CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 WWW.COASTAL.CA.GOV

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San Diego Coast District Deputy Director's Report for November 2026

Prepared October 29, 2026 (for the November 05, 2026 Hearing)

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

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the San Diego Coast District Office are being reported to the Commission on November 05, 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 San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on November 5th.

With respect to the November 5th 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 November 05, 2026 (see attached)

Waivers

- 6-26-0576-W, Harrison ADUs (Solana Beach)
- 6-26-0637-W, Peninsula Tennis Club, Inc. Renovation (San Diego)

Immaterial Amendments

- 6-21-0353-A1, Northeast MB, LLC RV Space Conversion (San Diego}
- 6-22-0917-A1, Bradberry Solar Panel Installation (Solana Beach)
- 6-24-0632-A1, LHO Mission Bay Hotel, LP Paradise Point Solar Panel Installation (San Diego)

Immaterial Extensions

- 6-00-190-E1, City of San Diego EMTS NTC Laboratory Remodel (San Diego)
- 6-24-0382-E1, California Department of Parks and Recreation Beach Stairway Replacement (San Diego)

Emergency Permits

- G-6-26-0077, Arie H. de Jong Family Trust Emergency Revetment (Carlsbad)

Emergency Permit Waivers

- G-6-26-0018-W, City of Oceanside and City of Carlsbad Buena Vista Lagoon Mouth Berm Breach (Oceanside and Carlsbad)

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October 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: 6-26-0576-W

Applicant: Keith Harrison

Location: 250 South Sierra Avenue, Solana Beach, San Diego County (APN: 298-052-16)

Proposed Development: Conversion of one existing approx. 405 sq. ft. utility room and two one-story approximately 589 sq. ft. and 393 sq. ft. garages into three ADUs; and, construction of two new one-story approx. 525 sq. ft. ADUs and six new two-story approx. 464 sq. ft. (2), 469 sq. ft. (2), and 745 sq. ft. (2) ADUs on an approx. 23,989 sq. ft. lot with an existing approx. 7,454 sq. ft. 13-unit multi-family apartment building. Development that does not require a permit includes minor interior improvements, exterior decks, façade improvements, and landscaping.

Rationale: The project site is not located between the sea and the first public road and is located approx. 530 feet from the shoreline. The proposed development will not block any public views or impact public access, and there will be no impacts to habitat or parking. Five trees will be removed as a result of construction but will be replaced on the site at a 1:1 ratio. Total parking on the site will be reduced from 19 to 14 spaces; however, neither the proposed ADUs nor the existing units require parking because the property is located less than half of a mile from multiple public transit stops. To reduce potential impacts to public access, the applicant proposes to provide private bicycle storage for each of the 24 units, as well as add a wall mounted display cabinet in the common area to post bus and train schedules and bike routes. No grading is proposed as part of the project. The project is consistent with the zoning and plan designations for the City of Solana Beach.

Coastal Development Permit De Minimis Waiver

6-26-0576-W

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 November 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

Original on File signed by:



Flora Coden
Coastal Program Analyst

cc: Commissioners/File

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October 13, 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: 6-26-0637-W

Applicant: Peninsula Tennis Club, Inc.; Carole Farr

Location: Robb Field, 2525 Bacon St, Ocean Beach, San Diego (San Diego County)
APN: 448-142-15-00

Proposed Development: Remove existing one-story, approx. 650 sq. ft. trailer and 160 sq. ft. storage container and install new one-story, approx. 650 sq. ft. trailer, 160 sq. ft. bathroom trailer, and related decking, stairway, ramp, and drought-tolerant landscaping in the same location adjacent to public tennis courts.

Rationale: The project site is located in Robb Field, a shoreline park south of Smiley Lagoon. The development will improve a public recreational facility by replacing an existing office trailer with a new office trailer of same size and location and replace a storage container with new bathroom trailer of same size. The exterior decking and drought-tolerant landscaping will be pervious to capture runoff. The new bathroom trailer will serve patrons of the tennis facility, but Robb Field has at least four other public restroom facilities for public use. Staging and storage will occur within one of the tennis courts and approximately ten public parking spaces out of approx. 869 parking spaces. The demolition and construction of the tennis facilities will require approximately one month in duration. Thus, the proposed development will not substantially 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 November 5, 2026, meeting and the site of the proposed development has been appropriately

Coastal Development Permit De Minimis Waiver
6-26-0637-W

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

Original on File signed by:

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

Alexander Llerandi
Coastal Program Analyst

cc: Commissioners/File

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October 22, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-21-0353-A1**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **6-21-0353** granted to **Northeast MB, LLC** to: Demolish vacant mobile homes and convert approx. 150 mobile home sites to recreational vehicle spaces, upgrade utilities for use by recreational vehicles, and repair landscaping, streets, and waterfront bicycle and pedestrian paths.

