

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
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November 17, 2015

Permit Application No.: 2-15-1458

CORRECTED COASTAL DEVELOPMENT PERMIT

On **November 5, 2015**, the California Coastal Commission granted to **Cartel Management, Inc.** this permit subject to the attached Standard and Special conditions, for development consisting of **activities related to the one-day 'Titans of Mavericks' surf contest (to be held sometime between November 1, 2015 and March 31, 2016) near Pillar Point Harbor, including to have exclusive use of the offshore surfing area, to close the West Trail and the Pillar Point Marsh parking lot, to limit use of Harbor shoreline areas, and to implement traffic and parking controls throughout the Princeton-by-the-Sea in San Mateo County, more specifically described in the application filed in the Commission offices.**

The development is within the coastal zone at **Pillar Point Marsh parking lot, West Trail, Mavericks Beach and designated locations within Pillar Point Harbor and Princeton-by-the-Sea, San Mateo County.** Issued on behalf of the California Coastal Commission by

Charles Lester
Executive Director

by nancy cove for

Renée Ananda
Coastal Program Analyst

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part of that: "A Public entity is not liable for injury caused by the issuance... of any permit..." applies to the issuance of this permit.

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IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

Date: _____

Signature _____

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Approved Project.** This CDP authorizes development associated with the Mavericks Surf Contest as described in the proposed project description (titled *Coastal Development Permit Application 2-15-1458, Cartel Management, Titans of Mavericks, Response to September 23, 2015 CCC Incomplete Letter* dated and received in the Commission's North Central District Office on September 28, 2015) as modified by these conditions for a single day between November 1, 2015 and March 31, 2016 only.

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2. **Other Agency Approvals.** PRIOR TO THE DAY OF THE EVENT, AND IN ANY CASE PRIOR TO EXERCISING THIS CDP, the Permittee shall submit to the Executive Director written evidence that all necessary permits, permissions, approvals, and/or authorizations for the approved project have been granted, or are not required, by all applicable agencies (including the San Mateo County Harbor District, the Monterey Bay National Marine Sanctuary, and the United States Coast Guard). Any changes to the approved project required by these agencies shall be reported to the Executive Director. No changes to the Commission-approved project shall occur without a Commission amendment to this CDP unless the Executive Director determines that no amendment is legally necessary.
3. **Traffic and Parking Plan.** PRIOR TO THE DAY OF THE EVENT, AND IN ANY CASE PRIOR TO EXERCISING THIS CDP, the Permittee shall submit two copies of a Traffic and Parking Plan to the Executive Director for review and approval. The Plan shall identify all measures to be taken to control and direct traffic, and to provide the public with adequate parking in the area of the event on the event day. The Plan shall be premised on minimizing traffic and parking impacts to the public, shall identify all measures and methods to be used to control traffic and parking (including in terms of personnel, signs, barriers, web alerts and other notifications, etc.), and shall be submitted with evidence of San Mateo County Harbor District, San Mateo County Sheriff's Office, California Department of Transportation, and California Highway Patrol review and approval.
4. **Event Notification.** AT LEAST TWO DAYS PRIOR TO THE DAY OF THE EVENT, AND EARLIER IF POSSIBLE, the Permittee shall identify the day of the event for planning staff of the Commission's North Central District Office.
5. **Best Management Practices.** The Permittee shall place trash and recycling receptacles and containers at appropriate locations throughout the event area during the event, and shall properly service said receptacles to avoid overflowing and discharge of debris and other materials. Rinsing of water vessels shall be conducted at appropriate locations as designated by the San Mateo County Harbor District. Debris and other potential water pollutants shall be prohibited from discharging into Pillar Point Marsh, on access trails, and into adjacent coastal waters of the Harbor and ocean. Debris and trash shall be contained and disposed of in a proper manner to avoid environmental impacts. The Permittee shall ensure that all areas affected by the event are returned to their pre-event condition or better within one day of the event day.
6. **Monitoring and Post-event Reporting.** The Permittee shall monitor all event activities, and shall submit two copies of a monitoring report to the Executive Director for review and approval within 60 days of the event's conclusion. The monitoring report shall document any and all impacts associated with the event, including but not limited to identifying any observed impacts to Pillar Point Marsh, any observed marine wildlife in the area, and any documented disturbances to marine wildlife from event activities. The monitoring report shall contain written and photographic documentation of the condition of the affected project areas prior to, during, and after the event. The Permittee shall also consult with other event-support agencies, such as the San Mateo County Harbor District, the California Highway Patrol and the County Sheriff's Department, after the event to obtain data, information and observations from these agencies

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SAN MATEO COUNTY
PLANNING AND BUILDING
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regarding traffic conditions and public access flow throughout the event area and transportation routes in the vicinity during the event, and shall include such information in the submitted monitoring report. The monitoring report shall also include an assessment of traffic and parking control measures effectiveness. The monitoring report shall document all measures taken to restore the affected project area to pre-event conditions or better. The monitoring report shall include a site map annotated with points that refer to photographs or other visual documentation.

7. **CDP Expiration and Extension.** This CDP shall expire on October 31, 2016 unless prior to that time the Permittee requests an extension of the expiration date of this CDP via a CDP amendment. Any such extension request must be accompanied by the appropriate application fee, may request up to four additional years of authorization, and must include information regarding event as required in Special Condition 6.
8. **Plan for Inclusion of Women Competitors in Future Events.** The Permittee shall submit a plan for the inclusion of women surfers as competitors in future Mavericks surf events, as part of an amendment application pursuant to Special Condition 7.