

## Pillar Point Harbor West Trail Permit Compliance Matrix

Source	Category	No.	Condition	Responsible Party(ies)
<b>California Coastal Commission -- Consolidated Coastal Development Permit</b>				
CDP	Construction Plan	2	<b>PRIOR TO ISSUANCE:</b> Submit 2 copies of a <b>Construction Plan</b> for review and written approval. Must include: Construction Areas; Construction Methods; Construction Timing; Construction BMPs (CDP includes minimum BMP requirements); Restoration; Construction Site Documents; Construction Coordinator; Construction Specifications, and; Notification. See 2(a) - 2(i). Include in IFB.	Construction Contractor to provide to District Consultants for submittal.
CDP	Additional Construction Habitat BMPs (Eelgrass)	3(a)	A <b>pre-construction eelgrass clearance survey</b> for the project area shall be completed no more than 60 days prior to the beginning of construction and shall be valid until the next period of active eelgrass growth (typically April-October).The Permittee shall submit the pre-construction eelgrass survey for review and approval by the Executive Director within five business days of completion of each eelgrass survey and, in any event, <b>no later than 15 business days prior to commencement of any construction activities.</b>	District Consultants
CDP	Additional Construction Habitat BMPs (Nesting Birds)	3(b)(1)	<b>Nesting Birds Surveys</b> For any construction work that would occur during the avian breeding season (i.e., January 15 to September 15), pre-construction surveys will be completed by a qualified wildlife biologist with experience in observing reproductive and nesting behavior to identify displays of nesting behavior and/or active nests (i.e., as occupied by eggs or nestlings) in the proposed construction areas. The following shall apply: (a) <b>Surveys must occur no more than 30 days prior to construction and weekly thereafter.</b> (b)-(e) contain specific requirements and should be reviewed by selected biologist prior to conducting surveys. Also if needed see 3(b) 2 & 3 for <b>Buffers and Disturbance</b> protocols.	District Consultants
CDP	Additional Construction Habitat BMPs (Nesting Birds)	3(b)(4)	A <b>Nesting Birds Monitoring Report</b> shall be provided to the Executive Director <b>within 90 days of construction completion</b> and shall include: all survey results and associated maps; along with a brief narrative describing the survey methods and observations of the species' tolerances to noise, vibration, and visual disturbance cues. If any incidents have resulted in a need for further consultation with the project biologist and/or the Executive Director, these will also be noted and discussed.	District Consultants
CDP	Additional Construction Habitat BMPs (As-Built Plans)	4	Submit <b>As-Built Plans within 3 months of completion of construction.</b> The Permittee shall submit two copies of As-Built Plans to the Executive Director for review and written approval showing all elements the approved project. The As-Built Plans shall be substantially consistent with the approved project identified in Special Condition 1 and shall include color photographs. Contractor should review this CDP condition (4) for specifics.	District Consultants in coordination with Contractor
CDP	Additional Construction Habitat BMPs (Habitat Creation Plan)	5	<b>PRIOR TO ISSUANCE:</b> the Permittee shall submit a final <b>Habitat Creation Plan</b> to the Executive Director for review and <b>written approval.</b> This should include a detailed <b>planting plan, monitoring and adaptive management plan</b> and other elements described in the CDP. Consultant responsible for report should review this CDP condition (5) (a - g) for specifics.	District Consultants
CDP	Additional Construction Habitat BMPs (Habitat Creation Plan)	5(c)	<b>Invasive Species Removal.</b> All invasive plant species (as listed by the California Invasive Plant Council) shall be removed from the project areas prior to habitat creation, and their establishment and encroachment from adjacent areas shall be addressed on an as-needed basis to ensure that absolute cover be maintained below 5%.	Construction Contractor
CDP	Additional Construction Habitat BMPs (Habitat Creation Plan)	5(e)	Fencing and Signage. <b>Fencing and informational signs shall be installed around the dune areas</b> to identify and protect them from activities that could harm the habitat. All signage and fencing details shall be provided, which shall be sited and designed to protect the habitat establishment and to protect public views as much as possible (e.g., materials that are made of natural materials and colors that blend with the environment, such as <b>rope and post</b> ) while allowing for continued public access to the beach and water through designated footpaths consistent with Special Condition 1.	Construction Contractor and District Consultants
CDP	Additional Construction Habitat BMPs (Habitat Creation Plan)	5(g)	<b>Monitoring reports shall be submitted annually</b> to the Executive Director for review and approval by <b>December 31st of every year for 5 years or for an adjusted time period dependent on habitat creation success,</b> as required in subsection (1) above. The reports shall identify the location of all vegetation plantings or seedings conducted in the habitat creation areas, present monitoring results, assessment of progress toward meeting success criteria, and any adaptive management recommendations. Review CDP language for full requirements.	District Consultants
CDP	Monitoring and Reporting (General Requirement)	6	Permittee shall ensure that the condition and performance of the approved as-built project is <b>regularly monitored and maintained,</b> with reports to the Executive Director as described in this condition. Such monitoring evaluation shall, at a minimum, address whether any significant weathering or damage has occurred that would adversely impact future performance, and identify any structural or other damage or wear and tear requiring repair to maintain the living shoreline and the drainage improvements in a structurally sound manner and their <b>approved state.</b>	District Consultants District Staff

