CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
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W14

Prepared January 23, 2026 for February 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 February 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 February 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 such items are considered **on Febaruary 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 February 4, 2026 (see attached)

CDP Waivers

- 2-24-0664-W, Olympic Club Improvements (San Francisco City and County and San Mateo County)

CDP Amendments, Extensions, and LCP Certification Reviews

- None

Emergency CDPs

- G-2-25-0041, 23099 State Route 1 Roof Membrane Replacement (Marshall)
- G-2-25-0042, Beach Boulevard Seawall Void (Pacifica)

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 **February 4th**, 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 Oceano Hotel & Spa, 280 Capistrano Road, Half Moon Bay, CA, 94019**.

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 <u>not</u> 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 228, San Francisco, CA 94105, 415-904-5260; or at NorthCentralCoast@coastal.ca.gov.

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NOTICE OF PROPOSED PERMIT WAIVER

Date: January 23, 2026

To: All Interested Parties

From: Stephanie Rexing, North Central Coast District Manager
Isobel Cooper, North Central Coast District Supervisor

Subject: Coastal Development Permit (CDP) Waiver 2-24-0664-W
Applicant: The Olympic Club

Proposed Development
Stormwater collection and treatment improvements, parking lot expansion, and new pickleball court (eight) development, all within The Olympic Club property at 599 Skyline Boulevard, spanning both San Francisco City and County and unincorporated San Mateo County and just south of Lake Merced.

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 Olympic Club ("Club") proposes improvements to the existing main parking area and the addition of 8 new pickleball courts, mainly to ensure that its private facilities, recreational amenities, and athletic programs remain in good condition for its over 10,000 members and guests that visit each year. Specifically, the existing main parking area at the Club is currently subject to uncontrolled stormwater runoff, ponding and erosion that have led to drainage, erosion, and water quality problems. The proposed parking lot improvements would address those issues, including through the addition of a series of stormwater capture and treatment features, including bioretention features, infiltration trenches, self-retaining areas, and self-treatment areas. The end result will be a parking lot 'treatment train' that accommodates drainage and runoff in a low-impact development (or LID) manner, and better resource protection overall. As part of these parking lot efforts, the lot would also be expanded and reconfigured to accommodate 119 additional parking spaces, including 18 electric vehicle and 10 Americans with Disabilities Act (ADA) complaint spaces.

In addition, the Applicant also proposes to develop four new platforms to accommodate 8 new pickleball courts and a small parking area adjacent to the Club's existing tennis facilities. This part of the project includes a small seating area, two more ADA parking spaces, and stairs, ramps, and pathways around the courts to provide access – including ADA access – between the pickleball, tennis court, and parking areas. Here,

the end result will be enhanced recreational offerings, including ADA-compliant offerings, to the Club's members and guests.

While the proposed project includes a series of constriction BMPs that should serve to appropriately protect resources during construction, the project will necessitate the removal of 87 trees of various sizes and types from the project area. None of these tress are sensitive species or otherwise explicitly protected by the LCPs, and some 200 replacement trees will be planted to help offset and mitigate such tree removal, where such replacement plantings should be able to provide even more general value upon maturity. With respect to other resources, all proposed development will take place within or directly adjacent to existing developed golf course and related areas, essentially within a maintained golfing environment, and should not lead to any sort of significant coastal resource concerns, including related to public views of and through the area from offsite.

In sum, the proposed improvement project should not result in any sort of significant coastal resource impacts, and the proposed project, as described above[1], can be found consistent with Coastal Act Chapter 3 and the certified San Mateo County and City and County of San Francisco Local Coastal Programs.[2]

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 the development may have on the environment. San Francisco City and County, acting as lead CEQA agency within that jurisdiction, determined that the proposed project was categorically exempt from CEQA review pursuant to Class 1, Section 15301 as well as Class 5, Section 15303. San Mateo County, acting as lead CEQA agency within that jurisdiction, has not yet finalized its CEQA determination, but County staff is recommending that the County

[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.

[2] The proposed project spans Coastal Commission, San Mateo County, and San Francisco City and County CDP jurisdictions, and the two local governments as well as the Commission's Executive Director have all agreed to consolidated CDP application processing consistent with Coastal Act Section 30601.3, where the standard of review is the Coastal Act. As is the Commission's typical methodology, this project has been evaluated against the Coastal Act, but also against the two Local Coastal Programs (LCPs) that apply, both of which provide non-binding guidance. The Commission's intent in that regard is always to be able to ensure that even consolidated CDP applications (or CDP applications simply in the Commission's retained CDP jurisdiction) can also be found consistent with the LCPs for that area as well, and that is the case here.

determine the project to be categorically exempt for similar reasons.[3] Thus, neither San Mateo County nor San Francisco City/County have identified any significant adverse environmental effects from the proposed project.

