

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV



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Prepared February 28, 2022 for March 11, 2022 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director

Subject: Central Coast District Director's Report for March 2022

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs, and local government LCP modification acceptances (i.e., required for LCP amendment certification) for the Central Coast District Office are being reported to the Commission on March 11th. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's Central Coast District Office in Santa Cruz. Staff is asking for the Commission's concurrence on the items in the Central Coast District Director's Report and will report any objections received and any other relevant information on these items to the Commission when it considers the Report on March 11th during the virtual online hearing.

With respect to the March 11th hearing, interested persons may sign up to address the Commission on items contained in this Report prior to the Commission's consideration of the Report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on March 11, 2022 (see attached)

CDP Waivers

- 3-22-0061-W, Monterey Bay Aquarium Great Tide Pool Repairs (Monterey)

Emergency CDPs

- G-3-22-0007, Santa Cruz Harbor Tsunami Repairs (Santa Cruz)
- G-3-22-0012, O'Neill Revetment Void "Safe Settling" (Santa Cruz)

CDP Amendments, CDP Extensions, and LCP Modification Acceptances

- None

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NOTICE OF PROPOSED PERMIT WAIVER

Date: February 28, 2022
To: All Interested Parties
From: Kevin Kahn, Central Coast District Manager
Alexandra McCoy, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 3-22-0061-W
Applicant: Monterey Bay Aquarium

Proposed Development

Repairs to the manmade, concrete boulders in the Great Tide Pool, located in Monterey Bay seaward of the Monterey Bay Aquarium's main entrance, including both new repairs and follow-up authorization for repairs previously undertaken pursuant to Emergency Coastal Development Permit (ECDP) G-3-21-0019, at the Monterey Bay Aquarium, 886 Cannery Row, City of Monterey, Monterey County.

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The Great Tide Pool at the Monterey Bay Aquarium was originally constructed in 1982 to allow guests to walk along an intertidal pathway to both view the aquatic/intertidal environment as well as the original pilings and foundation of the former Hovden Cannery that supports the aquarium today. Large and small concrete boulders were constructed in the Great Tide Pool out of a reinforced concrete block with a sculpted cement and gravel overlay surface to mimic the natural granite formation found in Monterey and Pacific Grove. These manmade boulders are directly exposed to daily wave action that has, over time, weakened the cement overlay and broken off surface pieces of concrete, thereby risking the release of manmade materials into the sensitive aquatic environment. The proposed development includes repairs to seven of these boulders located near the center of the tidepool and along the northeast edge between the tidepool and the open ocean. Specifically, concrete will be chipped away from affected areas, fiberglass rebar will be placed where required, and an underwater grout will be placed, shaped, and finished with play sand to match with the adjacent existing rockwork. The proposed development also serves as follow-up authorization for work completed in May 2021 under ECDP G-3-21-0019, which included similar methods to repair approximately thirteen other boulders on the north and west edges of the Great Tide Pool and from the stairs towards the center of the tidepool (and which prompted further investigation, resulting in the discovery of additional deteriorated areas that are now proposed for repair).

The project incorporates the Commission's standard best management practices to protect the marine environment, including spill prevention and general good housekeeping. In addition, several extensive protective measures to protect listed-marine fauna are proposed, including the implementation of a 50-foot exclusion zone for sea otters, pre-construction surveys for black abalone, and pre-construction surveys for nesting birds. These measures were implemented as part of the repairs previously done pursuant to ECDP G-3-21-0019, and no adverse impacts to sensitive species, water quality, or other coastal resources were identified. And with their implementation for the newly proposed work described herein, no adverse impacts are expected here either. In sum, the proposed project will ensure that no debris is incidentally released into the marine environment and will improve the overall experience of Monterey Bay Aquarium visitors. The project will not otherwise adversely impact coastal resources or public access to the shoreline, and thus it is consistent with the Coastal Act.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The City of Monterey, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 15301 (as repair to existing facilities), and thus the City of Monterey did not identify any significant adverse environmental effects from the proposed project. The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(f)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA.

Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on March 11, 2022, during the virtual Coastal Commission meeting. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have any questions about the proposal or wish to register an objection, please contact Alexandra McCoy (Alexandra.mccoy@coastal.ca.gov) in the Central Coast District office.

