

CALIFORNIA COASTAL COMMISSION

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



W15

Prepared September 28, 2026 (for the October 07, 2026 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, South Coast District Deputy Director
Subject: South Coast District Deputy Director's Report for Orange County for October 2026

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on October 07, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on October 7th.

With respect to the October 7th 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 October 07, 2026 (see attached)

Waivers

- 5-26-0280-W, Marouf, SFR interior remodel (Laguna Beach)
- 5-26-0566-W, Vick, Removal of an existing nonnative agave plant (Newport Beach)
- 5-26-0598-W, Cole-Boisvert, SFR second story addition and interior remodel (Seal Beach)
- 5-26-0680-W, Argue, SFR interior remodel and construction of ADU above detached garage (San Clemente)
- 5-26-0744-W, Soumeeh Enterprises LLC, Conversion of storage space into an ADU at a four-unit multi-family residence. (San Clemente)

Immaterial CDP Amendment

- 5-13-0678-A2, Green City Development, LLC., Minor plan modifications to a partially constructed SFR consisting of square foot reductions on all three floors, the cantilevered deck, and attached two-car garage, resulting in a 1,036 sq. ft. reduction, and removal of spa from project plans. (Corona Del Mar)

CDP 1-Year Time Extension

- 5-82-291-A5-E10, SHC Laguna Niguel I, LLC., Construction of a 36,071 sq. ft. meeting/event space; relocation of an existing public access walkway to the bluff and beach; landscape, hardscape, and water quality management devices associated with the Ritz-Carlton Laguna Niguel Hotel.

Emergency Permits

- G-5-26-0016-W, Placement of 300 sandbags and temporary limited beach area closure (State Parks)
- G-5-26-0035, Sewer pipeline repair (Santa Margarita Water District) (San Juan Creek)
- G-5-26-0036, Removal and replacement of 90-ft. segment of sidewalk, area repair (OC Parks) (Capistrano Beach Park, Dana Point)
- G-5-26-0039, Placement of a temporary 35 ft. long, 8 ft. deep, 4 ft. high rock revetment/shoreline protective device immediately seaward of the SFR existing deck and wood piles (Watts) (Dana Point)
- G-5-26-0040, Placement of temporary rock revetment seaward of damaged SFR foundation and temporary structural stabilization/shoring of damaged structure (Huang) (Dana Point)
- G-5-26-0041, Placement of a temporary rock revetment immediately seaward of existing shoreline protection and temporary structural stabilization of affected slab-on-grade and pile foundations (Andreas) (Dana Point)
- G-5-26-0043, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (571 Beach Property LLC, Mastro) (Dana Point)
- G-5-26-0044, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (35581 Beach Road LLC, Poursalimi) (Dana Point)
- G-5-26-0046, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Brown) (Dana Point)
- G-5-26-0047, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (KLMN LLC) (Dana Point)
- G-5-26-0048, Demolition of SFR, use of site as access point and staging area for placement of temporary rock revetment (Gupta) (Dana Point)
- G-5-26-0049, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Moyer) (Dana Point)
- G-5-26-0050, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Ringer) (Dana Point)
- G-5-26-0051, Placement of a temporary rock revetment and filter fabric placed at a 1.5:1 slope (Homayounian) (Dana Point)
- G-5-26-0052 Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Deutsch) (Dana Point)
- G-5-26-0053, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Rogers) (Dana Point)
- G-5-26-0054, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Capo Beach 89 LLC) (Dana Point)
- G-5-26-0055, Minor foundation backfill with slurry and placement of a temporary rock revetment and filter fabric placed at a 1.5:1 slope (Sutikno-Ong) (Dana Point)
- G-5-26-0056, Minor foundation backfill with slurry and placement of a temporary rock revetment and filter fabric placed at a 1.5:1 slope (Corwin) (Dana Point)
- G-5-26-0058-W, Temporary placement of sandbags and water-filled barriers to protect exposed segment of sewer main pipeline; installation of a HDPE half-pipe cover over the exposed pipe, secured with concrete sandbags and covered with conventional sandbags; and placement of concrete super-sacks alongside the HDPE half-pipe encasement to form a barricade. (City of Laguna Beach) (Laguna Beach)
- G-5-26-0059, Minor foundation backfill with slurry and placement of a temporary rock revetment and filter fabric placed at a 1.5:1 slope (Torres) (Dana Point)
- G-5-26-0060, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Evanwood Ct. LLC) (Dana Point)
- G-5-26-0061, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Chin) (Dana Point)
- G-5-26-0062, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Horton) (Dana Point)
- G-5-26-0063, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Song Revocable Trust) (Dana Point)
- G-5-26-0064, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Bass Trust) (Dana Point)
- G-5-26-0065, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Huynh) (Laguna Beach)
- G-5-26-0066, Demolition of SFR and temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Salem) (Dana Point)
- G-5-26-0068, ECDP providing framework streamlining emergency responses (OCTA & Metrolink) (OCTA Orange Subdivision of the LOSSAN Rail Corridor, San Clemente)
- G-5-26-0069, Aliso Beach Public Parking and Beach Access Area ECDP (City of Laguna Beach) (Laguna Beach)
- G-5-26-0072, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Beauchamp) (Dana Point)
- G-5-26-0073, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Beauchamp) (Dana Point)
- G-5-26-0074, Temporary placement of filter fabric and rock revetment at a 1.5:1 slope (Golden) (Dana Point)

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September 9, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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

Waiver: 5-26-0280-W

Applicant: Ibrahim and Jacquelyn Marouf

Location: 120 Irvine Cove Circle, Laguna Beach, Orange County (APN: 496-191-25)

Proposed Development: Minor remodel of an existing approximately 4,435 sq. ft. single-family residence with an attached 1,065 sq. ft. two-car garage, including removal of the existing entry wall, replacement of existing windows with new windows in the same opening, removal of the existing clay roof and replace with new slate roof – no structural changes to the roof are proposed, construction of a new 383 sq. ft. free-standing patio cover, construction of a 119 sq. ft. addition to an existing 117 sq. ft. 2nd floor deck, construction of new landscaping walls and entry gate, replacement of existing chimney caps, replacement of the existing garage doors, and landscape improvements consisting of native, and non-native non-invasive, drought-tolerant plant species. No grading is proposed.

Rationale: The subject site is a 14,040 sq. ft. lot, located within the existing gated community of Irvine Cove, one of three areas of deferred certification in the otherwise certified City of Laguna Beach. Irvine Cove was deferred due to public access issues arising from the locked gate nature of the community. However, the proposed development will have no effect on existing public access conditions. The subject lot is not a bluff or oceanfront lot and is not located between the first public road and the sea; it is an inland lot adjacent to existing residential development. The site is zoned R-1 by the City, which allows low-density residential development. The proposed project conforms to the low-density residential zoning. The proposed water runoff control measures to infiltrate stormwater runoff onsite and proposed low-water use plantings

Coastal Development Permit De Minimis Waiver
5-26-0280-W

are consistent with the marine/water quality protection policies of the Coastal Act. Two parking spaces will be maintained on site, consistent with previous Commission actions in the area which include at least two spaces per residential unit. The proposed project design is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. The proposed development is consistent with past Commission actions in the area and with the Chapter Three policies of the Coastal Act and will not prejudice the City's ability to prepare a certified Local Coastal Program (LCP) for the Irvine Cove Area.

This waiver will not become effective until reported to the Commission at its **October 7-9, 2026** 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, PhD
Executive Director

Emily Zavisubin
Coastal Program Analyst

cc: Commissioners/File

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September 23, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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

Waiver: 5-26-0566-W

Applicant: Cathleen Vick

Location: 7402 W Oceanfront, Newport Beach (Orange County) (APN: 045-021-05)

Proposed Development: The project consists of the removal of an existing nonnative century plant (*Agave Americana*) located approximately 20 to 30 feet west of the seaward patio area within the sandy beach of City of Newport Beach. The project site is located within the Coastal Commission retained jurisdiction. The work area will be accessed by foot using an existing sand path. Proposed work includes pruning the flowering stalk, flush-cutting the remaining stump, and manually carrying the removed plant material along the sand path to the adjacent alley, where it will be loaded into a truck for off-site disposal. Removal will be performed using a small, hand-carried chainsaw; no heavy equipment or vehicles will access the site. The City of Newport Beach issued the required encroachment permit for the proposed work on August 27, 2027. No grading, ground disturbance, or other development is proposed.

Rationale: The proposed project is minor in nature, consisting of the removal of an existing nonnative plant located within the City of Newport Beach. The work will be accessed on foot using an existing sand path and completed with a small, hand-carried chainsaw. No heavy equipment, vehicle access, grading, or other ground disturbance is proposed. The removed plant material will be carried to the adjacent alley for off-site disposal. The work area does not contain protected plant species or environmentally sensitive habitat, and the City issued the required encroachment permit on August 27, 2027 for the applicant to enter the area to perform the work. The City of Newport Beach's Local Coastal Program (LCP) was certified on January 13, 2017, and may provide guidance for development; however, the project site is located within the

Coastal Development Permit De Minimis Waiver
5-26-0566-W

Commission's retained permit jurisdiction, and therefore the Coastal Commission remains the permitting authority for this development. The limited and temporary work will not obstruct or otherwise interfere with public access or recreational use of the surrounding area. Therefore, the proposed development will not result in individual or cumulative adverse impacts to coastal resources, coastal views, coastal access, or public recreation opportunities and is consistent with past Commission actions and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **October 7-9, 2026**, 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, PhD
Executive Director

Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

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September 25, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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

Waiver: 5-26-0598-W

Applicant: Taylor Cole and Stacy Boisvert

Location: 1335 Crestview Ave, Seal Beach, Orange County (APN: 199-191-04)

PROPOSED DEVELOPMENT: Interior remodel and construction of 579 sq. ft. second story addition with new sloped roof built on existing flat roof that would increase the height of the structure by 6 feet, 10 ½ inches, construction of 35 sq. ft. of permeable pavers at the front entrance, removal of 27 sq. ft. at first floor entrance and addition of 79 sq. ft. at garage, removal of 627 sq. ft. of concrete in rear yard and replacement with natural lawn, and construction of a new trellis, downspouts and gutters at an existing 2,943 sq. ft. single-family residence.

RATIONALE: The site is developed with a single-family residence in an urbanized residential neighborhood in Seal Beach, with the rear yard adjacent to the Los Cerritos Wetlands, an Environmentally Sensitive Habitat Area (ESHA). The proposed development does not result in a change in existing density or parking and is not sited in an area subject to coastal hazards. Other than the construction of a trellis attached to the structure and replacement of impermeable concrete with natural lawn, no work is proposed in the rear yard. The proposed drainage system will direct all runoff to drains and permeable surfaces on-site, avoiding any discharge toward the adjacent Los Cerritos Wetlands. With the proposed increase to the height of the structure of 6 feet, 10 ½ inches, the structure would be similar to buildings in the vicinity of the project, and the proposed project design is compatible with the character of surrounding development. No grading is proposed.

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 3 policies of the Coastal Act. In addition, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program that is consistent with the Chapter 3 policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **October 7-9 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

Coastal Development Permit De Minimis Waiver

5-26-0598-W

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.

Dr. Kate Huckelbridge
Executive Director

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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September 04, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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

Waiver: 5-26-0680-W

Applicant: James Argue

Location: 404 Calle Vista Torito, San Clemente (Orange County) (APN: 691-252--08)

Proposed Development: Interior remodel of an existing single-family residence and addition of a new 748 sq. ft. accessory dwelling unit (ADU) above existing attached garage resulting in a 2,470 sq. ft. single-family residence with an attached ADU.

