit the following for the Executive Director review and approval:

A. Final site plans and elevations. All structures shall be below the line of sight as viewed from three feet above Palmetto Avenue. Additional grading in accordance with the approved foundation plans, modifications of rooflines and a reduction in building heights are acceptable measures to protect the ocean views from the street. It shall be the responsibility of the permittee to ensure that the entire ocean view within the view corridor is preserved. Any modification shall require prior Commission review and approval.

B. Final construction plans including final engineered foundation plans, (working drawings). The final foundation plans shall be reviewed and approved by the Coastal Commission Technical Services Division in conjunction with the California Division of Mines and Geology.

2. PRIOR TO ISSUANCE of the permit, the Executive Director shall certify in writing that the following condition has been satisfied. The permittee shall execute and record a document, in a form and content approved in writing by the Executive Director of the Commission, irrevocably offering to dedicate to a public agency or a private association approved by the Executive Director, an easement for public access and recreational use along the shoreline. Such easement shall extend the width of the property parallel to the shoreline from the base of the bluff to the mean high tide line. The inland extent of the easement shall be affixed in a meets and bounds description from surveyed monuments. Such easement shall be recorded free of prior lines except for tax liens and free of prior encumbrances which the Executive Director determines may effect the interest being conveyed.

Pursuant to Public Resources Code Section 30212, any public agency accepting such dedication may limit use of areas and activities consistent with public safety. The offer shall run with the land in favor of the People of the State of California binding successors and assigns of the permittee or landowner. The offer to dedicate shall be irrevocable for a period of 21 years, such period running from the date of recording.

3. Permittee shall, by accepting the terms and conditions of the permit, agree that issuance of the permit and completion of the authorized development shall not prejudice any subsequent assertion of public rights, e.g. prescriptive rights, public trust, etc.

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
701 OCEAN STREET, ROOM 310
SANTA CRUZ, CA 95060
(408) 426-7390 ATSS: 8-529-2304

FILED: 10/1/82
49th DAY: 11/19/82 180 day: 4/1/83
STAFF REPORT: 11/15/82
HEARING DATE: 12/14/82
STAFF: J. Sheele/deb
49 DAY WAIVER SIGNED: 11/5/82

STAFF REPORT: CONSENT CALENDAR

PROJECT DESCRIPTION

APPLICANT: Danpac Investments

PERMIT NO: 3-82-228

PROJECT LOCATION: Palmetto Avenue, north of Esplanade, Pacifica, San
Mateo Co., APN 009-023-030

PROJECT DESCRIPTION: Construct 19 condominium units, garages, driveways,
and street improvements.

Gross: 3.5 acres
LOT AREA: Net : 2.2 acres

ZONING: Multiple Family Residential

BLDG. COVERAGE: 16,095 sq. ft.

PLAN DESIGNATION: Certified LUP: Low
Density Residential 3-9 du/ac

PAVEMENT COVERAGE: 14,740 sq. ft.

PROJECT DENSITY: 8.7 du/ac (net)

LANDSCAPE COVERAGE: 63,255 sq. ft.

HEIGHT ABV. FIN. GRADE: 35'

LOCAL APPROVALS RECEIVED: Permit for Site Development, Use Permit and
Tentative Map approval. CEQA - Environmental
Impact Report - certified 12/7/81.

PRIOR TO ISSUANCE CONDITIONS #1 A & B, #2

2-20-0221

Exhibit 4

Coast Page 5 of 35

STAFF RECOMMENDATION

The staff recommends that the Commission adopt the following Resolution:

Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

RECOMMENDED CONDITIONSSpecial Conditions

1. PRIOR TO ISSUANCE of the permit, permittee shall submit the following for the Executive Director review and approval:

check section of map, or letter

A. Final site plans and elevations. All structures shall be below the line of sight as viewed from three feet above Palmetto Avenue. Additional grading in accordance with the approved foundation plans, modifications of rooflines and a reduction in building heights are acceptable measures to protect the ocean views from the street. It shall be the responsibility of the permittee to ensure that the entire ocean view within the view corridor is preserved. Any modification shall require prior Commission review and approval.

need

B. Final construction plans including final engineered foundation plans, (working drawings). The final foundation plans shall be reviewed and approved by the Coastal Commission Technical Services Division in conjunction with the California Division of Mines and Geology.

OK

2. PRIOR TO ISSUANCE of the permit, the Executive Director shall certify in writing that the following condition has been satisfied. The permittee shall execute and record a document, in a form and content approved in writing by the Executive Director of the Commission, irrevocably offering to dedicate to a public agency or a private association approved by the Executive Director, an easement for public access and recreational use along the shoreline. Such easement shall extend the width of the property parallel to the shoreline from the base of the bluff to the mean high tide line. The inland extent of the easement shall be affixed in a meets and bounds description from surveyed monuments. Such easement shall be recorded free of prior lines except for tax liens and free of prior encumbrances which the Executive Director determines may effect the interest being conveyed.

Pursuant to Public Resources Code Section 30212, any public agency accepting such dedication may limit use of areas and activities consistent with public safety. The offer shall run with the land in favor of the People of the State of California binding successors and assigns of the permittee or landowner. The offer to dedicate shall be irrevocable for a period of 21 years, such period running from the date of recording.

3. Permittee shall, by accepting the terms and conditions of the permit, agree that issuance of the permit and completion of the authorized development shall not prejudice any subsequent assertion of public rights, e.g. prescriptive rights, public trust, etc.

FINDINGS & DECLARATIONS

The Commission finds and declares as follows:

PROJECT DESCRIPTION

1. The proposed development consists of the construction of 19 condominium units, garages driveways and street improvements on the west side of Palmetto Avenue, north of Esplanade, in the City of Pacifica. The units are two and three stories clustered into four groups. Forty-three parking spaces are proposed; thirty-one of those spaces will be covered. Access to the site will be provided by a 20-foot-wide driveway.

The site is located in the West Esplanade neighborhood of Pacifica, between Palmetto Avenue and the ocean. The site is a vacant lot on a bluff above the ocean. The site slopes down from the street toward the south and west. Vegetation on the site consists of introduced species of ice plant, pampas grass and Sea-fig, with cypress and pine trees bordering the site to the north. The trees will be preserved.

Surrounding development consists of high-density residential to the south, a single-family residence and to the north, the ocean to the west and Highway 1 to the east.

SCENIC RESOURCES 30251

2. Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas be protected and that permitted development be sited and designed to protect views to and along the ocean.

The Pacifica Land Use Plan (LUP) policies require that views of the coast from public roadways be protected by limiting the height and the mass of permitted structures as well as clustering structures to be unobtrusive and visually compatible with landforms.

An ocean view is available from Palmetto Avenue along most of the site; from the southern end, to the berm at the northern end. (See Exhibits 2, 3 & 4). As proposed the development will block the views to the ocean. The applicant has submitted a revised site plan which indicates additional grading to lowered the height of the structures and has agreed to reduce the three story structures in the view corridor to two stories and modify rooflines to reduce the visual impacts and preserve ocean views. The project can only

be found consistent with Coastal Act and LUP visual resource policies of the views from Palmetto Avenue to the ocean are preserved.

