

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 228  
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# F8

**Prepared May 30, 2025 for June 13, 2025 Hearing**

**To:** Coastal Commissioners and Interested Persons

**From:** Dan Carl, North Central Coast District Director

**Subject: North Central Coast District Director's Report for June 2025**

The California Coastal Commission's North Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission **on June 13, 2025** via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's North Central Coast District Office in San Francisco (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only, and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when such items are considered **on June 13th**. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

**Items being reported on June 13, 2025 (see attached)**

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**CDP Waivers and LCP Certification Reviews**

- None

**CDP Amendments**

- 2-22-0726-A1, Surfers Beach Sand Restoration Project Revisions (San Mateo County)

**CDP Extensions**

- 2-17-0815-E1, Demmel Pier (Inverness)
- 2-22-0004-E1, Pacifica Surf Schools (Pacifica)

**Emergency CDPs**

- G-3-25-0021, Mussel Rock Emergency Revetment (Daly City)
- G-3-25-0024, Aimco Armoring (Pacifica)

### **How to provide testimony at this hearing**

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To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing for it on **June 13th**, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website ([www.coastal.ca.gov](http://www.coastal.ca.gov)) under the "Meetings" and "Rules and Procedures" tab, from Commission staff at any Commission office, or at the meeting itself. In any case, the hearing will physically take place **at the Island Palms Best Western, 2051 Shelter Island Drive, San Diego, CA, 92106**.

### **How to provide written comments for this hearing**

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To submit written materials for Commission review, interested parties may email (to [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov)), mail (to 455 Market Street, Suite 228, San Francisco, CA 94105), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) if such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as possible.

### **Questions?**

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Questions regarding this agenda item and/or this hearing should be directed to the Commission's North Central Coast District office at 455 Market Street, Suite 228, San Francisco, CA 94105, 415-904-5260; or at [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov).

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## NOTICE OF PROPOSED PERMIT AMENDMENT

**Date:** May 30, 2025  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast District Manager  
Isobel Cooper, Coastal Planner  
**Subject: Amendment to Coastal Development Permit (CDP) 2-22-0726**  
Applicant: San Mateo County Harbor District

### Original CDP Approval

CDP 2-22-0726 was originally approved by the Coastal Commission on September 6, 2023 and authorized the dredging of up to 100,000 cubic yards of clean sand accumulated along the inside of the Pillar Point Harbor breakwater near the public boat launches for a one-time placement of sand along an approximately 1,000-foot-long section of shoreline at adjacent Surfers Beach in Half Moon Bay. In addition, the approved project includes the implementation of an eelgrass restoration plan designed to establish nearly 8 acres of new eelgrass habitat area within the Harbor's west basin to offset the project's potential eelgrass impacts, but also to significantly increase eelgrass habitat in Pillar Point Harbor overall.

### Proposed CDP Amendment

The Applicant requests that Special Conditions CDP be amended or added to, to allow for a 5-year extension of the approved project's sand placement activities, should initial efforts prove successful; to add a new condition allowing for sediment knockdown at the Pillar Point Harbor public boat launch ramp adjacent to Surfers Beach; and to limit required nesting bird survey areas to the work area extending inland to the seaward edge of Highway 1.

Language to be deleted is shown in ~~strike-out~~ and new language is shown in **bold, underline**:

### 3. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

- 1. Approved Project. This CDP authorizes (a) the dredging up to 100,000 cubic yards of clean sand from the inside of Pillar Point Harbor's East Breakwater; (b) the placement of that sand to form an elevated berm along an approximately 1,000-foot long section of shoreline at Surfers Beach in Half Moon Bay; and (c) the establishment of new eelgrass habitat within the harbor's west basin, all substantially consistent with the proposed plans (i.e., titled ESA, Surfers Beach***

*Pilot Restoration Project, dated June 26, 2023, and stamped received in the Commission's North Central Coast District Office on May 15, 2023 (see Exhibit 2)) subject to the terms and conditions of this CDP. **This permit shall allow for additional dredging and sand placement, subject to review and approval by the Executive Director. Additional dredging and sand placement shall not occur more than once per year for a period of five (5) years. The permittee may submit a request for a five-year extension to the authorization, no later than six (6) months prior to the termination of the initial five (5) year authorization period.***

## **2. Construction Plan**

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### **e. Nesting Bird Protections.**

**1. Surveys.** For any construction work that would occur during the avian breeding season (i.e., January 15 to September 15), pre-construction surveys shall 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.** Surveys shall commence no more than 30 days prior to the initiation of construction and shall occur weekly thereafter over the project season, with the last survey occurring no more than 72 hours prior to the start of construction.