CDP	Monitoring and Reporting (Living Shoreline)	6 (a)	The approved living shoreline shall be monitored by a licensed civil engineer with experience in coastal structures and processes to ensure structural integrity and project performance consistent with the requirements of Special Condition 8 (Adaptive Management Plan), and success of proposed dune habitat creation consistent with the requirements of Special Condition 5 (Habitat Creation Plan).	District Consultants District Staff
CDP	Monitoring and Reporting (Drainage Improvements)	6 (b)	The approved stormwater/drainage improvements shall be <b>regularly monitored</b> to ensure they are functioning properly, including that the uphill channels are kept free of build-up and debris, and wetland vegetation has been successfully established in the drainage swale consistent with the requirements of Special Condition 5 (Habitat Creation Plan).	District Consultants District Staff
CDP	Monitoring and Reporting (Photo Documentation)	6 (c)	All monitored elements shall be <b>photographed at least bi-annually</b> from an adequate number of inland and seaward locations as to provide complete photographic coverage of the approved project, including from all vantage points included in the approved As-Built Plans (see Special Condition 4). All photographs shall be documented on a site plan that notes the location of each photographic viewpoint and the date and time of each photograph, including to allow naked eye comparison of the same views over time. Such photo documentation shall commence no later than the date of construction completion. To assist in such an effort, monitoring plans should provide vertical and horizontal reference distances from armoring structures to surveyed benchmarks for use in future monitoring efforts.	District Consultants District Staff
CDP	Monitoring and Reporting (Reporting)	6(d)	Monitoring reports covering the above-described evaluations (Special Condition 6 Sections (a), (b), and (c)) shall be submitted to the Executive Director for review and approval by May 1st of every fifth year from the date of CDP approval (i.e., <b>May 1, 2026, May 1, 2031, etc.</b> ) for as long as any part of the approved project remains extant. The reports shall identify the existing configuration and condition of the approved project, including providing vertical and horizontal reference distances between the approved As-Built Plans' surveyed reference markers and the inland benchmarks, and shall recommend any actions necessary to maintain these project elements in their approved and required state consistent with the final approved Adaptive Management Plan (Special Condition 8). The reports shall also include photographs (in both color hard copy 8 1/2 x 11 and digital jpg formats) that clearly show all components of the as-built project from at least the same vantage points as the approved As-Built Plans and initial photo documentation as well as subsequent monitoring reports. Any proposed actions necessary to maintain the approved as-built project in a structurally sound manner and its approved state shall be implemented within 30 days of Executive Director approval unless a different time frame for implementation is identified by the Executive Director. In addition to the every five year requirement, separate and additional monitoring reports shall be submitted within 30 days following either (1) an El Niño storm event comparable to a 20-year or larger storm, or (2) an earthquake of magnitude 5.5 or greater with an epicenter in San Mateo County.	District Consultants
CDP	Monitoring and Reporting (Future Mitigation)	6 (e)	If the CDP authorization has not expired pursuant to the long-term adaptive management triggers identified in the final approved Adaptive Management Plan (Special Condition 8) by February 12, 2041, and if the Permittees intend to keep the approved living shoreline in place beyond the end of that initial 20-year mitigation period (i.e., past February 12, 2041), the Permittees shall submit a complete CDP amendment application to the Coastal Commission that shall reassess mitigation for the ongoing impacts of the approved living shoreline, including an evaluation of actions that could be taken to reduce or eliminate those impacts. The complete application shall be submitted no later than 6 months prior to the end of the original mitigation period (i.e., by August 12, 2040). See full language in CDP for details.	District Staff
CDP	Future Maintenance/Repair (General)	7	This CDP authorizes future maintenance and repair of the approved project components as described in this special condition. The Permittee acknowledges and agrees on behalf of itself and all successors and assigns that it is the Permittee's responsibility to: (1) maintain the approved project, including the living shoreline and drainage improvements (see Special Condition 1), and all related development in a structurally sound manner, visually compatible with the beach and bluff shoreline surroundings, and in their approved and required states, including the habitat creation areas pursuant to Special Condition 5, and shall be maintained throughout the life of the system; (2) retrieve any failing portions of the permitted structures or related improvements that might otherwise substantially impair the use, aesthetic qualities, or environmental integrity of the beach, ocean, trail, wetland and upland areas; and (3) bi-annually or more often inspect the living shoreline and drainage improvements for signs of compromise. 7 (a): "Maintenance" and "repair" as understood in this special condition means development that would otherwise require a CDP whose purpose is to maintain and/or repair living shoreline and drainage improvements in their approved and/or required state pursuant to the terms and conditions of this CDP. 7(b): Permits from other agencies may still be required. 7(c): At least two weeks prior to commencing any maintenance and/or repair activity, the Permittee shall notify, in writing, planning staff of the Coastal Commission's North Central Coast District Office. 7(d): Maintenance/repair should be coordinated with other nearby maintenance activity when possible. 7(e) The Permittee shall restore all beach and other public access areas impacted by construction activities to their pre-construction condition or better within three days of completion of construction. Review full CDP language for detailed requirements.	District Consultants District Staff

