

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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Prepared February 27, 2026 for March 12, 2026 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 2026

The California Coastal Commission's North Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission **on March 12, 2026** 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 (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, 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 such items are 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, 2026 (see attached)

CDP Waivers

- 2-25-0803-W, 22335 State Route 1 Septic Installation (Marshall)
- 2-26-0139-W, San Gregorio Ranch Beach Access (San Gregorio)

CDP Extensions

- 2-17-0438-E1, AMJT Capital Armoring (Bollinas)

CDP Amendments and LCP Certification Reviews

- None

Emergency CDPs

- G-2-26-0005, 105 Wharf Road Foundation (Bollinas)

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing for it on **March 12th**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, from Commission staff at any Commission office, or at the meeting itself. In any case, the hearing will physically take place **at County of Ventura Government Center, 800 S. Victoria Ave, Ventura, CA, 93009**.

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to NorthCentralCoast@coastal.ca.gov), mail (to 455 Market Street, Suite 228, San Francisco, CA 94105), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties 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) if such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as 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 228, San Francisco, CA 94105, 415-904-5260; or at NorthCentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: February 27, 2026
To: All Interested Parties
From: Stephanie Rexing, North Central Coast District Manager
Leslie Velasquez, North Central Coast Coastal Planner
Subject: Coastal Development Permit (CDP) Waiver 2-25-0803-W
Applicant: Mendel Rosenblum and Diane Greene

Proposed Development

After-the fact authorization for removal of an existing, failing septic system and authorization for the future installation of a new septic system with a bottomless sand filter, 1250-gallon septic tank, pretreatment disinfection components, and 750-gallon sump tank at a boating facility at 22553 State Route 1, Marshall (APN 104-170-10).

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 proposed development involves the future installation of a new septic system to replace a failing septic system which was previously removed and is now being authorized after-the-fact. The project will relocate the new septic system further from the shore of Tomales Bay, decreasing the risk of any adverse impacts to Tomales Bay. In addition, the new system will improve the septic's overall functionality and will thus provide an improvement over the prior system, which was failing. The removal of the failing system, now being authorized after-the-fact, was previously approved by Marin County Environmental Health Services (EHS) on April 2, 2025. Marin County EHS required that the site be restored after removal of the septic system, with stable disposition of excavated material, assuring protection of coastal resources. Additionally, given the minimal nature of the future septic installation and proposed best management practices such as erosion and sediment controls, there is no potential for adverse impacts on coastal resources, including in regard to visual resources, water quality, biological resources, or public access. Therefore, the proposed project, as described above¹, can be found consistent with Coastal Act Chapter 3 and the certified

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

Marin 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 the development may have on the environment. Marin County, acting as lead CEQA agency, determined the proposed project was exempt from CEQA review pursuant to Section 153001.1 (Relation to Ministerial Projects) of the CEQA guidelines, thus the County has not identified any significant adverse environmental effects from the 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(f)). 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 it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, March 12, 2026, in Ventura. 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 Leslie Velasquez in the North Central Coast District office.

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 27, 2026
To: All Interested Parties
From: Peter Allen, Statewide Transportation Program Manager
Melba Policicchio, North Central Coast Transportation Planner
Subject: Coastal Development Permit (CDP) Waiver 2-26-0139-W
Applicant: Peninsula Open Space Trust (POST)

Proposed Development

Convert existing privately owned and operated beach accessway to a public beach accessway through installation of: new gravel to restore an existing eroded access road and parking area; boulders along the barrier of the parking area to act as a safety barrier from the blufftop edge; a replacement entrance gate; replacement wood boards along an existing pedestrian beach path; temporary symbolic rope and pole fencing along a social trail, wooden fencing 'screens' around portable toilets, and replacement livestock fencing; replacement of existing signage; replacement mobile visitor kiosk; and replacement siding, doors, and roof on an existing barn. Proposed work also includes placement of public picnic tables; removal of a deteriorated mobile home and associated septic tank, and vegetation clearing along Highway 1 at the site entrance to improve vehicular site lines. All proposed work will occur on the private San Gregorio Ranch property adjacent to San Gregorio State Beach in the unincorporated community of San Gregorio, roughly 10 miles south of Half Moon Bay, in San Mateo County.¹

