CALIFORNIA COASTAL COMMISSION

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



Th8a

2-16-0784 (MIRADA SEAWALL) JULY 11, 2019 EXHIBITS

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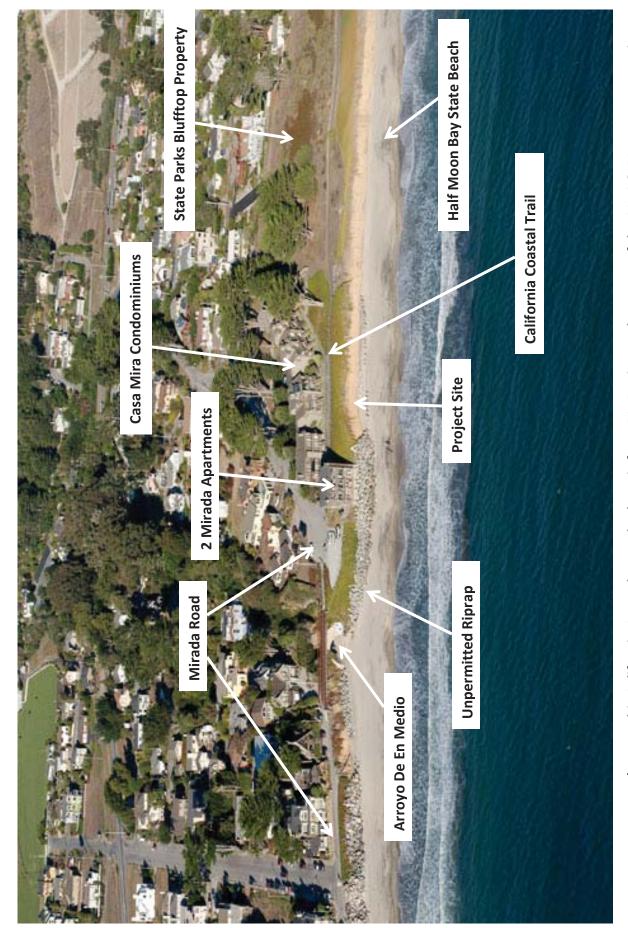
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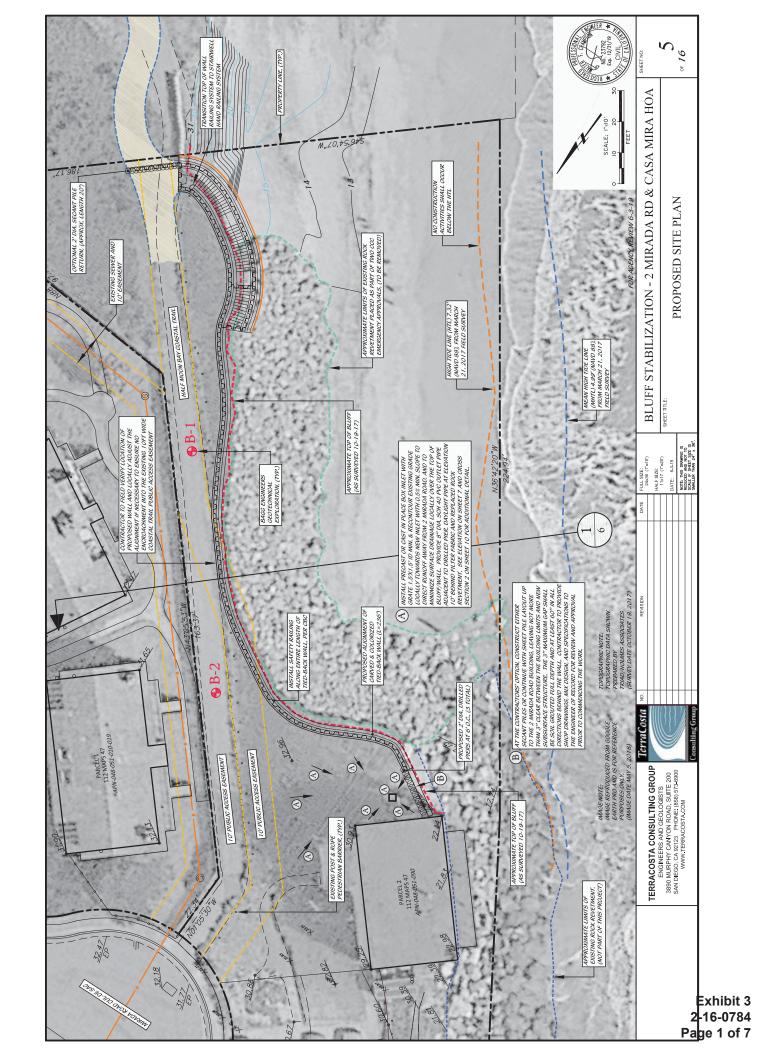


