

## **CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802-4830  
(562) 590-5071



# **F12e**

**5-25-0242 (Pacific Airshow, LLC)**

**August 15, 2025**

### **EXHIBITS**

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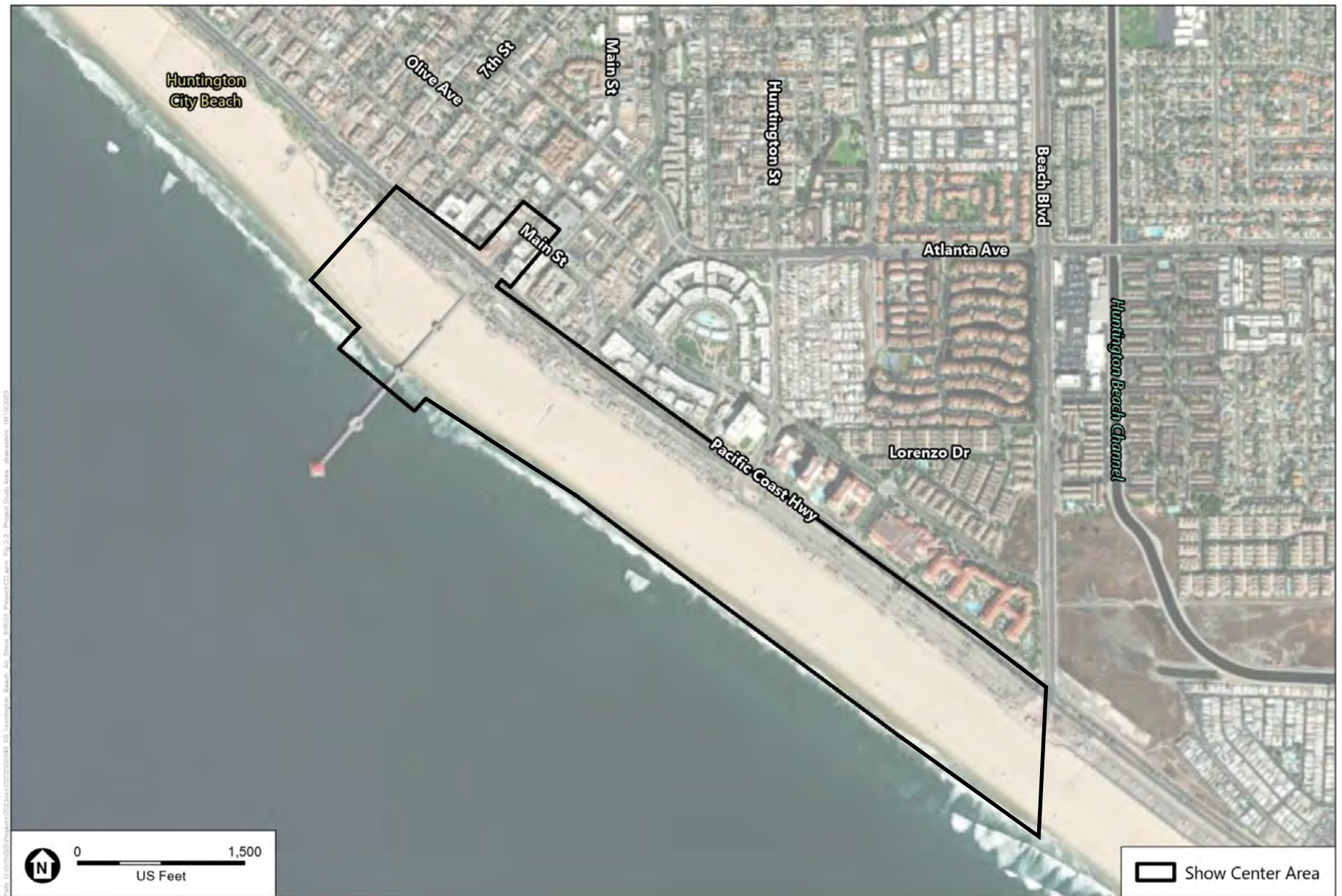
Exhibit 4 – Pacific Airshow Ticket Schedule (2025)