**b.** Surveys ~~shall extend 300 feet from the project work area to locate any active non-raptor nests, and 500 feet to locate any active raptor (bird of prey) nests~~ **shall extend from the project work area to the seaward edge of the southbound lane of Highway 1 as depicted in Exhibit 7.**

### **9. Sediment Knockdown. Future in-place sediment knockdown on and around the Pillar Point Harbor public boat launch is allowed subject to the following terms for five (5) years from the date of approval of this CDP:**

**a. Sediment Knockdown. "Sediment knockdown," for purposes of this CDP, means in-place knockdown of accumulated sediment and minor shoaling from the area immediately at and around the Pillar Point Harbor public boat launch, commensurate to the area of the dredging permitted by this CDP. "Sediment knockdown" does not include any disruption of sediment beyond the footprint of the dredging permitted by this CDP. The sediment knockdown permitted by the CDP is understood to be an interim measure to facilitate operation of the public boat launch until future dredging is required and permitted.**

**b. Sediment Knockdown Best Management Practices (BMPs). Future sediment knockdown shall be carried out in compliance with BMPs that include at least the following:**

- 1. Equipment washing, refueling, and servicing shall take place at least 50 feet from the water's edge;**
- 2. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site;**
- 3. The Permittee shall ensure that good construction housekeeping controls and procedures are maintained at all times (e.g., clean up all leaks, drips, and other spills immediately; keep materials 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; cover open trash receptacles during wet weather; and remove all construction debris from the site);**
- 4. No project debris or waste shall be placed or stored where it may enter harbor or ocean waters, a storm drain, sensitive habitat, or be exposed to wave, wind, rain, or tidal erosion or dispersion;**
- 5. Sediment knockdown shall be conducted using a clamshell or bucket dredge attached to a long-reach excavator; and**
- 6. Sediment knockdown shall be executed as quickly as practicable to limit the duration of any impacts to water quality.**

**c. Protection of Eelgrass from Sediment Knockdown.**

- 1. Surveys. An eelgrass survey shall be performed in advance of all sediment knockdown activities. Surveys shall follow National Marine Fisheries Service (NMFS) protocol, shall be prepared in full compliance with the latest version of "California Eelgrass Mitigation Policy and Implementing Guidelines," and shall be prepared in consultation with CDFW. The Permittee shall submit the eelgrass survey for the review and approval of the Executive Director within five (5) business days of completion of each eelgrass survey and in any event no later than fifteen (15) business days prior to commencement of any sediment knockdown. Surveys shall include, at a minimum:**
  - A. Sampling methods that include metrics on visibility, such as Secchi disk depths;**