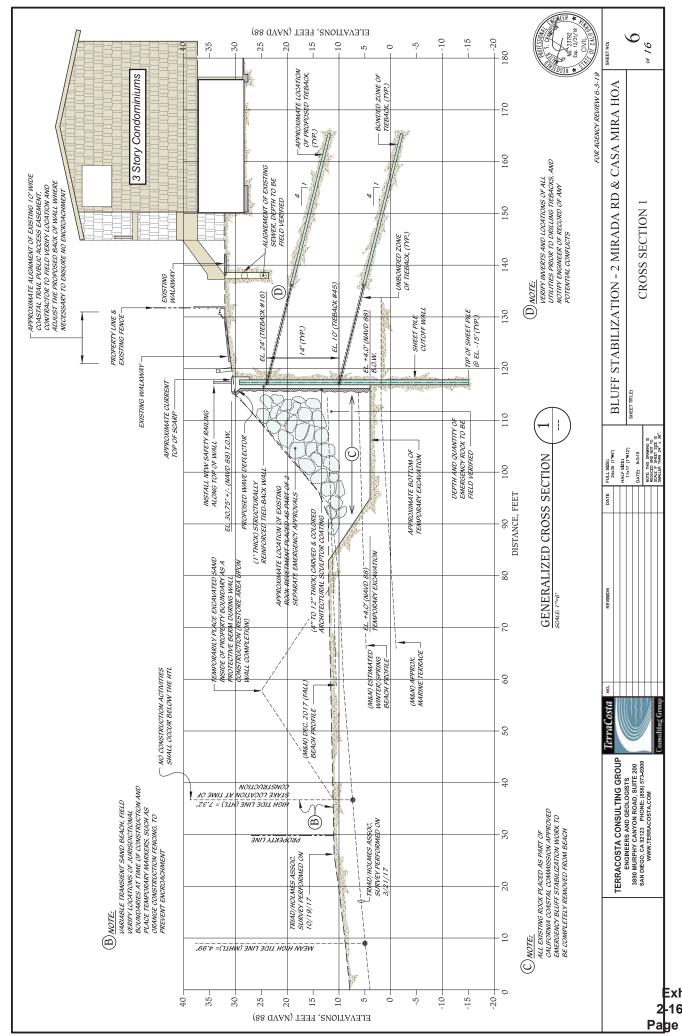
 st Note: This California Coastal Records photo is from 2013 prior to placement of the 2016 & 2017 emergency riprap.