CDP	Future Maintenance/Repair (Duration)	7(b)	Future maintenance under this CDP is allowed subject to the above terms throughout the duration of the authorization and as further specified in Special Conditions 6 and 8 <b>subject to Executive Director review and written approval every 5 years (i.e., by July 9, 2026; July 9, 2031; and so on)</b> to verify that there are not changed circumstances associated with such allowance of maintenance/repair events that necessitate re-review. <b>It is the Permittee's responsibility to request Executive Director approval prior to the end of each 5-year maintenance/repair period pursuant to these maintenance/repair provisions, and the term shall only be extended if the Permittee requests an extension prior to the end of each 5-year maintenance/repair period and only if the Executive Director extends the maintenance/repair term in writing.</b> The intent of this CDP is to allow for <b>5-year extensions of the maintenance/repair term for as long as the approved project remains authorized</b> unless there are changed circumstances that may affect the consistency of this maintenance/repair authorization with the policies of Chapter 3 of the Coastal Act. <b>The Permittee shall maintain the approved project in its approved and required state.</b>	District Consultants District Staff
CDP	Adaptive Management Plan (General)	8	<b>PRIOR TO ISSUANCE:</b> Permittee shall <b>submit two sets of a Final Adaptive Management Plan</b> to the Executive Director for <b>review and written approval</b> . The Plan shall clearly describe how monitoring, maintenance and adaptive management of the living shoreline will be conducted consistent with the requirements of Special Conditions 6 and 7 including analyzing dune change over time (shape and volume), beach change over time (e.g., mean sea level shoreline changes), and beach sand volume changes; frequency of beach overtopping and trail damage; and success of proposed dune habitat creation. See full CDP language for specific Adaptive Management Plan requirements.	District Consultants
CDP	Adaptive Management Plan (Monitoring)	8(a)	<b>Permittee shall monitor the approved project for a period of 10 years after initial construction</b> to measure the performance of the living shoreline and determine when or if maintenance or adaptation is needed. Quantifiable and measurable criteria shall be developed for performance metrics for which the physical monitoring plan is being prepared, including metrics that <b>address, at a minimum, the topics in 8(a)(1-8)</b> . AMP should include Adaptation Triggers, Adverse Impact Triggers and Long Term Triggers as described in 8(b-d).	District Consultants District Staff
CDP	Other Authorizations	9	<b>PRIOR TO CONSTRUCTION:</b> Permittee shall provide to the Executive Director <b>written documentation of authorizations from all entities from which such authorization is necessary for the approved project:</b> U.S. Army Corps of Engineers, NMFS/USFWS, RWQCB. <b>The Permittee shall also obtain an encroachment permit from the San Mateo County Department of Public Works prior to any material transport on County roads.</b>	District Consultants Construction Contractor
CDP	Assumption of Risk, Waiver of Liability, and Indemnity.	11	By acceptance of this CDP, the Permittee acknowledges and agrees, on behalf of itself and all successors and assigns: (a) that the project area is subject to coastal hazards, including but 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 assume the risks to the Permittee and the properties that are the subject of this CDP of injury and damage from such hazards in connection with this permitted development; (c) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (d) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the CDP 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 arising from any injury or damage due to such hazards; and (e) that any adverse effects to property caused by the permitted project shall be fully the responsibility of the Permittee.	District Staff