As conditioned, to require that the proposed development be located below the line of-sight as viewed along Palmetto Avenue, the project is consistent with Section 30251 of the Coastal Act.

3. Section 30253 of the Coastal Act states, in part, that new development shall minimize risks to life and property in areas of high geologic hazard and shall not contribute significantly to erosion or geologic instability.

An Engineering Geologic Investigation has been prepared for the site by Berlogar, Lang & Associates. The report concludes that it is feasible to develop the site as proposed providing the recommendations of this report and a soils engineering report are followed. The geological items necessitating special consideration are the potential for strong ground shaking from the nearby San Andreas fault, the non-engineered fill on the southwestern portion of the site, the site's coastal position and on-going erosion and the possibility of seismically induced landsliding. The geology report indicates the bluff is undergoing erosion rates of 2 feet or more per year. The report recommends a setback of 2:1 (horizontal to vertical) slope from the top of the bluff as shown on the submitted plans.

The geologic report is currently being reviewed by the Coastal Commission Technical Services Division and the California Division of Mines and Geology. Their comments have not yet been received. It is appropriate to receive such comments from the Technical Services Division prior to issuance of the coastal permit to ensure that the intent, of the Coastal Act, geologic hazards policies are fulfilled.

Therefore, the development as conditioned to provide for review and approval of the final construction/foundation plans, is consistent with Section 30253 (1) and (2) of the Coastal Act.

4. Coastal Act policy 30211 states in part, development shall not interfere with the public's right of access to the sea where acquired through use, and Section 30212 requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects.

Conditions of the City's approval require a public access easement, a lateral accessway along the bluff top with vertical access from Palmetto Avenue and fencing and signing. No vertical access was required to the beach, which lies at the base of the ±80' bluffs on the site because it could not, be safely provided (See Exhibit 5, LUP Access Map/Policies). Local conditions did not address the sandy beach area between the base of the bluff and the mean high tide line. Coastal Act policies require that new development not interfere with the public's right of access to the sea. It is therefore appropriate to require an offer of dedication of an easement for public access and recreational use along the shoreline to ensure that the intent of the Coastal Act public access policies are fulfilled.

As conditioned, the proposed development is consistent with Sections 30211 and 30212 of the Coastal Act.

CEQA/LCP

5. An Environmental Impact Report for the proposed development was certified on December 7, 1981. As conditioned by the City of Pacifica and by this approval, no adverse impacts on the environment within the meaning of the California Environmental Quality Act are anticipated.

The Land Use Plan (LUP) for the City of Pacifica has been certified by the Commission and has been adopted by the City. The City has recently assumed coastal permit authority pursuant to the "Hannigan" amendments to the Coastal Act. Under the terms of LUP local coastal permits, the Coastal Commission retains jurisdiction for projects, like this one, that are located between the first through public road and the sea. (Section 30600.5(b)). As conditioned, the proposed development is consistent with public access and public recreation policies contained in the LUP and Chapter 3 of the Coastal Act.

The LUP designates the site as low density residential, 3-9 du/acre because of the erosion and geologic stability problems associated with this area. The proposed density, 8.7 du/acre (net), is consistent with this designation.

As conditioned by the this permit and by the City, the proposed development is consistent with the policies contained in Chapter 3 of the Coastal Act and with certified LUP policies and will not prejudice the City's implementation of the LUP.

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

3-82-728 *Danpe Inv.*

2-20-0221

Standard ^{Exhibit 4} Conditions

Page 10 of 35

Danpac
Investments
site

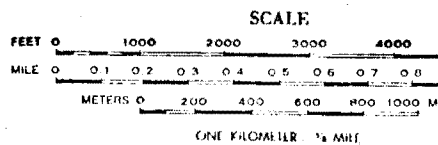
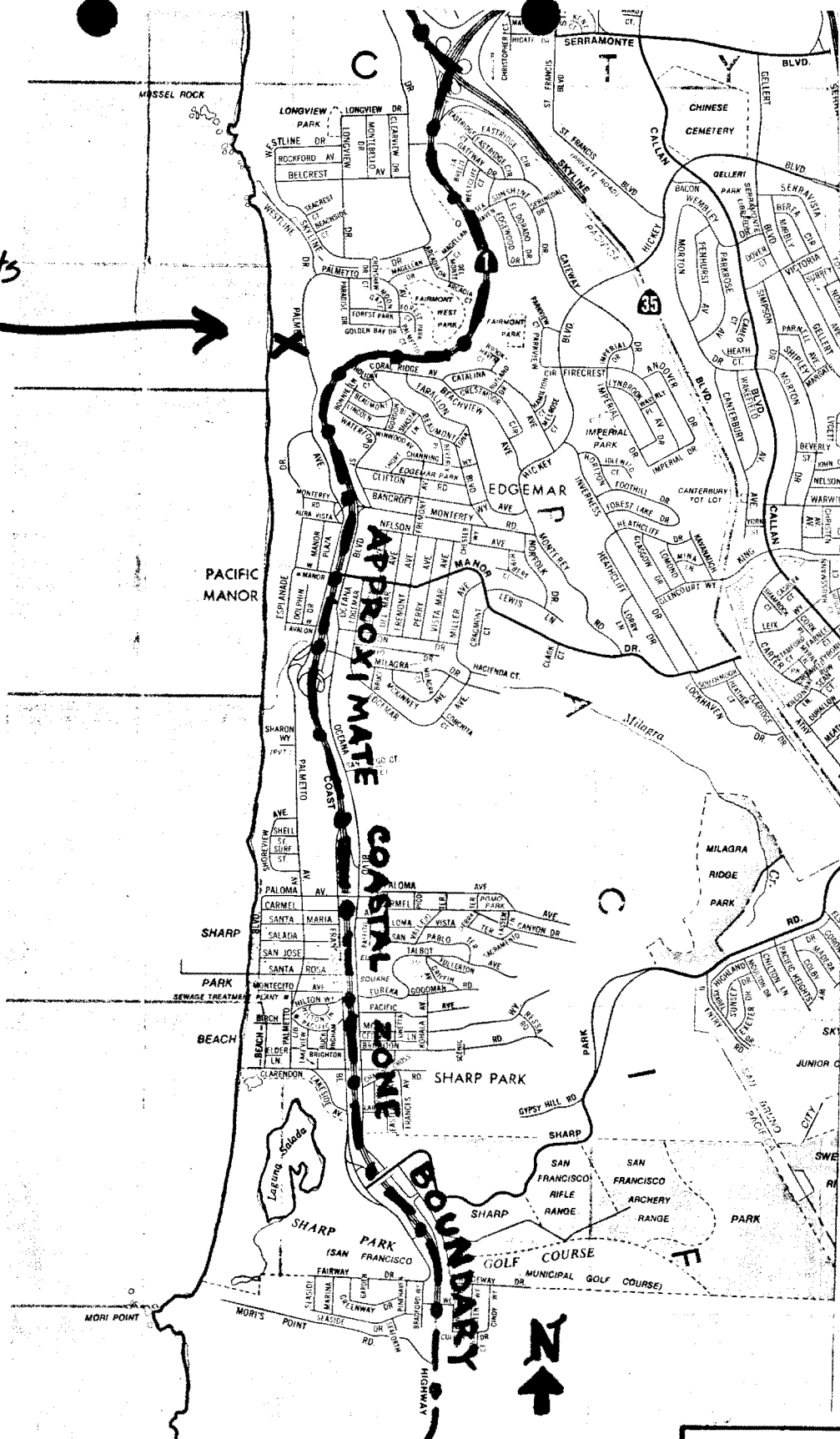


EXHIBIT NO. 1

APPLICATION NO.