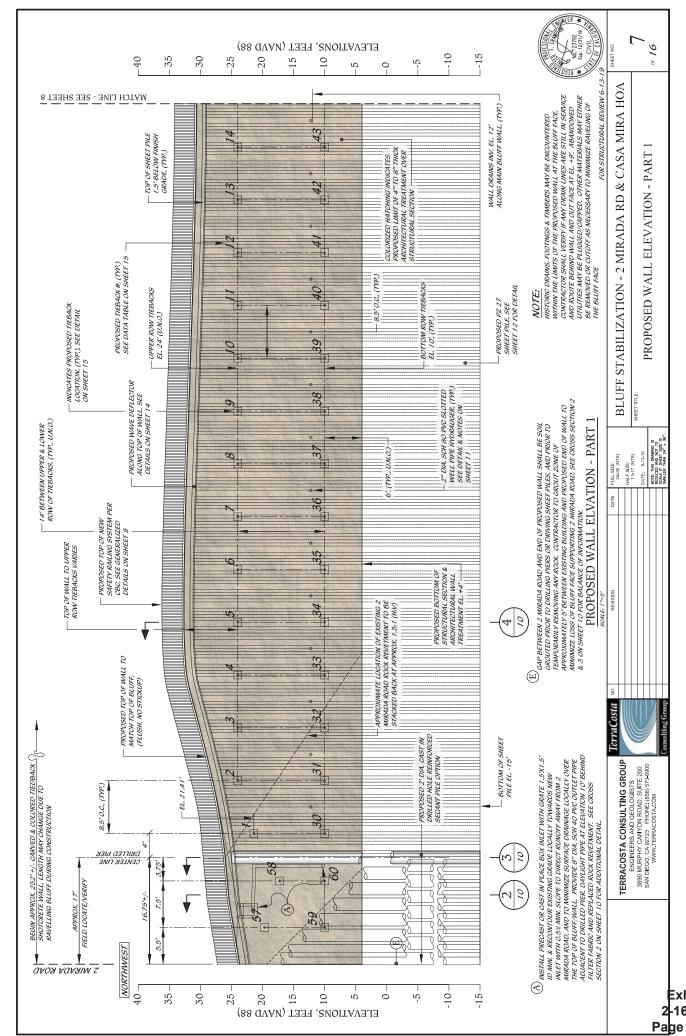




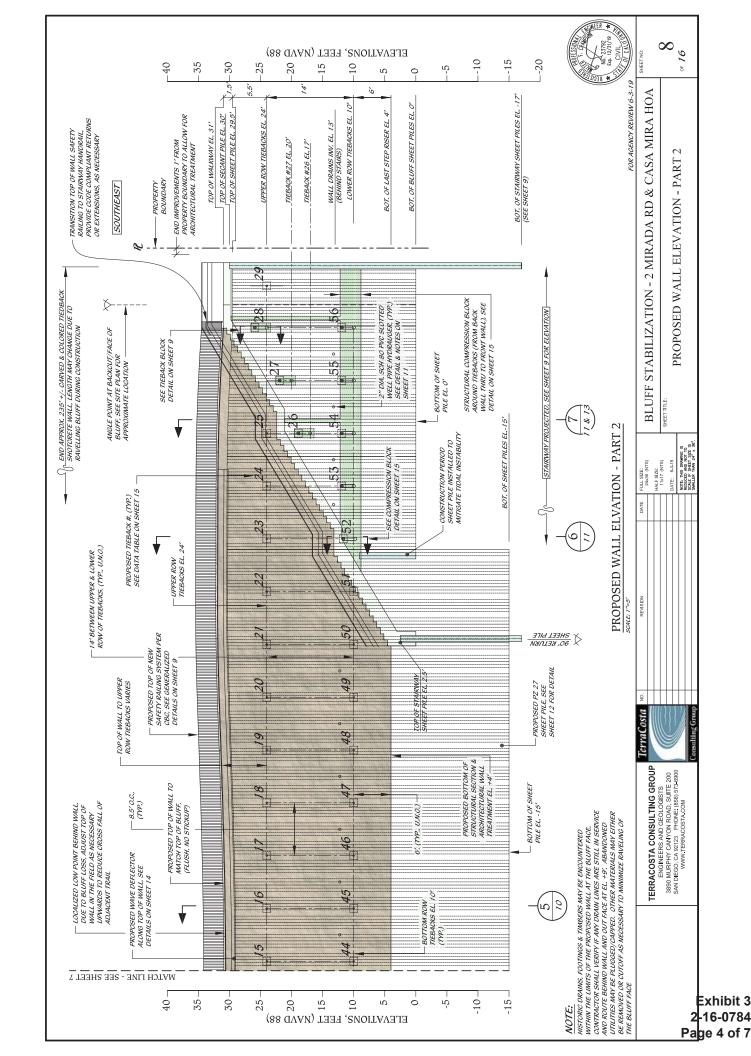


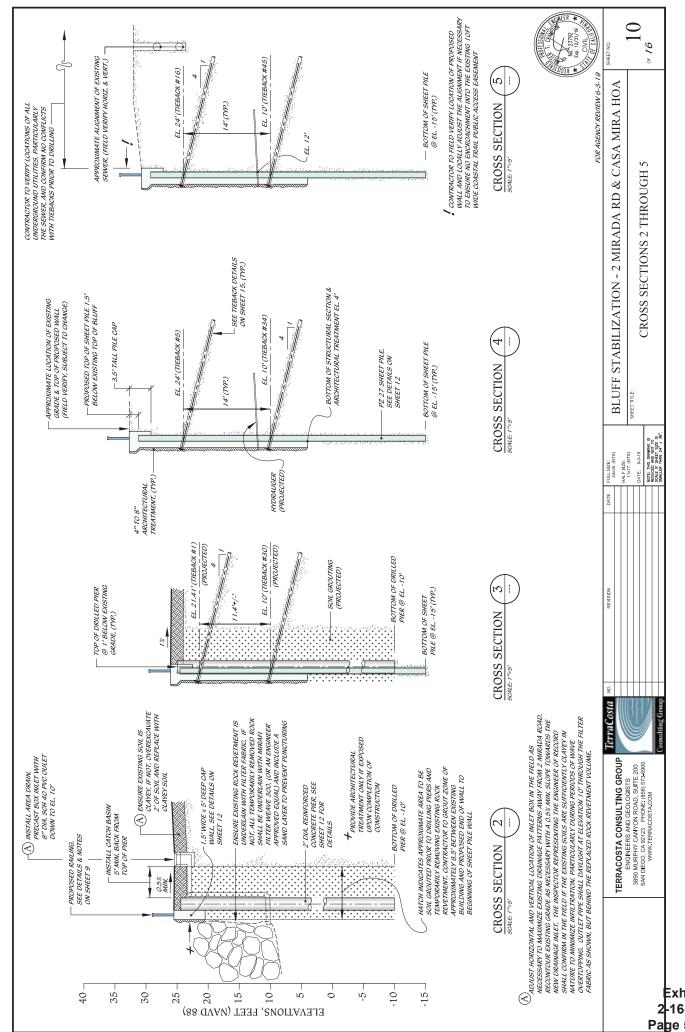


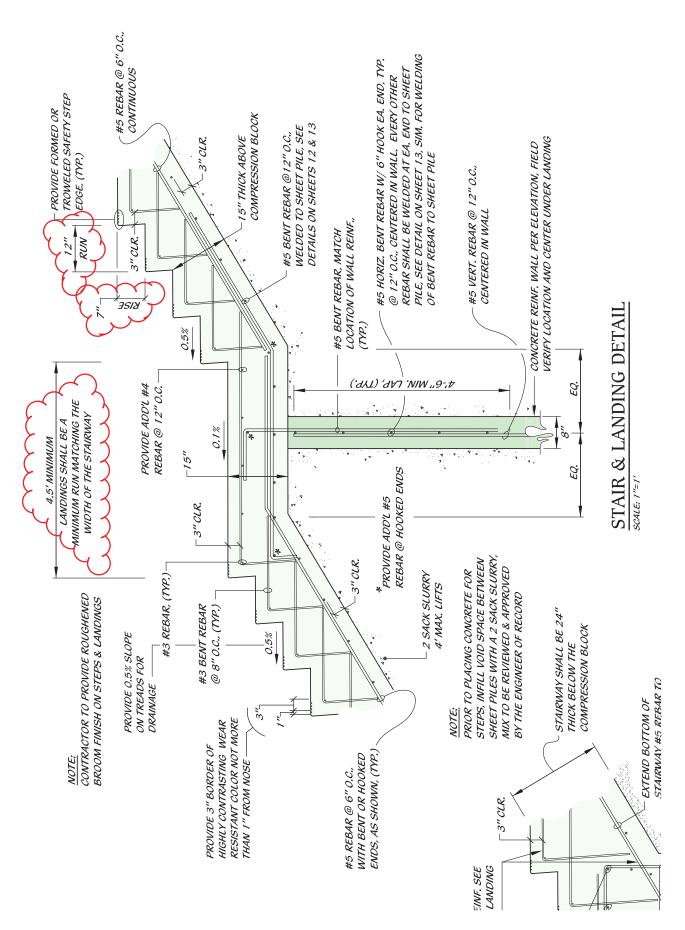
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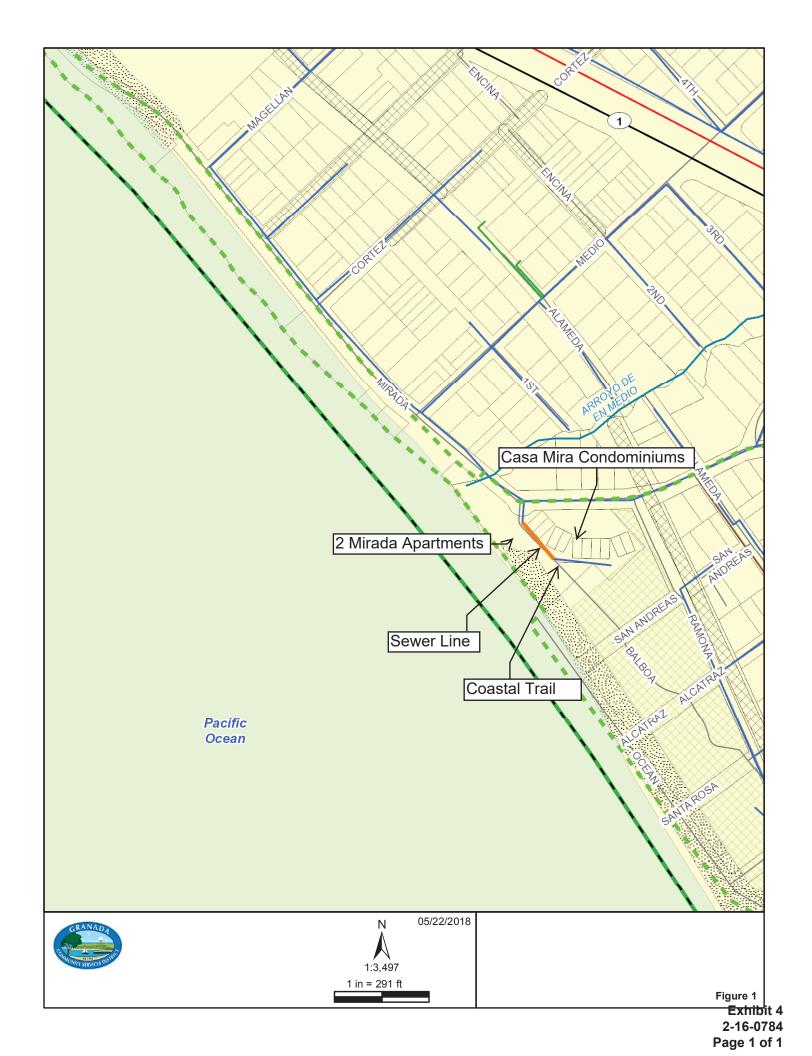




BLUFF STABILIZATION - 2 MIRADA RD & CASA MIRA HOA PROPOSED SITE PLAN PALL SIZE
PALL SIZE
PALC SIZE
TO THE SOURCE
PALC SIZE
TO THE SOURCE
PALC SIZE
PA - = split rail or post and rope fence = safety fencing TERRACOSTA CONSULTING GROUP SAN DIEGO, CA B LEGEND: **Fencing Plan**

2-16-0784 (2 Mirada) Fencing Plan

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CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE 45 PREMONT STREET, SUITE 2000 SAN FRANCISCO, CALIFORNIA 94105-2219 PH (415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400 WWW.COASTAL.CA.GOV



EMERGENCY PERMIT

Issue Date:

May 13, 2016

Emergency Permit No.