**Must be completed prior to Issuance of CDP**

**Monitoring and/or Reporting Requirement**

Regional Water Quality Control Board -- CWA Section 401 Water Quality Certification and Waste Discharge Requirement				
Source	Category	No.	Condition	Responsible Party(ies)
401 Cert.	Regulatory Compliance and Work Windows	2	The Permittee shall <b>adhere to the conditions of the Project's CWA Section 404 Individual Permit</b> (Corps File No. 2014-00294S), when issued by Army Corps.	Construction Contractor & District Consultants
401 Cert.	Regulatory Compliance and Work Windows	3	Precipitation forecasts shall be considered when planning construction activities. The Permittee shall monitor the 72-hour forecast from the National Weather Service at <a href="http://www.nws.noaa.gov">http://www.nws.noaa.gov</a> . <b>When there is a forecast of more than 40% chance of rain, or at the onset of unanticipated precipitation, the Permittee shall remove all equipment from waters of the State, implement erosion and sediment control measures (e.g., jute, straw, coconut fiber erosion control fabric, coir logs, straw), and cease all Project activities.</b> If any construction activities will occur after October 15, a <b>Winterization Plan</b> shall be submitted to the Executive Officer for review and acceptance.	Construction Contractor & District Consultants

401 Cert.	General Construction	5	No unauthorized construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into waters of the State. When construction is completed, any excess material shall be removed from the work area and any areas adjacent to the work area where such material may be discharged to waters of the State.	Construction Contractor
401 Cert.	General Construction	6	No fueling, cleaning, or maintenance of vehicles or equipment shall take place within waters of the State, or within any areas where an accidental discharge to waters of the State may occur; and construction materials and heavy equipment must be stored outside of waters of the State. When work within waters of the State is necessary, best management practices shall be implemented to prevent accidental discharges.	Construction Contractor
401 Cert.	General Construction	7	All work performed within waters of the State shall be completed in a manner that minimizes impacts to beneficial uses and habitat; measures shall be employed to minimize disturbances along waters of the State that will adversely impact the water quality of waters of the State. Disturbance or removal of vegetation shall not exceed the minimum necessary to complete Project implementation.	Construction Contractor & District Consultants
401 Cert.	Pre-Construction Reporting and Other Requirements	8	<b>PRIOR TO CONSTRUCTION:</b> The Permittee shall obtain coverage under and comply with the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Order No. 2009-0009-DWQ, NPDES Permit No. CAS000002, as amended, and as may be subsequently reissued.	Construction Contractor
401 Cert.	Pre-Construction Reporting and Other Requirements	9	<b>PRIOR TO CONSTRUCTION:</b> The Permittee shall input Project information into EcoAtlas no later than 14 days from this Certification's issuance date, consistent with Section 4 herein. The Project information shall be added to the Project Tracker tool in EcoAtlas online at <a href="https://ptrack.ecoatlas.org">https://ptrack.ecoatlas.org</a> . Instructions are available at <a href="https://ptrack.ecoatlas.org/instructions">https://ptrack.ecoatlas.org/instructions</a> , or by contacting Water Board staff (Tahsa Sturgis (510) 622-2316; tahsa.sturgis@waterboards.ca.gov).	District Consultants
