CALIFORNIA COASTAL COMMISSION
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W9

Prepared October 22, 2026 for November 4, 2026 Hearing

To: Coastal Commissioners and Interested Persons

From: Dan Carl, North Central Coast District Director

Subject: North Central Coast District Director's Report for November 2026

The California Coastal Commission's North Central Coast District is reporting the following coastal development permit (CDP) waivers, immaterial CDP amendments, immaterial CDP extensions, emergency CDPs (ECDPs), and LCP certification reviews to the Commission on **November 4, 2026**, via public hearing. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review from the Commission's North Central Coast District Office in San Francisco (see location/contact information above). ECDPs and LCP certification reviews are being reported for informational purposes only and don't require Commission concurrence, but staff is asking for the Commission's concurrence on the other reported items and will report any objections received and any other relevant information on these items when the Report is considered on **November 4th**. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual items attached for specific requirements).

Items being reported on November 4, 2026 (see attached)

CDP Waivers

- 2-25-0614-W, Digital Marin Fiber Network (Tomales, Dillon Beach, Muir Beach)
- 2-26-0710-W, 231 Seadrift Road Deck and Hot Tub Remodel (Seadrift)
- 2-26-0872-W, 210 Dipsea Road Tree Removal (Seadrift)

Emergency CDPs

- G-2-26-0087, Beach Boulevard Revetment Replenishment (Pacifica)
- G-2-26-0091, Mirada Road Pedestrian Bridge Erosion Protection (San Mateo County)

CDP Amendments, Extensions, and LCP Certifications

- None

How to provide testimony at this hearing

To provide verbal testimony to the Commission, interested parties must sign up to speak on this item before the Commission's Chairperson opens the hearing for it on September 9th, where such parties can sign up to speak either on-line or in-person, and where such parties can choose to testify either virtually or in-person. More detail on how to do so can be found in the Coastal Commission's "Public Participation Procedures", where such procedures are available on the Coastal Commission's website (www.coastal.ca.gov) under the "Meetings" and "Rules and Procedures" tab, from Commission staff at any Commission office, or at the meeting itself. In any case, the hearing will physically take place at **Marriott Union Square, 480 Sutter Street, San Francisco, CA, 94108**.

How to provide written comments for this hearing

To submit written materials for Commission review, interested parties may email (to NorthCentralCoast@coastal.ca.gov), mail (to 455 Market Street, Suite 228, San Francisco, CA 94105), or directly submit such materials to Commission staff. **If such materials are received by Commission staff by 5pm on the Friday before the hearing, staff will distribute your materials to the Commission. However, materials received after this time will not be distributed to the Commission.** Alternatively, including where the above deadline is missed, interested parties may also submit such materials directly to the Commissioners (a current list of Commissioner names and email addresses is available from Commission staff or from the Commission's website) if such materials are submitted to all Commissioners and their alternates, and to Commission staff. Please succinctly summarize the reasons for your position – and avoid lengthy submittals – as much as possible.

Questions?

Questions regarding this agenda item and/or this hearing should be directed to the Commission's North Central Coast District office at 455 Market Street, Suite 300, San Francisco, CA 94105, 415-904-5260.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 23, 2026

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager
Julian Honey, North Central Coast Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 2-25-0614-W**
Applicant: County of Marin

Proposed Development
Construction of an open access fiber optic broadband network through installation of approximately 18 miles of underground fiber optic cable, approximately 400 handholes, 1 fiber distribution cabinet, and related ancillary telecommunication facilities primarily in the County right-of-way, as well as existing private roadways, in the communities of Tomales, Dillon Beach, and Muir Beach, all located in unincorporated Marin County.