G-2-16-0045

APPLICANTS:

Casa Mira Homeowners Association Robert D. Glynn Jr., Anthony Varni, William Regan Common Interest Management Services 1720 S. Amphlett Blvd., Ste. 130 San Mateo, CA 94402

Irina Place, Gail La Mar, Jennifer Thomas 2 Mirada Road Half Moon Bay, CA 94019

LOCATION OF EMERGENCY:

2 MIRADA ROAD, HALF MOON BAY (SAN MATEO COUNTY) APN(s): 048051090

EMERGENCY WORK:

Install and place approximately 2,500 tons of 3-8 ton rip rap at the toe of the bluff at a 1.5:1 to 2:1 slope, for a distance of approximately 200 feet, fronting the site, starting from the end of existing rip rap near the southwestern corner of the existing building at 2 Mirada Road, extending towards the southern property line. The work will be completed over a three week time period, and is requested to protect the coastal trail and sewer line on site.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of abnormally high tides and wave action due to increased storms and an El Nino year requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

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

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

May 13, 2016

Emergency Permit No.: G-2-16-0045

John Ainsworth Acting Executive Director

By: Nancy Cave, District Manager

cc: Local Planning Department

Enclosures:

1) Acceptance Form;

2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

- 1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNERS/APPLICANTS and returned to our office within 15 days of the date of this permit (by May 28, 2016).
- 2. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
- 3. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit the record (of complaints/inquiries and actions taken in response) to the Executive Director.
- 4. Only that work specifically described in this permit and as more specifically described in the Commission's file for the Emergency CDP for the specific property listed above is authorized. The work permitted under this permit is the minimum necessary to address the emergency situation at hand and therefore, minimizing the extent of rock placed is strongly encouraged. Any additional work or maintenance to the rock rip rap placed pursuant to this permit requires separate authorization from the Executive Director. All emergency development shall be limited in scale and scope to that specifically identified in this permit, except as follows: the southern end of the placed rock shall be designed to minimize scour and end effects by tapering into the bluff face rather than abruptly ending the rock slope in a 90 degree angle.
- 5. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. Construction materials, equipment or debris shall not be stored where it will or could potentially be subject to wave erosion and dispersion. Construction shall be conducted pursuant to typical best management practices such as:

- All construction areas shall be minimized and allow public recreational access along
 the beach and shall protect public safety to the maximum extent feasible.
 Construction (including but not limited to construction activities, and materials and/or
 equipment storage) is prohibited outside of the defined construction, staging, and
 storage areas.
- b. Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
- c. Grading of intertidal areas is prohibited.
- d. Any construction materials and equipment delivered to the beach area shall be delivered by rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
- 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 sunset each day that work occurs.
- f. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
- g. The construction site shall maintain good construction site housekeeping controls and procedure (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 accessways impacted by construction activities shall be restored to their preconstruction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove any construction debris.
- i. Permittees shall notify planning staff of the Coastal Commission's North Central Coast District Office immediately upon completion of construction and required restoration activities. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
- 6. The work authorized by this permit must be completed within 60 of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.

- 7. The Permittees recognize that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves. In addition, any follow-up permit would account for and analyze the impacts of long-term sea level rise.
- 8. In exercising this permit, the Permittees agree to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
- 9. Within 30 days of completion of construction authorized by this ECDP, the Permittees shall provide, for review and approval of the Executive Director, a drainage and erosion management plan to monitor changes to the bluff face along the full length of the property and mitigate for additional runoff over the bluff and potential exposure of storm and sewer related infrastructure. The management plan, at a minimum, shall identify drainage control methods for implementation to minimize erosion on site, and shall identify through markings on the upper bluff pavement, or by other appropriate means established by the applicant, the location and depth of the storm drain and sanitary sewer lines, provide for regular monitoring of the bluff position relative to the identified lines, identify options to temporarily or permanently reroute the lines to remove risks to coastal resources from possible line exposure and identify bluff retreat triggers that would necessitate the rerouting or abandonment of identified storm drains or sewer lines.
- 10. Within 30 days of completion of construction authorized by this ECDP, the Permittees shall submit site plans 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.
- 11. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The Permittees shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property
- 12. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife,

U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.

- 13. This ECDP only authorizes the temporary emergency development identified herein, although the Executive Director may modify and/or extend the authorization to additional and closely related temporary emergency development for good cause provided that: such modification/extension is also necessary to temporarily abate the identified emergency; such modification/extension is sited and designed in such a way as to protect coastal resources as much as possible, including through imposition of additional ECDP conditions if necessary; and such modification/extension is subject to all of the terms and conditions of this ECDP, including any additional ECDP conditions added by the Executive Director in modifying/extending the authorization.
- 14. Within ninety 90 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the Permittees shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the Permittees shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the Permittees or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergencypermitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 30 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.
- 15. Failure to a) submit a complete follow-up CDP Application that complies with Condition 14 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with

¹ In some instances, a permit may also be required for removal.

the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the Permittees' property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

As noted in Conditions 7 and 8 above, the emergency development carried out under this ECDP is at the Permittees' risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Permittees wish to have the emergency development become permanent development or to propose a different development project to protect property, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's North Central Coast District Office at 45 Fremont Street, Suite 2000, San Francisco, CA 94105, (415) 904-5260.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE 45 FREMONT STREET, SUITE 2000 SAN FRANCISCO, CALIFORNIA 94105-2219 PH (415) 904-5260 OR (415) 904-5200 FAX (415) 904-5400 WWW.COASTAL.CA.GOV



EMERGENCY PERMIT

Issue Date:

September 22, 2017

Emergency Permit No.