A map of the Huntington Beach area in California. The map shows the coastline with Huntington Beach and Seal Beach. A white arrow points from the text 'Bolsa Chica Ecological Reserve' to a green area labeled 'BOLSA CHICA-HEIL' near the coast. An orange circle is drawn on the coastline near Huntington Beach, with an orange arrow pointing from the text 'Project Location' to it. The map includes various landmarks such as the Seal Beach National Wildlife Refuge, Seabridge Park, Huntington Beach Central Park West, The Reptile Zoo, The Observatory, and the Heritage Museum of Orange County. Major roads like Interstate 405 and State Route 1 are also shown.

**Bolsa Chica Ecological Reserve**

**Project Location**



SOURCE: ESA, 2023

Pacific Airshow Huntington Beach

**Figure 2-2**  
Show Center Area





SOURCE: Pacific Airshow, 2024

Pacific Airshow Huntington Beach

**Figure 4**  
Overall Conceptual Site Plan  
California Coastal Commission  
5-25-0242  
Exhibit 2

**CALIFORNIA COASTAL COMMISSION**

455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105-2421  
VOICE (415) 904-5200

**SENT VIA REGULAR, CERTIFIED, AND ELECTRONIC MAIL**

September 9, 2024

Kevin Elliott  
Director  
Pacific Airshow LLC  
5252 Bolsa Ave  
Huntington Beach, CA 92649  
Certified Mail. No. 9590940250659092536893

Subject: **Consent Executive Director Cease and Desist Order No. ED-24-CD-01**

Date Issued: September 9, 2024

Expiration Date: December 8, 2024

Violation File No.: V-5-24-0129

Property Location: Huntington City Beach, Huntington City Beach Parking Lots, and Huntington Beach Municipal Pier, 103 Pacific Coast Highway, Huntington Beach, CA 92648; APN 024-150-06

Threatened Violations Addressed by this Order ("Threatened Violations"): With respect to a planned event in October of 2024, stationing of fencing and air show personnel on the shoreline that prevents public access to state tidelands and waters; closure of the entire Huntington Beach Municipal Pier, a portion of which rests on public tidelands, to general public access other than limited free ADA Seating; and closure of a limited number of Huntington Beach City parking spaces to public access for a staging area, event staff, and operational needs for more than 14 total days for the exclusive use of Pacific Airshow; all without a Coastal Development Permit.<sup>1 2</sup>

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<sup>1</sup> The above list of Threatened Violations is not intended to release violations of the Coastal Act or the City's certified LCP that may occur with respect to operation of the 2024 Airshow. The Commission retains the right to address any such violations that may occur through the enforcement mechanisms provided by the Coastal Act in the future.

<sup>2</sup> Similarly, by agreeing not to contest the issuance or enforcement of this Consent Order, Pacific Airshow LLC is not agreeing that any of the activities determined by the Executive Director to be threatened violations are, in fact, violations of the Coastal Act. Nothing in this Consent Order shall be deemed to be an admission by Pacific Airshow LLC that any violation of the Coastal Act has occurred with respect to any past Pacific Airshow or the 2024 Airshow.

## **I. CONSENT ORDER**

This Consent Executive Director Cease and Desist Order (“Consent Order”) represents a mutual agreement between Pacific Airshow LLC and the Executive Director (the “Executive Director”) of the California Coastal Commission (“Commission”) to provide an interim measure to improve public access in the vicinity and in the immediate time frame of the planned October 2024 Pacific Airshow (“2024 Airshow”).<sup>3</sup> In light of the desire of both Pacific Airshow LLC and Kevin Elliott, Director of Pacific Airshow LLC (collectively, “Respondent”) and the Executive Director to address the need to improve public coastal access at the 2024 Airshow, including access to state tidelands and waters near Huntington Beach Municipal Pier, Respondent agrees to enter into this Consent Order, agrees to abide by the terms and conditions set forth therein, and agrees that all legal prerequisites for the issuance of this Consent Order have been met and/or waived. Respondent and Commission staff both acknowledge the complex issues surrounding the 2024 Airshow and have reached this agreement in an effort to address issues expeditiously and to refrain from taking steps that would prevent the 2024 Airshow activities from continuing. Respondent and Commission staff have worked cooperatively to develop the terms of this Consent Order and agree that Respondent will seek Coastal Act authorization, which may include a Commission Order and/or a complete CDP application for any future Pacific Airshow events.