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project includes approximately 18 miles of underground fiber optic conduit and associated telecommunications infrastructure necessary to provide broadband service to residences and businesses throughout the project area. It has been designed to utilize existing developed, paved transportation corridors as much as possible, and the mainline fiber network will be installed primarily within developed County road rights-of-way and private roadways. Short service connections will extend from the mainline to individual properties where necessary to provide service. Specialty construction methods, including horizontal directional drilling and bridge attachments, will be minimally applied only where required by the site conditions to minimize surface disturbance and avoid conflicts with infrastructure. Private-property service drops will be custom routed using the least impactful pathway and will utilize previously disturbed areas, landscaped areas, existing or adjacent utility corridors, driveways, and other hardscape wherever feasible. Avoidance of undisturbed natural or native areas will be prioritized. The County's environmental consultant will coordinate work throughout construction as necessary to avoid impacts to native and naturalized habitats. Relatedly, the County's environmental consultant conducted a biological and environmental assessment, including field investigations, habitat mapping, evaluation of potential special-status species, and recommendations for project-specific avoidance, minimization, and construction best management practices (BMPs) have been incorporated into the project description. Such BMPs include, but are not limited to: pre- and post-construction surveys for sensitive habitats and tribal and historic resources;

training of construction personnel on applicable protections for sensitive resources in the area; installation of sediment controls to protect water quality; a dry season work window and stop work orders for rain events to minimize runoff off site; protective measure for amphibian and bird species present; construction site housekeeping measures; and traffic control measures to maintain access for residents, emergency responders, and other authorized users consistent with a traffic control plan.

The Digital Marin Fiber project has been developed through extensive coordination among federal, state, county, private-sector, and community stakeholders.[1] This approach has enabled the Applicant to refine the project design, address environmental requirements, satisfy grant administration obligations, and prepare a final construction plan that reflects the current project scope. The resulting project represents the culmination of this multi-agency coordination effort. Therefore, the proposed development[2] has been designed to not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the Chapter 3 policies of the Coastal Act, the certified Marin County Local Coastal Program, as well as past Commission actions for similar proposals in the area.

California Environmental Quality Act (CEQA)

CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. The County of Marin, acting as lead CEQA agency, determined that the proposed project was categorically exempt per Section 15301 Class 1, 15303 Class 3, and 15304 Class 4 (existing facilities, new construction or conversion of small structures, and minor public or private alterations to land) of the California Code of Regulations (CCR).

The Commission's review, analysis, and decision-making process for CDPs and CDP

[1] Throughout project planning and permitting, the Applicant worked closely with Commission staff, Marin County Department of Public Works, California Public Utilities Commission (CPUC), Caltrans, the California Department of Technology, WRA Environmental Consultants, Tribal Governments, and other participating agencies to ensure that the project satisfies applicable environmental, engineering, permitting, and grant requirements. Project implementation requires ongoing coordination with private property owners, homeowner associations, construction contractors, the County's network operations partner, and participating Internet Service Providers. These organizations support project activities including environmental review, engineering design, property access agreements, construction, network operations, and eventual retail broadband service delivery. Public outreach and customer engagement have also been coordinated through the DigitalMarinFiber.org project website and related public notification activities.

[2] Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is subject to the waiver's authorization. Accordingly, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is not necessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on November 4, 2026, in San Francisco. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Julian Honey in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 23, 2026

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager
Julian Honey, North Central Coast Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 2-26-0710-W**
Applicant: Caroline Jones and Kirk Tyler Byers Revocable Trust

Proposed Development
Remodel of the rear deck of a developed single-family home including replacement of decking, guardrails, and joists; and after-the-fact authorization for installation and repositioning of a hot tub, all located at 231 Seadrift Road, in the Seadrift subdivision of Stinson Beach, Marin County (APN 195-331-30).

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project is limited to a hot tub replacement and deck remodel. There are no proposed improvements to the single-family home, and no additional impervious area will be added. The unpermitted hot tub is proposed to be authorized after-the-fact and will be repositioned. The new hot tub and replacement decking will not result in impacts to coastal resources, as the site is already developed with a deck and single-family home. The project also includes a series of best management practices to prevent pollution of the adjacent Seadrift lagoon from construction-related activities and protect water quality during construction, including through the inclusion of debris and runoff containment measures. Finally, the proposed project[1] will not lead to any adverse impacts to coastal resources, including coastal water quality or environmentally sensitive habitat areas, and is consistent with Coastal Act Chapter 3 and the certified Marin County Local Coastal Program.

