

**CALIFORNIA COASTAL COMMISSION**

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**NOTICE OF PROPOSED PERMIT WAIVER**

**Date:** July 26, 2019  
**To:** All Interested Parties  
**From:** Jeannine Manna, North Central Coast District Manager *JM*  
Erik Martinez, Coastal Planner  
**Subject:** Coastal Development Permit (CDP) Waiver 2-19-0573-W  
Applicant: San Mateo County Department of Public Works

**Proposed Development**

Construction of two public accessways down to the beach including a 24-foot long, 4-foot wide, and 7-foot high wooden staircase at the end of Columbia Avenue, and a 5-foot wide by 10-foot long pedestrian trail at the end of Vassar Avenue, located within Pillar Point Harbor, in Princeton-by-the-Sea, 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:

Pedestrians currently access the beach in this location using multiple undesignated routes between West Point Avenue and Broadway Avenue, where the public roads dead end at the shoreline. Unstable, angular rocks and steep terrain at the road ends make these existing routes hazardous. Thus, the proposed project will improve safe public access to the beach in the project vicinity. Construction of the proposed staircase would involve minor grading, includes a 12-inch diameter drainage culvert to re-direct street runoff, and would be located above the high tide line. Construction of the pedestrian trail would include removal of approximately 1 cubic yard of soil and concrete debris, and an area of invasive iceplant (*Carpobrotus* sp). The project has incorporated best management practices including operating construction equipment from the roadway, spill prevention measures, and general housekeeping of the site to minimize and avoid adverse effects on marine habitat, potential sensitive species, and coastal waters. Accordingly, the project will not result in any significant adverse impacts on coastal resources, including to water quality and public access to the shoreline, consistent with Chapter 3 of the Coastal Act.

**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 Friday, August 9, 2019 in Eureka. If four 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 Erik Martinez in the North Central Coast District office.**