Project Site: 2727 De Anza Rd, Mission Bay Park, San Diego (San Diego County)
APN: 760-035-01-00

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

> Amend Special Condition No. 8 to extend duration of permit from June 30, 2027, to June 30, 2037, to correspond to the applicant's extended City of San Diego lease agreement term.

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 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).

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

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

Notice of Proposed Immaterial Permit Amendment
6-21-0353-A1

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 reasons:

> The original permit duration was authorized on a limited-term basis to coincide with the applicant's lease with the City of San Diego, because the City considers the approved development to be in interim use while it finalizes the long-term redevelopment of De Anza Cove. The City has since extended the lease to June 30, 2037. Under the revised lease, the City of San Diego may terminate the lease with two-year's notice to implement improvements under the Commission-approved De Anza Natural plan of the Mission Bay Park Master Plan. The subject amendment would extend the permit duration to align with the City's lease extension. The development approved under the original permit, including the improvements to public access, has been constructed and in place for several years. The amendment does not modify any approved development, authorize new development, or change the intensity of use of the site. The subject CDP does not restrict the City's authority to authorize alternative redevelopment of the site.

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 Alexander Llerandi at the phone number provided above.

Original on File signed by:

Alexander Llerandi
Coastal Program Analyst

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

cc: Commissioners/File

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October 19, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-22-0917-A1**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **6-22-0917** granted to **Travis & Maribel Bradberry** for: Exterior enhancement/remodel work on a single-family residence. Like-for-like replacement/repair of existing siding, existing windows and doors, existing waterproofing, and new roof materials (replacement of existing roof materials).

Project Site: 141 Pacific Ave, Solana Beach (San Diego County) (APN: 263-323-06)

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:

> Modify the project description to include installation of a 21 module, approx. 420 sq. ft. roof-mounted solar photovoltaic system on the existing approx. 2,086 sq. ft. single-family residence.

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 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).

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

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

Notice of Proposed Immaterial Permit Amendment
6-22-0917-A1

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 work requires an amendment because Special Condition #4 of the underlying permit (CDP No. 6-22-0917) states that exemptions provided in Public Resources Code Section 30610(a) do not apply to the site; accordingly, any future improvements to the single-family residence require an amendment to the permit. The solar arrays will add a maximum of 24 inches to the roof and no expansion of the building footprint is proposed. The proposed amendment will not result in adverse impacts to coastal resources, including public views or public access, and will not lessen the intent of any of the special conditions of the underlying permit. As such, the proposed development is consistent with all applicable policies of the Coastal Act and the Solana Beach Certified Land Use Plan.

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 Amanda Gannon at amanda.gannon@coastal.ca.gov .

Amanda Gannon
Coastal Program Analyst

cc: Commissioners/File

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October 20, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-24-0632-A1**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Permit No. **6-24-0632** granted to **LHO Mission Bay Hotel, LP**: Remodel existing structures, construct new exterior space, reconfigure existing exterior event space, install new event tent, interior remodel of existing guest rooms, construct new coastal access path, fill in unpermitted lagoons, remove unpermitted pump station, demolish existing marina and construct new marina, reconfigure existing public and guest parking (no loss of existing public parking), construct new public bathroom, install 18 ground mounted solar panels over existing parking area, install 7 roof-mounted solar panels, approve after-the-fact construction of an approx. 10,000 sq. ft. outdoor patio area, approve after-the-fact reconstruction of a pier, and conduct site improvements.

Project Site: 1404 Vacation Rd, San Diego (San Diego County) (APN: 760-038-03)

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):

Installation of 7 roof mounted solar panels and 8 ground mounted solar panels prior to Coastal Development Permit issuance.

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 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

6-24-0632-A1

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 work requires an amendment to allow the solar panels to be installed prior to Coastal Development Permit issuance. The canopies will be constructed as approved through the original CDP, specifically in the existing Public Parking Lot A and installed over the existing Electric Vehicle Charging Stations. No grading is proposed and no parking spaces will be removed.. The proposed amendment will not result in adverse impacts to coastal resources, including scenic resources, public access, and sensitive habitat resources. As such, the proposed amendment is consistent with all applicable policies of the Coastal Act.

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 Amanda Bland at the phone number provided above.

Signed by:
Amanda Bland
33D06F9CB0144EE...

