CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
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San Diego Coast District Deputy Director's Report for August 2025

Prepared August 07, 2025 (for the August 15, 2025 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on August 15, 2025. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on August 15th.

With respect to the August 15th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on August 15, 2025 (see attached)

Waivers

- 6-25-0346-W, Schraeger ADU (Solana Beach)
- 6-25-0375-W, Peterson ADU (Solana Beach)
- 6-25-0438-W, Geotechnical Testing - SD-LOSSAN Rail Realignment Project (San Diego)
- 6-25-0538-W, USS Midway Museum Bollards/Mooring (San Diego)

Immaterial Extensions

- 6-19-1426-E3, S. Mission Beach Storm Drain & Green Infrastructure (San Diego)

Emergency Permits

- G-6-25-0025, Cotton Emergency Bluff Stabilization (San Diego)

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July 23, 2025

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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

Waiver: 6-25-0346-W

Applicant: Julie Schraeger

Location: 1048 Highland Dr., Solana Beach (San Diego County) (APN: 298-390-42)

Proposed Development: After-the-fact conversion of an approximately 840 sq. ft. one-story detached storage building to ADU on a site with an existing approximately 3,500 sq. ft. two-story single-family residence on a 22,215 sq. ft. lot.

Rationale: The project site is not between the sea and the first public road and is located approximately 1.2 miles from the shoreline. The proposed project is in an established neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Estate Residential zoning designation. The proposed development will not block any public views or impact public access. Adequate parking is provided for the primary residence and the ADU. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its August 2025 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less

Coastal Development Permit De Minimis Waiver
6-25-0346-W

than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Lindsey Cain
Coastal Program Analyst

cc: Commissioners/File

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July 23, 2025

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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

Waiver: 6-25-0375-W

Applicant: Kim and Randy Peterson

Location: 1310 Via Mil Cumbres, Solana Beach (San Diego County) (APN: 263-632-12)

Proposed Development: Construction of an approximately 400 sq. ft. detached, one-story ADU with associated site improvements on a site with an existing approximately 3,200 sq. ft one-story. single-family residence on an 21,991 sq. ft. lot.

Rationale: The project site is not between the sea and the first public road and is located approximately 1.8 miles from the shoreline. The proposed project is in an established neighborhood consisting of residences similar in bulk and scale to the proposed development. The project is consistent with the City of Solana Beach's Estate Residential zoning designation. The proposed development will not block any public views or impacts public access. Adequate parking is provided for the primary residence and the ADU. The project is consistent with all zoning and plan designations for the City of Solana Beach and its certified Land Use Plan.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its August 2025 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less

Coastal Development Permit De Minimis Waiver
6-25-0375-W

than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Lindsey Cain
Coastal Program Analyst

cc: Commissioners/File

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July 30, 2025

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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

Waiver: 6-25-0438-W

Applicant: San Diego Association of Governments (SANDAG), Keith Greer

Location: 34 sites in the Cities of San Diego and Del Mar, San Diego County:

1. A boring in dirt access road along San Dieguito River, Del Mar (R-25-001) or a boring on south side of dirt access road (R-25-001 (ALT))
2. A boring in San Dieguito River Path public access trail, Del Mar (R-25-002)
3. A boring in the unpaved shoulder of San Dieguito Dr., Del Mar (R-25-003)
4. A boring in North County Transit District (NCTD) railroad corridor south of the San Dieguito River, Del Mar (R-25-004)
5. A boring in the pavement of Jimmy Durante Blvd., south of the Del Mar Fairgrounds, Del Mar (R-25-005)
6. A boring in the NCTD railroad corridor west of Coast Blvd., Del Mar (R-25-006)
7. A boring in the Del Mar Fairgrounds overflow event parking lot, Del Mar (R-25-007)
8. A boring in the pavement of 7th St., Del Mar (RC-25-008)
9. A boring in San Dieguito Lagoon dirt access road, west of I-5, Del Mar (R-25-009)
10. A boring in NCTD railroad corridor north of the Carmel Valley Rd./Camino Del Mar intersection, Del Mar (RC-25-010) or as an alternate (RC-25-010 (ALT))
11. A boring in San Dieguito Lagoon dirt access road, west of I-5, Del Mar (RC-25-011)
12. A boring in NCTD rail corridor in Los Peñasquitos Lagoon, San Diego (R-25-012)
13. A boring in NCTD rail corridor west of Jimmy Durante Blvd., Del Mar (RC-25-014)
14. A boring in the pavement of the 300 block of Luzon Ave., Del Mar (RC-25-015)
15. A boring in the pavement of 10th St., Del Mar (RC-25-016)
16. A boring in the pavement of 4th St., Del Mar (RC-25-017)
17. A boring in the shoulder of Carmel Valley Rd., Del Mar (RC-25-018)
18. A boring in the pavement of the block of 700 block of Kalamath Drive (RC-25-019); or in the unpaved shoulder of the 900 block Crest Rd., Del Mar (RC-25-019 (ALT))