G-2-17-0046

APPLICANTS:

Casa Mira Homeowners Association Robert D. Glynn Jr., Anthony Varni, William Regan Common Interest Management Services 1720 S. Amphlett Blvd., Ste. 130 San Mateo, CA 94402

Irina Place, Gail La Mar, Jennifer Thomas 2 Mirada Road Half Moon Bay, CA 94019

LOCATION OF EMERGENCY:

2 MIRADA ROAD, HALF MOON BAY (SAN MATEO COUNTY) APN(s): 048051090

EMERGENCY WORK:

Install and place 1,500 tons of 3-8 ton rip rap on top of and above existing rip rap to a height of approximately ³/₄ of the bluff above the beach in order to restore a 1.5:1 to 2:1 slope fronting the bluff for a distance of approximately 200 feet, starting from the southwestern corner of the existing building at 2 Mirada Road and extending towards the southern property line. The project is requested to repair the slumping rip rap installed pursuant to Emergency CDP # G-2-16-0045 (issued May 13, 2016) for temporary protection of the coastal trail and sewer line on site. The additional 1,500 tons of rip rap will be placed entirely within the same footprint as the footprint permitted for the earlier emergency work. The new emergency work will be completed over a four week time period, estimated to commence on September 25, 2017.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of abnormally high tides and wave action resulting in slumping of existing rip rap requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

Exhibit 5 2-16-0784 Page 8 of 15

(b) Public comment on the proposed emergency development has been reviewed if time allows.

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

Sincerely,

John Ainsworth Executive Director

By: Nancy Cave, District Manager

cc: Local Planning Department

Enclosures:

1) Acceptance Form;

2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

- 1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNERS/APPLICANTS and returned to our office within 15 days of the date of this permit (by October 7, 2017).
- 2. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.
- 3. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and their contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit the record (of complaints/inquiries and actions taken in response) to the Executive Director.
- 4. Only that work specifically described in this permit and as more specifically described in the Commission's file for the Emergency CDP for the specific property listed above is authorized. The work permitted under this permit is the minimum necessary to address the emergency situation at hand and therefore, minimizing the extent of rock placed is strongly encouraged. Any additional work or maintenance to the rock rip rap placed pursuant to this permit requires separate authorization from the Executive Director. All emergency development shall be limited in scale and scope to that specifically identified in this permit, except as follows: the southern end of the placed rock shall be designed to minimize scour and end effects by tapering into the bluff face rather than abruptly ending the rock slope in a 90 degree angle.
- 5. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. Construction materials, equipment or debris shall not be stored where it will or could potentially be subject to wave erosion and dispersion. Construction shall be conducted pursuant to typical best management practices such as:

- a. All construction areas shall be minimized and allow public recreational access along the beach and shall protect public safety to the maximum extent feasible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- Construction work and equipment operations shall not be conducted seaward of the mean high water line unless tidal waters have receded from the authorized work areas.
- c. Grading of intertidal areas is prohibited.
- d. Any construction materials and equipment delivered to the beach area shall be delivered by rubber-tired construction vehicles. When transiting on the beach, all such vehicles shall remain as high on the upper beach as possible and avoid contact with ocean waters and intertidal areas.
- 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 sunset each day that work occurs.
- f. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment are prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each work day.
- g. The construction site shall maintain good construction site housekeeping controls and procedure (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 accessways impacted by construction activities shall be restored to their preconstruction condition or better within three days of completion of construction. Any beach sand in the area that is impacted by construction shall be filtered as necessary to remove any construction debris.
- Permittees shall notify planning staff of the Coastal Commission's North Central Coast District Office immediately upon completion of construction and required restoration activities. If planning staff should identify additional reasonable restoration measures, such measures shall be implemented immediately.
- 6. The work authorized by this permit must be completed within 60 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.

- 7. The Permittees recognize that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves. In addition, any follow-up permit would account for and analyze the impacts of long-term sea level rise.
- 8. In exercising this permit, the Permittees agree to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
- 9. Within 30 days of completion of construction authorized by this ECDP, the Permittees shall provide, for review and approval of the Executive Director, a drainage and erosion management plan to monitor changes to the bluff face along the full length of the property and mitigate for additional runoff over the bluff and potential exposure of storm and sewer related infrastructure. The management plan, at a minimum, shall identify drainage control methods for implementation to minimize erosion on site, and shall identify through markings on the upper bluff pavement, or by other appropriate means established by the applicant, the location and depth of the storm drain and sanitary sewer lines, provide for regular monitoring of the bluff position relative to the identified lines, identify options to temporarily or permanently reroute the lines to remove risks to coastal resources from possible line exposure and identify bluff retreat triggers that would necessitate the rerouting or abandonment of identified storm drains or sewer lines.
- 10. Within 30 days of completion of construction authorized by this ECDP, the Permittees shall submit site plans 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.
- 11. This ECDP shall not constitute a waiver of any public rights which may exist on the property. The Permittees shall not use this ECDP as evidence of a waiver of any public rights which may exist on the property

- 12. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
- 13. This ECDP only authorizes the temporary emergency development identified herein, although the Executive Director may modify and/or extend the authorization to additional and closely related temporary emergency development for good cause provided that: such modification/extension is also necessary to temporarily abate the identified emergency; such modification/extension is sited and designed in such a way as to protect coastal resources as much as possible, including through imposition of additional ECDP conditions if necessary; and such modification/extension is subject to all of the terms and conditions of this ECDP, including any additional ECDP conditions added by the Executive Director in modifying/extending the authorization.
- 14. Within 90 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the Permittees shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the Permittees shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the Permittees or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergencypermitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 30 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.
- 15. Failure to a) submit a complete follow-up CDP Application that complies with Condition 14 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all

¹ In some instances, a permit may also be required for removal.