Amanda Bland
Coastal Program Analyst

cc: Commissioners/File

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

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October 19, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that City of San Diego has applied for a one-year extension of 6-00-190-A2 granted by the California Coastal Commission on October 09, 2024 for:

Construction of an 18 ft. tall, 2,546 sq. ft. detached operations building with roof mounted solar panels, 25,173 sq. ft. of solar canopy carports, and landscaping; reduction of the time limit for public parking from 24 to 4 hours; allowance of parking between 7am and 10pm only; after-the-fact approval for unpermitted fence and prohibit public parking at the 62 fenced parking spaces; installation of new parking signs; and installation of three gates and bollards with a removable chain.

at: 2392 Kincaid Rd, NTC Segment, San Diego (San Diego County) (APN: 450-790-04)

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if “(1) no written objection to the Executive Director’s determination is received within 10 working days after mailing notice, and (2) three [or more] Commissioners do not object to the Executive Director’s determination."

If an objection is received, the Executive Director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development’s consistency with the Coastal Act. If the Executive Director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons having questions concerning this extension application should contact the district office of the Commission or the staff member below.

Persons wishing to object must email or mail a written objection to the staff member below <u>within 10 working days</u>. Letters may be mailed to the mailing address of San Diego Coast District Office above.

Notice of Extension Request for Coastal Development Permit
6-00-190-A2

Sincerely,

Kate Huckelbridge, PhD
Executive Director



Amanda Gannon
Coastal Planner

cc: Commissioners/File

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October 22, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that California Department of Parks and Recreation has applied for a one-year extension of CDP No. 6-24-0382 granted by the California Coastal Commission on November 15, 2024.

for: Construct a new approx. 40-ft. long elevated public staircase over existing at-grade steps at western terminus of a public beach access trail.

at: 12201 Torrey Pines Park Rd, San Diego (San Diego County) APN: 310-010-05-00

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons having questions concerning this extension application should contact the district office of the Commission or the staff member below.

Persons wishing to object must email or mail a written objection to the staff member below <u>within 10 working days</u>. Letters may be mailed to the mailing address of San Diego Coast District Office above.

Sincerely,
Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

DocuSigned by:
Alexander Llerandi
633E996CE0CA4B3...

Alexander Llerandi
alexander.llerandi@coastal.ca.gov
Coastal Program Analyst

cc: Commissioners/File

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-6-26-0077 (Tierra del Oro Revetment)

Issue Date: October 19, 2026

Permittee: Arie H. de Jong Family Trust

Emergency Location: Coastal bluff located on the northern property line of the residence located at 5001 Tierra del Oro (APN 210-020-23) in the City of Carlsbad, San Diego County.

Emergency Description: A severe storm event occurring from September 8 -10, 2026 and again on September 27, 2026, resulted in elevated wave action and increased erosion along the bluff northwest of the property, which exposed and undermined portions of the slope. The erosion is occurring approximately 18 ft seaward of the single family residence, and the widening sinkhole threatens the residence.

Emergency Development: This emergency coastal development permit ECDP authorizes the construction of a three-layer 34-ft. long riprap revetment along the northwest property line in order to stabilize the eroding bluff, consisting of backing material, 200 cubic yards of 0.25-ton to 3-ton boulders stacked at a 1.5:1 slope, and filter fabric. All irrigation and utility lines encountered during construction will be capped and removed. The subject revetment will function as flank protection and will connect with an unpermitted revetment seaward of the subject revetment. Construction equipment would access the beach at approximately 0.3-mile north of the subject site via Carlsbad State Beach. No work is proposed or authorized on State Parks property. The composition of the bluff where additional riprap will be placed is generally comprised of older riprap, older fill, and beach sand; therefore, the natural bluff is not expected to be impacted. Because the proposed development takes place within both the Commission and City of Carlsbad's jurisdictions, this emergency permit is being processed as a consolidated permit.

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

Enclosure: ECDP Acceptance Form

cc: (via email): Tate Hillmann (City of Carlsbad)

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

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

Signed by:
Diana Lilly
8FD7E94591934C2...

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

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's San Diego Coast District Office within 15 days of the date of this ECDP (i.e., by November 3, 2026). This ECDP is not valid unless and until the acceptance form has been received in the San Diego Coast District Office.

2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Commission's San Diego Coast District Office on September 29, 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 60 days of ECDP issuance (i.e., by December 18, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Carlsbad, California State Parks, 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, tsunami, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.

7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 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 February 16, 2027), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP to authorize the emergency development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of

administrative penalties of up to $11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to $15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.

10. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.

11. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is limited to the least amount necessary to temporarily abate the emergency consistent with the terms and conditions of this ECDP.

