

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
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W9

Prepared February 27, 2025 for March 12, 2025 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for March 2025

The following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews for the North Central Coast District Office are being reported to the Commission on March 12, 2025, via public hearing. 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 North Central Coast District Office in San Francisco. ECDPs and LCP certification reviews are being reported for informational purposes and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when the Report is considered on March 12th. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on March 12, 2025 (see attached)

CDP Waivers

- 2-24-0346-W, Estero Americano Coast Preserve Restoration (Bodega Bay)
- 2-25-0041-W, Surfer's Beach Stairway Replacement (Half Moon Bay)
- 2-24-0654-W, Ritz Carlton Parking and Bus Booths (Half Moon Bay)

Emergency CDPs

- G-2-25-0007, Oceanaire Temporary Path Closure (Pacifica)

CDP Amendments, Extensions, and LCP Certifications

- None

How to provide testimony for this hearing

This Coastal Commission meeting will occur in person and virtually through video and teleconference. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please call 415-904-5202. The in-person portion of the meeting will be held at **Courtyard Marriott Santa Cruz, 313 Riverside Avenue, Santa Cruz, CA 95060**.

How to provide written comments for this hearing

To submit written materials for review by the Commission, either email (via NorthCentralCoast@coastal.ca.gov) or submit such materials to Commission staff no later than 5pm on the Friday before the hearing (and staff will then distribute your materials to the Commission). Note that such materials received after this time will not be distributed to the Commission. Alternatively, you may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) as long as such materials are submitted to all Commissioners, all alternates for Commissioners, the three non-voting members of the Commission, and Commission staff. You are requested to summarize the reasons for your position in no more than two or three pages, if possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's North Central Coast District office at 455 Market Street, Suite 300, San Francisco, CA 94105, 415-904-5260.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: February 25, 2025
To: All Interested Parties
From: Peter Allen, Statewide Transportation Program Manager
Marlene Alvarado, Senior Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-24-0346-W
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Habitat restoration and enhancement at the 547-acre Estero Americano Coast Preserve site (at 2000 Estero Lane, APN 100-160-002) in the unincorporated community of Bodega Bay in Sonoma County, including wetland creation, riparian habitat revegetation with native plants, and other habitat restoration work. The project serves as required compensatory mitigation for impacts to wetlands and environmentally sensitive habitat areas resulting from Caltrans' Estero Americano Creek Bridge Replacement project (CDP No. 2-15-1354).

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:

Caltrans is proposing wetland and environmentally sensitive habitat areas (ESHAs) creation, rehabilitation, and enhancement (approximately three acres of creation, one acre of rehabilitation, and two acres of enhancement) on the Estero Preserve property¹ in coordination with The Wildlands Conservancy, in order to provide habitat mitigation for wetland and ESHA impacts from the above-referenced Caltrans bridge replacement project on Highway 1, pursuant to restoration plans approved in compliance with that CDP's special conditions. The property has long been extensively grazed, and this project will help to restore large portions of the most negatively impacted areas to native habitat conditions and to institute better grazing management measures where grazing is to continue. The project includes a series of best management practices to protect coastal resources during restoration and enhancement activities, and Caltrans has also incorporated a series of monitoring and reporting provisions to ensure restoration/enhancement success over time (including to meet the related CDP's requirements) and no significant adverse impacts to public access or other coastal resources

¹ The subject site, in Sonoma County, near the Marin County border, is owned by The Wildlands Conservancy, a non-profit with 22 preserves and nearly 200,000 acres under management. The Estero Americano Coast Preserve is protected in perpetuity by a conservation easement held by the Sonoma County Agricultural Preservation and Open Space District, ensuring the ongoing conservation and enhancement of its coastal resource values.

are anticipated. In summary, the proposed project as described above² fulfills multiple Coastal Act goals in terms of habitat restoration and enhancement and is consistent with Coastal Act Chapter 3 and the certified Sonoma County Local Coastal Program.

