CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX
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TH9

Prepared October 26, 2026 (for the November 05, 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 November 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 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 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 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

- 5-26-0515-W, Hoffmeister, Construction of a detached ADU (San Clemente)
- 5-26-0561-W, Goldberg, Request for After-the-fact authorization for construction of ADU (San Clemente)
- 5-26-0569-W, Amirof, Conversion of an existing attached garage into an ADU (San Clemente)
- 5-26-0780-W, Clegg, Conversion of an existing basement into an ADU (San Clemente)
- 5-26-0795-W, Veen, Construction of a new ADU above existing attached garage (San Clemente)

Immaterial Amendments

- 5-25-0333-A1, Schaffer, Reduce size of previously approved ADU and other improvements (Sunset Beach)

Emergency Permits

- G-5-26-0019-W, City of Newport Beach, Construction of continuous sand berm along Balboa Peninsula beaches (Newport Beach)
- G-5-26-0060, Evanwood Ct. LLC, Demolition of SFR (Dana Point)
- G-5-26-0075, Dailey, Temporary riprap along the seaward side of existing SFR (Dana Point)
- G-5-26-0081, California State Parks, Temporary placement of sandbags at Crystal Cove State Park (Laguna Beach)
- G-5-26-0082, City of Laguna Beach, Temporary placement of rock riprap in front of Aliso Beach parking lot (Laguna Beach)
- G-5-26-0083, Maddocks, Temporary riprap along the seaward side of existing SFR (Dana Point)
- G-5-26-0088, Orange County Parks, Reconstruction of the existing revetment using larger stones to replace missing rock and restacking (Dana Point)

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October 22, 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: 5-26-0515-W

Applicant: Joel Hoffmeister

Location: 101 Paseo De La Serenata, San Clemente, Orange County

Proposed Development: Construction of a detached 716 sq. ft., 18 ft. tall Accessory Dwelling Unit (ADU) in the front yard of an existing 2,296 sq. ft. single-family residence. Removal of a non-native tree and approximately 17 cy of grading with archaeological monitoring is proposed. Four existing parking spaces will be retained on site.

Rationale: The project site is located on a developed 23,842 sq. ft. lot located approximately 0.4 miles inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The proposed ADU would be located in the front yard, which is surrounded by other residential development. The lot is designated Residential Low Density (RL) by the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL land use. The proposed development would not result in any changes to the existing residence or to the existing four 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. A non-native Cook pine tree and grass turf is proposed to be removed where the ADU would be constructed, and a bird nesting survey of the site during the bird breeding and nesting season did not identify any evidence of nesting activity in the tree. New native plant landscaping will be planted on the site. Adequate measures to address water quality have been incorporated into the design and construction of the project, including but not limited to, the construction of roof gutters and downspouts to direct stormwater to new rainwater collection barrels and towards landscaped and permeable areas where feasible, and the implementation of erosion and runoff controls during the construction

Coastal Development Permit De Minimis Waiver
5-26-0515-W

phase of the project. A slab on grade foundation is proposed and at least one archaeologist and/or Native American monitor will observe all construction-related ground disturbance to minimize potential for impacts to archaeological and tribal cultural resources. Additionally, 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 **November 4-6, 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

Seth Villanueva
Coastal Program Analyst

cc: Commissioners/File

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October 21, 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: 5-26-0561-W

Applicant: Leo Goldberg

Location: 134 Marquita, City of San Clemente, Orange County (APN(s): 058-061-43)

Proposed Development: Request for after-the-fact authorization of a 225 sq. ft. Accessory Dwelling Unit (ADU) from an existing unit within an existing 1,721 sq. ft. multi-family residential structure.