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 San Gregorio Ranch property is a private property just upcoast from San Gregorio State Beach that is currently used mostly for cattle grazing but that has also operated as for-profit beach accessway at times,² where users are currently charged a fee to park and access the beach. The site is accessed from an existing private roadway from

¹ The proposed development spans the coastal permitting jurisdiction of both San Mateo County and the Commission, and the Applicant, the County, and the Executive Director have all agreed to Commission processing of this proposal under the consolidated application allowances of Coastal Act Section 30601.3.

² Currently, the site has limited access hours and seasonality, open only at the caretaker's discretion mainly during warm days, and it is often closed altogether during the rainy season due to safety concerns during wet conditions, and to prevent wear-and-tear on the driveway and other surfaces.

2-26-0139-W (San Gregorio Ranch Beach Access Maintenance)

Highway 1 that is unsafe during wet, rainy conditions and is in need of maintenance. The Peninsula Open Space Trust (POST) is in the process of acquiring the property and shortly thereafter proposes transferring operation, and eventually ownership, of the property to State Parks or another public agency. As proposed, POST will submit evidence it has the right to undertake the development on the property, including through documentation of the transfer of the parcel to POST and/or to a public agency; and any lease or easement documentation demonstrating the public agency's operation of the area consistent with maximizing public recreational access opportunities as required by the Coastal Act, and at least providing a similar type of access as is provided at San Gregorio State Beach. POST anticipates transferring the area to State Parks or another public agency partner in Spring/Summer 2027.

The goal of the project is to provide safe accessible public beach access and parking on-site year-round, similar to the adjacent San Gregorio State Park beach access, while preserving the property's natural, scenic, and agricultural resources. All work will be performed from existing disturbed areas and would not significantly adversely impact coastal resources. Symbolic rope and pole fencing would be installed in areas close to resources, such as coastal bluff vegetation and grasslands, to protect such resources. During project activities, the site will be closed for approximately 8-12 weeks. Once construction is completed and the land fully transferred to POST (estimated for summer 2026), the site will open to the public and be fully available for coastal recreation. For now, vehicle access hours and parking fees would match those at the adjacent San Gregorio State Beach parking lot (which State Parks indicates is closed to vehicles from sunset to 8am, and a vehicular parking fee of \$8 per vehicle is imposed), where longer term vehicle access hours/fees would be considered anew when the property is transferred to a public agency that develops a more comprehensive access proposal.^{3,4} The project is an exciting opportunity to add an important natural resource and public beach access area to the adjacent State Park and will provide a safe public beach access site with some informal parking, toilets, and a picnic and overlook area that will enhance the visitor experience. Overall, the project will greatly improve public access to this section of the coast. Therefore, the project as described⁵ will not lead to any

³ For example, when the Commission allows full nighttime closures, it has typically limited such closures to one-hour after sunset to one-hour before sunrise, including to accommodate public access users in early mornings and twilight times. Fees, when allowed, are typically required to be as low as possible, where revenues are put back into management and operation of the area in question, and not used as a revenue generation tool.

⁴ To be clear, this waiver does not extend to authorizing the interim hours and fees past the time when the property ownership and/or management is transferred to a public agency, and the Commission expects that public agency to apply for and receive Commission authorization for hours, any fees, and any other operational considerations applicable to that agency through a new CDP application at that time. This authorization allows for the physical development described, and interim operations, but future access development, operations, and management beyond the time that the property ownership and/or management is transferred to a public agency will require separate authorization.