Thus, having determined as Executive Director that the Threatened Violations will occur absent this Consent Order,<sup>4</sup> pursuant to my authority under Public Resources Code (“PRC”) Section 30809, I hereby order and authorize Pacific Airshow LLC<sup>5</sup> to take the following actions to improve public access to the coastline during the 2024 Airshow. More specifically, compliance with the following terms will ensure that the Threatened Violations described in Section IV, below, do not occur and public access is improved during the course of the 2024 Airshow activities as required by this Consent Order. The parties anticipate a future Commission action on a longer-term enforceable document for future Pacific Airshows, but this Consent Order provides the framework for a more immediate enforceable mechanism for the 2024 Airshow.

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<sup>3</sup> Any settlements reached during this process relate only to the enforcement action being brought by the California Coastal Commission under its authority flowing from the Coastal Act. This Consent Order does not impinge on the authority of, or other potential violations asserted by, any other Local, State, or Federal agency. The proposed settlement does not represent a waiver of any condition or requirement under State Lands Commission Lease 6616.

<sup>4</sup> See Footnote 2 above.

<sup>5</sup> Pacific Airshow LLC agrees that the jurisdictional requirements for issuance and enforcement of this Consent Order have been met and agrees not to contest the issuance or enforcement of this Consent Order against Pacific Airshow LLC. Nothing in this Consent Order shall be used to prejudice future authorization or a CDP submitted by Pacific Airshow LLC. This Consent Order shall not be used to resolve any alleged past or future violations from Pacific Airshow LLC.

1. Respondent shall submit a public access plan for the 2024 Airshow by September 13, 2024, and then implement the approved public access plan for the 2024 Airshow that includes provisions the Executive Director agrees will ensure the following:
  - a. Horizontal public access below and along the seaward boundary of the sandy beach ticketed event area to the landward boundary of the sterile “aerobatic box,” shall not be obstructed at any time.<sup>6</sup> This provision of the public access plan, however shall allow (i) adequate and required crowd safety separation during aircraft and parachute operations that occur in those areas and (ii) restrictions on the placement of chairs, umbrellas, coolers, or any other physical items within those areas during the aircraft and parachute operations that occur within those areas on the performance days of the 2024 Airshow for the protection of the parachutists, aircraft, personal property, and members of the public. Respondent shall condense the impacts from the aircraft operations in those areas to one hour near the beginning of each performance day and shall complete those aircraft operations in those areas by noon each day. Respondent shall ensure that disruptions to public access from parachute operations in those areas are minimal and last no more than 20 minutes per parachute display. Respondent shall post signage throughout the event and information on the event’s website regarding the public access restrictions and safety concerns during these performances.
  - b. Two vertical public access routes to the shoreline through the sandy beach ticketed event area shall be provided at all times.<sup>7</sup>
  - c. Respondent shall provide at least 100 free tickets during each day of the 2024 Airshow. If Respondent can extend the pier seating capacity, all tickets in excess of 650 pier seating tickets shall be made available free of charge to the general public. These free tickets shall be made available to:

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<sup>6</sup> For sections 1 a, b, c, and d, Respondent may employ reasonable security measures, including bag checks conducted by Airshow personnel and metal detectors and emergency measures deemed necessary in real time by security personnel and/or local state, and/or federal law enforcement personnel. If emergency measures are needed, they will be applied to the entire event, not only the public access routes and shall be conducted in the manner that imposes the least burden on public access to adequately address the emergency and/or security threat. If additional security concerns arise prior to the 2024 Airshow, Respondent may provide Commission staff with documented security concerns from local, state, and/or federal law enforcement and military authorities, after which additional security measures may be authorized by the Executive Director or her delegate that may further restrict public access to the area.