Rationale: The project site is in an urbanized residential neighborhood located 0.41 mile inland of the ocean and is not located between the first public road and the sea. The lot is designated as Residential Medium in the City of San Clemente's certified Land Use Plan (LUP). The proposed ADU development is consistent with the land use and development standards of the certified San Clemente LUP. The proposed development would not result in any changes to the height of the existing structure or to the existing residential units. Parking spaces will remain unchanged at the residence.. The proposed development will not result in adverse impacts to coastal resources, coastal views, coastal 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 4-6, 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
5-26-0561

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:

Amanda Ibara
Coastal Program Analyst

cc: Commissioners/File

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October 21, 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: 5-26-0569-W

Applicant: Mona Amirof

Location: 105 S Calle Seville, City of San Clemente, Orange County (APN(s): 058-112-01)

Proposed Development: Conversion of approximately a 479 sq. ft. garage to a 372 sq. ft. attached Accessory Dwelling Unit (ADU) with a 54 sq. ft. addition in an existing 1,566 sq. ft. multi-family building.

Rationale: The project site contains an existing 3-unit multi-family residential structure and is located on a 7,389 sq. ft. lot. The site is approximately 0.26 miles inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood within the City of San Clemente. The lot is zoned Mixed Use (MU) 3.3 by the City of San Clemente's certified land use plan (LUP). The project consists of converting an existing garage into an attached ADU with a new additional utility room. The proposed ADU would extend inward to the property toward an existing patio and is adjacent to other residential development. Approximately 6.5 cubic yards of grading, cut/fill are proposed for foundation work, and the applicant has proposed tribal and cultural resource monitoring during construction. The ADU will utilize the existing garage footprint, and the addition of the utility room represents a small area difference and will not affect drainage patterns or create any drainage impacts. Ten parking spaces will be retained onsite, thus 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. The proposed development is also consistent with the Playa Del Rey uncertified land use designation and Chapter 3 policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver

5-26-0569

This waiver will not become effective until reported to the Commission at its **November 4-6, 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:

Amanda Ibara
Coastal Program Analyst

cc: Commissioners/File

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October 20, 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: 5-26-0780-W

Applicant: Jody Clegg

Location: 2030 Calle De Los Alamos, San Clemente (Orange County) (APN: 060-191-13)

Proposed Development: conversion of an existing 306 sq. ft. basement to an Accessory Dwelling Unit (ADU).

Rationale: The project site is located on a developed 13,390 sq. ft. lot located approximately 546 ft. inland of the sandy beach 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 not remove or add parking on-site. 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 **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.

Coastal Development Permit De Minimis Waiver
5-26-0780

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Jose Hernandez
Coastal Program Analyst

cc: Commissioners/File

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October 20, 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: 5-26-0795-W

Applicant: Jason Vander Veen

Location: 230 Canada, San Clemente (Orange County) (APN: 692-081-07)

Proposed Development: an addition of a new 456 sq. ft. Accessory Dwelling Unit (ADU) above an existing attached garage.

Rationale: The project site is located on a developed 3,880 sq. ft. lot located approximately 924 ft. inland of the sandy beach in a residential neighborhood. The lot is designated Residential Medium Density (RM) 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 parking within the existing garage. 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 **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.

Coastal Development Permit De Minimis Waiver
5-26-0795-W

Sincerely,
Kate Huckelbridge, PhD
Executive Director

Jose Hernandez
Coastal Program Analyst

cc: Commissioners/File

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October 23, 2026

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-25-0333-A1**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Amendment to Coastal Development Permit (CDP) 5-25-0333

Applicant: Scott Schaffer

Project Site: 16715 Bayview Dr., Sunset Beach, Orange County (APN: 178-565-65).

Original CDP Approval: Construction of a 108 sq. ft. addition, a new attached 172 sq. ft. one-car garage, and an attached 635 sq. ft. second-floor accessory dwelling unit (ADU) to an existing 1,337 sq. ft. two-story single-family residence on a waterfront lot.