401 Cert.	Pre-Construction Reporting and Other Requirements	10	<b>PRIOR TO CONSTRUCTION:</b> The Permittee shall submit a Commencement of Construction Report acceptable to the Executive Officer. The Commencement of Construction Report shall be submitted no later than seven days prior to start of initial ground disturbance activities and notify the Water Board at least 48 hours prior to initiating in-water work and any stream diversions. Notification may be via telephone, email, delivered written notice, or other verifiable means. The Commencement of Construction shall be submitted in same timeframe specified herein for multiple construction seasons, if necessary.	Construction Contractor & District Consultants
401 Cert.	Pre-Construction Reporting and Other Requirements	11	<b>PRIOR TO CONSTRUCTION:</b> Permittee shall establish a minimum of 10 photo-documentation points at the Project site where Project related impacts to waters of the State occur. The Permittee shall prepare a site map with the photo-documentation points clearly marked. Prior to and following construction, the Permittee shall photographically document the immediate pre- and post-Project condition at locations where impacts to waters of the State occur, including temporary impacts. These post-construction photographs and map shall be submitted, along with the as-built and construction completion reports.	District Consultants
401 Cert.	Active Construction and Post-Construction Reporting Requirements	12	The Permittee shall prepare an as-built report acceptable to the Executive Officer. The as-built report shall be submitted to the Water Board no later than 60 days after completing Project construction activities, including revegetation. The report shall include a description of the areas of actual disturbance during Project construction and the photographs and map specified in Condition 11. The report shall clearly identify and illustrate the Project site, the locations of permanent and temporary impacts, and the species and quantities of any vegetation planted in waters of the State. The as-built report shall include the 100 percent construction plans marked with the contractor's field notes that clearly depict any deviations made during construction from the designs reviewed by the Water Board.	Construction Contractor & District Consultants
401 Cert.	Active Construction and Post-Construction Reporting Requirements	13	The Permittee shall submit a Notice of Project Construction Completion (Completion Notice) acceptable to the Executive Officer to notify the Water Board that the Project has been completed. The Completion Notice shall be submitted to the Water Board no later than 60 days after completing Project construction activities. The Completion Notice shall include the as-built report, the post-construction photographs, the date of the first Project-related disturbance of waters of the State occurred, Place ID 868845, and the date construction was completed. The Completion Notice shall be sent via email to RB2-401Reports@waterboards.ca.gov.	District Consultants
401 Cert.	Mitigation and Monitoring Requirements	15	The Permittee shall monitor the living shoreline created by the Project for a minimum 5-year period to evaluate whether the Project's impacts have been sufficiently, and appropriately mitigated and beneficial uses have not been adversely affected by the Project following its implementation. The annual monitoring shall assess the beach's condition at the Project site where impacts occurred, including the adjacent shoreline conditions, and implemented in accordance with the Adaptive Management Plan (see Condition 16). If any signs of instability or excessive erosion are observed at the site, the Permittee shall document these observations in the annual reports and make recommendations for corrective actions, as necessary (see Condition 19). The monitoring reports shall also include a summary of the monitoring efforts to date and update SLR guidance, as appropriate.	District Consultants

