

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DR, SUITE 103  
SAN DIEGO, CALIFORNIA 92108  
PH (619) 767-2370 FAX (619) 767-2384  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)

**EMERGENCY PERMIT**

Issue Date: February 16, 2017  
Emergency Permit No. **G-6-17-0002**

**APPLICANT:**

California State Parks, Orange Coast District, Attn: Julie Tobin  
3030 Avenida del Presidente, San Clemente, CA 92672

**LOCATION OF EMERGENCY WORK:**

SAN ONOFRE STATE BEACH, SURF BEACH DAY USE AREA  
5200 S. PACIFIC COAST HIGHWAY, SAN DIEGO COUNTY, CA (APN: 101-520-10)

**WORK AUTHORIZED:**

Temporary placement until November 1, 2017, of 900 linear feet of rip rap and geotextile fabric consisting of 8 ton toe stone fronting two layers of 5-6 ton base stone and 3-4 ton stone atop it, at an approximately 1:1-1.5:1 incline, on an escarpment on the seaward side of the existing unpaved parking lot access road and a portion of the upcoast day use parking area to protect these facilities from further damage from storm events. The authorized work is depicted and described on the revised plans submitted January 13, 2017 (see Exhibit A attached).

**PERMIT RATIONALE:**

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of erosion requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The access road is considerably narrowed and the parking area is in danger of undermining as a result of erosion from recent high swell and high water levels. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to conditions listed on the attached pages.

Sincerely,  
John Ainsworth  
Executive Director

A handwritten signature in black ink, appearing to read "Karl Schwing", written over a horizontal line.

By: Karl Schwing  
Deputy Director, San Diego Coast District

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form (available for download at <https://documents.coastal.ca.gov/assets/cdp/CDP-ApplicationForm-sd.pdf>)

## EMERGENCY PERMIT

### CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 90 days of the date of issuance of this permit (i.e. May 17, 2017). This deadline may be extended by the Executive Director, in writing, for good cause. The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.
4. The work authorized by this emergency permit is temporary and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **November 1, 2017**, unless the date is extended prior to November 1, 2017, by Commission action pursuant to Condition No. 5. Persistence of any temporary measure approved via this Emergency Permit on the site past November 1, 2017, that is not authorized by the Commission will constitute unpermitted development, and, therefore, a violation of the Coastal Act. Commission enforcement staff will consider appropriate action to address the persistence of any temporary measures past the deadline for removal. Such action may include assessment of monetary penalties under Coastal Act Section 30821 for violations of the public access provisions of the Coastal Act.
5. No rock placed pursuant to this emergency Coastal Development Permit may remain on the beach beyond November 1, 2017, unless a regular Coastal Development Permit (CDP) is received through the California Coastal Commission. The permittee may apply for a regular coastal development permit to extend, on an interim basis, the time period authorized for retention of the rock, or portions thereof, until a long-term plan is implemented. If the property owner applies for a CDP to keep the rock revetment, or any portion thereof, in place, such application shall include a new date certain for removal, unless retention of rock in some form is authorized through a regular CDP taking into consideration alternatives to the rock revetment as a long-term solution.
6. Alternatives Analysis for Long-Term Solution. As part of the application for a regular Coastal Development Permit, the applicant shall include an analysis of alternatives to the rock revetment to provide for the long term protection and provision of public improvements, coastal access, public opportunities for coastal recreation, and coastal resources including beach and shoreline habitat, taking into consideration future sea level rise. Measures to be considered should include but not be limited to phased implementation of beach nourishment, soft protection, managed retreat, smaller parking lot area, use of flexible pavers or other paving surfaces that may be more adaptable to beach erosion, narrow-profile armoring, such as a vertical wall, focused or small-scale armoring, and mixed or hybrid options and a time line for implementation of the long-term solution(s).

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7. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. The proposed rock revetment shall be no more than 900 ft. long, and shall extend no more seaward of the existing toe of the escarpment, including revetment toe stone with key, than as shown in the cross-section dated and submitted on January 13, 2017. The proposed rock revetment shall be constructed between a 1.1-1.5 (h) to 1.0 (v) slope and no greater.
9. Public Access. The rocks shall be placed as far landward as possible and the permittee shall to the maximum extent practicable, minimize the size of the revetment to maintain the largest portion of beach possible. To the extent possible, rocks shall be placed in a manner to allow pedestrian access over the rock revetment to the beach.
10. Methods for erosion control shall be maintained around the project site during construction.
11. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
12. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. Use of public parking areas for construction staging or materials storage shall be limited to the smallest area possible. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Refueling of construction equipment shall occur off-site or within a designated fueling area that can contain fueling-related spills. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
13. Monitoring and Maintenance Plan. The permittee shall be responsible for monitoring and maintaining the rock revetment for as long as the rock reinforcement remains in place. The permittee, at a minimum, shall provide for monthly or more frequent observations of the structure that examine the full extent of the revetment for deficiencies, including but not limited to rock that has detached from the revetment or moved seaward of the permitted footprint, a drop in the back shore elevation of the revetment, exposure of the underlying fabric layer, etc. and if deficiencies are identified, the permittee will arrange an inspection by a licensed engineer.
14. The revetment observations shall be documented with survey reports that include photographs of all sections of the structure, time and location of the observations, name and title of the person making the observations and shall be submitted to the Executive Director as part of the regular coastal development permit. As required under Special Condition 13, Engineers Inspection reports shall be prepared and submitted to the Executive Director as part of the regular coastal development permit application. These inspection reports shall provide information on and photographs from the date(s) of the inspection(s), the name and

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qualifications of the State representative or engineer performing the inspection, photographs of the revetment taken at the time of inspection, additional photographs of any structural damage or rock migration, photographs depicting beach width and elevation as it relates to the face of the rock revetment, and an overall assessment of the continued integrity of the revetment. If the inspection identifies any areas where the revetment has been damaged, the report shall identify repair and maintenance alternatives to remedy the damage. If any rock is retrieved in accordance with Condition No. 15, the location of the retrieval and the volume of rock shall be included in the inspection report.