Proposed CDP Amendment:

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

> Reduce the square footage from approximately 635 sq. ft. to approximately 523 sq. ft. of the proposed new accessory dwelling unit (ADU), add an approximately 187 sq. ft. covered deck off of the ADU, eliminate the proposed approximately 86 sq. ft. upper-level addition to the existing single-family residence and construct a new approximately 121 sq. ft. open deck in its place, cumulatively resulting in an approximate 1.42 ft. overall height reduction of the proposed structure.

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

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

AMENDMENT TO COASTAL DEVELOPMENT PERMIT

Coastal Development Permit Amendment No. 5-25-0333-A1

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 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 proposed permit 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 consists of modifications resulting in an approximately 112 sq. ft. reduction in the overall square footage of the originally approved ADU, and an approximately 86 sq. ft. reduction in the proposed addition to the existing single-family residence. The proposed modifications also include the addition of an approximately 187 sq. ft. covered deck off the ADU and a new approximately 121 sq. ft. open second-floor deck. The proposed structure's massing and overall footprint would remain substantially the same as the originally approved. The height would be reduced by approximately 1.42 sq. ft.
>
> The applicant is still proposing to incorporate adaptation measures into the project to further protect against flooding, including adding a dry-flood proofing waterproof sealant up to 3 ft. at the exterior foundation walls and providing removable flood shields on site to protect exterior opening with sill heights 3 ft. or less above the adject grade elevation in the event of flooding. No changes are proposed to the previously approved drainage plan, which shows on-site drainage will be directed via downspouts to existing planter/permeable areas on-

AMENDMENT TO COASTAL DEVELOPMENT PERMIT
Coastal Development Permit Amendment No. 5-25-0333-A1

site to facilitate infiltration, or to existing and new drains on-site which will include crushed rock with filter fabric to further facilitate infiltration before flowing toward Bayview Drive.

Overall, the proposed amendment would not result in any new potential impacts beyond what was previously analyzed and addressed in the underlying CDP findings and required special conditions. The proposed changes do not result in any new or increased impacts to public access, biological resources, coastal hazards, visual resources, or any other coastal resources. The project, as conditioned, remains compatible with the surrounding community character and continues to be consistent with the intent of the Commission's original approval. No new special conditions or changes to the original special conditions are deemed necessary. Thus, the amendment is determined to be immaterial. The amendment is consistent with Chapter 3 policies of the Coastal Act, past Commission actions in the area, and will not prejudice the City's ability to prepare a Certified Local Coastal Program. Therefore, staff recommends 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 Emily Zavisubin at emily.zavisubin@coastal.ca.gov or (562) 590-5071.

Emily Zavisubin
Coastal Program Analyst

cc: Commissioners/File

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Deputy Directors Report Memo

October 16, 2026

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: **Item Th9, South Coast Deputy Director's Report for Orange County, 30611 Emergency Permit Waiver No. G-5-26-0019-W for the Commission Meeting of November 4-6, 2026.**

On October 8th, 2026, coastal swells associated with Tropical Storm Rachel and amplified by an El Niño Kelvin wave began elevating ocean water levels and contributing to high surf in Newport Beach, Orange County. On October 13th, 2026, the City of Newport Beach notified Commission staff via email of a Proclamation of the Existence of a Local Emergency for the City of Newport Beach that became effective at 12:30 p.m. on October 9, 2026. In addition, the Governor issued an emergency proclamation related to the developing 2026–27 El Niño event on September 21, 2026. According to the "El Niño for 2026-2027 Winter Season" memo published by Commission staff on September 11, 2026, strong El Niño winters along the California coast have experienced more frequent severe storm events, with the combination of elevated water levels, higher wave energy, and west to southwesterly shifts in wave direction driving severe coastal erosion in many locations.