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. Caltrans, acting as lead CEQA agency, certified a Final Initial Study/Mitigated Negative Declaration for the Estero Americano Creek Bridge Replacement project and is currently in the process of recertifying that IS/MND pending State Historic Preservation Office concurrence scheduled for April 2025. The IS/MND determined that there were no significant adverse environmental effects from the proposed project, including the habitat restoration components covered by this proposal. 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(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Therefore, it is not necessary 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 cause. 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 it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on March 12, 2025 in Santa Cruz. 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 Marlene Alvarado at marlene.alvarado@coastal.ca.gov and/or (562) 590-5071.

² Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. Thus, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. The Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: February 26, 2025
To: All Interested Parties
From: Peter Allen, Transportation Program Manager
Melba Policicchio, Transportation Program Analyst
Subject: **Coastal Development Permit (CDP) Waiver 2-25-0041-W**
Applicant: California Department of Transportation (Caltrans)

Proposed Development

Replace and upgrade a damaged wooden public access beach stairway and associated concrete landing with a cast-in-place concrete stairway structure measuring 33 feet long and 8 feet wide, including a new concrete landing at beach level, and restack rock on a revetment protecting Highway 1, all located approximately 300 feet upcoast of the Coronado Street and Highway 1 intersection at Surfer's Beach in Half Moon Bay, San Mateo 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 public access beach stairway at Surfer's Beach leads from the existing California Coastal Trail down to the sandy beach. The beach and trail are very popular here with high public demand for beach access and surfing. However, the stairway has been repeatedly compromised during storm and wave uprush events, and it has been closed to the public since the major storms of January 2023. The proposed replacement stairway has been designed to better handle the extreme ocean environment at this location, and will be made of concrete in order to better withstand ocean pressures, and thus more likely to remain open and available for public use. The project includes a series of BMPs to protect coastal resources during construction (i.e., work will be limited to low tide to the greatest extent feasible (and outside of rainy season); all equipment will be operated from the roadway (and only hand tools will be allowed on the beach); a pedestrian and bicycle detour will ensure access during all construction times; equipment will be staged inland of Highway 1 (in a parking area); and water quality protection measures will be applied. The project is an important public access project that will help to restore access to Surfer's Beach, which is a prime coastal access destination, and would allow for that access to be better maintained for public use over time. In sum, the proposed project will advance important Coastal Act objectives and

has been designed to ensure that any impacts to coastal resources are limited. Thus, the proposed project can be found consistent with the Coastal Act.¹

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. Caltrans, acting as lead CEQA agency, determined that the project is categorically exempt (per Class 1(c) as repair and replacement of existing facilities). 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(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Therefore, it is not necessary 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 cause. 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 it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, March 12, 2025, in Santa Cruz. 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 questions about the proposal or wish to register an objection, please contact Melba Policicchio at melba.policicchio@coastal.ca.gov in the Coastal Commission's North Central District Office.

¹ Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is subject to the waiver's authorization. Thus, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. The Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: February 26, 2025
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Isobel Cooper, Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-24-0654-W
Applicant: Ritz-Carlton Hotel

Proposed Development

Construction of a 64 square-foot parking lot attendant booth and a 96 square-foot bus shelter, both adjacent to the existing parking structure at the Ritz-Carlton Hotel on the bluff above the beach at 1 Miramontes Point Road in the City of Half Moon Bay.