12. Any rock dislodged onto the beach from the revetment during emergency construction activities shall be retrieved and restacked atop the collapsed void. Any existing rock already on the beach in the area seaward of the revetment on the Permittee's property may also be retrieved and stacked on the void. Such fugitive rock shall only be so retrieved and stacked if it is located above the tidal reach and able to be retrieved without significant excavation (i.e., where more than 50% of the rock is visible above the beach elevation). Any other rock work, including any addition of other rock and/or any expansion of the revetment's configuration, shall be prohibited. 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. 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.

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

15. Construction work and equipment operations: shall avoid areas seaward of the tidal extent as much as possible; shall be prohibited in ocean waters and/or wetted sand (i.e., areas either wet and/or with a noticeable sheen from tidal and/or wave action); and shall avoid beachgoers and beach recreational areas as much as possible.

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

17. Any construction materials and equipment placed on the beach during daylight construction hours shall be stored beyond the reach of tidal waters. All construction materials and equipment shall be removed in their entirety from the beach area by one-hour after sunset each day that work occurs.

18. All construction areas shall be minimized and demarked by temporary fencing designed

to allow through public access and protect public safety to the maximum extent feasible, where such areas shall be limited in their spatial extent as much as possible. Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.

19. The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep equipment covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).

20. All construction activities that result in discharge of materials, polluted runoff, or waste to the beach or the adjacent marine environment shall be prohibited. Equipment washing, refueling, and/or servicing shall not take place on the beach. Any erosion and sediment controls used shall be in place prior to the commencement of construction as well as at the end of each workday.

21. All areas impacted by construction activities shall be restored to their pre-construction condition or better within three days of completion of construction. Any beach sand that is impacted by construction shall be filtered as necessary to remove any construction debris.

22. All contractors shall ensure that work crews are carefully briefed on the importance of observing the construction precautions given the sensitive work environment. Construction contracts shall contain appropriate penalty provisions sufficient to offset the cost of retrieval/cleanup of foreign materials not properly contained and/or remediation to ensure compliance with this ECDP otherwise.

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

24. Copies of this ECDP shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of construction.

25. Within 30 days of completion of construction authorized by this ECDP, the Permittee shall submit site plans and cross sections to the Executive Director clearly identifying all development completed under this emergency authorization (comparing the legal pre-emergency development condition to both the emergency condition and to the post-emergency development condition), and a narrative description of all emergency development activities undertaken pursuant to this ECDP. Photos showing the project site before the emergency (if available), during emergency development construction activities, and after the work authorized by this ECDP is complete shall be provided with the site plans and cross sections.

26. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the construction coordinator's contact information (i.e., address, email, phone numbers, etc.) including, at a minimum, an email address and a telephone number (with voice mail capabilities) that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. The Permittee shall submit the record of complaints/inquiries and actions taken in response to the Executive Director on a weekly basis, and upon completion of construction activities.

27. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.

28. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.

29. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.

30. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.

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

CALIFORNIA COASTAL COMMISSION
SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370
EMAIL SANDIEGOCOAST@COASTAL.CA.GOV

EMERGENCY PERMIT ACCEPTANCE FORM

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

RE: **Emergency Permit No. G-6-26-0077**

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

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

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by December 18, 2026).

_____
Signature of property owner

_____
Name

_____
Address

_____

_____
Date of Signing

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

October 19, 2026

Hamid Bahadori and Tom Frank
Cities of Oceanside and Carlsbad
Sent via email only: HBahadori@oceansideca.org;tom.frank@carlsbadca.gov

Re: Request for Emergency Action at Buena Vista Lagoon Mouth No. G-6-26-0018-W

Dear Hamid Bahadori and Tom Frank,

On October 11, 2026, the Executive Director received your request for an emergency permit to breach a sand and cobble berm blocking the mouth of Buena Vista Lagoon, adjacent to a pre-coastal weir. This berm prevents lagoon and storm flow from reaching the Pacific Ocean, which threatens public safety and led to the flooding of Carlsbad Blvd after a large rain event on October 10, 2026.

On October 11, 2026, an excavator removed approximately 16 cubic yards of sand and cobble west of the weir and created an approximately 50 ft. long, 6 ft. wide, and 2 ft. deep pilot channel to allow the water from the lagoon to flow into the Pacific Ocean. The 16 cubic yards of removed material was placed 100 ft. from work area and onto the upper beach, and the channel was left in place as it will naturally re-fill with sand overtime. The work was completed within two hours and no impacts to public access or sensitive habitat occurred.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, Cities of Oceanside and Carlsbad, is necessary to protect life and public property and maintain public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than $132,500.
3. The project is the minimum amount of work necessary to prevent further flooding and no public access impacts will occur.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not

required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on November 5, 2026.

Sincerely,

MBG

Melissa Belen-Gonzalez
Coastal Program Analyst