The multi-day event associated with the tropical storm and Kelvin wave contributed to coastal and street flooding along the Balboa Peninsula, threatening public safety and impacting access to public streets, public infrastructure, and property located along the coastline. Impacted locations included the Balboa Peninsula coastline from the Newport Pier to the Wedge, the Corona Del Mar Main Beach and parking lot, Breakers Drive, the Balboa parking lot, and West Newport, from 36th Street to 60th Street. In addition to performing emergency actions within the City's Coastal Zone jurisdiction, the City determined it was necessary to undertake emergency actions located within the Commission's retained coastal development permit jurisdiction.

The emergency actions that the City provided notification of pursuant to Section 30611 of the Coastal Act include the use of 26 heavy equipment machines to construct one continuous sand berm along the entire length of the Balboa Peninsula. The heavy equipment machines included nine loaders, two backhoes, five dozers, five excavators, one Bobcat skid steer, and four trucks. Public access to beaches along the Balboa Peninsula, the Newport Beach Pier, and the Newport Beach Balboa Pier were periodically closed throughout the weekend of October 9, 2026, for safety precautions and to allow construction crew to create and maintain the berms. Access to beach parking lots was also temporarily closed to allow for equipment staging and cleaning up of debris.

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 structures.

4. The project impacts are temporary in nature and marine best management practices were employed during project operations to minimize coastal resource impacts.

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REVISED EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0060 (Evanwood Ct. LLC)

Issue Date: October 12, 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 and the structure's foundation is destroyed. 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. 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:
Karl Schwing
B9690DD756CA4C4...

10/13/2026

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 27, 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 12.

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 and as revised on September 23, 2026 and October 9, 2026. Only that emergency development specifically described in this ECDP 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 by this ECDP must be completed within 30 days of ECDP issuance (i.e., by November 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 acceptance of this permit, the permittee acknowledges and agrees (i) that the site may be subject to hazards, including but not limited to waves, storms, flooding, landslide, bluff retreat, erosion, and earth movement, all of which will may worsen with future sea level rise; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project 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 arising from any injury or damage due to such hazards.

6. 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 12.

7. All emergency development 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.

8. A licensed civil engineer with experience in coastal structures and processes shall oversee all construction activities and shall ensure that all emergency development is consistent with the terms and conditions of this ECDP.

9. All emergency construction and demolition 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 and demolition 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.

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

11. 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 demolition shall be briefed on the content and meaning of this ECDP, and the public review requirements applicable to it, prior to commencement of demolition.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 COMMISISON
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.

Signed by:
Evanwood Ct. LLC, Desiree Canlas
40989C4B26C9486...

Signature of Property Owner or Authorized Representative

Evanwood Ct. LLC, Desiree Canlas

Name

Desiree Canlas

Address

35605 Beach Rd.

Dana Point Ca 92624

10/13/2026

Date

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-5-26-0075 (Dailey Residence)

Issue Date: October 16, 2026

Permittee: Peter Dailey

Emergency Location: 35765 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, damaging the seawall protecting the residence. The residence, built on a wood pile foundation, has experienced sea wall failure, significant erosion, and undermined wood pile foundations. 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 riprap revetment along the seaward side of the residence 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, with a crest elevation of 18.3 feet (NAVD88), generally in accordance with ENGEO's Coastal Engineering Recommendations, placed as far landward as feasible. 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 inappropriate given current wave intensity and shoreline debris that could puncture the containers and complicate removal. The revetment 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 and unprotected gaps. The work described herein 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.

Shannon Vaughn

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 3 days of the date of this ECDP (i.e., by October 19, 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 24, 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 November 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 the City of Dana Point Local Coastal Program (LCP) policies 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. By acceptance of this permit, the Permittee does not waive any rights that may exist under Coastal Act Section 30235 or any rights of the Permittee under the Coastal Act, including California Public Resources Code § 30610.

6. By acceptance of this ECDP, the Permittee acknowledges and agrees: (a) that the site may be subject to hazards, including but 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, all of which will worsen with future sea level rise); (b) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (c) to unconditionally waive any claim of damage and/or liability arising from the emergency development this ECDP authorizes against the Commission and/or its officers, employees, agents, successors and/or assigns for injury and damage from such hazards; and (d) to indemnify and hold harmless the Commission and its officers, employees, and agents with respect to the Commission's approval of the project 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 arising from any injury or damage due to such hazards.