[1] Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is subject to the waiver's authorization. Accordingly, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. Marin County, acting as lead CEQA agency, determined that the proposed project was categorically exempt per Section 15301 (repair and minor alteration) of the California Code of Regulations (CCR).

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is not necessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on November 4, 2026, in San Francisco. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Julian Honey in the North Central Coast District office.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: October 23, 2026

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager
Julian Honey, North Central Coast Coastal Planner

Subject: **Coastal Development Permit (CDP) Waiver 2-26-0872-W**
Applicant: William and Stephanie Mellin

Proposed Development
Removal of a 34" diameter, approximately 25' tall non-native Monterey Cypress Tree at 210 Dipsea Road, between Dipsea road and the Bolinas Lagoon, in the private and gated Seadrift residential community in the unincorporated Stinson Beach area of Marin County (APN 195-320-77).

Executive Director's Waiver Determination
Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project is limited to removal of a 34" diameter, approximately 25' tall non-native Monterey Cypress tree, which is not a protected species, that is in poor condition and in contact with the roof of the structure on site. The tree has been recommended for removal by an arborist, given its condition and potential threats to surrounding structures. The tree has a severe trunk lean towards the structure, and two cable supports have been installed to inhibit collapse of the tree onto the structure. Removal of the tree was previously approved through CDP 2-24-0288, however while working to fulfill the permit issuance conditions the Applicant has concerns that forthcoming El Niño storms could result in further leaning of the tree and lead to collapse of the tree onto the structure. Prior conditions of approval, including pre-construction bird and bat nesting surveys, shall remain in place, as recommended by the Applicant's Biological consultant. Accordingly, the proposed project[1] will not lead to any adverse impacts to coastal resources, including environmentally sensitive habitat areas, and is consistent

[1] Note that CDP waivers, such as this, are issued based on an evaluation of proposed project parameters, and only that project as described is subject to the waiver's authorization. Accordingly, if the project is undertaken differently than it is described (other than minor changes as may be allowed by the Executive Director if such changes (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources), then that altered project is not covered by the CDP waiver and instead constitutes unpermitted development and a Coastal Act violation. Thus, the Applicant here is on notice as to the limitations of this CDP waiver authorization, where a project that is not consistent with the project as described is not allowed, and undertaking such a project would be a knowing and intentional violation of the Coastal Act.

with Coastal Act Chapter 3 and the certified Marin County Local Coastal Program.

California Environmental Quality Act (CEQA)
CEQA Section 21080.5(d)(2)(a) prohibits a proposed development from being approved if there are feasible alternatives and/or feasible mitigation measures available that would substantially lessen any significant adverse effect that the development may have on the environment. Marin County, acting as lead CEQA agency, determined that the proposed project was statutorily exempt per Section 15268 (ministerial projects) of the California Code of Regulations (CCR).

The Commission's review, analysis, and decision-making process for CDPs and CDP amendments has been certified by the Secretary of the Natural Resources Agency as being the functional equivalent of the environmental review required by CEQA (CCR Section 15251(c)). Accordingly, in fulfilling that review, relevant coastal resource issues with the proposal have been considered and the approval of the proposed CDP waiver is not expected to result in any significant environmental effects, including as those terms are understood in CEQA. Accordingly, it is not necessary for the Commission to suggest modifications (including through alternatives and/or mitigation measures) as there are no significant adverse environmental effects that approval of the proposed CDP waiver would necessitate. Thus, the proposed CDP waiver will not result in any significant adverse environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Coastal Commission Review Procedure
This waiver is not valid until it has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on November 4, 2026, in San Francisco. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Julian Honey in the North Central Coast District office.

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-26-0087

(Beach Boulevard Revetment Replenishment)

Issue Date: October 16, 2026

Permittee: City of Pacifica

Emergency Location: Beach Boulevard Seawall, in Pacifica in San Mateo County

Emergency Description: Observed, unexpected significant risk of wave overtopping, erosion, and flooding created when approximately 300 armoring boulders from the southern end of Beach Boulevard were relocated to address emergency structural concerns at the Pacifica Pier and pier abutment (authorized via ECDP G-2-26-0038).