- B. Vegetative cover provided;**
- C. Turion (shoot) density by area; spatial distribution or aerial extent of vegetation and unvegetated habitat; and**
- D. A record of bathymetry.**
- 2. Impacts. If the eelgrass survey identifies any eelgrass within the project area that may be adversely affected by sediment knockdown, the Permittee shall consult with applicable resource protection agencies including the California Coastal Commission, USFWS, NMFS, MBNMS, CDFW, RWQCB, and SLC on how to avoid, minimize, and mitigate impacts, if eelgrass is found within the project area.**
- 3. Requirements of and Coordination with Resource Agencies. The Permittee shall comply with all requirements, requests, and mitigation measures from USFWS, NMFS, MBNMS, CDFW, RWQCB, and SLC with respect to preservation and protection of water quality and marine resources. Any change to the approved project that may be required by the listed agencies shall be submitted to the Executive Director in order to determine if the proposed change shall require an amendment to this CDP pursuant to the requirements of the Coastal Act and the California Code of Regulations.**
- d. Notification. At least 14 days prior to initiating any future sediment knockdown event, the Permittee shall notify, in writing, staff of the Coastal Commission's North Central Coast District Office. The notification shall include: a detailed description of the sediment knockdown event proposed; any plans, specifications, engineering, and geology reports describing the event; other agency authorizations; and any other supporting documentation (as necessary) describing the sediment knockdown event. The sediment knockdown event shall not commence until the Permittee has been informed by staff of the Coastal Commission's North Central Coast District Office that the sediment knockdown event complies with this CDP. If the Permittee has not been given a verbal response or sent a written response within 30 days of the notification being received in the North Central Coast District Office, the sediment knockdown event shall be authorized as if Commission staff affirmatively indicated that the event complies with this CDP. The notification shall clearly indicate that the sediment knockdown event is proposed pursuant to this CDP, and that the lack of a response to the notification within 30 days constitutes approval of it as specified in this CDP.**
- e. In-place sediment knockdown on and around the Pillar Point Harbor public boat launch subject to the above terms may be extended in additional five**

**(5) year increments, subject to review and approval by the Executive Director.**

**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 proposed amendment would allow for the San Mateo Harbor District to repeat the dredging and sand placement authorized under the original permit, subject to all of the same conditions and standards imposed by the original CDP, and contingent on review and approval by the Executive Director. The proposed amendment would also allow for a modified nesting bird survey area to locate any active raptor and non-raptor nests. Coastal Commission staff typically apply a standard 300-foot survey buffer for non-raptor nest, and a 500-foot survey buffer for raptor nests. In this case, much of the 300- and 500-foot survey buffer area would apply to areas on the inland side of Highway 1, across the highway from the project site. The persistent background noise from traffic and other sources along Highway 1 creates a relatively consistent acoustic environment that would effectively mask additional noises produced by project construction activities, where wildlife in or near these areas are accustomed to constant or recurring auditory stimuli. As such, the proposed amendment would require raptor and non-raptor surveys in areas seaward of Highway 1 only.

The Applicant also proposes to add a permit condition allowing in-place knockdown of accumulated sediment from the area immediately at and around the Pillar Point Harbor public boat launch for a period of 5 years. An identical condition was included in a 2019 CDP issued to the Harbor District that allowed for sediment knockdown at the boat launch, but the initial 5-year implementation period for that authorization has since expired. The sediment knockdown condition has proven to be a useful tool for the Harbor District to maintain the function of, and access to, the public boat launch ramp near Surfers Beach. The Permittee is required to notify Commission staff at least 14 days prior to initiating sediment knockdown, and to complete an eelgrass survey in advance of all knockdown activities in consultation with the California Department of Fish and Wildlife (CDFW) and in accordance with National Marine Fisheries Service (NMFS) protocol. All other CDP terms and conditions and required mitigations remain in effect as before and are unchanged through the proposed CDP amendment. As such, the proposed amendment can be found consistent with the Commission's original CDP approval, the Coastal Act, and the certified San Mateo County Local Coastal Program.<sup>1</sup>

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<sup>1</sup> Note that when a CDP amendment is deemed immaterial, such as in this case, that determination is based on an evaluation of proposed amendment parameters, and only those proposed parameters as described are authorized via the immaterial amendment. As a result, if the project is ultimately undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the immaterial amendment, and instead constitutes

### **California Environmental Quality Act (CEQA)**

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The San Mateo County Harbor District, acting as lead CEQA agency, adopted a Mitigated Negative Declaration for the approved project in December 2022.