Coastal Development Permit Waiver

6-25-0438-W

19. A boring in a dirt path west of Durango Dr., north of Del Mar Heights Rd., San Diego (RC-25-020); or to the north (RC-25-020 (ALT)) in the pavement of Durango Ave.
20.A boring in the pavement of Portofino Drive, Del Mar (RC-25-021); or in the pavement of Longboat Cove, (RC-25-021 (ALT))
21.A boring in the pavement of 2800 block of Racetrack View Dr., Del Mar (RC-25-024)
22. A boring in the pavement of Recuerdo Dr. near Mango Way, Del Mar (RC-25-025); or in a foot path just west of Recuerdo Dr.(RC-25-025 (ALT))
23. A boring in Racetrack View Dr. east of Crest Canyon, Del Mar (RC-25-026)
24. Five borings in Sorrento Valley Rd., San Diego (RC-25-022), (RC-25-023), (R-25-032), (R-25-033), (R-25-013)
25. A boring in dirt at Del Mar Heights/I-5 southbound onramp, San Diego (RC-25-027)
26. A boring in Portofino Circle pavement, Del Mar (RC-25-028)
27. Two borings in Hidden Pines Ln. pavement, Del Mar (RC-25-029, RC-25-030)
28. Two borings in Recuerdo Dr. pavement, San Diego (RC-25-031) and (RC-25-034)
29. Geophysical Survey Line-1 (SR-1) along Mar Scenic Rd. on an existing path in the Torrey Pines State Natural Reserve Extension, San Diego
30. Geophysical Survey Line-2 (SR-2) along Recuerdo Dr., San Diego
31. Geophysical Survey Line-3 (SR-3) in Los Peñasquitos Lagoon, San Diego
32. Geophysical Survey Line-4 (SR-4) in Los Peñasquitos Lagoon along the east side of the NCTD railroad corridor, San Diego
33. Geophysical Survey Line-5 (SR-5) in Los Peñasquitos Lagoon along the west side of the NCTD railroad corridor, San Diego
34. Geological Cone Penetration Test Soundings (CPT 25-01 through 30) at 30 locations along Sorrento Valley Rd., San Diego

Proposed Development: The San Diego Association of Governments(SANDAG) proposes geotechnical and geological investigation to inform the environmental review and preliminary design alternatives analysis of a potential future San Diego LOSSAN (Los Angeles-San Diego-San Luis Obispo) Rail Realignment Project that proposes to potentially relocate or reconfigure the existing rail corridor from the Del Mar Bluffs to a new location between the San Dieguito Lagoon and the Sorrento Valley station. The proposed geotechnical and geological investigations would be conducted to obtain information on soil properties and characterize potential fault rupture hazards along potential rail alignment alternatives. The proposed borings will be performed between August 2025 and February 2026. The work at any given site would range from 2 to 35 working days.

Geotechnical Borings

The proposed geotechnical test borings include rotary drilling, rock coring, and sampling at 34 locations to a depth of up to 520 feet. Piezometers would be installed in each borehole and all borings would be backfilled. Boring spoils would be disposed at an approved off-site location. Equipment would include a truck or track-mounted hollow stem auger drill rig with mud rotary/coring capabilities. A vehicle capable of driving on the rail will be utilized for borings located within the railroad track right of way.

Geophysical Investigations
Geological investigations are proposed in order to characterize the potential for fault rupture. Investigation methods include 30 Cone Penetrometer Test (CPT) soundings using a truck-mounted drill rig up to 250-350 feet deep, and installation of five seismic reflection lines. The seismic reflection lines would record high-resolution seismic data to evaluate the orientation of subsurface fault planes by placing a linear array of geophone spikes (1/4-inch diameter and 1.5-inches deep) connected by thin wires. The seismic energy source would be simulated using a truck-mounted weight drop to map seismic vibrations.

Rationale: The proposed geotechnical and geophysical investigations have been successfully designed to avoid coastal resource impacts. Best Management Practices (BMPs) will be implemented to protect natural coastal resources and a qualified biological monitor will be responsible for overseeing compliance with the BMPs during project implementation. Work activities in the vicinity of special status species will not occur between February 15 and September 1. Prior to the start of construction, a qualified biologist will conduct environmental awareness training for all construction personnel; workers will access lagoon sites on foot to minimize impacts to water quality and native plants; and construction noise abatement features will be used to attenuate sound levels. SANDAG is proposing to implement all mitigation measures recommended by the California Department of Fish and Wildlife and the United States Fish Wildlife Service. Native American monitors will be utilized at locations within 50 meters of potential cultural resource sites, during initial ground disturbance up to 10-ft. depth. Public access along the coast, Torrey Pines State Natural Reserve Extension and Crest Canyon Open Space Park will not be disrupted. Thus, the proposed development will not adversely impact coastal resources, including biological resources, water quality, cultural resources, and public access, and is consistent with past Commission actions and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its August 15, 2025 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,
Kate Huckelbridge
Executive Director