401 Cert.	Mitigation and Monitoring Requirements	16	<b>PRIOR TO CONSTRUCTION:</b> The Permittee shall finalize and submit the Draft <b>Adaptive Management and Monitoring Plan</b> . The Plan shall detail the operation, maintenance, and monitoring procedures and activities that will be implemented to ensure the Project's success and the living shoreline is functioning as intended. The final Adaptive Management Plan shall be submitted to the Executive Officer not later than 180 days following this Certification's issuance date, and the plan shall not be implemented until the Executive Officer notifies the Permittee the plan is acceptable. The final Plan shall include the following: monitoring frequency and schedule, a detailed description of monitoring activities and methods that will be implemented, triggers for modifications to monitoring activities or frequency, annual performance criteria to be used during the monitoring period to assess the living shoreline's progress towards meeting the final success criteria, final success criteria to be used in the final monitoring year, long-term maintenance activities, triggers to determine when long-term maintenance activities are needed, and a list of potential adaptive management actions that may be taken and triggers for when revisions or new adaptive management actions would be necessary	District Consultants
401 Cert.	Mitigation and Monitoring Requirements	17 & 18	The Permittee shall <b>evaluate the living shoreline's performance</b> during the monitoring period by using the annual performance criteria in monitoring years 1 to 4 specified in the final Adaptive Management Plan (see Condition 16). In each annual monitoring report, the Permittee shall document the living shoreline's stability and progress towards meeting the <b>final success criteria</b> (see Condition 18). The Project's mitigation shall be considered successful if the Executive Officer determines the final success criteria specified in the final Adaptive Management Plan (see Condition 16) has been met in the final monitoring year's annual report and no adverse impacts to waters of the State have otherwise occurred.	District Consultants
401 Cert.	Mitigation and Monitoring Requirements	19	<b>If any signs of instability are observed</b> along the living shoreline area, including along the adjacent shoreline, the Permittee shall <b>document these observations in the annual reports and make corrective action recommendations</b> , as necessary. If the annual monitoring periods indicate the Project may not meet the final success criteria specified in the Adaptive Management Plan without additional action, the Permittee shall recommend corrective actions in that annual report to alleviate the underperformance, as necessary. After receipt of an annual monitoring report, if corrective actions are determined necessary by the Executive Officer to improve the likelihood that the final success criteria are met in the final monitoring year, the Permittee shall be required to re-submit the aforementioned annual report or revise the Adaptive Management Plan to include corrective actions, or revise recommended corrective actions that were previously proposed or accepted by the Executive Officer.	District Consultants
401 Cert.	Mitigation and Monitoring Requirements	20	The Permittee shall <b>submit annual monitoring reports</b> , acceptable to the Executive Officer, by January 31 following each monitoring year. The first monitoring year commences in the calendar year after completing the Project. The <b>first annual monitoring report shall be due on January 31, 2023</b> , unless the Project is completed at a different time. Annual reports shall include, but not be limited to, the following: a) Photographs—photographs taken during the monitoring year from the photo- documentation points specified in Condition 11. The photographs shall include captions with respect to the photograph's point of view, direction of flow, locations of Project activities, location of the photo-documentation point, and date photographed. b) Environmental Drivers—each monitoring report shall describe the precipitation events that occurred at the site during the monitoring year. The effects of the Project and environmental drivers (e.g., precipitation events, drought events) on site conditions shall be described in reference to the monitoring year's precipitation events. c) Cumulative Monitoring—each annual report shall summarize all data from previous monitoring reports in addition to the current year's monitoring data, including the need for, and implementation of, any remedial actions. Monitoring data may include all relevant qualitative and quantitative data necessary to determine whether the site is stable and temporarily impacted areas are revegetating as anticipated. The final monitoring report shall document whether the temporarily impacted areas were restored to their pre-Project condition. The overall Project and mitigation success shall be determined by, and acceptable to, the Executive Officer. If monitoring indicates that beneficial uses have been, or have the potential to be, adversely affected, the Permittee shall, in consultation with the appropriate agencies, identify remedial measures to be undertaken, including compensatory mitigation and extension of the monitoring and reporting period until the final success criteria are met. If a Corrective Action Plan is required and approved by the Executive Officer, the <b>Permittee shall implement all remedial measures identified therein. Annual monitoring reports shall reference Place ID 868845 and</b>	District Consultants
401 Cert.	Administrative and General Compliance	21	The Permittee shall grant Water Board staff or an authorized representative, upon presentation of credentials and other documents as may be required by law, permission to: (1) enter upon the Project site or compensatory mitigation site(s) where a regulated facility or activity is located or conducted, or where records are kept; (2) have access to and copy any records that are kept and are relevant to the Project or the requirements of this Order; (3) inspect any facilities, equipment, practices, or operations regulated or required under this Order; and (4) sample or monitor for the purposes of assuring Order compliance.	Construction Contractor, District Consultants & District Staff
401 Cert.	Administrative and General Compliance	22	A copy of the 401 Certification shall be provided to any consultants, contractors, and subcontractors working on the Project. Copies of this Order shall remain at the Project site for the duration of this Order. The Permittee shall be responsible for work conducted by its consultants, contractors, and any subcontractors.	Construction Contractor, District Consultants & District Staff