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(f)). Accordingly, in fulfilling that review, this report has discussed the relevant coastal resource issues with the proposal and has concluded that approval of the proposed immaterial CDP amendment is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is unnecessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed immaterial CDP amendment would necessitate. Thus, the proposed immaterial CDP amendment will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

### **Coastal Commission Review Procedure**

The CDP will be amended as proposed if no written objections are received in the North Central Coast District office within ten working days of the date of this notice. This immaterial amendment will be reported to the Commission on Friday, June 13, 2025 in San Diego. Any objections received, and the Executive Director's response thereto, will be reported to the Commission on June 13, 2025. 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 email [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov) and/or please contact Isobel Cooper in the North Central Coast District office.**

Attachment (can be viewed online): Exhibit 7: Modified Raptor and Non-Raptor Survey Area

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unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP immaterial amendment authorization, where a project that is not consistent with the project as described herein is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

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## NOTICE OF PROPOSED PERMIT EXTENSION

**Date:** May 30, 2025  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast District Manager

**Subject: Proposed Extension to Coastal Development Permit (CDP) 2-17-0815**  
Applicant: Wayne Demmel

### Original CDP Approval

CDP 2-17-0815 was approved by the Coastal Commission on June 7, 2023 and provided for the redevelopment of a roughly 150-foot-long private pier structure (including an overwater, roughly 1,000 square-foot single-story building with a restroom) and related development (including a wastewater holding tank, foundations, stairways, parking area, etc.) all at 12836 Sir Francis Drake Boulevard, Inverness, in West Marin County (APN 112-151-17).

### Proposed CDP Extension

As indicated above, the CDP was originally approved by the Coastal Commission on June 7, 2023, and included a two-year term with an expiration date of June 7, 2025. Since approval the Applicant has been working to fulfill prior to issuance permit conditions, however, more time is needed to complete this process and the Applicant has accordingly filed for an extension of the June 7, 2025 deadline. Thus, under the proposed extension, the expiration date of CDP 2-17-0815 would be extended one additional year to June 7, 2026. The Commission's reference number for this proposed extension is **2-17-0815-E1**.

### Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified City of Pacifica Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

### Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on Friday June 13, 2025 at the Commission's hearing in San Diego. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled pursuant to the Commission's regulations.

**If you have any questions about the proposal or wish to register an objection, please contact Stephanie Rexing ([stephanie.rexing@coastal.ca.gov](mailto:stephanie.rexing@coastal.ca.gov)) in the North Central Coast District office.**

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**NOTICE OF PROPOSED PERMIT EXTENSION**

**Date:** May 30, 2025  
**To:** All Interested Parties  
**From:** Stephanie Rexing, North Central Coast District Manager  
Julian Honey, North Central Coast Coastal Planner  
**Subject: Proposed Extension to Coastal Development Permit (CDP) 2-22-0004**  
Applicant: City of Pacifica

**Original CDP Approval**

CDP 2-22-0004 was approved by the Coastal Commission on May 11, 2023 and provided for the implementation of a program to manage surf camps and surf schools at Pacifica State Beach (also known as Linda Mar Beach) in the City of Pacifica, San Mateo County.

**Proposed CDP Extension**

As indicated above, the CDP was originally approved by the Coastal Commission on May 11, 2023, and included a two-year term with an expiration date of May 11, 2025. Since approval the Applicant has been working to fulfill two prior to issuance permit conditions, a Community Surfing Agreement and a Management Plan; however, more time is needed to complete these items and the Applicant has accordingly filed for an extension of the May 11, 2025 deadline. Thus, under the proposed extension, the expiration date of CDP 2-22-0004 would be extended one additional year to May 11, 2026. The Commission's reference number for this proposed extension is **2-22-0004-E1**.

**Executive Director's Changed Circumstances Determination**

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified City of Pacifica Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

**Coastal Commission Review Procedure**

The Executive Director's determination and any written objections to it will be reported to the Commission on Friday June 13, 2025 at the Commission's hearing in San Diego. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled pursuant to the Commission's regulations.

**If you have any questions about the proposal or wish to register an objection, please contact Julian Honey ([julian.honey@coastal.ca.gov](mailto:julian.honey@coastal.ca.gov)) in the North Central Coast District office.**

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# **EMERGENCY COASTAL DEVELOPMENT PERMIT**

## **ECDP G-2-25-0021 (Mussel Rock Emergency Revetment)**

**Issue Date: May 27, 2025**

**Permittee:** City of Daly City

**Emergency Location:** The sandy beach and base of the bluff below the Upper Disposal Area (UDA) at the northern end of the City's long-closed Mussel Rock Landfill, at Westline Drive and Skyline Drive in Daly City (APN 008-460-010).