Melissa Escaron

Melissa Escaron
Senior Transportation Program Analyst

cc: Commissioners/File

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August 04, 2025

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-25-0538-W

Applicant: Len Santiago and John Bentley

Location: Southern perimeter of Navy Pier, 910 North Harbor Drive, San Diego, CA 92101 (APN No. 760-011-07)

Proposed Development: Replace six existing mooring lines and install four pier bollards and seven new mooring lines.

Rationale: The proposed project is intended to stabilize the USS Midway Museum. During installation of the four bollards, public access on Navy Pier may be restricted immediately surrounding the bollard improvement areas; however, pedestrians will be redirected a few feet north of the bollard improvement area allowing continuous public circulation along the southern edge of the pier. To protect water quality, best management practices will be implemented during construction to prevent pollutants from entering the bay. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its August 2025 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit Waiver
6-25-0538-W

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Melody Lasiter
Coastal Program Analyst

cc: Commissioners/File

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July 22, 2025

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that the City of San Diego has applied for a one year extension of 6-19-1426 granted by the California Coastal Commission on August 13, 2021.

for: Replacement, repair, and realignment of 6 existing storm drains, removal of 1 storm drain, installation of 2 new storm drains, and the addition of bioretention basins and low-flow diversion system improvements.

at: Mission Boulevard and public side streets south of approximately San Fernando Place and portions of the shoreline along the west side of Mariner's Basin, Mission Beach, San Diego, San Diego County (APN: N/A)

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

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

Sincerely,

Kate Huckelbridge
Executive Director

Stephanie Leach

Stephanie Leach
Permit Supervisor

cc: Commissioners/File

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-6-25-0025 (Cotton Seawall)

Issue Date: August 6, 2025

Permittee: Mike Cotton

Emergency Location: Coastal bluff on western side of lot located at 5322 Calumet Avenue, San Diego, CA 92037 in the La Jolla Community planning area (APN: 415-031-03).

Emergency Description: The coastal bluff on the west side of the subject property has eroded to within eight feet of the existing blufftop single family residence, resulting in a Factor of Safety substantially below 1.2 and placing the existing residence at risk of collapse.

Emergency Development: Expand existing, previously permitted approx. 40-ft. tall x 20-ft. wide textured tieback shotcrete wall by constructing an approx. 40-ft. tall x 57-ft. wide tieback shotcrete southern wall extension along the subject property and a 7-ft. wide x 40-ft. tall northern extension under a public easement, utilizing approx. twenty-four (24) tiebacks and resulting in a continuous approx. 40-ft. tall x 83-ft. wide textured tieback shotcrete seawall on the bluff face.

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.

Signed by:
Diana Lilly
8FD7E94591934C2...

08/06/2025

Diana Lilly, San Diego Coast District Manager, for Kate Huckelbridge, Executive Director

Enclosure: ECDP Acceptance Form

cc: (via email):

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's San Diego Coast District Office within fifteen (15) days of the date of this ECDP (i.e., by August 21, 2025). This ECDP is not valid unless and until the acceptance form has been received in the San Diego Coast District Office.

2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Commission's San Diego Coast District Office on June 5, 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 seventy (70) days of ECDP issuance (i.e., by October 15, 2025).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of San Diego, California State Lands Commission, 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.). Future development must be sited and designed so it does not rely on the authorized shoreline protection. 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, tsunami, 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 sixty (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 120 days of ECDP issuance (i.e., by December 4, 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).

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. 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:

13. Construction activities shall take place on non-holiday weekdays to the maximum extent feasible.

14. 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.

15. 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.

16. Any grading of or in intertidal areas shall be prohibited.

17. 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.

18. 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.

19. 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.).

20. All construction activities that result in discharge of materials, polluted runoff, or waste 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.

21. 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.

22. 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.

23. The Permittee shall notify planning staff of the Coastal Commission's San Diego Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

24. 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.

25. Within thirty (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 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.

26. 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 twenty-four (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.

27. 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.

28. 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.

29. 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.

30. 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.

31. If you have any questions about the provisions of this ECDP, please contact the Commission's San Diego Coast District Office at SanDiegoCoast@coastal.ca.gov or (619) 767-2370.

CALIFORNIA COASTAL COMMISSION
SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. G-6-25-0025**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within fifteen (15) working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by October 5, 2024).

_____
Signature of property owner

_____
Name

_____
Address

_____

_____
Date of Signing