Rationale: The project site is located on a developed 6,000 sq. ft. lot located approximately ½ mile inland of the ocean in a residential neighborhood. The lot is designated Residential Low Density (RL) by the City's certified land use plan (LUP) and conforms to the permitted uses and development standards of the LUP. The project will maintain three on-site parking spaces. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

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 **October 7-9, 2026** 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

Coastal Development Permit De Minimis Waiver
5-26-0680-W

object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Jose Hernandez
Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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September 25, 2026

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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

Waiver: 5-26-0744-W

Applicant: Soumeeh Enterprises, LLC

Location: 1512 Buena Vista, San Clemente, Orange County (APN: 692-122-39)

PROPOSED DEVELOPMENT: Interior remodel and conversion of approximately 984 sq. ft. of storage space to an accessory dwelling unit (ADU) at an existing 3,714 sq. ft., four-unit multi-family structure.

RATIONALE: The project site is located on a developed 5,930 sq. ft. lot located approximately 450 feet inland of the ocean, seaward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The proposed ADU would be located in the basement and is surrounded by other residential development. The lot is designated Residential Medium Density (RM) by the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RM land use. The proposed development would not result in any changes to the existing structure or to the existing five on-site parking spaces. No new parking is required for the proposed ADU due to the site's proximity within one half mile of a transit stop. Because the proposed work consists solely of interior improvements with no exterior alterations, the project will not affect drainage patterns or create any drainage impacts.

The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **October 7-9 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.

Coastal Development Permit De Minimis Waiver

5-26-0744-W

Dr. Kate Huckelbridge
Executive Director

Yiming Luo
Coastal Program Analyst

cc: Commissioners/File

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September 25, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-13-0678-A2**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **5-13-0678-A2** granted to **Green City Development, LLC** for:

Project Site: 3235 Ocean Blvd, Corona Del Mar (Orange County) (APN: 052-120-54)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Amend the previously approved project for a remodel to a partially constructed 7,197 sq. ft. three-level single family residence. The proposed project includes minor adjustments and reductions to all three floors, the cantilevered deck, and the attached two-car garage, resulting in a net decrease of 1,036 sq. ft. and a revised total floor area of approximately 6,669 sq. ft. The pitched roof will be removed and replaced with a flat roof, and the southeasterly exterior wall will be adjusted to provide a 36-inch clear fire-access width along the side yard. The previously approved outdoor spa is no longer proposed. The modification to the bluff-face stairway will be revised so that it meets at grade existing elevation.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed [above? Will the correct address be in the header? If not, then say "below" and put in a place to insert the address below] within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment
5-13-0678-A2

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The proposed amendment conforms to the zoning requirements of the City of Newport Beach certified LCP, which was certified after the underlying CDP 5-13-0678 was approved by the Commission. The accessory structures are authorized within a specific zone at the toe of the bluff pursuant to LCP policies. Therefore, staff is recommending that the Commission grant the amendment request.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Dulce Cortez at the phone number provided above.

Dulce Cortez
Coastal Program Analyst

cc: Commissioners/File

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September 25, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that SHC Laguna Niguel I, LLC has applied for a one-year extension of 5-82-291-A5 granted by the California Coastal Commission on May 13, 2015. This is the tenth extension request.

for: Remodel and expansion of the existing Ritz Carlton Laguna Niguel hotel by adding a 36,071 square foot meeting and event space; relocating a segment of the existing public access walkway to the bluff and beach; landscape and hardscape work and installing water quality management devices.

at: Ritz Carlton Resort Hotel, 1 Ritz Carlton Drive, City of Dana Point (Orange County) (APN:672-171-03)

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,

Dr. Kate Huckelbridge
Executive Director

cc: Commissioners/File

Fernie Sy
Coastal Program Analyst



CALIFORNIA COASTAL COMMISSION

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Deputy Directors Report Memo

September 24, 2026

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: **Item W15, South Coast Deputy Director's Report for Orange County, 30611 Emergency Permit Waiver No. G-5-26-0016-W for the Commission Meeting of October 7-9, 2026.**

On September 16, 2026, following sustained high surf generated by Hurricane Marie beginning the week of September 7, 2026, the California State Parks Orange Coast District (District) notified Commission staff via email of an emergency situation near the South Beach area of Crystal Cove Historic District, City of Newport Beach, Orange County. The emergency involves roadway failure along South Beach Road, the exposure of a water main and several other buried utilities, a severe scarp along the beach, and significant associated debris.

The storm conditions and high surf caused significant erosion at the South Beach area and downcast of the Moro Day-Use area. These are highly utilized areas of the Crystal Cove Historic District with large numbers of expected visitors and pedestrians. The roadway along this portion of the beach is used for golf carts, emergency vehicles, and pedestrian access. The erosion has created a four- to six-foot drop off directly seaward of the roadway, exposing the foundational roadway rock, creating additional vulnerabilities to the roadway system, and rendering the roadway unsafe for vehicles as-is. Additionally, wave action during the Labor Day storm displaced sand surrounding a District water main, leaving it exposed and without adequate protection from environmental elements and creating a new hazard for beachgoers. Beach access by visitors is also restricted by the large scarp near the waters edge, making it difficult for members of the public to safely access the entire scope of Crystal Cove Historic District. Damages were visually identified immediately by District staff, due to anticipation of strong storm conditions. The District determined it was necessary to undertake emergency actions located within the Commission's retained coastal development permit jurisdiction.

The emergency actions that the District provided notification of pursuant to Section 30611 of the Coastal Act include the placement of sandbags and plastic tarping over the exposed utilities and adjacent to the roadway to provide temporary stabilization. Approximately 300 small sandbags were deployed to secure the areas. Nearby beach sand was also pushed over and around the exposed water main and buried utilities to protect them from further erosion caused by tidal and swell activity. These actions were taken immediately following the storm. Additionally, during and immediately following the storm, the South Beach area and associated roadway were immediately and necessarily closed due to damage. The sandy beach closure occurred

Emergency Permit Waiver G-5-26-0016-W (Crystal Cove Historic District)
Issue Date: September 24, 2026

between September 5-8, 2026, but has now reopened. However, pedestrian access along South Beach Road and in the vicinity of Cottage 13 remains limited and restricted until visitor safety can be assured. Because of this, various access points to the sandy beach area also have been and remain closed to visitors in these areas. These access points were designated as “closed” using caution tape, cones, and bollards. However, lateral beach access reopened on September 9, 2026 and can be accessed by entry points in other non-impacted locations. Additionally, the District plans to meet with Coastal Engineers to discuss both temporary and permanent stabilization solutions in the event of further storm damage to these areas.

All emergency measures described are temporary for the storm season and the Crystal Cove Historic District will be exploring alternatives for long term protection of the roadway, water main, and beach area.

After review of the potential impacts to coastal resources, the Executive Director determined that the emergency actions described above qualified for the Emergency Coastal Development Permit Waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by the public agency was necessary to protect life and public property from imminent danger.
2. Commission staff was notified of the emergency situation within three days of the Agency’s discovery of the emergency.
3. The project does not include permanent erection of any structure valued at more than \$132,500
4. The project impacts are temporary in nature and marine best management practices were employed during project operations to minimize coastal resource impacts.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0035 (San Juan Creek)****Issue Date: September 3, 2026****Permittee:** Santa Margarita Water District**Emergency Location:** Within lower San Juan Creek flood control channel, Dana Point, CA

Emergency Description: During a site visit on June 26, 2026 the Santa Margarita Water District (SMWD) confirmed that ongoing erosion within the San Juan Creek Channel exposed and undermined an existing sewer pipeline located approximately 1,600 feet upstream of Stonehill Drive. The erosion has left a portion of the pipeline unsupported and vulnerable to structural failure because it was not designed to withstand the tensile forces currently acting upon it. According to SMWD, the exposed pipeline has also sustained damage from debris transported through the channel during storm events, including large boulders and concrete fragments. Expected upcoming storm conditions and future high-flow conditions may mobilize additional debris and cause further damage to the exposed pipeline. Without immediate corrective action, the pipeline may fail and discharge untreated sewage directly into San Juan Creek, which flows to the Pacific Ocean near Doheny State Beach approximately 1.25 miles downstream. Such a discharge could result in significant impacts to water quality, marine resources, public health, and coastal recreation.

Emergency Development: Within the Coastal Zone, the project includes use of a storage yard adjacent to the creek as a temporary construction staging and laydown area; impacts to the creek and potentially major vegetation as a result of driving heavy equipment through the creek accessed via an existing access ramp, located approximately one mile downstream, leading to the sewer siphon protection system located upstream and outside the coastal zone. Construction equipment will enter the channel using the existing concrete access ramp in the coastal zone and traverse the soft channel bottom to reach the exposed sewer pipeline. Following completion of the approximately 45-day construction period, all temporary activities within the coastal zone will cease and the applicant proposes to restore the affected areas and mitigate any impacts. Construction is expected to start at the beginning of September.

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 CDP G-5-26-0035 (San Juan Creek)
Issue Date: September 3, 2026

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.

Karl Schwing, South Coast District Director, for Dr. 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 South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **September 18, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form received by the Commission's South Coast District Office on August 18, 2026, with supplemental information, received on August 25, 2026. 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 45 days** of ECDP issuance (i.e., by **October 18, 2026**), which may be extended by the Executive Director for good cause.
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

Emergency CDP G-5-26-0035 (San Juan Creek)
Issue Date: September 3, 2026

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 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 **December 2, 2026**), 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); **and/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 the Commission for development located in the Commission's permit jurisdiction to authorize additional development necessary to mitigate for impacts, including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director

Emergency CDP G-5-26-0035 (San Juan Creek)
Issue Date: September 3, 2026

determines that such application is incomplete. Any restoration or removal of development shall be 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 be limited to no more than a total of 45 days and shall take place on non-holiday weekdays to the maximum extent feasible.
14. 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; 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.).
15. All construction activities that result in discharge of materials, polluted runoff, or wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the waterway. 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.

In addition, prior to equipment entering or traveling within the wetted channel,

Emergency CDP G-5-26-0035 (San Juan Creek)
Issue Date: September 3, 2026

site-specific in-water sediment and turbidity controls shall be installed and maintained to prevent sediment mobilized by equipment movement from being transported downstream. Where feasible, low flows shall be isolated or temporarily diverted around the equipment access route. Turbid water generated by equipment movement or other construction activities shall be contained and allowed to settle, filtered, infiltrated in an appropriate upland area, or otherwise treated prior to discharge to the creek. Untreated sediment-laden water shall not be discharged downstream. All in-water sediment controls shall be inspected throughout each workday and repaired, replaced, or augmented as necessary to remain effective. If a visible sediment plume extends downstream beyond the controlled work area or if installed controls fail to contain sediment, in-water equipment operation shall immediately cease until additional BMPs are installed and effective.

Prior to entering the channel, all construction equipment shall be inspected for leaks and shall be clean and free of petroleum products, excessive grease, concrete residue, soil, or other materials that could be discharged to the waterway. Spill-prevention and response materials shall be readily available during all work within the channel, and any leak or spill shall be contained and cleaned up promptly. Equipment washing, refueling, maintenance, and repair shall occur outside the channel and away from the waterway. Work within the channel shall be suspended during rain events or elevated-flow conditions when sediment and pollution-control BMPs may be ineffective, and equipment shall be removed from the channel as necessary to prevent water-quality impacts.