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 Coastal Commission approved CDP No. 3-91-71/1-95-47 to authorize the original development of the Ritz-Carlton Hotel in Half Moon Bay in 1991, and that CDP required that public access be allowed on the site, including requiring 25 designated public access parking spaces. However, the Commission received complaints that the Permittee had been denying the public use of the site, including use of the parking spaces that were required as part of the project. In response, the Commission issued a Consent Cease and Desist Order (No. CCC-03-CD-014) and later issued an amendment to the Cease and Desist Order (No. CCC-03-CD-14-A) (together 'Order'). The Order requires, among other things, the installation and maintenance of a coastal parking management station adjacent to the entrance of the parking garage to assist the public in accessing the 25 public parking spaces. The proposed 64 square-foot parking attendant's booth is meant to comply with this requirement, and once constructed will provide such assistance to guide the public to the public access amenities provided onsite. While the proposed 96 square-foot bus shelter is not a requirement of, or associated with, the CDP or the Order's requirements, it would help to serve hotel employees that rely on the existing employee shuttle system. Both the parking attendant booth and the bus shelter will be constructed on previously-disturbed areas directly adjacent to the parking garage entrance on Miramontes Point Drive and Ashdown Way, respectively. In short, the project helps to implement the public access requirements of the CDP and the Order, and is not expected to lead to any significant adverse coastal resources impacts through construction. Therefore, the proposed project, as described

above,¹ can be found consistent with the Coastal Act and the certified City of Half Moon Bay Local Coastal Program.

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 Half Moon Bay, acting as lead CEQA agency, determined that the proposed project was categorically exempt from CEQA review pursuant to Section 15268 (Ministerial Projects) of the CEQA guidelines and thus the City 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(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the 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 not necessary 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 Wednesday, March 12, 2025 in Santa Cruz. 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 Isobel Cooper at Isobel.cooper@coastal.ca.gov in the Coastal Commission's North Central Coast District office.

¹ Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is what is subject to the waiver's authorization. Thus, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver, and instead constitutes unpermitted development and a Coastal Act violation. The Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-2-25-0007 (OceanAire Path Closure)****Issue Date: February 6, 2025**

Permittee: FPA/WC Lands End LLC, OceanAire Apartment Homes

Emergency Location: The northernmost portion of the Coastal Trail on the blufftop, seaward of the residences located at 100 Esplanade Avenue (APN 009-023-070 & 009-024-010) in the Edgemar neighborhood of Pacifica, in San Mateo County.

Emergency Description: Bluff retreat caused by episodic winter storms which exacerbated erosion, lead to a steep drop off from the blufftop Coastal Trail area on site (approximately 100 feet high) to the beach, which currently has only a rope fence to protect trail users from the steep bluff edge, posing a danger to the public.

Emergency Development: After-the-fact authorization of the placement of temporary A-frame barricades and signage approximately 6 feet from either side of the bluff edge drop off at the northernmost point of the coastal trail fronting the subject property, in order to temporarily close the affected, dangerous portions of the Coastal Trail.

Executive Director's Determination

The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) 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 Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

DocuSigned by:

Stephanie Rexing

02/06/2025

035096250/18F49E
Stephanie Rexing, North Central Coast District Manager, for Kate Huckelbridge, Executive Director

Enclosure: ECDP Acceptance Form

cc: (via email): Todd Stark (Redwood Construction); Rob Anderson (RJR Engineering and Construction); David Goldberg (AGD LLP), Samantha Updegrave (City of Pacifica Community Development Director)

Emergency CDP G-2-25-0007 (OceanAire Path Closure)

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Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this ECDP (i.e., by February 21, 2025). This ECDP is not valid unless and until the acceptance form has been received in the North Central Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Commission's North Central Coast District Office on January 30, 2025. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by March 6, 2025).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., San Mateo County, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.
6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunamis, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify

Emergency CDP G-2-25-0007 (OceanAire Path Closure)

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and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.

7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
8. Within 120 days of ECDP issuance (i.e., by June 6, 2025), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).
9. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties

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and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.

10. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
11. 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 temporarily abate the emergency consistent with the terms and conditions of this ECDP.
12. 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.
13. 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 the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.
14. 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 the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) 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. 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.

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15. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.
16. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
17. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
18. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.

If you have any questions about the provisions of this ECDP, please contact the Commission's North Central Coast District Office at 455 Market Street, Suite 300, San Francisco, CA 94105; northcentralcoast@coastal.ca.gov; and/or (415) 904-5260.