⁵ 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

2-26-0139-W (San Gregorio Ranch Beach Access Maintenance)

significant adverse impacts to coastal resources, including public access or habitat resources, and can be found consistent with Coastal Act Chapter 3 and the certified San Mateo 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. San Mateo County determined that the project is a ministerial project and is therefore exempt from CEQA requirements pursuant to Section 15268(a), and does not require any local discretionary permits, and thus the County 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 waivers 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. As such, it is not necessary for the Commission to suggest modifications (including through alternatives and/or added 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 it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Thursday, March, 12, 2026, in Ventura. 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 in the North Central Coast District office.

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 EXTENSION

Date: February 27, 2026

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager

Subject: Proposed Extension to Coastal Development Permit (CDP) 2-17-0438
Applicant: AMJT Capital LLC

Original CDP Approval

CDP 2-17-0438 was approved by the Coastal Commission on March 15, 2024 and provided for the redevelopment of an existing armoring system to result in a roughly vertical sheet pile wall with tiebacks and a concrete 'cap' providing access up and downcoast across the roughly 175-linear-foot armoring and through connecting 4-foot wide concrete staircases (upcoast) and ramps (downcoast); approximately 60 square feet of riprap in the northwest corner of the property (where the armoring system abuts the adjacent unarmored cliff); installation of retaining walls, benches and a trellis at the rear of the armoring, where the trellis would also extend inland along the downcoast side of the house; and new public access improvements on the downcoast side of the property, all at the beach and bluff seaward of the oceanfront residence at 100 Brighton Avenue in the unincorporated community of Bolinas in Marin County (APNs 193-142-15 and 193-142-12).

Proposed CDP Extension

As indicated above, the CDP was originally approved by the Coastal Commission on March 15, 2024, and included a two-year term with an expiration date of March 15, 2026. Since approval the Applicant has been working to fulfill prior to issuance permit conditions, however, more time is needed to complete this process and the Applicant has accordingly filed for an extension of the March 15, 2026 deadline. Thus, under the proposed extension, the expiration date of CDP 2-17-0438 would be extended one additional year to March 15, 2027. The Commission's reference number for this proposed extension is **2-17-0438-E1**.

Executive Director's Changed Circumstances Determination

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

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Thursday, March 12, 2026 at the Commission's hearing in Ventura. If three or more Commissioners object to the Executive Director's changed circumstances

determination at that time, a full hearing on whether changed circumstances exist will be scheduled pursuant to the Commission's regulations.

If you have any questions about the proposal or wish to register an objection, please contact Stephanie Rexing (stephanie.rexing@coastal.ca.gov) in the North Central Coast District office.

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**EMERGENCY COASTAL DEVELOPMENT PERMIT**

Emergency CDP G-2-26-0005 (105 Wharf Road)

Issue Date: February 26, 2026

Permittee: Marcus Segal

Emergency Location: 105 Wharf Road, Bolinas, Marin County, APN 193-082-07

Emergency Description: Erosion from wave action, tidal fluctuations, and storms have damaged concrete pedestal foundations and connections between the deck/home and foundations, undermining the structural integrity of the deck and home. During the course of repairs authorized under a previous emergency permit, the applicants discovered additional failing deck foundations in need of repair.

Emergency Development: Install five pipe pile foundations at beach elevation; pre-drill the bedrock below the pipe piles; and drive the stainless-steel pipe piles into the bedrock. Once in place, five new pipe pile posts and connections to wooden beams will be installed to support the deck joists.

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:
Handwritten signature of Stephanie Rexing in blue ink.

Stephanie Rexing, North Central Coast District Manager, for Kate Huckelbridge, Executive Director

Enclosure: ECDP Acceptance Form

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this ECDP (i.e., by March 19, 2026). 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 27, 2026. 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 28, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., County of Marin, California State Lands, 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 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 90 days of ECDP issuance (i.e., by May 27, 2026), 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 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. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean and Bolinas Lagoon) 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 minimized to the maximum extent feasible.
 - 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 North 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 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.
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 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.

16. 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.
17. 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.
18. 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.
19. 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.