16. 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.
17. Prior to commencement of construction within the Coastal Zone, a qualified biologist shall survey and map all areas that may be affected by construction access, grading, equipment movement, or staging. The survey shall include: (a) a plant species list; (b) identification of freshwater marsh, unvegetated channel bottom, and any sensitive or special-status biological resources; (c) the anticipated disturbance area for each habitat type, quantified in square feet and acres; and (d) representative photographs. The limits of authorized disturbance shall be delineated in the field, and construction shall remain within those limits. The survey results shall be submitted to the Executive Director as soon as practicable following completion of the survey.
18. Within 30 days following completion of construction, a qualified biologist shall survey and map the actual limits of disturbance to freshwater marsh, unvegetated channel bottom, and any other wetland habitat. The survey shall compare pre- and post-construction conditions; quantify impacts in square feet and acres; identify any disturbance outside the authorized limits; include representative photographs; and identify necessary restoration and mitigation. The survey shall be submitted to the Executive Director within 30 days following its completion.

Emergency CDP G-5-26-0035 (San Juan Creek)
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19. Within 30 days following completion of the post-construction survey required by Condition 18, the Permittee shall submit, for the review and written approval of the Executive Director, a Wetland/Habitat Mitigation and Restoration Plan prepared by a qualified biological professional. The plan shall provide for restoration of all wetland and habitat impacts at a minimum 1:1 ratio on-site restoration of areas temporarily disturbed by the access path, grading, and equipment movement. If permanent impacts have occurred, the mitigation plan shall include a minimum 4:1 ratio. The plan shall include impact and mitigation acreages; restoration locations and methods; removal of any temporary fill; restoration of pre-construction elevations and drainage; native planting and invasive-species control; measurable performance standards; a minimum five-year monitoring program; and provisions for remedial measures. The Permittee shall implement the plan as approved by the Executive Director. Any mitigation development not authorized by this ECDP shall require a separate CDP unless the Executive Director determines that none is legally required.
20. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon commencement and completion of construction. 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.
21. 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.
22. 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

Emergency CDP G-5-26-0035 (San Juan Creek)

Issue Date: September 3, 2026

diligence in pursuing the emergency development and meeting all ECDP terms and conditions.

23. 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.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0036 (OC Parks)****Issue Date: September 18, 2026****Permittee:** OC Parks (Attn: Pam Passow)**Emergency Location:** Capistrano Beach Park, Dana Point, CA 92624

Emergency Description: Recent high tides and large storm surge and wave activity on June 11-12, 2026, and September 5-6, 2026, caused failure of the southern end of an existing public sidewalk adjacent to the Capistrano Beach Park parking lot, and significant erosion at the site has created a ten-foot void at the northern end of the sidewalk. The shoreline erosion along this site remains active and continues to deteriorate. Emergency measures are required to stabilize the site, provide safe public access, and protect the public sidewalk and adjacent parking lot from continued erosion and wave-related damage.

Emergency Development: Removal and replacement of approximately 90 ft. of sidewalk to be sited approximately 15 ft. landward of the existing footprint, installation of filter fabric, and restacking of existing rock associated with the revetment seaward of the proposed development. Controlled low strength material (CLSM) consistent with the material specifications sheet submitted on September 9, 2026, may be used to fill voids within the footprint of the proposed sidewalk as necessary and within the void identified on the plans at the northern end of the sidewalk pursuant to the plans submitted on September 17, 2026.

Executive Director's Determination

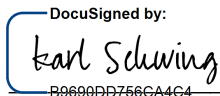
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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): OC Parks (Property Owner)

Emergency CDP G-5-26-0036 (OC Parks)
Issue Date: September 18, 2026

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

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **October 3, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form received by the Commission's South Coast District Office on July 16, 2026, and as modified on September 17, 2026. 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 **October 18, 2026**), which may be extended by the Executive Director for good cause.
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.

Emergency CDP G-5-26-0036 (OC Parks)

Issue Date: September 18, 2026

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 **December 17, 2026**), 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 through the City of Dana Point for development located in the City's permit jurisdiction and a separate regular CDP through the Commission for development located in the Commission's permit jurisdiction 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 denied by the City, or if it remains incomplete for a period of 120 days after the application is deemed 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. Any restoration or removal of development shall be subject to Executive Director review

Emergency CDP G-5-26-0036 (OC Parks)
Issue Date: September 18, 2026

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. No construction access, staging, or development is authorized on the beach. 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 be limited to no more than a total of 30 days, and 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. 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; 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.).
16. All construction activities that result in discharge of materials, polluted runoff, or wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the

Emergency CDP G-5-26-0036 (OC Parks)
Issue Date: September 18, 2026

waterway. 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.

17. 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.
18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
19. 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.
20. 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 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.
21. 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.
22. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such

Emergency CDP G-5-26-0036 (OC Parks)
Issue Date: September 18, 2026

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.

23. 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.
24. 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.
25. 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.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0039 (Watts Residence)****Issue Date: September 2, 2026****Permittee:** Steve Watts**Emergency Location:** 35565 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour, culminating in the failure of the wooden seawall during the early morning hours of August 28, 2026. The loss of the seawall has exposed the wood piles supporting the residence and rear deck to direct wave action and continuing scour, placing the residence and its foundation system in danger of failure. The same erosion and wave conditions have resulted in seawall failures at the adjoining properties at 35557 and 35561 Beach Road, both of which the City of Dana Point has red-tagged; the City has yellow-tagged the subject property.

Emergency Development: Placement of approximately 30 riprap boulders, resulting in a 35 ft. long, 8 ft. deep, 4 ft. high temporary shoreline protective device immediately seaward of the residence's existing deck and wood piles, placed as far landward as feasible, together with cross-bracing of the exposed wood pile foundations. Geotextile sand containers were considered and determined inappropriate given the intensity of current wave action and the substantial debris moving along this portion of the shoreline, which risks puncturing or tearing the containers and complicating their removal. The riprap is proposed as part of a continuous, coordinated alignment with the concurrently proposed emergency shoreline protection at 35557 and 35561 Beach Road, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

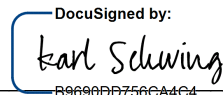
Executive Director's Determination

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

Emergency CDP G-5-26-0039 (35565 Beach Road, Dana Point)
Issue Date: September 3, 2026

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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 18, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 3, 2026. 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 October 3, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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-

Emergency CDP G-5-26-0039 (35565 Beach Road, Dana Point)
Issue Date: September 3, 2026

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 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 120 days of ECDP issuance (i.e., by January 1, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

Emergency CDP G-5-26-0039 (35565 Beach Road, Dana Point)
Issue Date: September 3, 2026

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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0039 (35565 Beach Road, Dana Point)
Issue Date: September 3, 2026

extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property. Note, nothing in this emergency authorization shall be construed as modifying or eliminating the requirements of the Offer to Dedicate recorded pursuant to CDP P-80-6987.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap and cross-bracing no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap or cross-bracing which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap or cross-bracing repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details of the pile cross-bracing; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

Emergency CDP G-5-26-0039 (35565 Beach Road, Dana Point)
Issue Date: September 3, 2026

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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.
22. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall

Emergency CDP G-5-26-0039 (35565 Beach Road, Dana Point)

Issue Date: September 3, 2026

not constitute evidence against and/or a waiver of any public rights which may exist on the property.

23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0040 (Huang Residence)

Issue Date: September 3, 2026

Permittee: Richard Huang

Emergency Location: 35561 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour, culminating in the failure of the seawall and deck during the early morning hours of August 28, 2026. The loss of the seawall has exposed the residence's foundation to direct wave action and continuing scour, and the perimeter stem wall along the seaward face has separated from the slab-supported structure above, leaving a portion of the residence unsupported and in danger of failure. The same erosion and wave conditions have resulted in seawall failures at the adjoining properties at 35557 and 35565 Beach Road; the City of Dana Point has red-tagged the subject property.

Emergency Development: Placement of riprap revetment directly seaward of the damaged foundation and residence, together with an additional row of riprap placed approximately 25 feet seaward, to dissipate wave energy and reduce continued scour beneath the structure, in the minimum quantity and footprint necessary, together with structural stabilization, including shoring jacks or other suitable temporary support systems, beneath the affected seaward portion of the residence. Geotextile sand containers were considered and determined inappropriate given the intensity of current wave action and the substantial debris moving along this portion of the shoreline, which risks puncturing or tearing the containers and complicating their removal. The riprap is proposed as part of a continuous, coordinated alignment with the concurrently proposed emergency shoreline protection at 35557 and 35565 Beach Road, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

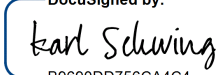
Executive Director's Determination

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 CDP G-5-26-0040 (35561 Beach Road, Dana Point)
Issue Date: September 3, 2026

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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 18, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 3, 2026. 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 October 3, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

Emergency CDP G-5-26-0040 (35561 Beach Road, Dana Point)
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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 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 120 days of ECDP issuance (i.e., by January 1, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

Emergency CDP G-5-26-0040 (35561 Beach Road, Dana Point)
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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap, consisting of one row placed directly seaward of the residence and a second row placed approximately 25 feet seaward, shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and unsupported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0040 (35561 Beach Road, Dana Point)
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adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. Temporary structural stabilization (e.g., shoring jacks or other suitable support systems) beneath the affected seaward portion of the residence is also authorized, limited to the minimum extent necessary to support the portion of the structure left unsupported by separation of the perimeter stem wall. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and structural stabilization do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap and structural stabilization no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap or structural stabilization has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap or structural stabilization repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed;
 - The source for the riprap; and
 - Details of the structural stabilization/shoring system installed.
16. 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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast

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District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

18. 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.
19. 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 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.
20. 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.
21. 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.
22. 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.

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23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.



CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0041 (Andreas Residence)

Issue Date: September 3, 2026

Permittee: Ron Andreas

Emergency Location: 35557 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour, culminating in the failure of the seawall during the early morning hours of August 28, 2026. The loss of the seawall has exposed the residence's decks and foundation to direct wave action and continuing scour, particularly at the south corner where erosion has undermined the at-grade deck, second-floor deck supports, and begun exposing the footing, placing the residence in danger of failure. The same erosion and wave conditions have resulted in seawall failures at the adjoining properties at 35561 and 35565 Beach Road; the City of Dana Point has red-tagged the subject property.

Emergency Development: Placement of approximately 30 riprap boulders immediately seaward of the compromised existing shoreline protection, in the minimum configuration necessary to dissipate wave energy and reduce continued erosion and scour, together with structural stabilization at the south corner using shoring jacks or other suitable systems to temporarily support the affected slab-on-grade and pile foundations. Geotextile sand containers were considered and determined inappropriate given the intensity of current wave action and the substantial debris moving along this portion of the shoreline, which risks puncturing or tearing the containers and complicating their removal. The riprap is proposed as part of a continuous, coordinated alignment with the concurrently proposed emergency shoreline protection at 35561 and 35565 Beach Road, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

Executive Director's Determination

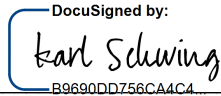
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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

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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.

DocuSigned by:

B9690DD756CA4C4

Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 18, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 3, 2026. 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 October 3, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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 120 days of ECDP issuance (i.e., by January 1, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. Temporary structural stabilization (e.g., shoring jacks or other suitable support systems) at the south corner of the residence is also authorized, limited to the minimum extent necessary to stabilize the affected foundation and deck supports. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property. Note, nothing in this emergency authorization shall be construed as modifying or eliminating the requirements of the Offer to Dedicate recorded pursuant to CDP A-81-7607.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and structural stabilization do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap and structural stabilization no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap or structural stabilization has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap or structural stabilization repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;

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- The number and dimensions of riprap boulders installed;
 - The source for the riprap; and
 - Details of the structural stabilization/shoring system installed.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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

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remove any construction debris.

- i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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

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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.