**Emergency Description:** A complex of active landslides below the UDA is threatening that area as well as the bluff itself, resulting in landfill material migrating downslope onto the beach. Absent the proposed emergency revetment, continued damage could cause further landfill material to fall into the ocean, threatening coastal resources.

**Emergency Development:** The proposed emergency development would extend the existing revetment fronting the downcoast portion of the landfill site to the north by a maximum of 380 feet. The revetment extension would be made up of approximately 15,000 tons of 8- to 10-ton rip rap boulders embedded 5 feet into bedrock (or other erosion resistant material) and extending to a height of 35 feet.

### **Executive Director's Determination**

The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

*Stephanie Rexing*

05/27/2025

Stephanie Rexing, North Central Coast District Manager, for Kate Huckelbridge, Executive Director

Enclosure: ECDP Acceptance Form

cc: (via email): Richard Chiu (City of Daly City), Alyx Karpowicz (Water Board), Mike Velzy (Tetra Tech)

**ECDP G-2-25-0021 (Mussel Rock Emergency Revetment)**

**Issue Date: May 27, 2025**

**Conditions of Approval**

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this ECDP (i.e., by June 11, 2025). This ECDP is not valid unless and until the acceptance form has been received in the North Central Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the ECDP application dated received in the Commission's North Central Coast District Office on April 29, 2025. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed within 6 months of ECDP issuance (i.e., by November 27 2025).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., California State Lands Commission, California State Water Board, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.
6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are 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 unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify

**ECDP G-2-25-0021 (Mussel Rock Emergency Revetment)**

**Issue Date: May 27, 2025**

and hold harmless the Commission and its officers, employees, agents, successors and/or assigns 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, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.

7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns. By acceptance of this ECDP and its terms and conditions, the Permittee irrevocably agrees to this obligation, which shall be continuing in nature and remain in full force and effect regardless of whether this ECDP approval is invalidated as the result of the litigation contemplated by this condition or otherwise changed in any way.
8. Within 6 months of ECDP issuance (i.e., by November 27, 2025), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development up to that point, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) modify the currently pending regular Coastal Development Permit application (CDP-2-23-0459) for this site to authorize this emergency work, or any related other long-term project, within the scope of the proposed work (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. Such required information shall include the submittal of an updated Planned Retreat Management Plan (PRMP), as required by CDP 2-11-024, which should include an analysis to evaluate and consider planned retreat of the Mussel Rock landfill, including all potential constraints, including geotechnical and engineering constraints; all potential phasing options with potential timelines; all project costs; and identification of potential funding options. The PRMP should include all feedback transmitted from Coastal Commission staff to the City in the filing letter dated July 31, 2024.
9. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete, then all

**ECDP G-2-25-0021 (Mussel Rock Emergency Revetment)**

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of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

10. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
11. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
12. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.
13. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:
  - A. Construction activities shall be limited to no more than a total of 180 days, and shall take place on non-holiday weekdays to the maximum extent feasible.
  - B. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.
  - C. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; shall be prohibited in ocean waters and/or wetted sand (i.e., areas either wet and/or with a noticeable sheen from tidal and/or wave action); and shall avoid beachgoers and beach recreational areas as much as possible.
  - D. Any grading of or in intertidal areas shall be prohibited.
  - E. Any construction materials and equipment placed on the beach during daylight

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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 one-hour after sunset each day that work occurs.

- F. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. 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.
  - G. The construction site shall maintain good construction site housekeeping controls and procedures (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 construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be 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 workday.
  - I. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand that is impacted by construction shall be filtered as necessary to remove any construction debris.
  - J. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
  - K. The Permittee shall notify planning staff of the Coastal Commission's North Central Coast District Office immediately upon completion of construction. If planning staff should identify reasonable additional restoration measures, such measures shall be implemented immediately.
14. 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.
15. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the

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post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.

16. 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 the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) 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. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.
17. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.
18. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
19. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
20. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
21. If you have any questions about the provisions of this ECDP, please contact the

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Commission's North Central Coast District Office at 455 Market Street, Suite 300, San Francisco, CA 94105; northcentralcoast@coastal.ca.gov; and/or (415) 904-5260.