<sup>7</sup> It is recognized that security considerations limit the number of vertical access routes that can be properly monitored to assure the safety of all persons attending the event. These public access routes shall be maintained without obstruction by persons or property, such that free flowing access is not restricted.

- (a) students at Title I schools or other “underserved youth”<sup>8</sup> and (b) their caregiver/s or guardian/s.
- d. The provision of information to the public about public access areas, including signage on site and information on the event’s webpage.
  - e. Respondent’s use of the Huntington City Beach Parking Lots, RV camping spaces, beach, and other event areas shall be limited to no more than 14 days and shall be compliant with the Huntington Beach LCP and the Coastal Act, with the exception that the staging areas in the parking lots, RV area, and on the beach identified in the public access plan may be used for 18 days. In order to minimize obstructions to public access outside the Airshow performance dates of October 4-6, during those non-performance days public access through the beach staging area shall be allowed to the maximum extent practicable given safety and security considerations, but in any event shall include any vertical and horizontal access through the event area that will be provided during the performance dates as set forth in the public access plan. During those non-performance dates, security guards may provide security for the venue and equipment and materials placed in the staging areas, but may not deter the public access through the venue to the beach and the shoreline. During the placement of equipment or materials on the beach staging areas, reasonable restrictions for public safety may be imposed.
  - f. The daily pilot briefing shall include a request that aircraft not fly below 1,000 feet over the Bolsa Chica Ecological Reserve, and to the extent possible avoid the area entirely or fly at least 2,000 feet above ground level, and that operations use best efforts to avoid dropping streamers or other debris over the Bolsa Chica Ecological Reserve.
  - g. Prior to the expiration of any given deadline established by this Consent Order, Respondent may request from the Executive Director an extension of the unexpired deadline. Such a request shall be made in writing at least two (2) days in advance of the deadline and directed to the Executive Director in the San Francisco office of the Commission, in the manner indicated in Paragraph 4, below. The Executive Director may grant an extension of any deadline upon a showing of good cause, if the Executive

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<sup>8</sup> The term “underserved youth” as used herein refers to individuals up to the age of 18 years from underserved communities that have been historically excluded from accessing the benefits of coastal opportunities and/or disproportionately impacted by environmental burdens, and it includes, but is not limited to, youth who are from low-income households; Black, Indigenous, and communities of color; people with disabilities; inland and/or rural communities; youth who attend Title 1 schools; the unhoused; LGBTQIA+; carceral-impacted youth; and, foster and transition age youth.



Director determines that Respondent has diligently worked to comply with their obligations under this Consent Order but cannot meet deadlines due to unforeseen circumstances beyond Respondent's control and if the extension of the deadline will not lead to additional coastal resource impacts. A violation of this Section would result in stipulated penalties as described in Section VIII of this Consent Order. The Executive Director may require revisions to deliverables<sup>9</sup> required under this Consent Order, and Respondent agrees to revise any such deliverables consistent with the Executive Director's specifications and resubmit them for further review and approval by the Executive Director, by the deadline provided in the modification request from the Executive Director.

2. Any submittal to be provided to the Executive Director pursuant to the provisions above shall be provided by mail to the attention of Shelby Wayment at 455 Market Street, Suite 300, San Francisco CA 94105, with a copy sent via email to Shelby Wayment at [Shelby.wayment@coastal.ca.gov](mailto:Shelby.wayment@coastal.ca.gov) and Spenser Sayre at [spenser.sayre@coastal.ca.gov](mailto:spenser.sayre@coastal.ca.gov).

## **II. ENTITIES SUBJECT TO THE CONSENT ORDER**

The parties whose actions or inactions are subject to this Consent Order are Pacific Airshow LLC; Kevin Elliott as Director of Pacific Airshow LLC; all employees, agents, and contractors of the foregoing; and any other person acting in concert with the foregoing. The actions of local, state, and federal law enforcement officials and authorized members of the military acting within the scope of their authority shall not be subject to this Consent Order.