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 the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on Wednesday, February 4, 2026, in Half Moon Bay. 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 any questions about the proposal or wish to register an objection, please contact Isobel Cooper in the North Central Coast District office.

[3] And the matter is set for a County Planning Commission meeting to act on that recommendation in February 2026.

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-2-25-0041 (Wright Roof Membrane Replacement)

Issue Date: December 12, 2025

Permittee: Mike Wright

Emergency Location: 23099 State Route 1, Marshall, Marin County (APN 104-150-11)

Emergency Description: Heavy rain and storms that occurred in November 2025 created a leak in the roof of the residence at the subject site that is threatening to damage the interior and floor of the residence, leading to the need to replace the entire roof membrane to prevent further damage from storms during the rainy season.

Emergency Development: Replacement of the roof membrane, including removal of the failing tar and gravel roof down to the plywood decking, and installation of reinforced single ply thermoplastic polyolefin roofing over the existing plywood sheathing. The existing decking and structural/architectural trim will remain.

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.

Enclosure: ECDP Acceptance Form

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 January 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 December 3, 2025. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.

3. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by January 11, 2026).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., County of Marin, 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 90 days of ECDP issuance (i.e., by March 12, 2026), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP 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 and Tomales Bay) 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. Any grading of or in intertidal areas shall be minimized to the maximum extent feasible.

    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.

k. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

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EMERGENCY COASTAL DEVELOPMENT PERMIT

Emergency CDP G-2-25-0042 (Beach Boulevard Seawall)

Issue Date: December 16, 2025

Permittee: City of Pacifica

Emergency Location: The intersection of Beach Boulevard and Santa Rosa Avenue near the Pacifica Pier, and the rip rap rock revetment downcoast of the Pier along Beach Boulevard in the West Sharp Park area in the City of Pacifica, San Mateo County.

Emergency Description: Following king tides and large wave events that occurred in November 2025 the City received emergency coastal permit ECDP G-2-25-0036 to fill and repair two voids in the Beach Boulevard seawall and promenade. Following these repairs and a second period of king tides and large wave events on December 4th through 6th, a third void on the landward side of the seawall under the promenade was identified. Additionally a portion of the rip rap rock revetment fronting the seawall is 'floating' in places, where the upper layer of armor stone is no longer supported and is being held in place by a concrete pour, allowing waves to undermine the rock and directly impact the seawall face. The formation of the void, displaced rock, and resulting erosion threatens to undermine the seawall foundation, posing severe risk for seawall and promenade failure which would compromise the adjacent Beach Boulevard roadway and public utilities.

Emergency Development: After-the-fact (ATF) authorization for completing repairs in the same manner as ECDP 2-25-0036, including removing approximately 10' x 10' of roadway to allow access to the void; filling the void with approximately four 80-cubic-feet in volume woven polypropylene supersack bags filled with approximately 6 tons of sand and filling the surrounding eroded area with approximately 90 yards of concrete slurry; and capping the repaired area with approximately 250 square feet of concrete and asphalt to replace the removed sections of the promenade. The Permittee also seeks additional approval to restack and rebuild the riprap rock revetment with rocks retrieved on site using a 70-ton excavator which would operate on the beach during low tide. The retrieved rocks would be keyed into the beach seaward of the seawall consistent with the approved revetment profile of the original design from 1984 and involve restacking an estimated 160 rocks (approximately 800 tons), starting at where the Pacifica Pier meets the seawall and continuing along the beach south approximately 250 feet to the intersection of Beach Boulevard and Montecito Avenue where the riprap terminates.

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

Enclosure: ECDP Acceptance Form
CC: Public Works, Ulises Vazquez, Michael Roberts Construction, Inc.

"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:
Oceane Ringuette
D895E0E6E8F14EB...

On behalf of 12/16/2025

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 December 31, 2025). 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 received in the Commission's North Central Coast District Office on December 15, 2025. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.

3. The emergency development authorized on a temporary basis by this ECDP must be completed within 30 days of ECDP issuance (i.e., by January 15, 2025).

4. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., 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 April 15, 2026), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application (i.e., satisfying the requirements of Title 14 California Code of Regulations Section 13056) for a regular CDP to authorize the emergency

development (or for a different project designed to address the emergency development), including submitting all information and materials requested, and as directed, by the Executive Director if/when the Executive Director determines that such application is incomplete. If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the Commission, or if it remains incomplete for a period of 120 days after the Executive Director informs the Permittee that the application is incomplete, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).

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

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

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

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

13. 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. 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.

k. 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 at a conspicuous location on 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 (i.e., by January 15, 2025), 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.

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.