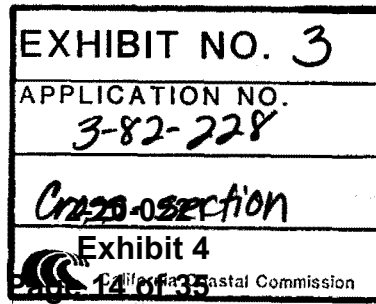
3-82-228

Location Map

Exhibit 4

12 of 35 Coastal Commission

PACIFICA



Example: lower routine
to preserve ocean view



As conditioned, all structures in the view corridor shall be located below the line-of-sight.

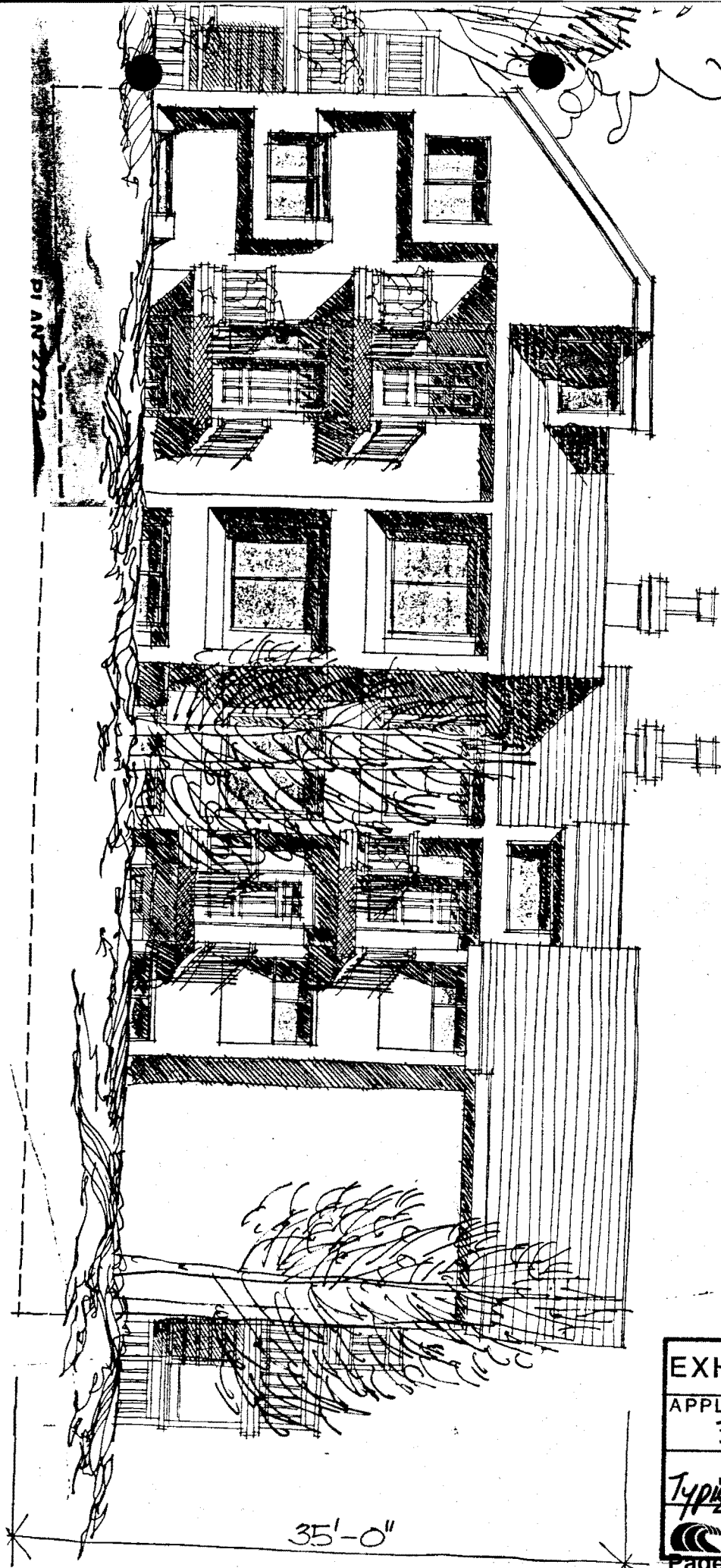


EXHIBIT NO. 4

APPLICATION NO.
3-82-228

Typical Elevation
2-20-0224

Exhibit 4
California Coastal Commission
Page 13 of 35

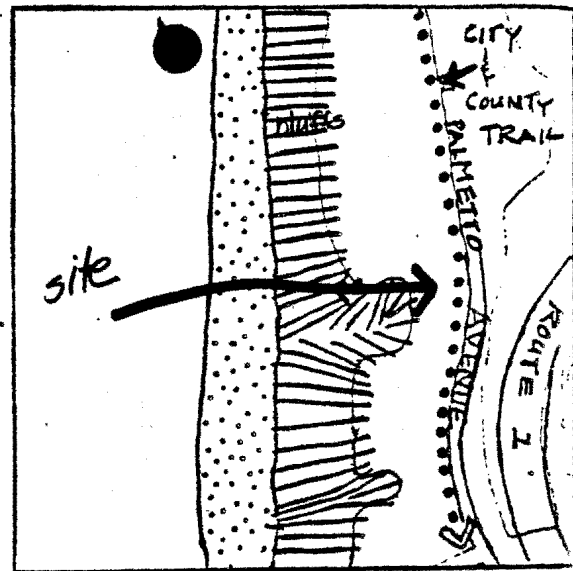
2. WEST FAIRMONT FOREDUNE

Location: Bluff-top west of Palmetto north of Dollar Radio Station.

Ownership: Private.

Beach Use: Isolated beach experience, jogging, walking, surf fishing, swimming.

Topography, Natural Environment: Exposed sandy beach backed by high coastal bluffs (about 100 feet) of unconsolidated deposits overlain with dune deposits. Vegetative habitat Foredune and North Coast Bluff Scrub (human trampling increases erosion). Bluff subject to high erosion hazard (average one to three feet per year) and landsliding.



Public Safety: Emergency access difficult, isolated, low to moderate hazard to user.

Existing Access: Informal pathway established over the years is very steep and difficult; no improvements; primary users are from adjacent neighborhood; no signing. Use causing disfiguring erosion, users unregulated from scrambling and climbing on adjacent bluff area.

Existing Parking: Available on street.

Land Use: Very low density residential subject to findings of geotechnical and biological investigation, hazard setback and requirement for providing developed public access. Area not competitive with other existing and proposed visitor-destination areas. (See Land Use Plan, West Fairmont Neighborhood).