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 this ECDP's 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 **April 14, 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, subject to Executive Director review and approval; 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 City of Dana Point or the Executive Director, based on jurisdiction, if/when the Executive Director or City determines that such application is incomplete. Notwithstanding the above, 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. **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 by the dates specified in Condition 8 above; 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[1] 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] 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 protection to residences 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 by the applicant or the Capistrano Bay Community Services District on behalf of the applicant 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.

15. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 30 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

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.

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 COMMISISON
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0075

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 3 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 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-5-26-0081 (California State Parks)

Issue Date: October 13, 2026

Permittee: California State Parks, Orange Coast District

Emergency Location: Within the Crystal Cove State Park, Historic District, 35 Crystal Cove, City of Newport Beach, Orange County

Emergency Description: Recent high tides, large wave activity, and storm surge caused substantial erosion and scour at Crystal Cove Historic District, between September 7th, 2026 and October 12th, 2026. Crystal Cove Historic District has experienced significant road undercut and erosion, utility exposure and damage including a broken sewer line and damaged water main, significant beach and bank erosion, damage to and exposure of fence footings and stair access, and exposure of low-lying HVAC systems within existing facilities.

Emergency Development: Excavation of beach sand and placement of temporary, removable, sand-filled TrapBags erosion barrier along approximately 244 linear feet (lf) along the southern historic cottages and 245 lf from the Beachcomber frontage north to the new boardwalk for a total of 489 lf of eroded roadway frontage on the seaward side of the historic district. A total of 977 lf of TrapBags would be used, along with filter fabric for filtration. Each TrapBag is approximately 4 feet high with a 5-foot base, and would be filled with suitable, clean sand excavated within the installation footprint. Where needed, existing removable natural granular material or decomposed granite would be compact to provide additional support under the bags and as backfill. Slurry backfill would not be used. 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.

_____

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 28, 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 20.**

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 October 12, 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 Newport Beach's jurisdiction, and the approval of this ECDP does not result in the resolution of any associated violations of the Coastal Act and Newport Beach 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 November 12, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Newport 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 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 acceptance of this permit, the permittee acknowledges and agrees (i) that the site may be subject to hazards, including but not limited to waves, storms, flooding, landslide, bluff retreat, erosion, and earth movement, all of which will may worsen with future sea level rise; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project 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 arising from any injury or damage due to such hazards. 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 20.**

7. Within 180 days of ECDP issuance (i.e., by April 11, 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 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 20.**

8. 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 Act[2] 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.

9. 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.

encountered that may require adjustment.

10. 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.

11. The proposed TrapBags shall extend no further seaward than necessary to provide emergency protection to the roadway and exposed utilities, as determined by the project's licensed civil engineer. TrapBags shall be limited to the minimum height, depth, and lateral extent necessary to abate the emergency. For as long as this emergency permit remains valid, any TrapBags that become 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 TrapBags.

12. Public Access. The permittee shall, to the maximum extent practicable, minimize the amount of beach covered by TrapBags 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.

13. The following monitoring and maintenance provisions shall be undertaken to ensure that the TrapBags do not create hazards or impact to coastal waters:

    - The applicant shall inspect the TrapBags no less than once per week from both the beach side and landward side.

    - The applicant shall reset any dislodged or displaced TrapBag 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 CCC Executive Director of TrapBags which have become dislodged, displaced, or damaged.

    - The CCC Executive Director will determine if TrapBag repair/replacement can be undertaken without issuance of a new emergency CDP.

14. 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:

    - Location of the TrapBags within the proposed vicinity;

    - Scaled plans;

    - The number and dimensions of TrapBags installed, and details; and

    - The source for the sand. This permit does not necessarily authorize removal of beach sand from other locations, such as Huntington Beach State Beach.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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.