## **III. IDENTIFICATION OF THE PROPERTIES**

The properties that are the subject of this Consent Order are known as Huntington City Beach, Huntington City Beach Parking Lots, Huntington Beach RV Parking, and Huntington Beach Municipal Pier, 103 Pacific Coast Highway, Huntington Beach, located at APN 024-150-06.

## **IV. DESCRIPTION OF THREATENED VIOLATIONS**

The Threatened Violations being remedied by this Consent Order<sup>10</sup> consist of, with respect to the planned 2024 Airshow, stationing of fencing and air show personnel on the shoreline that prevents public access to state tidelands and waters; closure of the entire Huntington Beach Municipal Pier, a portion of which rests on public tidelands to general public access other than limited free ADA seating, including tidelands held by

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<sup>9</sup> A "deliverable" is the public access plan or a component of the public access plan, but is not a revision to the requirements of Paragraphs 1a-f of this Section I.

<sup>10</sup> See footnote 1.

the State of California in trust and managed by and governed by a lease given by the State Lands Commission; and closure of a limited number of Huntington Beach City parking spaces to public access for a staging area, event staff, and operational needs for more than 14 total days for the exclusive use of Pacific Airshow; all without a Coastal Development Permit.

## **V. COMMISSION AUTHORITY TO ACT**

The Executive Director is issuing this Consent Order pursuant to her authority under PRC Sections 30809(a)(2).

## **VI. EXECUTIVE DIRECTOR'S FINDINGS**

Respondent and the Executive Director have worked together to come to an agreement on this Consent Order, which helps protect public access during the 2024 Airshow by requiring the submittal and implementation of a public access plan. Except with respect to Respondent's agreement to seek Coastal Act authorization and submit a complete Coastal Development Permit (CDP) application for any future Pacific Airshow events, this Consent Order addresses only the 2024 Airshow and shall not:<sup>11</sup>

- Establish or resolve any past or future violations by Respondent.
- Prejudice future CDP applications submitted by Respondent.

Respondent has agreed that the jurisdictional requirements for issuance and enforcement of this Consent Order under PRC Section 30809 and the relevant Commission regulations have been met and agrees to not contest the issuance or enforcement of this Consent Order. Respondent agrees that all necessary legal and procedural prerequisites have been met or waived for the issuance of this Consent Order and agrees to comply with its terms and to any necessary enforcement thereof.

Commission enforcement staff informed Respondent and the City jointly in letter(s) on February 21, 2024, April 19, 2024, and May 28, 2024, and Respondent in a July 1, 2024, and July 29, 2024, letter that Threatened Violations of the Coastal Act are set to occur during the 2024 Airshow on the Properties.

With limited exceptions not applicable here, PRC Section 30600(a) states that, in addition to obtaining any other permit required by law, any person wishing to perform or undertake any development in the coastal zone must obtain a CDP. "Development" is defined by Section 30106 of the Coastal Act as follows:

**"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material**

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<sup>11</sup> See also Footnotes 1-5 above.

**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...” (emphasis added)**

The Threatened Development described herein clearly constitutes “development” within the meaning of the above-quoted definition and therefore requires a CDP.<sup>12</sup> The activities listed in Section IV, above, are unpermitted, and no CDP has been obtained for these activities. On February 20, 2024, the California State Lands Commission (SLC) sent a letter to City officials and Respondent stating that the closure of the pier for ticket purchases sold by a private vendor was not authorized by the City of Huntington Beach’s (the “City”) lease related to the pier, and that the unauthorized commercial use was in direct violation of the City’s pier lease. Section 2, Paragraph 3 of Lease PRC 6616 states:

Lessee acknowledges that the Lease Premises are subject to the Public Trust and are presently available to members of the public for recreation, City of Huntington Beach waterborne commerce, navigation, fisheries, open space, and any other recognized Public Trust uses. Lessee also agrees that any proposed construction activities and subsequent use of the Lease Premises shall not unreasonably interfere with or limit Public Trust rights and shall do so only to the extent necessary to protect public health and safety during construction activities authorized by Lessor, or when imminent threats to public health and safety are present.

