

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
(562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



# TH9

**Prepared July 31, 2020 (for the August 13, 2020 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Karl Schwing, South Coast District Deputy Director  
**Subject:** South Coast District Deputy Director's Report for Orange County for August 2020

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on August 13, 2020. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on August 13th.

With respect to the August 13th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on August 13, 2020 (see attached)**

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### Waivers

- 5-19-1181-W, City of Seal Beach (Seal Beach)
- 5-20-0264-W, Bruce Grossman (Seal Beach)
- 5-20-0346-W, K. Koukladas Trustee Maakk Real Estate Trust (Seal Beach)

### Immaterial Amendments

- 5-15-0751-A1, Foxdale Properties, LLC (Laguna Beach)
- 5-15-1670-A1-E3, South Orange County Wastewater Authority (Aliso And Wood Canyons Wilderness Park, Unincorporated Orange County)

### Emergency Permits

- G-5-20-0034, Capistrano Beach County Park, Dana Point, Orange County (Capistrano)

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## **Coastal Development Permit De Minimis Waiver**

### **Coastal Act Section 30624.7**

**Date:** July 27, 2020  
**To:** All Interested Parties  
**From:** **Karl Schwing, Deputy Director**  
Amber Dobson, District Manager  
Zach Rehm, District Supervisor  
Fernie Sy, Coastal Planner  
**Subject:** **Coastal Development Permit (CDP) Waiver 5-19-1181-W**  
Applicant: City of Seal Beach

#### **Proposed Development**

Follow up permit application to Emergency Permit Nos. G-5-19-0035 and G-5-19-0037-G for repair of an 18-inch public water pipeline that burst in two separate locations (Restoration Area 1 and Restoration Area 2) consisting of clearing and grubbing of native and non-native vegetation, excavation and shoring of an approximately 8-foot by 8-foot hole in front of the pipeline breaks to expose leaking pipe sections, replacing of pipe sections, backfilling with mixture of native and imported fill and recontouring the affected areas similar to previous conditions. A Habitat Restoration Plan has been prepared to restore all impacted areas within the Los Cerritos Wetlands, using native plants/seeds. The pipeline is located in the Los Cerritos Wetlands in Seal Beach, Orange 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:

The proposed project is to repair a public water pipeline within the Los Cerritos Wetlands. The work was designed to have the minimum amount of impact to the surrounding area. A Habitat Restoration Plan proposes to mitigate the impacts to 0.166 acres of upland habitat and 0.021 acres of wetland habitat by revegetating with native, non-invasive plants/seeds at the two pipeline repair locations, Restoration Area 1 and Restoration Area 2. At the conclusion of the restoration work, the disturbed areas will be restored to better than pre-emergency conditions, which consisted of native plants, non-native plants, and unvegetated areas. The proposed project has minimized impacts to biological resources and will not result in any negative effects to those resources. The proposed project will not adversely impact public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a

Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

**Coastal Commission Review Procedure**

This waiver will not become effective until reported to the Commission at its August 12-14, 2020 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

**If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy in the South Coast District office.**

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July 29, 2020

## Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-20-0264-W**Applicant:** Bruce Grossman**Location:** 51 Riversea Road, Seal Beach, Orange County (APN: 8950-166-051)

**Proposed Development:** Removal of an existing 1-story, 556 sq. ft. mobile home; installation of a 2-story, 25-ft. high, 1,330 sq. ft. manufactured home on a concrete foundation with two rear decks and one on-site parking space.

**Rationale:** The subject site is located between the first public road and the sea (tidally influenced San Gabriel River) in Seal Beach Shores Mobile Home Park. The lot size is approximately 1,227 square feet and is designated Residential High Density (RHD-33) in the City of Seal Beach Zoning Code. The 25' height of the proposed development is in conformity with the building height restriction of 35' for RHD-33. There is currently no parking on site and the proposed project will provide one on-site parking space. Runoff will be managed through the utilization of downspouts which will empty water into semi-permeable sections in the concrete parking space and then will infiltrate into the soil within the mobile home park. The City of Seal Beach Planning Department provided an Approval-in-Concept, dated May 1, 2020. The site is in a hazardous area where development may be damaged or flooded by future storms and sea level rise. The applicant has indicated in writing that they acknowledge and accept all risks of the development. The proposed project design is compatible with the character of surrounding development. The proposed development will not adversely impact coastal resources or public access, is consistent with past Commission actions in the area, is consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the City of Seal Beach's ability to prepare a certifiable LCP.

This waiver will not become effective until reported to the Commission at its **August 12-14, 2020** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth  
Executive Director

Christine Pereira  
Coastal Program Analyst

cc: Commissioners/File

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July 23, 2020

## **Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**Waiver:** 5-20-0346-W**Applicant:** K. Koukladas Trustee Maakk Real Estate Trust**Location:** 24B Surfside Ave, Seal Beach, Orange County (APN: 178-491-12)

**Proposed Development:** Interior & exterior remodel of an existing 2-story 1,435 sq. ft. single-family residence, 190 sq. ft. 1-car garage, and 361 sq. ft. existing roof deck. No change to roof plane, no change in internal floor area, no change in height.