24. 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 COMMISISON
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. **G-5-26-0081**

INSTRUCTIONS:

After reading the attached Emergency Permit, please sign this form and return to the South Coast District 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 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 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-5-26-0082 (City of Laguna Beach)

Issue Date: October 15, 2026

Permittee: City of Laguna Beach (Attn: Matt Schneider)

Emergency Location: Aliso Beach, Laguna Beach, CA 92651

Emergency Description: Recent storm swell and wave overtopping have caused substantial damage to public facilities at Aliso Creek Beach. Within a 24-hour period preceding the City's initial emergency request on September 21, 2026, wave action dislodged concrete trash receptacles, concrete benches, and a parking pay station, moving these objects several yards from their original locations. The storm also damaged parking lot pavement and accessible public pathways and caused significant erosion along the interface between the parking lot and beach. The City closed the parking lot to protect public safety.

The ongoing erosion threatens lifeguard facilities, parking lot utilities, light poles, accessible pathways, parking equipment, and other public improvements. Continued wave overtopping also creates the potential for flooding to extend toward Pacific Coast Highway, an important transportation and emergency response corridor connecting north and south Laguna Beach. Erosion has also progressed immediately adjacent to the seaward side of the Lost Pier Café. Storm-generated wave action has scoured away sand and supporting material beneath the patio deck area, leaving portions of the structure vulnerable to additional undermining. Continued wave action, particularly during upcoming high tides and storm swell events, could result in additional loss of supporting material and potentially cause a portion of the patio deck to collapse. Given the exposed condition of this area and the potential for continued erosion, the City believes limited emergency stabilization is necessary to prevent further damage and protect public safety.

Emergency Development: Temporary placement of approximately 40 tons of rock riprap along the seaward edge of the Aliso Beach parking lot in the area identified on the project plans. The riprap generally follows the existing interface between the beach and parking lot, aligning with the existing rock protection immediately to the south and generally matching its height and dimensions. The City also requests placement of a limited quantity of rock riprap immediately below the eroded patio deck area at the Lost Pier Café to stabilize the exposed and undermined portion of the structure and covering the placed riprap with sand that has been deposited onto the paved surface of the Aliso Beach parking lot as a result of recent storm surge and wave overtopping. The City does not propose extending the protective material seaward beyond the identified conduit or constructing a larger shoreline armoring structure as part of this emergency request. The precise quantity of riprap required for the patio deck area will be

Enclosure: ECDP Acceptance Form

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

determined based on field conditions and the minimum amount necessary to address the immediate threat.

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:
Shannon Vaughn
60F2DBE4FCFF481...

10/15/2026

Shannon Vaughn, Coastal Program 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 30, 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 October 13, 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 **November 14, 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 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 90 days** of ECDP issuance (i.e., by **January 13, 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 through the City of Laguna Beach 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 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 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, 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
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-5-26-0083 (Maddocks)

Issue Date: October 16, 2026

Permittee: Lee and Podolsky Maddocks

Emergency Location: 35063 and 35065 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 the duplex at 35063 and 36065 Beach Road. 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, with a crest elevation of 18.3 feet (NAVD88), generally in accordance with ENGEO's Coastal Engineering Recommendations, placed as far landward as feasible. 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. The work described herein 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:
Shannon Vaughn
80F2B854FCF8481...

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 31, 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 October 2, 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 November 15, 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 the City of Dana Point Local Coastal Program (LCP) policies 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. By acceptance of this permit, the

Permittee does not waive any rights that may exist under Coastal Act Section 30235 or any rights of the Permittee under the Coastal Act, including California Public Resources Code § 30610.