Roadway Access: Palmetto Avenue.

Local Transit: Local bus service along Palmetto.

Trail Access: County/inter-City bicycle trail system and City north-south pedestrian/bicycle path parallels Palmetto. The County Ridgeline Trail also follows this route.

Recommendations: (1) Beach access should be developed in a combination of stairs and trails designed to restrict users to the developed access, discouraging scrambling on the moderately sensitive bluff-face. Geotechnical and biological studies should precede designating the precise access site. Erosion potential should be a factor in siting and designing the access.

(2) Location of the access should be clearly designated by a sign on Palmetto and designed to reduce or minimize conflict between the residents and public using the access.

(3) The access should be provided by the developer of the bluff-top area and should be open to the public but owned and maintained by the development.

(4) Adequate off-street parking should be provided for the residents in the new development, so that beach users can continue to use the on-street spaces.

EXHIBIT NO. 5

APPLICATION NO.

3-82-228

LUP Access Policies



California Coastal Commission

2-20-0221

Exhibit 4

Page 16 of 35

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST AREA
701 OCEAN STREET, ROOM 310
SANTA CRUZ, CA 95060
(408) 426-7390 8-525-4863

FILED: 08/19/85
49TH DAY: 09/27/85
180TH DAY: 02/07/86
STAFF REPORT: 08/16/85
HEARING DATE: 08/29/85
STAFF: J. Sheele/cm - (SC)
DOCUMENT NO.: 0137P

CONSENT CALENDAR

STAFF REPORT

PROJECT INFORMATION

APPLICANT: Constar, Inc.

APPLICATION NUMBER: 3-85-156

PROJECT LOCATION: 200 Palmetto Avenue, City of Pacifica,
San Mateo County

PROJECT DESCRIPTION: A 13-unit condominium project, including garages, driveways, street improvements, and a land division of a 3.46-acre parcel into two lots (3.14 and .32 acres)

ASSESSOR'S PARCEL NUMBER(S): 009-023-080

LOT AREA: Parcel A - 3.16 acres ZONING: Multiple Family Residential
Parcel B - 0.32 acres

BUILDING COVERAGE: 12,420 sq. ft. LCP JURISDICTION: City of Pacifica

PAVEMENT COVERAGE: 12,020 sq. ft. PLAN DESIGNATION: Low Density
Residential, 3-9 d.u./acre

LANDSCAPE COVERAGE: 49,300 sq. ft. PROJECT DENSITY: 6 du/acre

HEIGHT ABV. FIN. GRADE: 35 feet

LOCAL APPROVALS RECEIVED: Permit for Site Development, Use Permit, Tentative Map approval and Building Permits, CEQA - Environmental Impact Report - certified 12/7/81.

SUBSTANTIVE FILE DOCUMENTS: 3-82-228 Danpac Investments.
City of Pacifica Land Use Plan

PTT: None

STAFF RECOMMENDATION

The Staff recommends that the Commission adopt the following Resolution:

Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

RECOMMENDED CONDITIONSStandard Conditions

See Exhibit A.

Special Conditions

1. Within 30 days of the approval of this permit, the permittee shall submit for the Executive Director's review and approval the proposed final map showing the revised vertical public access easement along the northern property line from Palmetto Avenue connecting to the lateral accessway along the bluff top and the vertical accessway back to Palmetto Avenue. The access easement shall also include provisions for connections to the lateral accessway from the subject property to the south adjacent property.

Approval by the City Planning Department shall accompany the submittal.

2. All structures shall be below the line-of-sight as viewed from three feet above Palmetto Avenue as proposed. It shall be the responsibility of the permittee to ensure that the entire ocean view within the view corridor is preserved. Any modification shall require prior Commission review and approval.
3. Permittee shall, by accepting the terms and conditions of the permit, agree that issuance of the permit and completion of the authorized development shall not prejudice any subsequent assertion of public rights, e.g., prescriptive rights, public trust, etc.

FINDINGS & DECLARATIONSProject Description & History

1. The proposed development consists of the construction of a 13-unit condominium project, garages, driveways and street improvements and the land division of a 3.46 acre parcel into two parcels of 3.14 acres (condominium project site) and .32-acre (vacant lot). The subject property is located at 200 Palmetto Avenue in the City of Pacifica. The site is located in the West Esplanade neighborhood of Pacifica, between Palmetto Avenue and the ocean. The units are two and three stories clustered into three groups. Thirty parking spaces are proposed; twenty-two of those spaces will be covered. Three one-story parking garages are proposed.

The site is a vacant lot on a bluff above the ocean. The site slopes down from the street toward the south and west. Vegetation on the site consists of introduced species of ice plant, pampas grass and Sea fig, with cypress and pine trees bordering the site to the north. The trees will be preserved. Surrounding development consists of high-density residential to the south, a single-family residence to the north, the ocean to the west and Highway 1 to the east.

A 19-unit condominium project was approved on this site by the Commission in December, 1982, (3-82-228 Danpac Investments). Conditions of approval were fulfilled and the coastal permit was issued. In August, 1983, the permit was amended to allow grading, installation of storm drain improvements and associated cliff construction in accordance with the recommendations contained in the "Geotechnical Investigation" prepared for the site.

The applicant acquired the property upon foreclosure. Local approvals were transmitted at that time, but Coastal Commission approval was not. Subsequently, the applicant was unable to meet the legal requirements for the coastal permit transfer process. Thus, the applicant has applied for a new coastal permit.

The project is substantially the same, except for the reduction of one six-unit building and associated parking and the proposed land division. Construction is underway in accord with the previously approved permit. Building locations, (except for the deletion of "Building A") and elevations remain unchanged. The applicant proposes to subdivide the property and not construct "Building A", a three-story, six-unit building, on proposed Parcel B, .32-acre in size. The plan is to sell the parcel to the adjacent property owner to the north.

The public pathway easement is proposed to be relocated to the newly created north and northwest boundary lines of Parcel A. As conditioned, lateral access is consistent with the previous project approval, (see finding No. 4, Public Access).

2-20-0221

Exhibit 4

Page 19 of 35

Scenic Resources

2. Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas to be protected and that permitted development be sited and designed to protect views to and along the ocean.

The Pacifica Land Use Plan (LUP) policies require that views of the coast from public roadways be protected by limiting the height and the mass of permitted structures as well as clustering structures to be unobtrusive and visually compatible with landforms.

An ocean view is available from Palmetto Avenue along most of the site; from the southern end, to the berm at the northern end. Conditions of the original project approval (Coastal Permit 3-82-228) required that all structures be below the line-of-sight as viewed from three feet above Palmetto Avenue and that it was the responsibility of the permittee to ensure that the entire ocean view within the view corridor is preserved. The project is under construction in accord with the previously approved plans and the applicant's representative has indicated compliance with the conditions to protect the ocean view. The project can only be found consistent with Coastal Act and LUP visual resource policies if the views from Palmetto Avenue to the ocean are preserved.

As conditioned, to ensure that the entire ocean view within the view corridor is preserved, the project is consistent with Section 30251 of the Coastal Act and LUP visual resource policies.