September 22, 2017

Emergency Permit No.: G-2-17-0046

affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the Permittees' property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

As noted in Conditions 7 and 8 above, the emergency development carried out under this ECDP is at the Permittees' risk and is considered to be temporary work done in an emergency situation to abate an emergency. If the Permittees wish to have the emergency development become permanent development or to propose a different development project to protect property, a regular CDP must be obtained. A regular CDP is subject to all of the provisions of the California Coastal Act and may be conditioned or denied accordingly.

If you have any questions about the provisions of this ECDP, please contact the Commission's North Central Coast District Office at 45 Fremont Street, Suite 2000, San Francisco, CA 94105, (415) 904-5260.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

	Lot Size (Square			
Address	Feet)	Sale Price	Sale Date	Price/Square Foot
65 San Pablo Ave	8,276	\$1,695,000	8/26/2016	\$204.81
207 Washington Blvd	4,791	\$1,199,000	12/1/2017	\$250.26
420 1st Ave	5,619	\$1,600,000	3/22/2017	\$284.75
331 Mirada Road	6,534	\$1,365,000	6/20/2016	\$208.91
440 2nd Ave	5,000	\$1,028,000	5/23/2017	\$205.60
349 1st Ave	5,750	\$1,595,000	6/30/2017	\$277.39

Average Cost/Square Foot:

Attachment 2- Sand Cost bids for in-lieu fee calculation

 Bidder *
 cost for 150 tons
 cost per ton

 Andreini Bros.
 \$6,076
 \$40.50

 POMS Landscaping, Inc. \$7,200
 \$48.00

 A-1 Materials, Inc.
 \$5,175
 \$34.50

 123
 123/3= \$41.00 per ton

• Copies of sand bids are attached

Poms Landscaping, Inc.

Half Moon Bay, CA 94019-7112 O(650)712-4460 F(650)712-4408 pomslandscaping@comcast.net

Contractors' Lic. # 523855 A, B, C-27 Signatory to Laborers Local 261

CA Certified SB # 1504200

DIR Reg # 1000002757

PROPOSAL

Date	Estimate #		
3/7/2017	23027		
DIR PR	OJECT ID:		

Submitted To:

Casa Mira HOA 784 Woodwind Place Walnut Creek, CA 94598 Units 1 to 4 **Budget Site Work** Mirada Road, HMB

Project:

We propose to	Qty	Cost	Total
Sand per yard - washed sand material Trucking - 150 yards - Rate at 7.00 per yard delivery fee	150 150	39.00 9.00	5,850.00 1,350.00

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\$7,200.00

All material will be as specified. Above work to be performed in accordance with the drawings and specifications submitted. All work to be completed in a workmanlike manner. Any alteration or deviation from the above specifications will be executed only upon written authorization and will become an extra cost over and above the original estimate. We will not be held responsible for delays caused by strikes, accidents or events deemed beyond our control.

NOTE: This proposal will be considered null and void if not accepted within 30 days. Workman's Comp and Public Liability Ins. on above work to be provided by: POMS LANDSCAPING, INC, State License No. 523855

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature & Date	
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Robert Glynn

From: Sent: Daniel Ramos [a1materials@att.net] Wednesday, May 10, 2017 3:09 PM

To:

rdg5@astound.net

Subject:

Price Quote - 2 Mirada Rd, Half Moon Bay Project

Hi Bob,

Thank you for your interest in our company quoting your project.

For the 200 tons of concrete sand delivered to 2 Mirada Rd, Half Moon Bay it is \$34.50 per ton.

Based on the tonage of material I spoke with the owner to get you a better price then I told you over the phone earlier.

Let me know if you have any other questions

Thanks, Treena Kowal A-1 Materials, Inc L.C. Frey Company, Inc. 650-298-0900 650-366-9182 650-298-0901 Fax