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5200  
WEB: WWW.COASTAL.CA.GOV

**EMERGENCY COASTAL DEVELOPMENT PERMIT****ECDP G-2-25-0024 (Aimco Armoring)****Issue Date: May 30, 2025**

**Permittee:** Aimco Esplanade Avenue Apartments, LLC

**Emergency Location:** The armoring structure on the bluff and beach seaward of the Aimco Esplanade Avenue Apartments, at 360-380 Esplanade Avenue in the City of Pacifica, San Mateo County (APN 009-413-060).

**Emergency Description:** The riprap fronting two areas along the seawall (referred to as 'Area 1' and 'Area 2') has slumped, moved seaward, and otherwise been displaced by wave action, and the seawall has been undermined in these two areas, including resulting in a sink hole forming in the upper blufftop area at the top edge of the seawall (inland of Area 1) that has exposed a portion of the soil nails that tie the seawall to the bluff, all of which threatens the stability of the armoring structure, the bluff, and ultimately the apartments.

**Emergency Development:** The base of the seawall and the upper bluff void area would be filled with shotcrete (approximately 10 cubic yards at Area 1, approximately 20 cubic yards at Area 2, and approximately 20 cubic yards in the upper bluff void), and additional anchors would be drilled into the base of the wall at Area 1, where construction would be accomplished via a crane and a pump truck located in the apartment's blufftop parking lot.

**Executive Director's Determination**

The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.


Enclosure: ECDP Acceptance Form

cc: (via email): Samantha Updegrave (City of Pacifica)

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The emergency development is hereby approved, subject to the conditions listed below.

DocuSigned by:  
  
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05/30/2025

Stephanie Rexing, North Central Coast District Manager, for Kate Huckelbridge, Executive Director

**Conditions of Approval**

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this ECDP (i.e., by June 14, 2025). This ECDP is not valid unless and until the acceptance form has been received in the North Central Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form and supporting materials dated received in the Commission's North Central Coast District Office on May 27 and May 28, 2025. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by June 29, 2025).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Pacifica, San Mateo County, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.

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6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are 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 unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns 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, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.
7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
8. Within 90 days of ECDP issuance (i.e., by August 28, 2025), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

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9. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
10. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
11. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.
12. Any rock dislodged onto the beach from the revetment during emergency construction activities shall be retrieved and restacked atop the missing section. Any existing rock already on the beach in the area seaward of the revetment on the Permittee's property may also be retrieved and stacked on the void. Such fugitive rock shall only be so retrieved and stacked if it is located above the tidal reach and able to be retrieved without significant excavation (i.e., where more than 50% of the rock is visible above the beach elevation). Any other rock work, including any addition of other rock and/or any expansion of the revetment's configuration, shall be prohibited.
13. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:
  - a. Construction activities shall be limited to no more than a total of 7 days, and shall take place on non-holiday weekdays to the maximum extent feasible.
  - b. All construction activities shall take place during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.
  - c. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; shall be prohibited in ocean waters and/or wetted sand (i.e., areas either wet and/or with a noticeable sheen from tidal

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and/or wave action); and shall avoid beachgoers and beach recreational areas as much as possible.

- d. Any grading of or in intertidal areas shall be prohibited.
  - 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 one-hour after sunset each day that work occurs.
  - f. All construction areas shall be minimized and demarked by temporary fencing designed to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. 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.
  - g. The construction site shall maintain good construction site housekeeping controls and procedures (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 construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be 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 workday.
  - i. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand that is impacted by construction shall be filtered as necessary to remove any construction debris.
  - j. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.
14. 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.
15. Within 90 days of completion of construction authorized by this ECDP (i.e., by August 28, 2025), the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this

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emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.

16. 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 the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) 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. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.
17. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.
18. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
19. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
20. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.

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If you have any questions about the provisions of this ECDP, please contact the Commission's North Central Coast District Office at 455 Market Street, Suite 300, San Francisco, CA 94105; [northcentralcoast@coastal.ca.gov](mailto:northcentralcoast@coastal.ca.gov); and/or (415) 904-5260.