Geologic Hazards

3. Section 30253 of the Coastal Act states, in part, that new development shall minimize risks to life and property in areas of high geologic instability.

An engineering Geologic Investigation has been prepared for the site by Berlogar, Lang & Associates. The report concludes that it is feasible to develop the site as proposed providing the recommendations of this report and a soils engineering report are followed. The geological items necessitating special consideration are the potential for strong ground shaking from the nearby San Andreas fault, the non-engineered fill on the southwestern portion of the site, the site's coastal position and ongoing erosion and the possibility of seismically induced landsliding. The geology report indicates the bluff is undergoing erosion rates of 2 feet or more per year. The report recommends a setback of 2:1 (horizontal to vertical) slope from the top of the bluff as shown on the submitted plans.

Conditions of the original approval required review of the geologic report by the Coastal Commission Technical Services Division and the California Division of Mines & Geology. This review was completed prior to issuance of the original permit. In August, 1983, the permit was amended to allow grading (removal of replacement of fill), installation of storm drain improvements and associated cliff reconstruction in accordance with the recommendations contained in the Geologic Investigation. The applicant's representative has confirmed that these improvements have been installed in accord with the Geologic Investigation recommendations.

Therefore, the development as proposed, is consistent with Section 30253(1) and (2) of the Coastal Act.

Public Access

4. Coastal Act policy 30211 states in part, development shall not interfere with the public's right to access to the sea where acquired through use, and Section 30212 requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects.

Conditions of the City's approval require a 5-foot wide public access easement adjacent to the northern property line, laterally along the bluff top to the southern property line and back to Palmetto Avenue, fencing and signing. This pattern creates a loop around the development to discourage public encroachment into the residential area. The City also required provisions for connection to the lateral access from the subject property to the south adjacent property. This easement was recorded as part of the original project approval.

The applicant is proposing to relocate the public access easement to the newly created north and northwest boundary lines (see Exhibit 2). This change does not affect public access, it is only a relocation of the existing easement and is being designed to better flow with the topography of the site. The plans submitted with the application did not clearly indicate the 5-foot lateral trail along the bluff top or the connection of the accessway along the southern property line back to Palmetto Avenue. It is appropriate to require the precise public access easement location on the final map, as required by the City's approval. The easement must provide for a public access loop/trail around the proposed development and include provisions for connection to the lateral accessway from the subject property to the adjacent property to the south.

No vertical access was required to the beach, which lies at the base of the approximately 80 foot bluffs on the site, because it could not be safely provided (See Exhibit 4, LUP Access Map/Policies). Local conditions did not address the sandy beach area between the base of the bluff and the mean high tide line.

Coastal Act policies require that new development not interfere with the public's right of access to the sea. Conditions of the original project approval required an offer of dedication of an easement for public access and recreational use along the shoreline to ensure that the intent of the Coastal Act public access policies were fulfilled. The offer of dedication was recorded before the original permit was issued.

As conditioned, to ensure compliance with the City's conditions of approval to require a continuous public access easement loop, fencing and signing, the proposed development is consistent with Sections 30211 and 30212 of the Coastal Act.

CEQA/LCP

5. An Environmental Impact Report for the proposed development was certified on December 7, 1981. As conditioned by the City of Pacifica and by this approval, no adverse impacts on the environment within the meaning of the California Environmental Quality Act are anticipated.

The Land Use Plan (LUP) for the City of Pacifica has been certified by the Commission and has been adopted by the City. The City has assumed coastal permit authority pursuant to the "Hannigan" amendments to the Coastal Act. Under the terms of LUP local coastal permits, the Coastal Commission retains jurisdiction for projects, like this one, that are located between the first through public road and the sea. (Section 30600.5(b)). As conditioned, the proposed development is consistent with public access and public recreation policies contained in the LUP and Chapter 3 of the Coastal Act.

The LUP designates the site as low density residential, 3-9 dwelling units per acre because of the erosion and geologic stability problems associated with this area. The proposed density, 6 dwelling units per acre, is consistent with this designation.

As conditioned by this permit and by the City, the proposed development is consistent with the policies contained in Chapter 3 of the Coastal Act and with certified LUP policies and will not prejudice the City's implementation of the LUP.

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

3-85-156

Standard Conditions
2-20-0224

Exhibit 4

Page 23 of 35
California Coastal Commission

Constar, Inc.
project site →

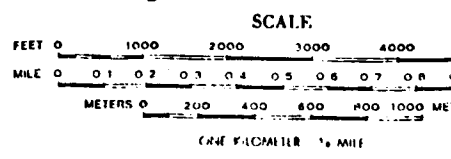
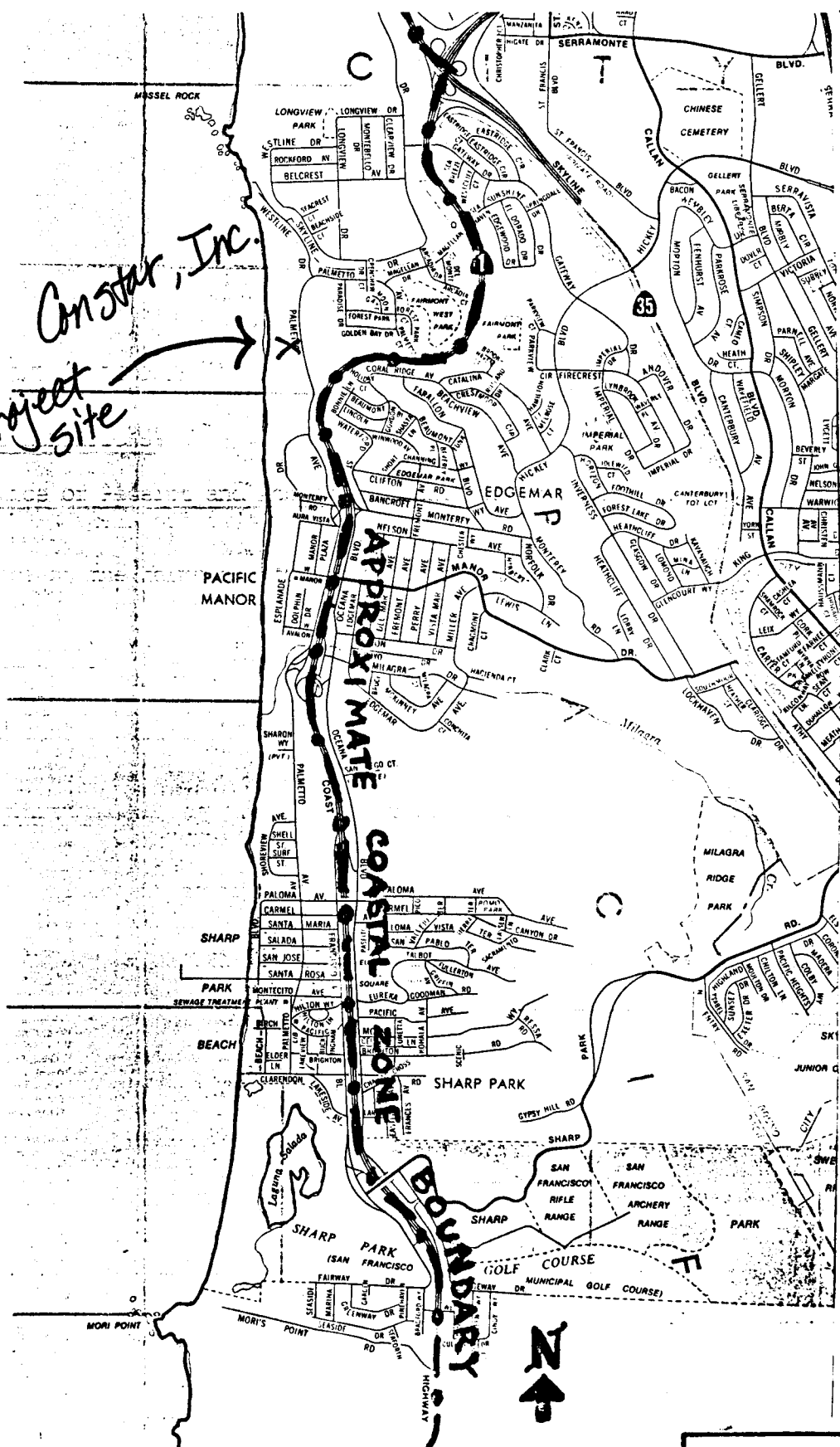