6. By acceptance of this ECDP, the Permittee acknowledges and agrees: (a) that the site may be subject to hazards, including but 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, all of which will worsen with future sea level rise); (b) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (c) to unconditionally waive any claim of damage and/or liability arising from the emergency development this ECDP authorizes against the Commission and/or its officers, employees, agents, successors and/or assigns for injury and damage from such hazards; and (d) to indemnify and hold harmless the Commission and its officers, employees, and agents with respect to the Commission's approval of the project 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 arising from any injury or damage due to such hazards.

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 this ECDP's 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 **April 14, 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, subject to Executive Director review and approval; 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 City of Dana Point or the Executive Director, based on jurisdiction, if/when the Executive Director or City determines that such application is incomplete. Notwithstanding the above, 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. **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 by the dates specified in Condition 8 above; 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[1] 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 emergency protection to the residences, 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

[1] 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.

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 by the applicant or the Capistrano Bay Community Services District on behalf of the applicant 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 30 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 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.

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 COMMISISON
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0083

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 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, CALIFORNIA 90802-4830
PHONE: (562) 590-5071
FAX: (562) 590-5084
WEB: WWW.COASTAL.CA.GOV

EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-5-26-0088 (Niguel Shores Revetment)

Issue Date: October 16, 2026

Permittee: Orange County Parks

Emergency Location: On the shoreline seaward of the Niguel Shores Community at APNs: 672-031-17, 672-191-20 (project access), and 672-031-15 (project staging)

Emergency Description: Damage has occurred to Niguel Shores Revetment due to storm swell and high tide conditions (from Hurricane Rachel) starting on October 9, 2026. Major gaps in the revetment structure are visible, stone has been tossed well below the toe of slope and depth of closure below the structure, and the filter fabric underneath is exposed and lost contact with the slope, allowing water to infiltrate the slope below when wave overtopping occurs at high tide. This has resulted in exposure of the soil buttress that is supporting the slope above the site and supporting an ancient landslide area. Approximately 20-30% of stone is missing from the revetment structure.

Emergency Development: Reconstruction of the revetment in the same footprint per the previously approved as-built plans dated December 9, 2024 (CDP 5-21-0489) using a larger size stone, up to 4-ton size will be used to replace missing rock and restack the revetment. Staging will occur up in a parking area and access will be provided via existing paved access areas.

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:
Steve Hudson
14EBFBFD71A84CC...

10/16/2026

Steve Hudson, South Coast 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 31, 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 October 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 November 16, 2026). This deadline may be extended by the Executive Director per Special Condition 19.

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.

6. By acceptance of this ECDP, the Permittee acknowledges and agrees: (a) that the site may be subject to hazards, including but 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, all of which will worsen with future sea level rise); (b) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (c) to unconditionally waive any claim of damage and/or liability arising from the emergency development this ECDP authorizes against the Commission and/or its officers, employees, agents, successors and/or assigns for injury and damage from such hazards; and (d) to indemnify and hold harmless the Commission and its officers, employees, and agents with respect to the Commission's approval of the project 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 arising from any injury or damage due to such hazards.

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 180 days of ECDP issuance (i.e., by April 14, 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. The following monitoring and maintenance provisions shall be undertaken by the applicant 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.

13. The applicant shall submit as-built plans to the Commission by a licensed civil engineer within 30 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.

14. 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:

    - 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.

    - 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.

    - Any grading of or in intertidal areas shall be limited to the extent possible.

    - 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.

    - 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.

    - 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.).

    - 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.

    - 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.

    - 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. Minor adjustments to the project description and 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.

20. 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.

21. 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.

22. 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 COMMISISON
South Coast Area Office
301 E. Ocean Blvd., Suite 300
Long Beach, CA 90802-4416

RE: Emergency Permit No. G-5-26-0088

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 OR I will remove the emergency work authorized by such permit in its entirety.

Signed by:
Makana Nova
4C9DC45798F5427...

Signature of Property Owner or Authorized Representative

Makana Nova

Name

13042 Old Myford Road, Irvine, CA 92602

Address

10/16/2026

Date