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

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EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0043 (Mastro Residence)****Issue Date: September 9, 2026****Permittee:** 571 Beach property LLC**Emergency Location:** 35571 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity during a storm surge on September 5-6, 2026 caused substantial erosion and scour at 35571 Beach Road. The residence was built on wood piles embedded in the beach sand, and continued wave action has exposed these piles and the foundation and is worsening as the property is exposed and eroded from both sides. Adjoining properties along this stretch of Beach Road have experienced similar shoreline protection failures.

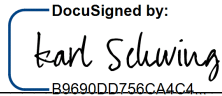
Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 4, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The exposed timber pile foundation will also be evaluated to determine whether temporary cross-bracing or other supplemental lateral stabilization is necessary. The riprap is part of a continuous, coordinated shoreline stabilization alignment extending from 35557 through 35587 Beach Road, to avoid gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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 October 9, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). 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 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 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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:

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- a. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented

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immediately.

18. 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.
19. 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 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.
20. 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.
21. 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.
22. 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.

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23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT
Emergency CDP G-5-26-0044 (Poursalimi Residence)
Issue Date: September 9, 2026

Permittee: Sol Poursalimi

Emergency Location: 35581 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity occurring on September 5-6, 2026 caused substantial erosion and scour, culminating in damage to the seawall. The damaged seawall leaves the slab-on-grade foundation for the residence vulnerable to tidal and wave impacts. The same erosion and wave conditions have resulted in several seawall and foundation failures along Beach Road.

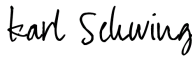
Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 4, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. Geotextile sand containers were considered and determined inappropriate given the intensity of current wave action and the substantial debris moving along this portion of the shoreline, which risks puncturing or tearing the containers and complicating their removal. The riprap is proposed as part of a continuous, coordinated shoreline stabilization alignment extending from 35557 through 35587 Beach Road, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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 October 9, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). 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 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 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.

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- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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

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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.

19. 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 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.
20. 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.
21. 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.
22. 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.
23. 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.

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24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0046 (Brown Residence)****Issue Date: September 9, 2026****Permittee:** Curtis Brown and Debby Brown**Emergency Location:** 35567 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity occurring on September 5-6, 2026 caused substantial erosion and scour, culminating in exposure and deterioration of the supporting wood piles of the residence. The exposed piles are vulnerable to wave attack and further erosion. The same erosion and wave conditions have resulted in several seawall and foundation failures along Beach Road.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 4, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. Geotextile sand containers were considered and determined inappropriate given the intensity of current wave action and the substantial debris moving along this portion of the shoreline, which risks puncturing or tearing the containers and complicating their removal. The riprap is proposed as part of a continuous, coordinated shoreline stabilization alignment with the concurrently proposed emergency shoreline protection at the adjoining properties, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. The exposed timber pile foundation will also be evaluated to determine whether temporary cross-bracing or other supplemental lateral stabilization is necessary. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

Executive Director's Determination

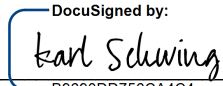
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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

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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.

Approval of this emergency work will not result in the resolution of said Coastal Act violations, or any other Coastal Act violation. The Commission's enforcement division will consider how to address said violations as a separate matter.

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

DocuSigned by:

B9690D9756CA4C4

Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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 October 9, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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consistent with the terms and conditions of this ECDP.

12. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and

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- The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work

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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.

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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

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diligence in pursuing the emergency development and meeting all ECDP terms and conditions.

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

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LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0047 (KLMN LLC)****Issue Date: September 9, 2026****Permittee:** KLMN LLC**Emergency Location:** 35585 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35585 Beach Road compromising the seawall. The seawall has failed and the residence's slab-on-grade foundation will be exposed and may have already been compromised. Adjoining properties along this stretch of Beach Road have experienced similar failures.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 4, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment extending from 35557 through 35587 Beach Road, to avoid gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

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

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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.

Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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 October 9, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). The Permittee acknowledges that

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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 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 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible during daylight hours (i.e., from one-hour before sunrise to one-hour after sunset). Lighting of the

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beach and/or intertidal area is prohibited.

- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

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18. 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.
19. 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 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.
20. 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.
21. 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.
22. 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.
23. 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

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development that is the subject of this ECDP remains on such property.

24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0048 (Gupta Residence)****Issue Date: September 9, 2026****Permittee:** Shalesha Gupta**Emergency Location:** 35575 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour, culminating in the failure of the wooden seawall on September 5, 2026. The loss of the seawall exposed the slab-on-grade foundation supporting the residence to direct wave action and continuing scour. The structure was red-tagged, then partially demolished by wave damage on September 7, 2026. The same erosion and wave conditions have resulted in several seawall and foundation failures along Beach Road.

Emergency Development: Complete demolition of the structure and use of the site as an access point and staging area for the emergency development and installation of a temporary rock revetment across the approximately 35 foot long seaward frontage of the site. The proposed placement of rip rap on the newly vacant site is necessary to provide protection for existing adjacent residential structures. Development includes placement of a 4-ton armored stone revetment, supported by 1-ton stone and filter fabric placed at an approximately 1.5:1 slope placed as far landward as feasible. Geotextile sand containers were considered and determined inappropriate given the intensity of current wave action and the substantial debris moving along this portion of the shoreline, which risks puncturing or tearing the containers and complicating their removal. The riprap is proposed as part of a continuous, coordinated alignment with the concurrently proposed emergency shoreline protection to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

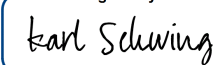
Executive Director's Determination

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

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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.

DocuSigned by:

9999DD756CA4C4...
Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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 October 9, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the adjacent residence's primary structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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

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requirements:

- a. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast

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District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

18. 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.
19. 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 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.
20. 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.
21. 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.
22. 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

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on the property.

23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0049 (Moyer Residence)****Issue Date: September 9, 2026****Permittee:** Jason and Shawna Moyer**Emergency Location:** 35577 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35577 Beach Road. The residence sits on wood piles embedded in the beach sand, and continued wave action has exposed these piles and is worsening as the property is eroded from both sides. Adjoining properties along this stretch of Beach Road have experienced similar failures.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 4, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment extending from 35557 through 35587 Beach Road, to avoid gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

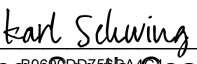
Executive Director's Determination

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

Emergency CDP G-5-26-0049 (35577 Beach Road, Dana Point)
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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.

DocuSigned by:

Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.
4. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by October 9, 2026).
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.
6. 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.

7. 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.
8. 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.
9. Within 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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).

10. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

14. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
15. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
16. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
17. 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

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requirements:

- a. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

18. The Permittee shall notify planning staff of the Coastal Commission's South Coast

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District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

19. 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.
20. 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 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.
21. 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.
22. 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.
23. 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

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on the property.

24. 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.
25. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
26. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0050****Issue Date: September 9, 2026****Permittee:** Bill Ringer**Emergency Location:** 35555 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity as of September 5-6, 2026 have resulted in seawall damage, significant flanking erosion, balcony collapse, and unsupported foundational piers. The foundation is likely to be threatened in the near term. The same erosion and wave conditions have caused substantial damage and loss of property, resulting in requests for emergency permits at neighboring properties along Beach Road. In response to the resulting damage, the City of Dana Point has yellow-tagged and red-tagged multiple residences within the affected area.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 8, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. The rock revetment would have a crest elevation of 18.3 feet (NAVD88) and the crest would be located a minimum of 30 feet from the primary residential structure, due to anticipated overtopping during storm events. There is an estimated rock volume of approximately 325 cubic yards per lot. The riprap is proposed as part of a continuous, coordinated shoreline stabilization alignment with the concurrently proposed emergency shoreline protection at the adjoining properties, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

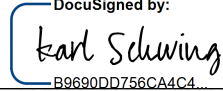
Executive Director's Determination

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

Emergency CDP G-5-26-0050 (35555 Beach Road, Dana Point)
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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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 24, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 9, 2026. 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. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.
4. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by October 9, 2026).
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.
6. 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

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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.

7. 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.
8. 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.
9. Within 120 days of ECDP issuance (i.e., by January 7, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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).

10. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0050 (35555 Beach Road, Dana Point)
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emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

14. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property. Note, nothing in this emergency authorization shall be construed as modifying or eliminating the requirements of the Offer to Dedicate recorded pursuant to CDP P-80-6987.
15. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap and cross-bracing no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap or cross-bracing which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap or cross-bracing repair/replacement can be undertaken without issuance of a new emergency CDP.
16. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details of the pile

cross-bracing; and

- The source for the riprap.

17. 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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.

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- i. 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.
18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
19. 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.
20. 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 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.
21. 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.
22. 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

Emergency CDP G-5-26-0050 (35555 Beach Road, Dana Point)

Issue Date: September 9, 2026

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.

23. 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.
24. 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.
25. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
26. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0051 (Homayounian Residence)

Issue Date: September 10, 2026

Permittee: Mike Homayounian

Emergency Location: 35591 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity on September 5-6, 2026 have resulted in damage to the structure. The existing revetment is not sufficient to protect the structure and voids are forming behind the revetment. The slab-on-grade foundation is likely to be threatened in the near term. The same erosion and wave conditions have caused substantial damage and loss of property, resulting in requests for emergency permits at neighboring properties along Beach Road. In response to the resulting damage, the City of Dana Point has yellow-tagged and red-tagged multiple residences within the affected area.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 8, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. The rock revetment would have a crest elevation of 18.3 feet (NAVD88). There is an estimated rock volume of approximately 325 cubic yards per lot. The riprap is proposed as part of a continuous, coordinated shoreline stabilization alignment with the concurrently proposed emergency shoreline protection at the adjoining properties, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

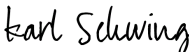
Executive Director's Determination

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

Emergency CDP G-5-26-0051 (35591 Beach Road, Dana Point)
Issue Date: September 10, 2026

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.

DocuSigned by:


Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 25, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 9, 2026. 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. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.
4. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by October 10, 2026).
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.
6. 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

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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.

7. 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.
8. 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.
9. Within 120 days of ECDP issuance (i.e., by January 8, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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).

10. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

14. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
15. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap does not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
16. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details of the pile cross-bracing; and
 - The source for the riprap.

17. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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

Emergency CDP G-5-26-0051 (35591 Beach Road, Dana Point)
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contained and/or remediation to ensure compliance with this ECDP otherwise.

18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
19. 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.
20. 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 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.
21. 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.
22. 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.

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23. 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.
24. 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.
25. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
26. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
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LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0052 (Deutsch Residence)

Issue Date: September 10, 2026

Permittee: Inger Deutsch

Emergency Location: 35535 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 have resulted in retaining wall failure, deck collapse, and erosion around the piers foundation. The foundation is likely to be threatened in the near term. The same erosion and wave conditions have caused substantial damage and loss of property, resulting in requests for emergency permits at neighboring properties on Beach Road. In response to the resulting damage, the City of Dana Point has yellow-tagged and red-tagged multiple residences within the affected area.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 8, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. The rock revetment would have a crest elevation of 18.3 feet (NAVD88) and the crest would be located a minimum of 30 feet from the primary residential structure, due to anticipated overtopping during storm events. There is an estimated rock volume of approximately 325 cubic yards per lot. The riprap is proposed as part of a continuous, coordinated shoreline stabilization alignment with the concurrently proposed emergency shoreline protection at the adjoining properties, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection. Temporary shoring or bracing may be proposed for the structure. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

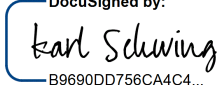
Executive Director's Determination

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

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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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 25, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 9, 2026. 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 October 10, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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 120 days of ECDP issuance (i.e., by January 8, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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 (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details of the pile cross-bracing; and
 - The source for the riprap.
16. 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

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requirements:

- a. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast

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District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

18. 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.
19. 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 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.
20. 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.
21. 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.
22. 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

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on the property.