Emergency Development: Addition of approximately 300 rocks, each about 5x5 feet (or about 3 to 7 tons of rip rap) to replenish what was relocated to the pier, along a 700 feet stretch at the southern end of the Beach Boulevard revetment; excavation of a 700 foot by 25 foot by 8 foot keyway to lock in and stabilize newly placed rocks; and realignment of displaced and stockpiled rocks to the authorized footprint.

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:
Stephanie Rexing
035096250A8E49E...

10/16/2026

Stephanie Rexing, North Central Coast District Manager, for Kate Hucklebridge, 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 North Central 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 North Central 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 North Central 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 Sunday, November 15, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.

5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.

6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunami, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify

and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.

7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.

8. Within 90 days of ECDP issuance (i.e., by January 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. 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. Construction activities shall be limited to no more than a total of 7 days, and shall take place on non-holiday weekdays to the maximum extent feasible.

    b. 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.

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

    d. 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.

    e. 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.).

    f. 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.

g. 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.

h. 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.

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

14. 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.

15. 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 and structural assessment activities, and after the work or structural assessment authorized by this ECDP is complete shall be provided with the site plans and cross sections.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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 North Central Coast District Office at 455 Market Street, Suite 300, San Francisco, CA 94105; northcentralcoast@coastal.ca.gov; and/or (415) 904-5260.

CALIFORNIA COASTAL COMMISSION
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-2-26-0091

(Mirada Road Pedestrian Bridge Erosion Protection)

Issue Date: October 22, 2026

Permittee: County of San Mateo

Emergency Location: Existing rock slope protection (RSP) adjacent to the northern terminus of the soil nail wall on the north side of the Mirada Road pedestrian bridge, and the southern terminus of the soil nail wall on the south side of the Mirada Road pedestrian bridge along the bluff and beach adjacent to Mirada Road and the California Coastal Trail where it crosses over Arroyo de en Medio Creek at Half Moon Bay State Beach, straddling portions of the City of Half Moon Bay and the unincorporated Miramar area of San Mateo County

Emergency Description: Storms and associated strong wave action caused damage to existing RSP resulting in exposed bluff at the ends of both soil nail walls, resulting in continued erosion and damage to existing soil nail walls, Mirada Road pedestrian bridge, and associated public infrastructure and coastal access facilities.

Emergency Development: Installation of approximately 125 large geotextile sandbags at the north and south ends of the existing soil nail walls on each end of the Mirada Road pedestrian bridge. Each sandbag contains approximately 1 cubic yard of virgin marine sand (approximately 1.5 tons) sourced from the San Francisco Bay and will be placed within the existing RSP footprint to protect the exposed bluff faces. The sandbags will be stacked at an approximately 1.5H:1V slope. To facilitate placement, existing riprap will be adjusted only to the extent necessary to create a relatively flat and stable surface for installation of the sandbags.

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:
Stephanie Rexing
035096250A8E49E...
Stephanie Rexing, North Central Coast District Manager, for Kate Huckelbridge, Executive Director

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's North Central Coast District Office within 15 days of the date of this ECDP (i.e., by November 6, 2026). This ECDP is not valid unless and until the acceptance form has been received in the North Central 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 North Central Coast District Office on October 15, 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 21, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Half Moon Bay, California State Lands, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.

5. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and

LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.

6. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunami, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be fully the responsibility of the Permittee.

7. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.

8. Within 120 days of ECDP issuance (i.e., by February 19, 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 an eventual different project designed to address the emergency development and long-term solutions to address damage of the Mirada Road pedestrian bridge and associated infrastructure from storms and wave action), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete,

then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

9. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to $11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to $15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.

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

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

12. All emergency construction activities shall limit impacts to coastal resources (including public recreational access and the Pacific Ocean) to the maximum extent feasible including by, at a minimum, adhering to the following construction requirements:

    a. 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.

    b. 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.

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

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

e. 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.

f. 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.

g. 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.).

h. 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.

i. 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.

j. 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.

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

14. 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.

15. 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.

16. 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.

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

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Chapter 9.

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