EXHIBIT NO. 1

APPLICATION NO. 3-85-156

Location Map

Exhibit 4

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PROJECT NAME: WONG & ASSOCIATES SURVEYING - ENGINEERING - LAND PLANNING 1211 N STREET, SUITE 7, SACRAMENTO, CA 95811-1203	
DRAWN BY: WONG & ASSOCIATES CHECKED BY: WONG & ASSOCIATES SUBMITTED DATE: JULY 1, 2003	SCALE: 1"=20' DATE: 7/1/03 BY: WONG & ASSOCIATES
REVISION SITE PLAN PACIFIC VIEW VILLAS APR. 2003 035.000 SAN MATEO COUNTY 221127021	

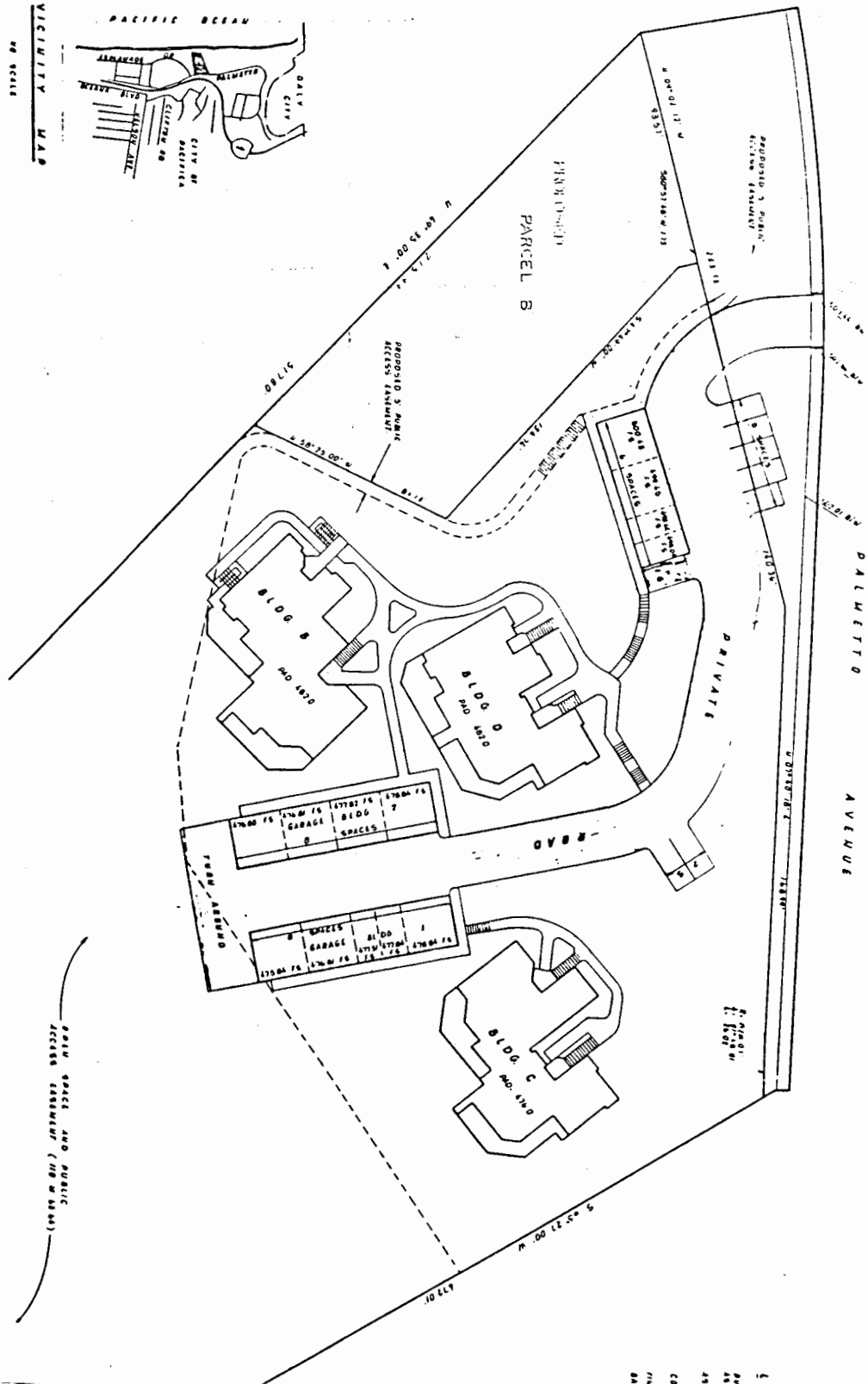



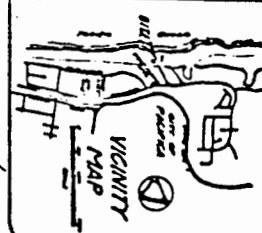
EXHIBIT NO. 2

APPLICATION NO.
3-85-156

Tentative Map

 **California Coastal Commission**

NOTES:
 1. The proposed development is shown on the map as a series of buildings and parking areas.
 2. The proposed development is shown on the map as a series of buildings and parking areas.
 3. The proposed development is shown on the map as a series of buildings and parking areas.
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 9. The proposed development is shown on the map as a series of buildings and parking areas.
 10. The proposed development is shown on the map as a series of buildings and parking areas.



Condition 2 -
 All structures shall be below the line-of-sight from Palmetto Avenue.