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-3-22-0007 (Santa Cruz Harbor Tsunami Repairs)

Issue Date: February 23, 2022

This emergency coastal development permit (ECDP) authorizes emergency development consisting of the placement of high density poly-ethylene (HDPE) sleeves over three existing piles supporting boating facilities in the Santa Cruz Small Craft Harbor that were damaged by the Hunga-Tonga Tsunami on January 15, 2022. After the tsunami, the Santa Cruz Port District undertook an inspection of its facilities to assess any potential damage requiring immediate attention. The District determined that the structural integrity of these three piles was compromised and required immediate repair to maintain essential public services and public safety and prevent further damage to marine infrastructure and private property. As such, on January 28, 2022, Commission staff gave the District verbal authorization for the HDPE sleeve installation over the three piles. The District has since obtained Army Corps of Engineers approval and is now scheduled to perform the repairs the week of February 22, 2022. The project is conditioned to include best management practices (BMPs) to protect water quality during construction, is not expected to lead to any adverse coastal resource impacts, and is designed to be the minimum necessary to abate an identified threat to important public facilities.

Therefore, the Executive Director of the California Coastal Commission hereby finds that:

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

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

DocuSigned by:
Kevin Kahn
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Kevin Kahn, Central Coast District Manager, for John Ainsworth, Executive Director

Enclosure: Emergency Coastal Development Permit Acceptance Form

Cc: (via email):

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by March 10, 2022). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP is only temporary and is designed to abate the identified emergency and shall be removed if it is not authorized by a regular CDP. Within 60 days of the date of this permit (i.e., by April 24, 2022), the Permittee shall submit a complete application for a regular CDP to have the emergency development be considered permanent or for a different project designed to repair the site. (The CDP application may be found at: <http://www.coastal.ca.gov/cdp/cdp-forms.html>). The application shall include photos showing the project site before the emergency, during emergency project construction activities, and after the work authorized by this ECDP is complete. The deadline in this condition may be extended for good cause by the Executive Director.
4. 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.
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Santa Cruz, U.S. Army Corps of Engineers, Regional Water Quality Control Board, etc.) The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
6. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Coastal Commission's Central Coast District Office on February 7, 2022.
7. All emergency development is limited to the least amount necessary to abate the emergency.
8. All emergency construction activities shall limit impacts to coastal resources (including public recreational access, harbor waters, and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements and best management practices (which may be adjusted by the Executive Director if such adjustments: (1) are deemed necessary due to extenuating circumstances; and (2) will not adversely impact coastal resources):
 - All construction materials and equipment shall be stored beyond the reach of tidal waters.

- All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and to protect public safety to the maximum extent feasible. Construction (including, but not limited to, construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
 - 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 site; etc.).
 - All construction activities that result in discharge of materials, polluted runoff, or wastes to harbor waters or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place over harbor waters. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.
 - All accessways impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction.
 - 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.
 - The Permittee shall notify planning staff of the Coastal Commission's 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.
9. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
10. 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 his/her 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.

11. 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.
12. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
13. 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 3 and 4 above, the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at the Permittee's risk. For the development to be authorized under the Coastal Act and/or if the Permittee wish to expand the scope of work, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.

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EMERGENCY COASTAL DEVELOPMENT PERMIT ACCEPTANCE FORM

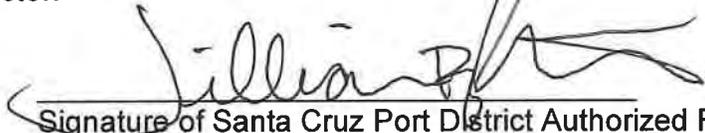
TO: CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060

RE: **Emergency Coastal Development Permit (ECDP) No. G-3-22-0007**

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

I hereby understand all of the conditions of the ECDP being issued to the Santa Cruz Port District and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular CDP is necessary. I agree to apply for a regular CDP within 60 days of the date of issuance of this ECDP (i.e., by April 24, 2022) unless this deadline is extended by the Executive Director.


Signature of Santa Cruz Port District Authorized Representative

Jillian Ritter Admin. Services Manager
Name (Print)

135 5th Ave. Santa Cruz, CA 95062
Address

RECEIVED

FEB 28 2022

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
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**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-3-22-0012 (O'Neill Revetment)**

Issue Date: February 24, 2022

This emergency coastal development permit (ECDP) authorizes emergency development consisting of the controlled settlement of a void area located on the upcoast portion of the rock revetment located on the sandy beach that fronts a residence located seaward of 22720 East Cliff Drive in the Live Oak beach area of Santa Cruz County. Specifically, the revetment is partially built on top of a bedrock outcrop, and erosion of this underlying outcrop has resulted in a void within the revetment (estimated by the Applicant to be some 5 to 10 feet wide by 6 to 9 feet tall by 28 feet deep). The void presents a public safety concern that a potential collapse could harm beachgoers who might be near or on top of the revetment were that to occur. To abate this safety concern, the perched rock would be collapsed onto/into the void, and any rock dislodged onto the beach during such 'safe settling' activities (and any existing fugitive rock on the beach) would be retrieved and restacked atop the collapsed void. Fugitive rock shall only be retrieved and restacked if it is located above the tidal reach and able to be retrieved without significant excavation (i.e., where more than 50% of the rock is visible above the beach elevation). Any other rock work, including any addition of other rock and/or any expansion of the revetment's configuration, shall be prohibited. Construction will occur via an excavator (which will be stored off of the beach at Permittee's property at 22720 East Cliff Drive), shall be limited to daylight hours and very low tides, and is anticipated to last 3 to 4 days.