23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**REVISED EMERGENCY COASTAL DEVELOPMENT
PERMIT****Emergency CDP G-5-26-0053****Issue Date: September 24, 2026****Permittee:** Amy and Chris Rogers**Emergency Location:** 35551 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 have resulted in total seawall failure and significant flanking erosion. The sub-on-grade foundation is threatened. The same erosion and wave conditions have caused substantial damage and loss of property, resulting in requests for emergency permits at neighboring properties Beach Road. In response to the resulting damage, the City of Dana Point has yellow-tagged and red-tagged multiple residences within the affected area.

Emergency Development: Placement of a temporary rock revetment along the seaward side of the residence, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the Coastal Engineering Recommendations prepared by ENGEO, which will extend in front of the adjacent site at 35555 Beach Road with permission obtained from the property owner. The rock revetment would have a crest elevation of 18.3 feet (NAVD88) and the crest would be located a minimum of 30 feet from the primary residential structure, due to anticipated overtopping during storm events. There is an estimated rock volume of approximately 325 cubic yards per lot. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is proposed as part of a continuous, coordinated shoreline stabilization alignment with the concurrently proposed emergency shoreline protection at the adjoining properties, to avoid unprotected gaps and concentrated wave action at the ends of separately installed protection and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

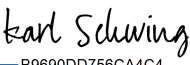
Executive Director's Determination

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

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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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 9, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
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 South Coast District Office on September 9, 2026 and revised on September 23, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. This ECDP does not include authorization of any unpermitted development referenced or omitted in this ECDP that is located in the Commission's and/or City of Dana Point's jurisdiction, and the approval of this ECDP does not result in the resolution of any associated violations of the Coastal Act and Dana Point Local Coastal Program. If applicable, the Commission's enforcement division will consider how to address any violations as a separate matter. 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 October 24, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.

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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 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. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
8. Within 180 days of ECDP issuance (i.e., by March 23, 2027), the Permittee shall:

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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). If the permittee does not submit a complete application, the permittee must remove all of the materials placed, installed, or otherwise authorized in connection with the emergency development, and restore all affected areas to their prior condition or better within 270 days of approval of this Emergency Permit, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP). **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act.

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be

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undertaken without issuance of a new emergency CDP.

15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand seaward of the deck;
 - Distance of the riprap relative to the seaward side of the residence's foundation;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details of the pile cross-bracing; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).

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- g. 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.
 - h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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

Revised Emergency CDP G-5-26-0053 (35551 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

21. 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.
22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0053

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (by March 23, 2027), OR I will remove the emergency work authorized by such permit in its entirety.

Signature of Property Owner or
Authorized Representative

Name

Address

Date

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT
Emergency CDP G-5-26-0054 (Capo Beach 89 LLC)
Issue Date: September 10, 2026

Permittee: Capo Beach 89 LLC

Emergency Location: 35587 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35587 Beach Road. The residence sits on a slab-on-grade foundation protected by riprap. Voids have formed behind the rip rap that no longer providing effective protection for the structure. The foundation is likely to be threatened in the near term.

Emergency Development: Placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

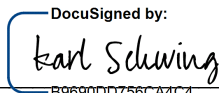
Executive Director's Determination

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

Emergency CDP G-5-26-0054 (35587 Beach Road, Dana Point)
Issue Date: September 10, 2026

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.

DocuSigned by:


Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 25, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.
4. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by October 10, 2026).
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.
6. 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

Emergency CDP G-5-26-0054 (35587 Beach Road, Dana Point)
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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.

7. 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.
8. 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.
9. Within 120 days of ECDP issuance (i.e., by January 8, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

Emergency CDP G-5-26-0054 (35587 Beach Road, Dana Point)
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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).

10. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0054 (35587 Beach Road, Dana Point)
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recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

14. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
15. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
16. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
17. 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

Emergency CDP G-5-26-0054 (35587 Beach Road, Dana Point)
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requirements:

- a. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

18. The Permittee shall notify planning staff of the Coastal Commission's South Coast

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District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

19. 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.
20. 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 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.
21. 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.
22. 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.
23. 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

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on the property.

24. 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.
25. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
26. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0055 (Sutikno-Ong)****Issue Date: September 10, 2026****Permittee:** Rio Sutikno-Ong**Emergency Location:** 35531 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35531 Beach Road. The residence at 35531 Beach Road is constructed on a slab-on-grade foundation. The property has experienced significant erosion, balcony collapse and undermined foundations. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Minor foundation backfill with slurry and placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

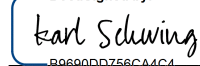
Executive Director's Determination

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

Emergency CDP G-5-26-0055 (35531 Beach Road, Dana Point)
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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.

DocuSigned by:


Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 25, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 6, 2026. 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. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.
4. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by October 10, 2026).
5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.
6. 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

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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.

7. 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.
8. 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.
9. Within 120 days of ECDP issuance (i.e., by January 8, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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).

10. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

14. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
15. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
16. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
17. 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. All construction activities should take place to the extent possible 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.

- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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.
18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

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19. 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.
20. 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 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.
21. 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.
22. 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.
23. 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.
24. 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

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development that is the subject of this ECDP remains on such property.

25. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
26. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0056 (Corwin)****Issue Date: September 11, 2026****Permittee:** Harris Corwin**Emergency Location:** 35595 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35595 Beach Road. The residence at 35595 Beach Road is constructed on a shallow slab-on-grade foundation. The property is currently protected by a damaged seawall and undersized riprap revetment that has proven inadequate under current erosion and wave conditions, resulting in deck damage, broken windows, significant erosion, and foundation undermining. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate. The property has also experienced separation of the storm drain, further demonstrating the ongoing impacts to site infrastructure.

Emergency Development: Minor foundation backfill with slurry and placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

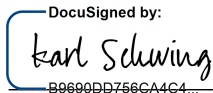
Executive Director's Determination

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

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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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by September 26, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 South Coast District Office on September 10, 2026. 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 October 11, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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 120 days of ECDP issuance (i.e., by January 9, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward

¹ As noted above, in some instances, a permit may also be required for removal.

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13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
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 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
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 - a. All construction activities should take place to the extent possible 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.

- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.

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18. 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.
19. 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 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.
20. 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.
21. 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.
22. 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.
23. 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

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development that is the subject of this ECDP remains on such property.

24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

Deputy Directors Report Memo

September 23, 2026

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: **Item W15, South Coast Deputy Director's Report for Orange County, 30611 Emergency Permit Waiver No. G-5-26-0058 for the Commission Meeting of October 7-9, 2026.**

On September 10, 2026, following sustained high surf generated by Hurricane Marie beginning the week of September 7, 2026, the South Coast Water District (District) notified Commission staff via email of an emergency situation involving an exposed segment of a District 8-inch sanitary sewer main located on Victoria Beach at Lagunita Drive in the City of Laguna Beach, Orange County.

The high surf caused erosion at Victoria Beach, displacing sand and ground at the rear of the residences fronting Lagunita Drive and undermining private retaining walls, fencing, and landscaping. The erosion removed the sand cover over a segment of the sewer main, leaving the pipe exposed to direct wave action and to the risk of impact from collapsing private wall material above it. On September 7, 2026, a private retaining wall on the bluff above the sewer main failed, and on September 8, 2026, the City of Laguna Beach Building Division posted Restricted Use placards at 22, 23, and 24 Lagunita Drive. District staff discovered the exposed segment on September 9, 2026, during visual inspections of known erosion areas along the shoreline. The District determined it was necessary to undertake emergency actions located within the Commission's retained coastal development permit jurisdiction.

The emergency actions that the District provided notification of pursuant to Section 30611 of the Coastal Act include placement of sandbags and water-filled barriers over the exposed segment; installation of a high-density polyethylene (HDPE) half-pipe cover over the exposed pipe, secured with concrete sandbags and covered with conventional sandbags; and placement of concrete super-sacks filled with 6-sack slurry alongside the HDPE half-pipe encasement to form a barricade. Sandbags and water-filled barriers were installed on September 9, 2026, between approximately 11:00 a.m. and 2:00 p.m., ahead of the evening high tide, and District duty staff monitored the segment through the night with a contingency sewer bypass plan prepared. The HDPE half-pipe cover was installed on September 10, 2026. On September 11, 2026, the District contracted with Alpha Structural, a contractor already mobilized at the site under separate contracts with the Blue Lagoon HOA and the owner of 24 Lagunita Drive, and crews poured 6-sack slurry into 11 concrete bags placed alongside the HDPE half-pipe encasement. On September 12, 2026, crews covered the concrete super-sacks and pipe with plywood to

Emergency Permit Waiver G-5-26-0058 (Lagunita Dr, Laguna Beach)
Issue Date: September 23, 2026

shield them from falling debris during demolition of the failed wall below 24 Lagunita Drive, which sits directly above the sewer main. Demolition of that wall began September 12, 2026, and was limited on September 14, 2026, after crews observed shifting and soil separation at the residence above; approximately five feet of wall was removed, the footing remains in place, and further demolition is paused pending City of Laguna Beach permits. Demolition was performed with electric hammers and hand shovels. On September 21, 2026, Alpha Structural installed 16 additional concrete super-sacks at the District's direction to extend the barricade, including additional excavation for concrete placement and cleanup of construction debris.

All the concrete is temporary for the storm season and the South Coast Water District will be exploring alternatives for long term protection of the pipeline.

After review of the potential impacts to coastal resources, the Executive Director determined that the emergency actions described above qualified for the Emergency Coastal Development Permit Waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by the public agency was necessary to protect life and public property from imminent danger.
2. Commission staff was notified of the emergency situation within three days of the Agency's discovery of the emergency.
3. The project does not include any permanent erection of any structure valued at more than \$132,500.
4. The project impacts are temporary in nature and marine best management practices were employed during project operations to minimize coastal resource impacts.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**REVISED****EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0059 (Torres)****Issue Date: September 21, 2026****Permittee:** Lori Torres**Emergency Location:** 35537 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35537 Beach Road. The residence at 35537 Beach Road is constructed on a slab on grade foundation. The property has experienced retaining wall failure, deck collapse, and erosion around the foundation. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Minor foundation backfill with slurry and placement of a temporary riprap revetment along the seaward side of the residence and deck at 35537 Beach Road consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations, which will extend in front of the adjacent site at 35545 Beach Road with permission obtained from the property owner. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

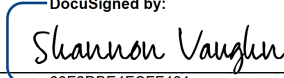
Executive Director's Determination

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

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
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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.

DocuSigned by:

Shannon Vaughn, South Coast District Manager for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 6, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
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 South Coast District Office on September 10, 2026 and revised on September 21, 2026. 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 October 11, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
8. Within 180 days of ECDP issuance (i.e., by March 20, 2027), the Permittee shall: 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

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
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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). If the permittee does not submit a complete application, the permittee must remove all of the materials placed, installed, or otherwise authorized in connection with the emergency development, and restore all affected areas to their prior condition or better within 270 days of approval of this Emergency Permit, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP). The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
Issue Date: September 21, 2026

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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
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- Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
Issue Date: September 21, 2026

remove any construction debris.

- i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
Issue Date: September 21, 2026

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.

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

Revised Emergency CDP G-5-26-0059 (35537 Beach Road, Dana Point)
Issue Date: September 21, 2026

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY

GAVIN NEWSOM, GOVERNOR

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0059

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (i.e., by March 20, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 270 days of the date of the emergency permit or before (i.e., no later than June 18, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0060 (Evanwood Ct. LLC)****Issue Date: September 16, 2026****Permittee:** Evanwood Ct. LLC**Emergency Location:** 35605 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35605 Beach Road. The residence at 35605 Beach Road is constructed on piers. The property has experienced seawall damage, significant erosion, deck collapse, foundation scouring, and unsupported piers. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

Executive Director's Determination

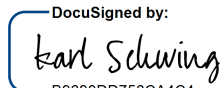
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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

Emergency CDP G-5-26-0060 (35605 Beach Road, Dana Point)
Issue Date: September 16, 2026

removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

Approval of this emergency work will not result in the resolution of said Coastal Act violations, or any other Coastal Act violation. The Commission's enforcement division will consider how to address said violations as a separate matter.