401 Cert.	Administrative and General Compliance	23	The Permittee shall <b>notify the Water Board of any violations</b> of water quality standards, along with the cause of such violations, as soon as practicable (ideally within 24 hours). Notification may be via telephone, email, delivered written notice, or other verifiable means.	Construction Contractor & District Consultants
401 Cert.	Administrative and General Compliance	25	In accordance with Water Code section 13260, the Permittee shall file with the Water Board a <b>report of any material change or proposed change in the ownership, character, location, or quantity of this waste discharge</b> . Any proposed material change in operation shall be reported to the Executive Officer at least 30 days in advance of the proposed implementation of any change. Changes to discharges include, but are not be limited to, significant new soil disturbances, proposed expansions of development, or any change in drainage characteristics at the Project site. For the purpose of this Order, this includes any proposed change in the boundaries of the area of wetland/waters of the State to be impacted.	District Consultants
401 Cert.	Annual Fees	32	The Permittee shall <b>pay an annual fee</b> to the Water Board until monitoring activities are completed and an acceptable Notice of Mitigation Monitoring Completion is received by the Water Board (Note: the Annual Post Discharge Monitoring Fee may be changed by the State Water Board; at the time of Certification it was \$276 per year for Category D projects).	District Staff District Consultants

**Must be completed prior to Construction**

**Monitoring and/or Reporting Requirement**

### Army Corps of Engineers -- CWA Section 404 and RHA Section 10 Permit

Source	Category	No.	Condition (NOTE: USACE Permit not Finalized, the following are draft conditions subject to revision).	Responsible Party(ies)
Individual Permit 2014-00294	General Conditions	3	If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	Construction Contractor & District Consultants
Individual Permit 2014-00294	General Conditions	6	You must allow representatives from this office (USACE) to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.	Construction Contractor, District Consultants & District
Individual Permit 2014-00294	Special Conditions	2	All appropriate <b>BMPs shall be implemented</b> throughout the project site to help minimize sediment disturbance and suspension within the water. These measures include but are not limited to: A. Stockpiles of soil or other materials that can be eroded by wind or rain shall be covered when not in active use. B. Sufficient erosion control materials (e.g., straw wattles, tarps, straw bales) shall be stockpiled at an upland location away from any environmentally sensitive areas. C. All staging, maintenance, and storage of heavy machinery shall be conducted in such a location and manner that no fuel, oil, or other petroleum products may run off or be washed by rainfall into a water of the U.S. NOTE: Review Mitigation Monitoring and Reporting Program (MMRP) for full list of Required BMPs.	Construction Contractor & District Consultants