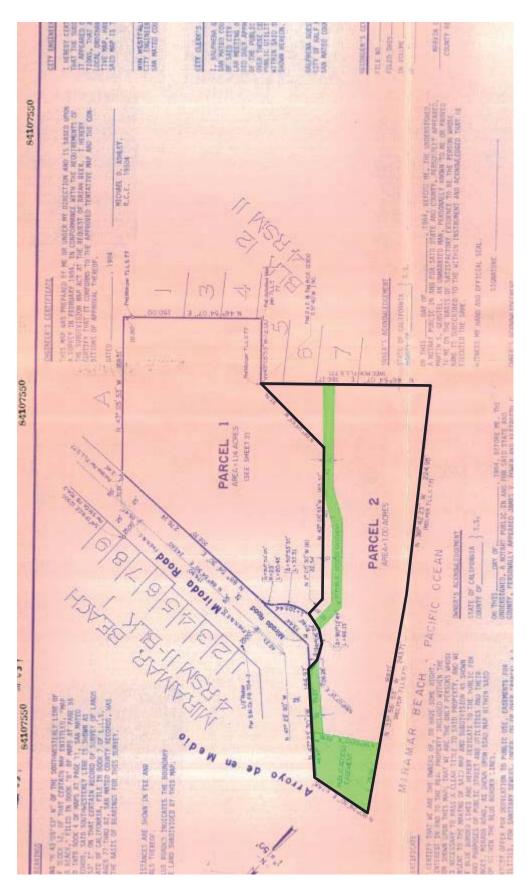
ANDREW BROS. INC. Page No. 1 of 1

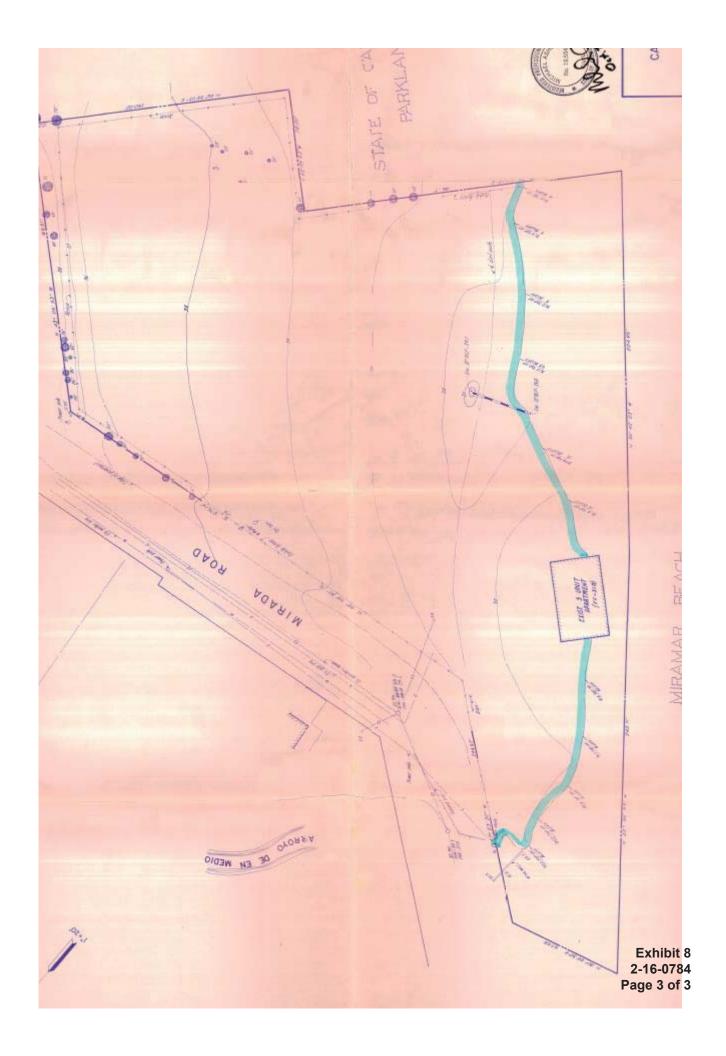
Andreini Bros. Inc 151Main St. Half Moon Bay, Ca. 94019 PH. (650) 726-2065 FAX. (650) 726-7929

PROPOSAL

FAX. (650) 726-792	29			
PROPOSAL SUBMITTED TO Casa Mira Homeowners Association C/O Robert Glynn		PHONE (925) 933-9360	DATE 03/05/16\7	
STREET 784 Woodwind Place		JOB NAME Units 1-4 Relocation Budget site work		
CITY, STATE AND ZIP CODE Walnut Creek, CA 94598		JOB LOCATAION Mirada Road, HMB		
Import Beach Quality Sand We hereby submit specifications and estimates for:	ATE OF PLANS		FAX	
As per request for budget price of purchasing and transporting to the project vicinity, to be 1. Purchase Pilarcitos sand 150 CY @ 2. Hualing of material to project vicinity • Total price per cubic y	s priced per cubic ; \$ 34.00/CY. y 150 CY @ \$ 6.5	yard. Pricing as follows: 0/ CY.	Subtotal \$ 5,100.00 <u>Subtotal \$ 975.00.</u> get Price \$ 6,075.00	
We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of: Budget Price \$ 40.50/ CY				
Payment to be made as follows: 100% UPON COMPLETION; 1 ½% A	ADDED TO BILL	S PAST 30 DAYS		
All material is guaranteed to be as specified. All work to be completed in a Manner according to specifications submitted per standard practices. Any a Above specifications involving extra costs will be executed only upon writt an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Owner will carry fire, tornado and other necess are fully covered by Workman's Compensation Insurance. All work relies and designers, Andreini Bros. is not responsible for subsidence when work	ulteration or deviation from ten orders, and will become on strikes, accidents or any insurance. Our workers	Authorized Signature JOHN KOTTME Note: this proposal may be withdrawn by us if not accepted with		
Acceptance of Proposal The above prices, specifications		G:		
and conditions are satisfactory and are hereby accepted. You are Authorized to do the work as specified. Payment will be made as outlined above.		Signature		
]	Date of Acceptance:		

Approximate Boundaries of Public Access Easements







Approximate Boundaries of Riprap On-Site as of 12/15/17