Thus, the proposed emergency work is necessary to maintain public safety, and it is the minimum work necessary to abate the identified threat. Therefore, the Executive Director of the California Coastal Commission hereby finds that: (a) an emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary CDPs; (b) the development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; and (c) public comment on the proposed emergency development has been reviewed if time allows.

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

DocuSigned by:

Kevin Kahn

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Kevin Kahn, Central Coast District Manager, for John Ainsworth, Executive Director

Enclosure: ECDP Acceptance Form

cc: (via email): Jessica deGrassi (Santa Cruz County); Kenneth Foster (California State Lands Commission); Sophie De Beukelaer (Monterey Bay National Marine Sanctuary)

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's Central Coast District Office within 15 days of the date of this permit (i.e., by March 11, 2022). This ECDP is not valid unless and until the acceptance form has been received in the Central Coast District Office.
2. Only that emergency development specifically described in this ECDP is authorized. Any additional and/or different emergency and/or other development requires separate authorization from the Executive Director and/or the Coastal Commission.
3. The emergency development authorized by this ECDP must be completed within 90 days of the date of this permit (i.e., by May 25, 2022) unless extended for good cause by the Executive Director.
4. The emergency development authorized by this ECDP is only temporary and is designed to abate the identified emergency and shall be removed if it is not authorized by a regular CDP. Within 120 days of the date of this ECDP (i.e., by June 24, 2022), the Permittee shall submit a complete application for a regular CDP to authorize the emergency development or for a different project designed to address the emergency development. The CDP application may be found at: <http://www.coastal.ca.gov/cdp/cdp-forms.html>. The deadline in this condition may be extended for good cause by the Executive Director.
5. Minor adjustments to the authorized emergency development and these conditions may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.
6. 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.
7. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., Santa Cruz County, California State Lands Commission, Monterey Bay National Marine Sanctuary, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
8. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Coastal Commission's Central Coast District Office on January 27, 2022.
9. All emergency development is limited to the least amount necessary to abate the emergency.
10. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to abate the emergency consistent with the terms and conditions of this ECDP.

11. Any rock dislodged onto the beach from the revetment during emergency construction activities shall be retrieved and restacked atop the collapsed void. Any existing rock already on the beach in the area seaward of the revetment on the Permittee's property may also be retrieved and stacked on the void. Such fugitive rock shall only be so retrieved and stacked if it is located above the tidal reach and able to be retrieved without significant excavation (i.e., where more than 50% of the rock is visible above the beach elevation). Any other rock work, including any addition of other rock and/or any expansion of the revetment's configuration, shall be prohibited.
12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:
 - a. Construction activities shall be limited to no more than a total of 7 days, and shall take place on non-holiday weekdays to the maximum extent feasible.
 - b. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.
 - c. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; shall be prohibited in ocean waters and/or wetted sand (i.e., areas either wet and/or with a noticeable sheen from tidal and/or wave action); and shall avoid beachgoers and beach recreational areas as much as possible.
 - d. Any grading of or in intertidal areas shall be prohibited.
 - e. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by one-hour after sunset each day that work occurs.
 - f. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. 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.
 - g. 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.).

- h. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.
 - i. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand 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 Central Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
13. 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.
14. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director 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.
15. 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 his/her 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

Emergency CDP G-3-22-0012 (**O'Neill Revetment**)

Issue Date: February 24, 2022

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. The Permittee shall submit the record (of complaints/inquiries and actions taken in response) to the Executive Director on a weekly basis, and upon completion of construction activities.

16. 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.
17. Failure to comply with the conditions of this approval may result in enforcement action under the provisions of Chapter 9 of the Coastal Act.
18. 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.
19. Prior to construction, contact Jessica deGrassi at Santa Cruz County Planning Department at (831) 454-3162 and Rob Moore at the California Coastal Commission at robert.moore@coastal.ca.gov, to schedule inspections during construction activities.

As noted in Condition 4 above, the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at the Permittee's risk. 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 Central Coast District Office at 725 Front Street, Suite 300, Santa Cruz, CA 95060, (831) 427-4863.