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

DocuSigned by:


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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 1, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 14, 2026. 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 October 16, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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-

Emergency CDP G-5-26-0060 (35605 Beach Road, Dana Point)
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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 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. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
8. Within 120 days of ECDP issuance (i.e., by January 14, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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consistent with the terms and conditions of this ECDP.

12. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and

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- The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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.

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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

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diligence in pursuing the emergency development and meeting all ECDP terms and conditions.

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0060

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit (i.e., by January 14, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 120 days of the date of the emergency permit (i.e., by January 14, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0061 (Chin)****Issue Date: September 16, 2026****Permittee:** Eric Chin**Emergency Location:** 35615 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35615 Beach Road. The residence at 35615 Beach Road is constructed on piers. The property has experienced seawall destruction, undermining of the concrete deck, and cracking of the gas and water lines (recently capped) near the deck. New shoreline protection is required to protect the residence. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

Executive Director's Determination

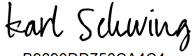
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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

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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.

DocuSigned by:



B9690DD756CA4C4...
Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 1, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 14, 2026. 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 October 16, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and

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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 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. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
8. Within 120 days of ECDP issuance (i.e., by January 14, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. All emergency construction activities shall limit impacts to coastal resources

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(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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

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17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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.
22. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall

Emergency CDP G-5-26-0061 (35615 Beach Road, Dana Point)
Issue Date: September 16, 2026

not constitute evidence against and/or a waiver of any public rights which may exist on the property.

23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0060

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit (i.e., by January 14, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 120 days of the date of the emergency permit (i.e., by January 14, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0062 (Horton Residence)****Issue Date: September 16, 2026****Permittee:** Michel Yves TR Horton**Emergency Location:** 35751 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity on September 5-6, 2026 caused substantial erosion and scour, culminating in damage to the sea wall protecting the residence. The ineffective sea wall leaves the residence vulnerable to tidal and wave impacts. The same erosion and wave conditions have resulted in several seawall and foundation failures along Beach Road.

Emergency Development: Placement of a temporary rock revetment extending continuously across the seaward frontage of 35751 Beach Road, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 8, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated. Temporary shoring may also be required if additional erosion occurs or the foundation is found to be inadequately supported. Sand cubes were considered and determined not preferred given current wave intensity and shoreline debris that could puncture the containers, though they may be used to provide temporary protection until the riprap revetment is installed. The riprap is part of a coordinated emergency shoreline protection effort with the adjoining affected properties, to avoid gaps that could compromise the effectiveness of the protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

Executive Director's Determination

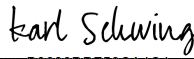
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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

Emergency CDP G-5-26-0062 (35751 Beach Road, Dana Point)
Issue Date: September 17, 2026

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.

DocuSigned by:



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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 2, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 6, 2026. 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 October 17, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

Emergency CDP G-5-26-0062 (35751 Beach Road, Dana Point)
Issue Date: September 17, 2026

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 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 120 days of ECDP issuance (i.e., by January 16, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

Emergency CDP G-5-26-0062 (35751 Beach Road, Dana Point)
Issue Date: September 17, 2026

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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP, will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: the recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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.

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0062 (35751 Beach Road, Dana Point)
Issue Date: September 17, 2026

12. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.

16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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.
 - i. 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

Emergency CDP G-5-26-0062 (35751 Beach Road, Dana Point)
Issue Date: September 17, 2026

contained and/or remediation to ensure compliance with this ECDP otherwise.

17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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.

Emergency CDP G-5-26-0062 (35751 Beach Road, Dana Point)
Issue Date: September 17, 2026

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0062

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit (by January 16, 2027), OR I will remove the emergency work authorized by such permit in its entirety.

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0063 (Chae B. Song Revocable Trust)****Issue Date: September 18, 2026****Permittee:** Chae B. Song Revocable Trust**Emergency Location:** 35545 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35545 Beach Road. The residence at 35545 Beach Road is constructed on piers, however the property has experienced seawall damage, flanking erosion to the subject property and adjacent properties. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Placement of a temporary riprap revetment along the seaward side of the residence to prevent flanking of the adjacent protection needed to protect structures with older foundations not designed for beach erosion, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

Executive Director's Determination

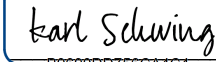
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations 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

Emergency CDP G-5-26-0063 (35545 Beach Road, Dana Point)
Issue Date: September 18, 2026

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.

DocuSigned by:



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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 3, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 14, 2026. 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 October 18, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and

Emergency CDP G-5-26-0063 (35545 Beach Road, Dana Point)
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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 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. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
8. Within 120 days of ECDP issuance (i.e., by January 16, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.

13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. All emergency construction activities shall limit impacts to coastal resources

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(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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
- h. 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.
- i. 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.

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17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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.
22. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall

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not constitute evidence against and/or a waiver of any public rights which may exist on the property.

23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0063

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit (i.e., by January 16, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 120 days of the date of the emergency permit (i.e., by January 16, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0064 (Newton T Bass Trust)****Issue Date: September 18, 2026****Permittee:** Newton T Bass Trust**Emergency Location:** 35601 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35601 Beach Road. The property has experienced seawall failure, significant erosion, and failure of the deck. New shoreline protection is required to stabilize the site and protect the residence from continued erosion and wave-related damage. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

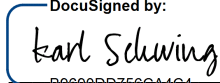
Executive Director's Determination

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

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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.

DocuSigned by:


Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 3, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 14, 2026. 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 October 18, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and

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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, tsunامي, 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. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
8. Within 120 days of ECDP issuance (i.e., by January 16, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

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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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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. The proposed riprap shall extend no further seaward than necessary to provide

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap and cross-bracing do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
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16. All emergency construction activities shall limit impacts to coastal resources

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(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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.
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- i. 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.

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17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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.
22. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall

Emergency CDP G-5-26-0064 (35601 Beach Road, Dana Point)

Issue Date: September 18, 2026

not constitute evidence against and/or a waiver of any public rights which may exist on the property.

23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0064

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit (i.e., by January 16, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 120 days of the date of the emergency permit (i.e., by January 16, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0065 (Huynh)****Issue Date: September 21, 2026****Permittee:** Anthony Huynh**Emergency Location:** 22 Lagunita Drive, City of Laguna Beach, Orange County

Emergency Description: A sudden and severe compound failure of shoreline armoring and coastal slope stability occurred at 22 Lagunita Drive due to high-energy ocean swells powered by Hurricane Marie in the first week of September, 2026. The recent swell events resulted in erosion of several vertical feet of fronting beach sand. This vertical sand loss destabilized the historical rock revetment, leaving the slope face directly exposed to high velocity wave-runup. Several lateral feet of slope face underneath the concrete terrace and stairs has been eroded and undercut by wave action. Consequently, the concrete foundation supporting the terrace, including the concrete firepit and stairs, is now suspended with no vertical support. As a result, the cantilevered concrete mass is at risk of catastrophic shear failure and collapse directly onto the beach below. Without immediate action, the foundation of the principal structure is likely to be threatened in the near term.

Emergency Development: Placement of a temporary riprap revetment along the seaward side of the residence and deck placed as far landward as possible, consisting of two layers of 4-ton A-stone armor rock placed on a 1.5:1 slope over a geotextile filter fabric layer. Beneath the outer armor, the core layer will incorporate two layers of B-stone on the slope and one layer along the bottom keyed into the subsurface, generally in accordance with ENGEO's Coastal Engineering Recommendations. The scoured cavity beneath the concrete slab will be backfilled with riprap bedding rock built up to the existing grade of the terrace and pumped solid with cementitious flowable grout. This grouted rock matrix will lock directly against the underside of the concrete slab, minimize interior voids and provide compressive bearing support. Grout delivery will occur via a flexible line routed from a street-level pump truck staged on Lagunita Drive and containment barriers will be deployed to contain the slurry and prevent any grout washout into the beach area. Work is limited to the minimum necessary to address the immediate emergency and the scope of work may be revised to include a more compact footprint. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

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

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
Issue Date: September 21, 2026

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.

DocuSigned by:

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Shannon Vaughn, South Coast District Manager, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 6, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 16, 2026. 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 October 21, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Laguna Beach, 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

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
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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 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. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
8. Within 120 days of ECDP issuance (i.e., by January 19, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
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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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
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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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap does not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Laguna Beach and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
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- Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
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remove any construction debris.

- i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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

Emergency CDP G-5-26-0065 (22 Lagunita Drive, Laguna Beach)
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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.

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0065

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 120 days of the date of the emergency permit (i.e., by January 19, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 120 days of the date of the emergency permit (i.e., by January 19, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0066 (Salem)****Issue Date: September 24, 2026****Permittee:** Ray Salem**Emergency Location:** 35757 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large storm surge and wave activity on September 5-6, 2026 caused substantial erosion and scour at 35757 Beach Road. The residence at 35757 Beach Road has sustained failure of the rear seawall which resulted in significant erosion and failure of the residence itself, requiring demolition. The same erosion and wave conditions have caused shoreline protection failures and structural threats to the adjoining properties, and the shoreline condition along this portion of Beach Road remains active and continues to deteriorate.

Emergency Development: Demolition of the single-family residence and placement of a temporary riprap revetment along the seaward side of the residence and deck, consisting of a primary armor layer of approximately 4-ton stone underlain by a secondary layer of approximately 1-ton stone and filter fabric, placed on a 1.5:1 slope, generally in accordance with ENGEO's Coastal Engineering Recommendations. The proposed riprap revetment across the property would protect the adjacent threatened structures, allow demolition of the subject residence to proceed safely, and avoid a gap in the revetment that could compromise the effectiveness of the coordinated emergency protection. Sand cubes were considered and determined inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The riprap is part of a continuous, coordinated shoreline stabilization alignment with the adjoining properties, with the final alignment adjusted in the field to account for the offset between residences and to avoid flanking. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

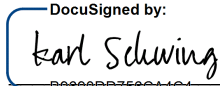
Executive Director's Determination

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

Emergency CDP G-5-26-0066 (35757 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

DocuSigned by:


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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 8, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
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 South Coast District Office on September 18, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. This ECDP does not include authorization of any unpermitted development referenced or omitted in this ECDP that is located in the Commission's and/or City of Dana Point's jurisdiction, and the approval of this ECDP does not result in the resolution of any associated violations of the Coastal Act and Dana Point Local Coastal Program. If applicable, the Commission's enforcement division will consider how to address any violations as a separate matter. 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 October 23, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

Emergency CDP G-5-26-0066 (35757 Beach Road, Dana Point)
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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 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. The deadlines in this Emergency Permit may be extended pursuant to Condition 21.
8. Within 180 days of ECDP issuance (i.e., by March 23, 2027), the Permittee shall either: (a) remove all of the materials placed, installed, or otherwise authorized 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

Emergency CDP G-5-26-0066 (35757 Beach Road, Dana Point)
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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). The deadlines in this Emergency Permit may be extended pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director, granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
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

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the adjacent residence's foundation, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;

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Issue Date: September 24, 2026

- Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. 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.
 - h. 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

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remove any construction debris.

- i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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.
21. 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

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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.