**Rationale:** The subject site is not a beachfront lot but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 1,560 sq. ft. and is designated as residential low density in the City of Seal Beach Zoning Code. Vertical public access to the beach is provided in the project area at the end of Anderson Street. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. Lateral public access is available along Sunset County Beach, seaward of the Surfside Colony's 80' wide property between the first line of house and the sea. The proposed project includes new French drains to direct runoff to permeable surfaces, which is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of the surrounding area and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with Chapter 3 policies of the Coastal Act and will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **Aug 12-14, 2020** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Jennifer Doyle  
Coastal Program Analyst

cc: File

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# NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** July 29, 2020  
**To:** All Interested Parties  
**From:** Amber Dobson, South Coast District Manager  
Amrita Spencer, Coastal Planner  
**Subject:** **Amendment to Coastal Development Permit (CDP) 5-15-0751**  
Applicant: Foxdale Properties, LLC

### Original CDP Approval

CDP No. 5-15-0751 was approved by the Coastal Commission on April 1, 2016, and provided for the remodel and addition to an existing 1,665 sq. ft. single-family residence, including: construction of a 330 sq. ft. lower level addition; a 247 sq. ft. upper level addition on the west side of the home; a 296 sq. ft. elevated deck; and a 388 sq. ft. pervious paving patio on the south (seaward) side of the residence. The project site is located at 19 Bay Avenue, Laguna Beach, Orange County. The Commission has granted three permit extensions.

### Proposed CDP Amendment

CDP No. 5-15-0751 would be amended to modify the foundation of the existing residence to reduce the number of caissons from 14 to 9; reduce the size of the 9 remaining caissons from 30-in. diameter to 24-in. diameter; and to authorize the demolition and replacement of 30% of the existing floor area. The Commission's reference number for this proposed amendment is **5-15-0751-A1**.

### Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The project site is an ocean-fronting bluff top/coastal canyon lot located in Three Arch Bay, an area of deferred certification in the City of Laguna Beach. The amended project would require five fewer caissons to stabilize the residence, and, combined with the smaller diameter of the nine remaining caissons, would effectively reduce the total amount of landform alteration on the site. The amended project also proposes to demolish and replace thirty percent of the existing floor area, which does not include the remodel/additions approved under CDP No. 5-15-0751. However, analyzed cumulatively with the previously approved remodel/additions, the total amount of the of the structure proposed to be remodeled/added onto still falls below fifty percent of the pre-existing structure, the threshold that distinguishes minor from major remodels. The extent of exterior wall demolition and roof area demolition has not changed from the

amount approved under CDP No. 5-15-0751, and also falls under the fifty percent threshold for major remodels. Therefore, the amended project would not require the residence to come into compliance with the bluff edge development standards found in the Laguna Beach Land Use Plan, which is used as guidance for implementation of the landform alteration and development policies of Chapter 3 of the Coastal Act (the standard of review for this project). Finally, the amended permit does not propose any development seaward of the string line of the existing residence, which was used as a reference point in the Commission's findings to approve the underlying permit. The above-mentioned actions are minor modifications that are being implemented under the existing, amended permit, and the modifications do not conflict with any of the conditions or terms of the underlying coastal development permit. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission action, and will not prejudice the City's ability to prepare an LCP for the area.

**Coastal Commission Review Procedure**

The CDP will be amended as proposed if no written objections are received in the Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on August 13, 2020 through a virtual hearing. Virtual hearing procedures are available here: [https://documents.coastal.ca.gov/assets/virtual-hearing/FINAL\\_VIRTUAL%20HEARING\\_PROCEDURES.pdf](https://documents.coastal.ca.gov/assets/virtual-hearing/FINAL_VIRTUAL%20HEARING_PROCEDURES.pdf). If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

**If you have any questions about the proposal or wish to register an objection, please contact Amrita Spencer in the South Coast District office.**

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**(5-15-1670-A1-E3)****07/31/2020****NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT AMENDMENT**

Notice is hereby given that the South Orange County Wastewater Authority and Orange County Parks have applied for a third one year extension of **Coastal Development Permit Amendment No. 5-15-1670-A1** granted by the California Coastal Commission on **June 8, 2016** for development consisting of:

**Replacement of two existing, 4" diameter, ductile iron force main sludge transport pipelines with one, 6" diameter, high density polyethylene (HDPE) force main sludge transport pipeline; creek bank stabilization within Aliso Creek; and mitigation including restoration of riparian and upland habitat in Wood Canyon.**

at: **Aliso and Wood Canyons Wilderness Park, unincorporated Orange County**

(APN(s): 120-191-79, 120-191-80, 120-191-81, 639-011-07, 639-011-08, 639-011-16, 639-011-18, 639-011-20, 639-011-25, 639-021-05, 639-031-03, 655-041-18, 655-051-03, 655-051-04, 655-051-05)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth  
Executive Director

Meg Vaughn  
Coastal Program Analyst

cc: Commissioners/File



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**EMERGENCY PERMIT**

Issue Date: July 23, 2020

Emergency Permit Number: G-5-20-0034

**APPLICANT:**

County of Orange – OC Parks, Attn: Susan Brodeur  
13042 Old Myford Road, Irvine, CA 92602

**LOCATION OF EMERGENCY:**

Capistrano Beach County Park, Dana Point, Orange County

**EMERGENCY WORK:**

Demolition of damaged concrete sidewalk, curb, and gutter (to be sawcut and removed) and approximately 124 feet of wooden seawall with associated concrete anchor blocks and metal tiebacks; removal of remnant debris; relocation of ADA parking stall and K rails (to move landward); and fill of voids (unsafe holes and drop-offs) with native beach or compatible materials.