Respondent, which is not a party to the lease between the City and SLC, deferred to the City, as the lessee, to make the response and did not make a response of its own. The event plans for the 2024 Airshow show that general public access along the entirety of the Huntington Beach Municipal Pier, as well as public access to state lands, tidelines, and water, are planned to be blocked by the Threatened Violations. In addition, Respondent has not submitted a CDP application for the 2024 Airshow, as requested in Commission enforcement staff’s letters dated February 21, 2024, April 19, 2024, May 28, 2024, June 4, 2024, and July 29, 2024. The parties recognize that there is no longer sufficient time to bring a CDP application or other formal action governing the event to the Commission before the 2024 Airshow with measures designed to avoid irreparable

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<sup>12</sup> For purposes of this Consent Order, Respondent is waiving its assertion that the 2024 Airshow qualifies for a Temporary Event exemption under the Commission’s guidelines.

injury to coastal resources, including public access to the coast, and therefore this Consent Order is necessary to address this matter immediately.

As a jurisdictional requirement to issue this Consent Order, I have determined that Respondent is threatening to undertake development that requires a CDP, without first securing a CDP. California Code of Regulations, Title 14, Section 13180(c) allows for the issuance of an Executive Director Cease and Desist Order when the party receiving the notice “otherwise agree[s] to the issuance of the cease and desist order.”

In our call on August 12, 2024, Respondent was given oral notice of the Commission’s intent to issue an EDCDO pursuant to PRC Section 30809 and, if and to the extent this Consent Order is held not to constitute written confirmation of that notice, Respondent waived any requirement for such written confirmation.

## **VII. CORRESPONDENCE HISTORY**

Starting on July 26, 2023, Commission staff sent correspondence to City of Huntington Beach Officials regarding public access issues at past and future Pacific Airshows. Since then, Commission staff has sent numerous follow-up emails and letters to City officials and Respondent, however Respondent did not provide Commission staff with a formal response until July 23, 2024, at which time it stated its belief that the 2024 Airshow was a temporary event exempt from CDP requirements under Commission guidelines. Commission staff first met with Respondent on July 31, 2024, to discuss how the Pacific Airshow LLC could improve public access to state lands, tidelands, and waters in Huntington City Beach and along the Huntington Beach Municipal Pier during the 2024 Airshow, and the necessity of submitting CDPs for future Pacific Airshows in Huntington Beach. Further, during this meeting, Commission staff informed Respondent that the Executive Director had determined that the 2024 Airshow, and other Pacific Airshows conducted in a similar manner, are not exempt as temporary events due to their size and significant impacts on coastal resources. In that meeting, Pacific Airshow LLC also indicated a willingness to resolve this matter consensually.

## **VIII. COMPLIANCE OBLIGATION**

Strict compliance by the parties subject to this Consent Order is required. Failure to comply with any term or condition of this Consent Order, including any deadline contained herein, unless the Executive Director grants an extension under Section I, above, will constitute a violation of this Consent Order and shall result in Respondent being liable for stipulated penalties in the amount of \$1,000 per day per violation. Respondent shall pay stipulated penalties within 10 days of receipt of written demand by the Executive Director, regardless of whether Respondent subsequently complies. If any of the parties subject to this Order violate this Consent Order, nothing in this agreement shall be construed as prohibiting, altering, or in any way limiting the ability of



the Commission to seek any other remedies available, including the imposition of civil penalties and other remedies pursuant to PRC Sections 30820, 30821, 30821.3, 30821.6, and 30822, as a result of the lack of compliance with this Consent Order.