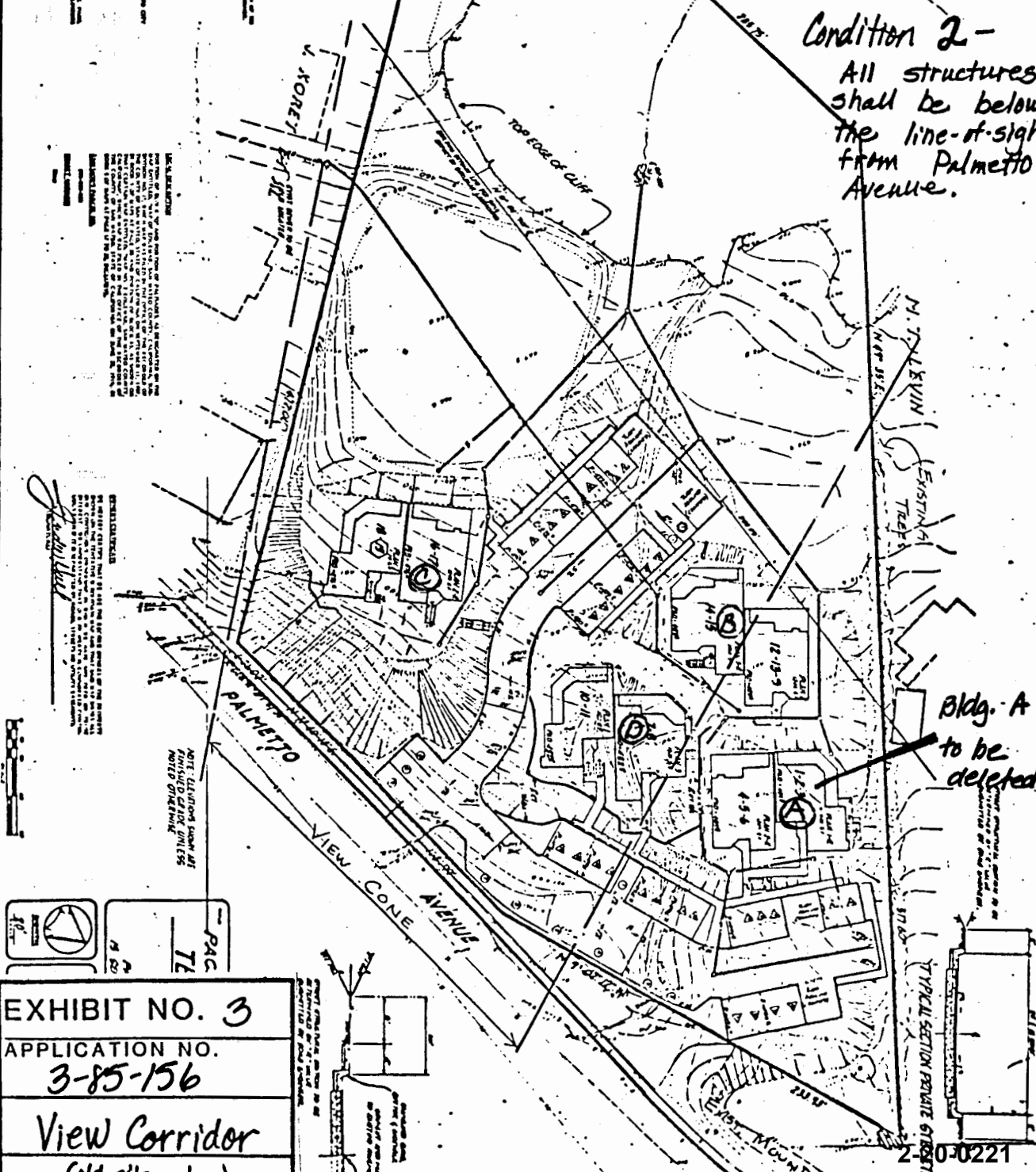


EXHIBIT NO. 3	
APPLICATION NO. 3-85-156	
View Corridor	
(old site plan)	
California Coastal Commission	

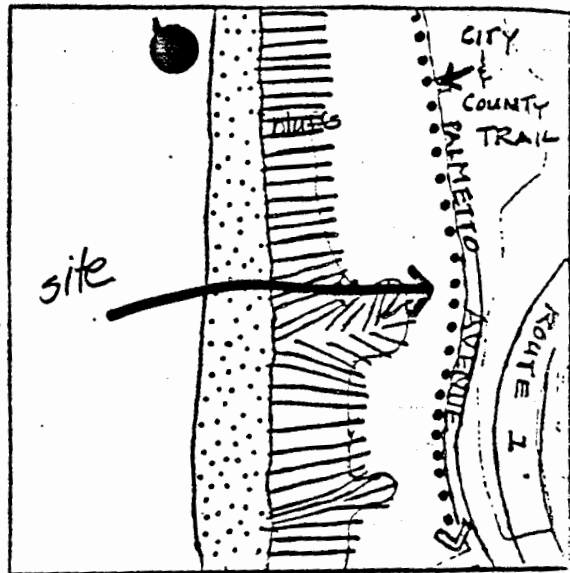
2. WEST FAIRMONT FOREDUNE

Location: Bluff-top west of Palmetto north of Dollar Radio Station.

Ownership: Private.

Beach Use: Isolated beach experience, jogging, walking, surf fishing, swimming.

Topography, Natural Environment: Exposed sandy beach backed by high coastal bluffs (about 100 feet) of unconsolidated deposits overlain with dune deposits. Vegetative habitat Foredune and North Coast Bluff Scrub (human trampling increases erosion). Bluff subject to high erosion hazard (average one to three feet per year) and landsliding.



Public Safety: Emergency access difficult, isolated, low to moderate hazard to user.

Existing Access: Informal pathway established over the years is very steep and difficult; no improvements; primary users are from adjacent neighborhood; no signing. Use causing disfiguring erosion, users unregulated from scrambling and climbing on adjacent bluff area.

Existing Parking: Available on street.

Land Use: Very low density residential subject to findings of geotechnical and biological investigation, hazard setback and requirement for providing developed public access. Area not competitive with other existing and proposed visitor-destination areas. (See Land Use Plan, West Fairmont Neighborhood).

Nearest Roadway Access: Palmetto Avenue.

Local Transit: Local bus service along Palmetto.

Other Access: County/inter-City bicycle trail system and City north-south pedestrian/bicycle path parallels Palmetto. The County Ridgeline Trail also follows this route.

Recommendations: (1) Beach access should be developed in a combination of stairs and trails designed to restrict users to the developed access, discouraging scrambling on the moderately sensitive bluff-face. Geotechnical and biological studies should precede designating the precise access site. Erosion potential should be a factor in siting and designing the access.

(2) Location of the access should be clearly designated by a sign on Palmetto and designed to reduce or minimize conflict between the residents and public using the access.

(3) The access should be provided by the developer of the bluff-top area and should be open to the public but owned and maintained by the development.

(4) Adequate off-street parking should be provided for the residents in the new development, so that beach users can continue to use the on-street spaces.

EXHIBIT NO. 4

APPLICATION NO.

3-85-156

LUP Access Policies



California Coastal Commission

2-20-0221

Exhibit 4

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CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: April 7, 2010
TO: Pacific View Villas Homeowners, Association, Attn: Joe Orlando
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 2-10-012-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13252 of the California Code of Regulations.