### County of San Mateo -- Agreement for Storage/Hauling of Airport Stockpile

Source	Category	No.	Condition	Responsible Party(ies)
CDP	County CDDP Letter	1	<b>PRIOR TO CONSTRUCTION:</b> The applicant shall obtain an <b>encroachment permit</b> from the San Mateo County Department of Public Works prior to any material transport on County roads.	Construction Contractor
CDP	County CDDP Letter	2	The haul routes to and from, and within, Half Moon Bay Airport property shall follow the route diagramed in Exhibit A and B of the San Mateo County Harbor Districts approved lease agreement with the San Mateo County Airports Division, executed on November 13, 2018. (Applicable for the transport of stockpiled sand at HMB Airport).	Construction Contractor
CDP	County CDDP Letter	3	The applicant shall schedule truck runs in a manner which will not impact vehicular movements in and out of the airport at all times, including blocking traffic on Highway 1. (Applicable for the transport of stockpiled sand at HMB Airport).	Construction Contractor
CDP	County CDDP Letter	4	Approval of the County's encroachment permit will require all haul routes to and from the Half Moon Bay Airport and western shoreline of Pillar Point Harbor to be via the northern leg of Capistrano Road (northeast of Prospect Way), and may require the applicant provide a flagger for left turns from Highway 1 to enter the Airport property.	Construction Contractor

Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	1	Contractor is responsible for cleanup of the HMB Airport stockpile site, including removal of all sand, membranes, tarps, sandbags, so that the site is left in a state that is consistent with condition and grade of the areas immediately adjacent to stockpile and as approved by the Airport.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	2	When the Airport Operations Area (AOA) gate is open, the Contractor shall provide security personnel to operate the gate approved by the Harbor District. This individual must meet with Airport Operations prior to job commencement to confirm rules for manning the gate. Prior to opening the AOA gate, the Contractor must notify Airport Operations of all work at (650) 454-0469.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	3	Work within the Stockpile Area: Access to the stockpile area is permitted only during the hours of 0830 to 1630 and the Contractor will ensure that its staff and agents are aware of, and comply with, these access hour limitations. Work in the stockpile area during other times must be coordinated with prior approval from the Airport Operations Manager at (650) 372-3298. All personnel working within the AOA will be required to provide a valid government issued identification and be escorted at all times by airport staff when inside the AOA but outside of the temporary hard barriers placed around the disposal area.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	4	Maintenance of the Access Route and Stockpile Area: The Contractor shall maintain and repair the stockpile area at its sole cost and effort. The Contractor shall keep the stockpile area in good and safe condition, free from waste and hazardous materials, and in compliance with state and federal stormwater pollution prevention plan (SWPPP) best management practices, as approved by the Harbor District. If the Contractor fails to keep the stockpile area in good and safe condition, free from waste or hazardous materials, and in compliance with SWPPP best management practices, San Mateo County officials may perform the necessary remediation work at the expense of the Contractor, which expense the Contractor agrees to pay within fifteen (15) days of receipt of notice.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	5	Repair of Damages: Any and all damage caused to Airport roads by the Contractor's transportation of sand from the stockpile area to the Project construction area shall be repaired by the Contractor within thirty (30) days of receipt of written notice from San Mateo County officials or the Harbor District. The Contractor acknowledges that the roads that provide access to the disposal area have not been designed to support heavy loads or high traffic conditions and any damage incurred during the term of the Contract shall be deemed the fault of the Contractor and shall be repaired at the Contractor's sole effort and cost.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	6	Laws and Regulations: The Contractor shall at all times maintain, occupy, and use the stockpile area in compliance with all laws, rules, ordinances, resolutions, and regulations which may be applicable thereto, including but not limited to storm water runoff, environmental, San Mateo County Airports, and FAA regulations.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	7	During transportation from the stockpile site to the Project construction area, no material shall be permitted to overflow, leak or spill from truck or other equipment.	<b>Construction Contractor</b>
Permit Agreement 5400	<b>Airport Stockpile Agreement County/District</b>	8	When the beach nourishment phase of the Project begins, the contractor shall relocate the stockpiled sand and place it on the living shoreline prior to the excavation and placement of sand from other proposed sources.	<b>Construction Contractor</b>