22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Coastal Development Permit No. G-5-26-0066

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (i.e., by March 23, 2027), OR I will remove the emergency work authorized by such permit in its entirety within 180 days of the date of the emergency permit (i.e., by March 23, 2027).

Signature of Property Owner or
Authorized Representative

Name

Address

Date

CALIFORNIA COASTAL COMMISSION

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



EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0068 (Emergency Maintenance of LOSSAN Rail)

Issue Date: September 22, 2026

Permittees: Orange County Transportation Authority (OCTA) and Southern California Regional Rail Authority (SCRRA or Metrolink).

Emergency Location: Within the LOSSAN Rail Corridor right-of-way from Mile Post 206.30 to 207.25, San Clemente, Orange County.

Emergency Description: Recent tropical storm surges in combination with high tide events causing wave overtopping, riprap movement, and ballast erosion have threatened the rail embankment in various locations along this section of the LOSSAN corridor over the last couple months. Similar storm, tide, and swell conditions, as well as King Tide events, are anticipated in the coming weeks and months that could cause sudden damage to rail infrastructure, threatening life and property along this regionally and nationally important rail corridor. This emergency coastal development permit (ECDP) provides a framework to address anticipated future damage to the LOSSAN corridor and streamline the emergency permitting and emergency response.

Emergency Development: SCRRA will monitor railroad track conditions and, if elevated-impact conditions damage the railroad revetment or rail embankment, OCTA and SCRRA will conduct the minimum measures necessary to stabilize affected areas and restore the protective function of the riprap revetment and rail embankment. The proposed and approved measures are: placement of the minimum amount of riprap and ballast necessary to protect the rail line and infrastructure seaward of the tracks within the rail right-of-way (and generally within 50 feet from the center line of the rail) and, where opportunity exists and associated activities are feasible, the restacking of existing riprap and placement of sand. Emergency repairs may include restacking existing riprap, the placement of up to a total of 15,000 tons of riprap (no more than 300 tons per 100 linear feet) during the term of this ECDP, and the placement of ballast, as needed, to infill voids or provide temporary construction support. Placement of beach compatible sand within the railroad right-of-way is also approved. The amount and location of any and all riprap, ballast, and sand placed pursuant to this ECDP shall be reported to the Executive Director of the Commission for any necessary follow-up permits.

Executive Director's Determination

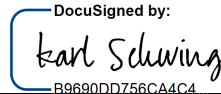
The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California

Emergency CDP G-5-26-0068 (Emergency Maintenance of LOSSAN Rail)

Issue Date: September 22, 2026

Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular coastal development permits (CDPs); (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this emergency coastal development permit (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 Permittees risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittees 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.

DocuSigned by:

B9690DD756CA4C4

Karl Schwing, District Director, for Dr. Kate Huckelbridge, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittees and returned to the California Coastal Commission's South Coast District Office within 15 days of the date of this ECDP (i.e., by October 3, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South 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 September 18, 2026 and submitted to the Commission's South Coast District Office on Saturday, September 19, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development or development that exceeds the scope of development described below requires separate authorization from the Executive Director or the Commission, as applicable.
3. The emergency development authorized by this ECDP is temporarily authorized until a CDP authorizes the development or until the end of the day on July 5, 2027, whichever occurs first, unless extended pursuant to Condition 22.
4. If feasible, prior to each placement event, or as soon as practicable, the Permittees will communicate with the Executive Director the estimated amount and location of riprap restacking, new riprap placement, new ballast placement, and/or new sand placement. Within five days of the completion of any restacking and/or placement event, the Permittees shall submit a report to the Executive Director with information necessary to evaluate the scope of the development and its compliance with this ECDP, including, but not limited to, the amount and location of any and all riprap,

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ballast, and sand placed or restacked pursuant to this ECDP and the method in which that placement or restacking occurred, including cross sections and photo documentation of before and after the work was completed. Within 30 days of completion of all work carried out pursuant to this ECDP, and, in any case, no later than July 5, 2027, the Permittees shall submit final 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.

5. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of San Clemente, California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittees shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
6. By exercising this ECDP, Permittees acknowledge and agrees that: (a) the emergency development is temporary and is designed to temporarily abate the emergency until a regular CDP authorizing the work is approved, and provided the Permittees adhere 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 Permittees acknowledge 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.
7. By exercising this ECDP, the Permittees acknowledge 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

Emergency CDP G-5-26-0068 (Emergency Maintenance of LOSSAN Rail)

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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 Permittees.

8. By exercising this ECDP, and consistent with previous CDP and ECDP conditions for armoring of nearby sections of track along the LOSSAN corridor, the Permittees acknowledge and agree that it will be required, as a part of the required follow up CDP(s), to complete a Long-Term Railroad Adaptation Study by January 1, 2034 for the relocation of the railroad line from its present location in a coastal hazard zone .
9. The Permittees 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 Permittees 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 Permittees 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.
10. If a coastal development permit for all work authorized by this ECDP is not approved by the Commission on or before February 5, 2027 (i.e., as part of an existing CDP application under review by the Commission), then by March 7, 2027 the Permittees shall 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 the Permittees fail to submit a complete application by March 7, 2027, the Permittees shall 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). If a regular follow-up CDP application is withdrawn by the Permittees, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittees 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

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Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

11. Failure to meet any of the applicable requirements of Condition 10 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 Permittees' 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.
12. 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, but not limited to, avoiding impacts to public access and nesting birds. The Permittees shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
13. A licensed civil engineer or other qualified professional with experience in coastal processes and bank stabilization 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.
14. Archaeological and Tribal Cultural Resource Monitoring. A qualified Archaeological Monitor and/or, if available, Juaneño (Acjachemen)-affiliated Native American monitor(s), including but not limited to a representative of the Juaneño Band of Mission Indians, Acjachemen Nation, shall be onsite during any ground-disturbing activities inland of the tracks, in order to avoid and minimize impacts to archaeological tribal cultural resources. Should human remains be discovered on-site during the course of the project, immediately after such discovery, the on-site Archaeologist and Native American monitor(s) shall notify the County Coroner within 24 hours of such discovery, and all construction activities shall be temporarily halted until the remains can be identified. The permittees shall comply with the requirements of Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. The Archeological and Native American monitor(s) shall inspect the construction site throughout the emergency construction to ensure compliance with all archeological and tribal cultural resource avoidance measures. The Permittees shall submit a report detailing the monitoring results as part of the follow-up CDP.
15. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep

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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.).

16. All construction areas, including staging areas, shall avoid impacts to native vegetation to the maximum extent feasible, and 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.
17. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be prohibited.
18. Equipment washing, refueling, and/or servicing shall not take place in or near the beach or ocean. 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.
19. 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.
20. 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.
21. 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 Permittees shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of

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Issue Date: September 22, 2026

construction activities.

22. Adjustments to the requirements above, including location and 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 Permittees has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.
23. By exercising this ECDP, Permittees acknowledge and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
24. The Permittees 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.
25. 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.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071, or send email to SouthCoast@coastal.ca.gov.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

**EMERGENCY COASTAL DEVELOPMENT PERMIT****Emergency CDP G-5-26-0069 (City of Laguna Beach)****Issue Date: September 23, 2026****Permittee:** City of Laguna Beach (Attn: Matt Schneider)**Emergency Location:** Aliso Beach, Laguna Beach, CA 92651

Emergency Description: Recent hurricane-generated swells, combined with sustained high surf and wave action, caused substantial erosion and structural failure along the seaward edge of the Aliso Beach parking area. Portions of the paved parking lot were undermined, fractured, displaced, or washed away. The loss of pavement and underlying material created an irregular and unstable edge, including large voids and depressions within areas previously beneath the parking lot. Existing riprap was displaced or left uneven, electrical conduit serving the parking-area light poles became exposed, and sand and other beach material were deposited across portions of the parking lot.

These conditions present an immediate public safety hazard and leave the remaining parking area improvements vulnerable to further undermining, erosion, and damage. Temporary stabilization is particularly urgent given the approaching winter storm season and the potential for intensified wave activity, heavy precipitation, and additional coastal erosion associated with anticipated El Niño conditions. Prompt action is necessary to address the existing hazards, protect remaining public improvements, and prevent the damaged area from expanding.

Emergency Development: The proposed emergency work consists of the following coordinated activities: 1) saw cut the remaining pavement generally along the red line shown on Exhibit A of the emergency CDP application; 2) reposition existing riprap only where necessary to create a uniform edge at the location where the riprap previously intersected with the paved parking lot; 3) fill large divots, scoured areas, and voids that were previously beneath the paved parking lot with clean, suitable fill material; 4) reuse deposited sand within the project area to create an approximately 6- to 12-inch sand cover, subject to field conditions and the quantity of suitable sand available onsite; 5) repair, protect, and reroute exposed conduit as necessary so it is no longer exposed to public contact or reasonably foreseeable damage; and 6) install a temporary post-and-cable fence along the frontage of the repaired area.

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

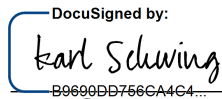
Enclosure: ECDP Acceptance Form

cc: (via email): City of Laguna Beach (Property Owner)

Emergency CDP G-5-26-0069 (City of Laguna Beach)
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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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office **within 15 days** of the date of this ECDP (i.e., by **October 8, 2026**). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form received by the Commission's South Coast District Office on September 21, 2026. 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 **October 23, 2026**), which may be extended by the Executive Director for good cause.
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Laguna Beach, 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

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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 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 **December 22, 2026**), 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 through the City of Laguna Beach for

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development located in the City's permit jurisdiction and a separate regular CDP through the Commission for development located in the Commission's permit jurisdiction 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 denied by the City, or if it remains incomplete for a period of 120 days after the application is deemed 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. Any restoration or removal of development shall be 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. Construction access, staging, or development on the beach shall be limited to the maximum extent feasible. 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 be limited to no more than a total of 30 days, and 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

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before sunrise to one-hour after sunset). Lighting of the beach and/or intertidal area is prohibited.

15. 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; 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.).
16. All construction activities that result in discharge of materials, polluted runoff, or wastes into the waterway or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place adjacent to the waterway. 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.
17. 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.
18. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
19. 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.
20. 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 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.
21. 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,

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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.

22. 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.
23. 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.
24. 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.
25. 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.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

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EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0072 (Beauchamp)****Issue Date: September 24, 2026****Permittee: Meghan Beauchamp****Emergency Location:** 35797 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour at 35797 Beach Road, damaging the existing seawall around September 5, 2026. The residence, a slab-on-grade structure built in 1948, is protected by a seawall undersized for current storm conditions, and has experienced erosion behind the seawall due to its undersized condition and the lack of shoreline protection at the adjacent upcoast property.

Emergency Development: Placement of a temporary riprap revetment extending continuously across the seaward frontage of 35797 Beach Road and the adjacent property at 35801 Beach Road, tying into the existing riprap, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, including scour protection to prevent further erosion under the residence's foundation. Temporary shoring may also be required if additional erosion occurs or the foundation is found to be inadequately supported. Sand cubes were considered and determined not preferred given current wave intensity and shoreline debris that could puncture the containers, though they may be used to provide temporary protection until the riprap revetment is installed. The riprap is part of a coordinated emergency shoreline protection effort with the adjoining affected properties, to avoid gaps that could compromise the effectiveness of the protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

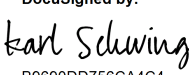
Executive Director's Determination

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

Emergency CDP G-5-26-0072 (35797 Beach Road, Dana Point)
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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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 9, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
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 South Coast District Office on September 19, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. This ECDP does not include authorization of any unpermitted development referenced or omitted in this ECDP that is located in the Commission's and/or City of Dana Point's jurisdiction, and the approval of this ECDP does not result in the resolution of any associated violations of the Coastal Act and Dana Point Local Coastal Program. If applicable, the Commission's enforcement division will consider how to address any violations as a separate matter. 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 October 24, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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

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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 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. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
8. Within 180 days of ECDP issuance (i.e., by March 23, 2027), the Permittee shall: 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

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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). If the permittee does not submit a complete application, the permittee must remove all of the materials placed, installed, or otherwise authorized in connection with the emergency development, and restore all affected areas to their prior condition or better within 270 days of approval of this Emergency Permit, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP). The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.
15. The applicant shall submit as-built plans to the Commission by a licensed civil

Emergency CDP G-5-26-0072 (35797 Beach Road, Dana Point)
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engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:

- The grading done to the sand;
- Distance of the riprap relative to the property lines;
- Scaled plans;
- The number and dimensions of riprap boulders installed, and details; and
- The source for the riprap.