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 significant wave runup and high tide conditions during Summer 2020 damaged structures, which currently pose a threat to public safety and 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.

Sincerely,

John Ainsworth  
Executive Director

By: Karl Schwing  
District Director

cc: Commissioners  
City of Dana Point

## CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director. This emergency permit shall not be construed as authorizing any unpermitted development previously undertaken on the subject property, including, but not limited to, the placement of rock protection. For this condition, unpermitted development includes development<sup>1</sup> authorized under past emergency coastal development permits, but not approved through a follow-up coastal development permit (as required per the special conditions of the emergency permits), and unauthorized development.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal and shorebird species, and minimize impacts to public access.
4. The applicant shall retain the services of a qualified biologist or environmental resources specialist (hereinafter, "environmental resources specialist") with appropriate qualifications acceptable to the Executive Director, to monitor the site during construction and conduct sensitive species pre-construction surveys. Prior to the commencement of development, the applicant shall submit the contact information of all monitors with a description of their duties and their on-site schedule to the Executive Director for review and approval. The applicant shall ensure that the environmental resources specialist shall perform all of the following duties, and the applicant shall observe the following requirements:

Prior to construction activities, the applicant shall have the environmental resource specialist conduct a survey of the project site, to determine presence of California grunion during the seasonally predicted run period and egg incubation period, as

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<sup>1</sup> The Coastal Act Section 30106 defines development as: "on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg - Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

identified by the California Department of Fish and Wildlife. If the environmental resources specialist determines that any grunion spawning activity is occurring and/or that grunion are present in or adjacent to the project site, then no construction, maintenance, grading, or grooming activities shall occur on, or adjacent to, the area of the beach where grunion have been observed to spawn until the next predicted run in which no grunion are observed. Surveys shall be conducted for all seasonally predicted run periods in which operation of mechanized equipment, grading, or sand movement would occur on the sandy beach portion of the project site. If the applicant is in the process of grading/sand movement, the material shall be graded and groomed to contours that will enhance the habitat for grunion prior to the run period. Furthermore, grading/sand movement/operation of mechanized equipment activities shall cease in order to determine whether grunion are using the beach during the following run period. The applicant shall have the environmental resource specialist provide inspection reports after each grunion run observed and shall provide copies of such reports to the Executive Director and to the California Department of Fish and Wildlife.

5. The work authorized by this permit must be completed within 30 days of the date of this permit, unless extended in writing by the Executive Director for good cause.
6. In exercising this permit, the applicant agrees 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.
7. Methods for erosion control shall be maintained around the project site during construction.
8. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
9. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. Use of public parking areas for construction staging or materials storage shall be limited to the smallest area possible. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Refueling of construction equipment shall occur off-site or within a designated fueling area that can contain fueling-related spills. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
10. Public Access. Public access to Capistrano County Beach Park shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property. To the extent feasible,

## Emergency Permit Number G-5-20-0034

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construction should begin at the north end of the project site and continue to the south to allow for public access to be restored prior to the completion of construction. Note that these conditions do not supersede the provisions of the any authorization granted by the Executive Director pursuant to Section 30611 for temporary closure of Capistrano Beach in response to the Governor's declaration of a state of emergency and subsequent Executive Order N-33-20 "Stay at Home Order" of March, 19, 2020 related to the COVID-19 pandemic.

11. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that 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 State Lands Commission, California Department of Fish & Wildlife, U.S. Fish & Wildlife, and/or U.S. Army Corps of Engineers.
13. The applicant recognizes 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 and/or erosion
14. Within 60 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant 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. The follow-up CDP may be submitted in association with CDP application No. 5-19-0345, which shall also address the emergency developments approved under CDP Nos. G-19-0036, G-19-0002, G-5-18-0026, G-5-16-0039, G-5-15-0044, 5-07-039-G, and 5-04-491-G, and shall provide sufficient information for Commission staff to determine the application is complete within 30 days of issuance of this Emergency Permit. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant 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 applicant 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 emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, 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 Permit<sup>2</sup>, 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 the Coastal Act immediately upon denial of the required follow-up CDP<sup>3</sup> will constitute a knowing and intentional violation of the Coastal Act<sup>4</sup> 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 applicant's 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.

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<sup>2</sup> In some instances a permit may also be required for removal.

<sup>3</sup> As noted above, in some instances, a permit may also be required for removal.

<sup>4</sup> 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, the Coastal Act, unless otherwise indicated.