APPLICANT: Pacific View Villas Homeowners, Association, Attn: Joe Orlando

LOCATION: 200-224 Palmetto Ave., Pacifica (San Mateo County) (APN(s) 009-023-30)

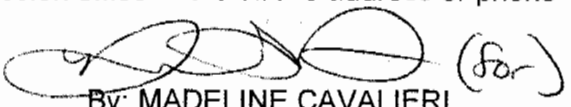
DESCRIPTION: Reconstruction of the rock rip rap revetment as described in March 30, 2010 letter from Engineered Soil Repairs (ESR) and ESR Plans S1 - S2 stamped and signed by Steven O'Connor on 3/30/10. The re-constructed revetment will be located at the toe of the filled slope, and its footprint will not exceed that which was permitted under CDP No. 3-82-228. The project will utilize existing exposed and buried rock at the site and will import rock not to exceed 1,000 tons. Construction vehicles will access the project site from the City of Pacifica owned lot located at the 400 block of Esplanade Avenue (APNs 009-131-030 and 009-131-010). No construction equipment will be allowed in coastal waters at any time, and work on the beach will only be done during the low tide periods of the day when allowed by the wave conditions. During non-work periods, the equipment will be staged on the upper bluff area on the City-owned property at 400 Esplanade Avenue. All construction debris will be collected and disposed of at an approved dump site at the end of each working day. Property owners or their designated agent will submit to the Executive Director 'as-built' plans and cross-sections and photographs of the completed revetment when construction is completed.

RATIONALE: Proposed development involves no significant impacts on coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of Thursday, April 15, 2010, in Ventura. If three Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

 (for)
By: MADELINE CAVALIERI
Coastal Program Analyst

cc: Local Planning Dept.
Bart Willoughby

2-20-0221

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

**EMERGENCY COASTAL DEVELOPMENT PERMIT**

Issue Date: November 18, 2019
Emergency Permit No. G-2-19-0047

APPLICANT: Schmitz and Associates, Inc.

EMERGENCY LOCATION: 200-224 Palmetto Ave in Pacifica, San Mateo County (APN 115-220-010)

EMERGENCY WORK: Construction of a temporary drainage system including installation of an exposed 12-inch diameter plastic pipe anchored to the existing catch basins on-site by a 24-inch tall by 12-inch wide by 5.5-foot long retaining wall, supported by two 18-inch diameter, 12-foot deep piers. The pipe will stretch 150 feet across the property, drape over the bluff edge, and extend down to the existing revetment at the base of the bluff.

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 the existing storm water pipe is deteriorated and has failed multiple times, resulting in accelerated bluff erosion at the site. It requires urgent replacement to move storm water across the property, and to address erosion which presents a safety hazard to residents and beach users. If left unrepaired, storm water may further erode the bluff during upcoming winter storms and could cause potential safety hazards to the public using the beach/bluff area and or/result in damage to the residential buildings at 200-224 Palmetto Ave in the City of Pacifica (APN 115-220-010). As such, immediate action is required 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.



Jeannine Manna, North Central Coast District Manager for John Ainsworth, Executive Director

Enclosures: ECDP Acceptance Form; Regular CDP Application Form
Copies to: City of Pacifica Planning Department

CONDITIONS OF APPROVAL:

1. The enclosed ECDP acceptance form must be signed by the ECDP Permittee (i.e. Schmitz and Associates, Inc.) and returned to the Coastal Commission's North Central Cost District Office within 15 days of the issue date of this permit (by December 3, 2019). This ECDP is not valid unless and until the ECDP acceptance form has been received in the North Central Coast District Office.
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 ECDP and as more specifically described in the Commission's file for the ECDP for the specific property listed above is authorized. The work permitted under this ECDP only allows for the minimum necessary to address the emergency situation at hand. Any additional work or maintenance to the existing work placed pursuant to

this ECDP requires separate authorization from the Executive Director. All emergency development shall be limited in scale and scope to that specifically identified in this ECDP.

5. All work shall take place in a time and manner to minimize any potential damages to coastal resources, including intertidal species, and to minimize impacts to the beach and public access. Construction materials, equipment and/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 rigorous best management practices designed to avoid coastal resource impacts, including at a minimum:
 - a. All construction areas shall be minimized in order to allow public recreational access along the beach and to protect coastal resources and 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. All work shall take place during daylight hours. Lighting of the beach or intertidal area is prohibited.
 - c. 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.
 - d. Grading of intertidal areas is prohibited.
 - e. 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.
 - f. 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.
 - g. All construction activities that might 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 bluffs or 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.
 - h. The construction site shall maintain good construction site housekeeping controls and procedures (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.).
- i. All accessways impacted by construction activities shall be restored to their preconstruction 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.
 - j. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
 - k. The Permittee 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 ECDP must be completed within 30 days of the issue date of this ECDP (i.e., by December 18, 2019), and this ECDP shall become null and void at that time unless that expiration date is extended by the Executive Director for good cause.
 7. The Permittee recognizes that the emergency development authorized by this ECDP is considered temporary 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, including considering a full set of alternatives to address site drainage while minimizing impacts to the beach and bluff, and may be denied or conditioned accordingly. Such a follow-up CDP shall also address required compliance with previous CDP approvals and shall include a proposal to re-establish lateral blufftop public access and restack the revetment on the beach into its approved configuration per CDPs 3-82-228, 3-85-156, and 2-10-012-W. In addition, any follow-up regular CDP would account for and analyze the impacts of long-term sea level rise.
 8. 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.
 9. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections 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.

10. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The Permittee shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property.
11. This ECDP 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, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
12. 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.
13. Within 90 days of issuance of this ECDP, or as extended by the Executive Director through correspondence, for good cause, the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized by this ECDP 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 CDP may be needed for removal; or (b) submit a complete follow-up 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 Permittee 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 Permittee 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 Coastal Commission staff 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 removal.
14. 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 Coastal Commission staff, and consistent with the Coastal Act (if required by this ECDP) by the date 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 Coastal Commission staff 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 on the Permittee's property; the issuance of a Cease and Desist Order and/or

a Restoration Order; the 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.

15. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.

16. 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.

As noted in Conditions 7 and 8 above, 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 Permittee wishes 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.

200-224 PALMETTO AVENUE – EASEMENT MAP
City of Pacifica, San Mateo County



Original easements – along the shoreline extending width of property parallel to shoreline from the base of the bluff to the Mean High Tide Line; and 5-foot wide public access trail that provides lateral access adjacent to the northern property line along the blufftop to the southern property line.



Revised required easements – with approximate location of 5-foot wide public access trail shifted inland and around development.

Land Valuation

Address	Lot Size (sq. ft.)	Sale Price	Sale Date	Price/Sq. Ft.
548 Dolphin Dr	4,991	\$1,510,000	3/10/2021	\$302.54
109 W Avalon Dr	4,791	\$1,080,000	11/3/2020	\$225.42
543 Esplanade Ave	5,009	\$1,560,000	10/19/2021	\$311.44
559 Esplanade Ave	4,992	\$1,580,000	11/30/2021	\$316.51
315 Esplanade Ave	7,980	\$2,100,000	8/11/2021	\$263.16

Average Cost/Square Foot: \$283.81