16. 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. All construction activities should take place to the extent possible 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.
- b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
- c. Any grading of or in intertidal areas shall be limited to the extent possible.
- d. 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.
- e. 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.
- f. 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.).
- g. 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.

Emergency CDP G-5-26-0072 (35797 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

- h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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

Emergency CDP G-5-26-0072 (35797 Beach Road, Dana Point)
Issue Date: September 24, 2026

response to the Executive Director on a weekly basis, and upon completion of construction activities.

21. 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.
22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0072

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (by March 23, 2027), OR I will remove the emergency work authorized by such permit in its entirety.

Signature of Property Owner or
Authorized Representative

Name

Address

Date

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT**Emergency CDP G-5-26-0073 (Beauchamp)****Issue Date: September 24, 2026****Permittee:** Richard L TR Beauchamp**Emergency Location:** 35801 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour at 35801 Beach Road, damaging the existing shoreline protection around September 5, 2026. The residence, a slab-on-grade structure built in 1954, is protected by a wood seawall with a riprap revetment on the seaward side, undersized for current storm conditions, and has experienced erosion behind the seawall due to its undersized condition and the lack of shoreline protection at the adjacent upcoast property.

Emergency Development: Placement of a temporary riprap revetment extending continuously across the seaward frontage of 35801 Beach Road and the adjacent property at 35797 Beach Road, tying into the existing riprap, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, including scour protection to prevent further erosion under the residence's foundation. Temporary shoring may also be required if additional erosion occurs or the foundation is found to be inadequately supported. Sand cubes were considered and determined not preferred given current wave intensity and shoreline debris that could puncture the containers, though they may be used to provide temporary protection until the riprap revetment is installed. The riprap is part of a coordinated emergency shoreline protection effort with the adjoining affected properties, to avoid gaps that could compromise the effectiveness of the protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

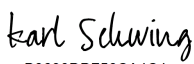
Executive Director's Determination

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

Emergency CDP G-5-26-0073 (35801 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 9, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
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 South Coast District Office on September 23, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. This ECDP does not include authorization of any unpermitted development referenced or omitted in this ECDP that is located in the Commission's and/or City of Dana Point's jurisdiction, and the approval of this ECDP does not result in the resolution of any associated violations of the Coastal Act and Dana Point Local Coastal Program. If applicable, the Commission's enforcement division will consider how to address any violations as a separate matter. 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 October 24, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.). 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 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. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
8. Within 180 days of ECDP issuance (i.e., by March 23, 2027), the Permittee shall: submit a complete application (i.e., satisfying the requirements of Title 14 California

Emergency CDP G-5-26-0073 (35801 Beach Road, Dana Point)
Issue Date: September 24, 2026

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). If the permittee does not submit a complete application, the permittee must remove all of the materials placed, installed, or otherwise authorized in connection with the emergency development, and restore all affected areas to their prior condition or better within 270 days of approval of this Emergency Permit, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP). The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

Emergency CDP G-5-26-0073 (35801 Beach Road, Dana Point)
Issue Date: September 24, 2026

constitute a knowing and intentional Coastal Act violation.

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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be undertaken without issuance of a new emergency CDP.

Emergency CDP G-5-26-0073 (35801 Beach Road, Dana Point)
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15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
- The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).
 - g. All construction activities that result in discharge of materials, polluted runoff, or wastes to the beach or the adjacent marine environment shall be prohibited.

Emergency CDP G-5-26-0073 (35801 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

- h. 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.
 - i. 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.
- 17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
- 18. 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.
- 19. 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 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.
- 20. 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.

Emergency CDP G-5-26-0073 (35801 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

21. 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.
22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0073

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (by March 23, 2027), OR I will remove the emergency work authorized by such permit in its entirety.

Signature of Property Owner or
Authorized Representative

Name

Address

Date

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
VOICE (562) 590-5071

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0074 (Golden Residence)

Issue Date: September 24, 2026

Permittee: Christopher Golden and Courtney Golden

Emergency Location: 35515 and 35521 Beach Road, City of Dana Point, Orange County

Emergency Description: Recent high tides and large wave activity caused substantial erosion and scour along this portion of Beach Road, damaging the existing seawall in front of 35515 and 35521 Beach Road around September 5, 2026. The seawall, built in 1948 and undersized for current storm conditions, has allowed erosion behind it in front of 35521, and the lack of shoreline protection at 35515 has caused flanking erosion at the southeast corner of the structures located on 35521.

Emergency Development: Placement of a temporary riprap revetment extending continuously across the seaward frontage of 35515 and 35521 Beach Road, consisting of approximately 4-ton armor stone supported by approximately 1-ton stone and filter fabric, placed at approximately a 1.5:1 slope, generally in accordance with the September 15, 2026 Coastal Engineering Recommendations prepared by ENGEO Incorporated, including scour protection to prevent erosion under the structure's foundation. Temporary shoring may also be required if additional erosion occurs or the slab-on-grade foundation is found to be inadequately supported. Sand cubes were considered and determined not preferred given current wave intensity and shoreline debris that could puncture the containers, though they may be used to provide temporary protection until the riprap revetment is installed. The riprap is part of a coordinated emergency shoreline protection effort with the adjoining affected properties, to avoid gaps that could compromise the effectiveness of the protection. Work is limited to the minimum necessary to address the immediate emergency. The work described here shall be modified, as needed, and shall conform to the Conditions of Approval below.

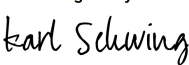
Executive Director's Determination

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 CDP G-5-26-0074 (35515 and 35521 Beach Road, Dana Point)
Issue Date: September 24, 2026

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.

DocuSigned by:

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Karl Schwing, South Coast Orange County Deputy Director, for Dr. 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 South Coast District Office within 15 days of the date of this ECDP (i.e., by October 9, 2026). This ECDP is not valid unless and until the acceptance form has been received in the South Coast District Office. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
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 South Coast District Office on September 18, 2026. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. This ECDP does not include authorization of any unpermitted development referenced or omitted in this ECDP that is located in the Commission's and/or City of Dana Point's jurisdiction, and the approval of this ECDP does not result in the resolution of any associated violations of the Coastal Act and Dana Point Local Coastal Program. If applicable, the Commission's enforcement division will consider how to address any violations as a separate matter. 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 October 24, 2026).
4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Dana Point, 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.

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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 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. **The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.**
8. Within 180 days of ECDP issuance (i.e., by March 23, 2027), the Permittee shall:

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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). If the permittee does not submit a complete application, the permittee must remove all of the materials placed, installed, or otherwise authorized in connection with the emergency development, and restore all affected areas to their prior condition or better within 270 days of approval of this Emergency Permit, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP). The deadlines in this Emergency Permit may be extended by the Executive Director pursuant to Condition 21.

9. Failure to (a) submit a complete follow-up CDP Application that complies with Condition 8 above; or (b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act by the date specified in this Emergency Permit; or (c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein; or (d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon unilateral withdrawal or denial of the required follow-up CDP,¹ will constitute a knowing and intentional violation of the Coastal Act² and may result in formal enforcement action by the Commission or the Executive Director granted that the deadlines in this Emergency Permit may be extended pursuant to Condition 21. While the Commission's preference is to address this matter amicably through the coastal development permit application described herein, please be advised that the Coastal Act has several remedies that potentially attach to unpermitted development after the requisite Commission processes are satisfied, including the following: recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act.

¹ As noted above, in some instances, a permit may also be required for removal.

² The Coastal Act is codified in Sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, the Coastal Act, unless otherwise indicated.

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Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

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. The proposed riprap shall extend no further seaward than necessary to provide emergency protection to the residence's foundation and pile-supported structure, as determined by the project's licensed civil engineer. Riprap boulders shall be sized as recommended by the project's coastal engineer based on site-specific wave and erosion conditions. Riprap shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency, and may extend along the seaward property width as needed to avoid gaps in protection, including in coordination with the emergency shoreline protection at adjoining properties. Rock shall be sourced from a permitted quarry. The rock for the riprap shall not be taken from the beach. For as long as this emergency permit remains valid, any riprap that becomes displaced, damaged, or otherwise fails to perform its intended protective function shall be reset, repaired, or removed. See Special Condition Nos. 5 and 8 regarding requirements for a regular CDP for ongoing retention and maintenance of the riprap.
13. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by riprap to maintain the largest portion of beach possible. Public access to the beach fronting the property shall be restored quickly, equitably, and in a manner consistent with Coastal Act requirements to protect life and property.
14. The following monitoring and maintenance provisions shall be undertaken to ensure that the riprap do not create hazards or impact to coastal waters:
 - The applicant shall inspect the riprap no less than once per week from both the beach side and landward side.
 - The applicant shall reset any dislodged or displaced rock which is non-functional and at risk of coming loose. Material shall be disposed at proper upland location.
 - The applicant shall take photographs and immediately notify the City of Dana Point and the CCC Executive Director of riprap which has become dislodged, displaced, or damaged.
 - The CCC Executive Director will determine if riprap repair/replacement can be

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undertaken without issuance of a new emergency CDP.

15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 14 days of completion of the proposed emergency work. The plans must include, at minimum:
 - The grading done to the sand;
 - Distance of the riprap relative to the property lines;
 - Scaled plans;
 - The number and dimensions of riprap boulders installed, and details; and
 - The source for the riprap.
16. 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. All construction activities should take place to the extent possible 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.
 - b. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; heavy-duty vehicles/equipment shall be prohibited in ocean waters; and construction work shall avoid beachgoers and beach recreational areas as much as possible.
 - c. Any grading of or in intertidal areas shall be limited to the extent possible.
 - d. 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.
 - e. 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.
 - f. 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.).

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- g. 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.
 - h. 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.
 - i. 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.
17. The Permittee shall notify planning staff of the Coastal Commission's South Coast District Office immediately upon completion of construction. If planning staff should identify reasonable restoration measures, such measures shall be implemented immediately.
18. 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.
19. 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 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.
20. 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

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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.

21. 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.
22. 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.
23. 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.
24. 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, except as specifically described herein, and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
25. The development temporarily authorized herein is being undertaken under emergency conditions. Such temporary authorization shall not be construed as permanently diminishing or superseding any special conditions or other requirements of previously approved coastal development permits. Any inconsistencies created as a result of the temporarily authorized emergency development shall be addressed through the follow-up regular coastal development permit process.
26. Application Fee. By acceptance of this permit, the permittee agrees to submit the remaining application fees within 15 days of issuance of this Emergency Permit to the South Coast District office. The remaining application fee is \$1,626.

If you have any questions about the provisions of this ECDP, please contact the Commission's South Coast District Office at 301 E. Ocean Blvd., Suite 300, Long Beach, CA 90802, (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0074

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 calendar 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 the emergency work is TEMPORARY and that a regular Coastal Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (by March 23, 2027), OR I will remove the emergency work authorized by such permit in its entirety.

Signature of Property Owner or
Authorized Representative

Name

Address

Date