## IX. CHALLENGE

Pursuant to PRC Section 30803(b), any person or entity to whom this Consent Order is issued may file a petition with the Superior Court and seek a stay of this Consent Order. However, in light of the intent of the parties to agree on the terms of this Consent Order, Respondent hereby agrees not to seek a stay pursuant to PRC section 30803(b) and not to challenge the issuance or enforceability of this Consent Orders in a court of law or equity.

## X. EFFECTIVE DATE

This Consent Order shall be effective upon its issuance and shall expire 90 days from the date issued, on **September 9, 2024**.

Should you have any questions regarding this matter, please contact Spenser Sayre at [Spenser.Sayre@coastal.ca.gov](mailto:Spenser.Sayre@coastal.ca.gov) or Shelby Wayment at [Shelby.Wayment@coastal.ca.gov](mailto:Shelby.Wayment@coastal.ca.gov). The signatories below represent that they have the authority to sign on behalf of their organizations.

Signed,

DocuSigned by:  
  
0D697AECAB0D4F4...  
Kate Huckelbridge  
Executive Director  
California Coastal Commission

Date: 09/09/2024

Signed

  
Kevin Elliott  
Pacific Airshow LLC

Date: 6 September 2024

Cc: Lisa Haage, Chief of Enforcement  
Aaron McLendon, Deputy Chief of Enforcement  
Justin Buhr, Statewide Enforcement Supervisor  
Alex Helperin, Deputy Chief Counsel  
Andrew Willis, Southern California Enforcement Supervisor  
Spenser Sayre, South Coast District Enforcement Officer  
Shelby Wayment, Enforcement Counsel

# Pacific Airshow Ticket Schedule (2025)

<b>Ticket Type</b>	<b>Price Per Ticket (Friday)</b>	<b>Price Per Ticket (Saturday)</b>	<b>Price Per Ticket (Sunday)</b>	<b>Price Per Ticket (3-Day Admission)</b>
<b>General Admission (GA)-Adult</b>	\$44	\$54	\$44	\$98
<b>General Admission (GA) - CHILD (age 4-17)</b>	\$30	\$36	\$30	\$63
<b>General Admission (GA) - CONCESSION</b>	\$30	\$36	\$30	\$63
<b>SHOW CENTER ZONE - ADULT + GA</b>	\$60	\$69	\$60	\$129
<b>SHOW CENTER ZONE - CHILD (age 4-17) + GA</b>	\$44	\$49	\$44	\$93
<b>SHOW CENTER ZONE - CONCESSION + GA</b>	\$44	\$49	\$44	\$93
<b>PIER SEATING + GA</b>	\$80	\$100	\$80	\$180
<b>PREMIUM GA + General Admission</b>	\$80	\$100	\$80	\$180
<b>ACCESSIBLE TICKET</b>	\$30	\$36	\$30	\$63
<b>(GA) - FAMILY PASS - 4 Tickets: 2 ADULTS &amp; 2 CHILDREN</b>	\$29.50	\$36	\$29.50	\$63.75
<b>GARDEN BAR</b>	\$160	\$190	\$160	N/A
<b>PREMIERE CLUB</b>	\$319	\$369	\$319	N/A
<b>THE OASIS</b>	\$3,090	\$3,590 <sup>1</sup>	\$3,090	N/A
<b>PRIVATE CABANA</b>	\$6,950	\$7,550	\$6,950	N/A

<sup>1</sup> Ticket type sold out as of 7/31/2025.

# Pacific Airshow Ticket Schedule (2025)



Pacific Airshow. (2025). *Pacific Airshow Ticket Map*. Retrieved March 31, 2025, from [https://tickets.pacificairshow.com/event/friday-2025?utm\\_source=PAHBWebsite&utm\\_medium=Button&utm\\_campaign=2025tickets&utm\\_content=GeneralAdmissionFriday&\\_ga=2.90950746.1147406371.1754016717-2093888917.1754016717](https://tickets.pacificairshow.com/event/friday-2025?utm_source=PAHBWebsite&utm_medium=Button&utm_campaign=2025tickets&utm_content=GeneralAdmissionFriday&_ga=2.90950746.1147406371.1754016717-2093888917.1754016717).