15. In the event that any sections of rock have migrated or been dislodged, the permittee shall retrieve any errant rock and either place it back on the structure or remove it from the project site.
16. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
17. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

As noted in Condition No. 4, the emergency work carried out under this permit is considered to be **TEMPORARY** work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.

**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370



**EMERGENCY PERMIT ACCEPTANCE FORM**

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

RE: **Emergency Permit No. G-6-17-0002**

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

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

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by April 17, 2017).

\_\_\_\_\_  
Signature of authorized agent

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

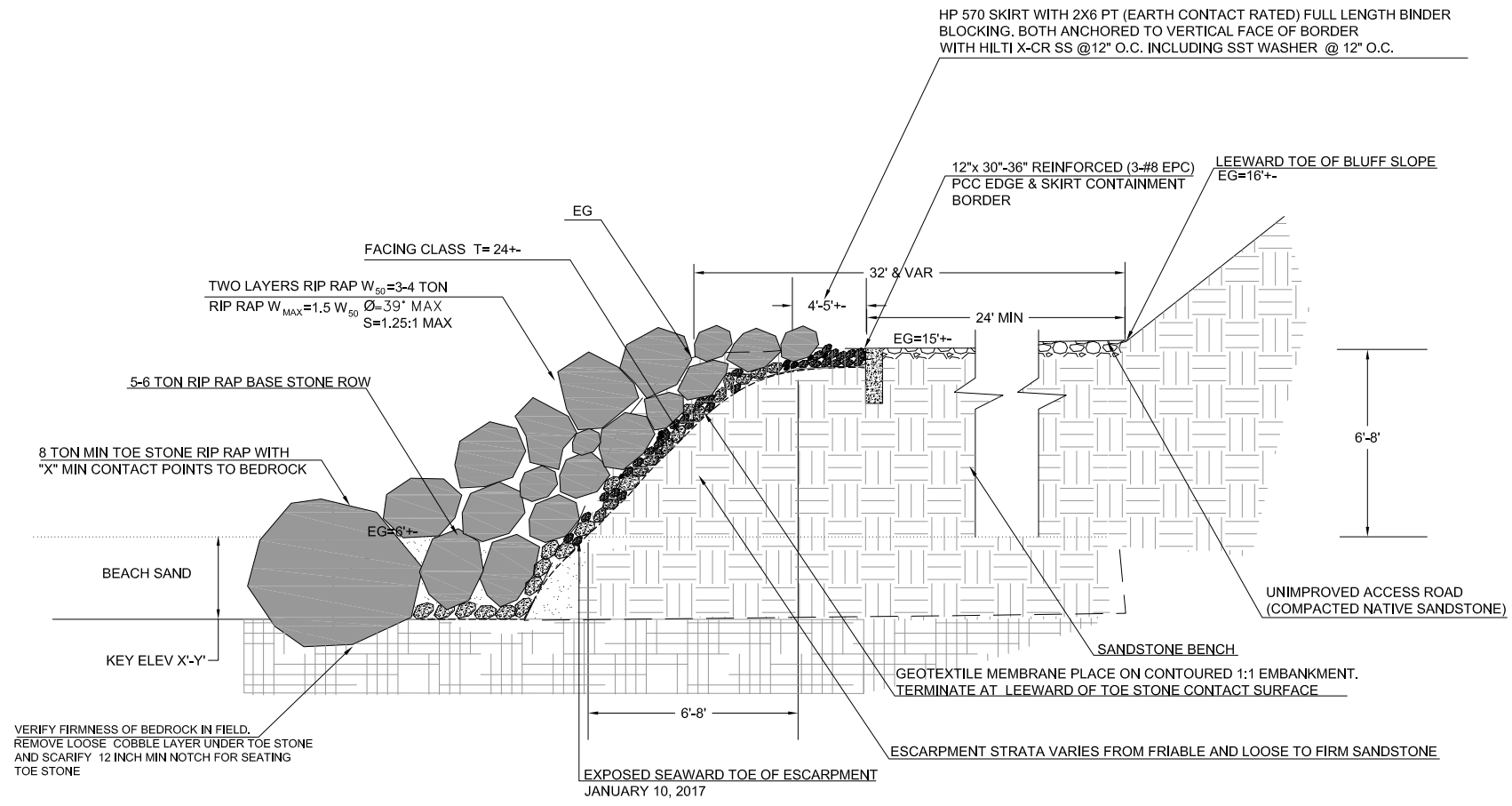
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date of Signing



ACQUISITION & DEVELOPMENT DIVISION  
One Capitol Mall  
Sacramento, CA  
95814-3229



DESIGNED:	
DRAWN:	R.ROBINSON
CHECKED:	
DATE:	1-13-2017
REVISIONS	DATE

MATERIAL QUANTITIES

8 to 10 TON STONE	___ TONS
1/2 to 6 TON STONE	___ TONS
FACING CLASS BACKING	___ TONS

**TYPICAL SECTION**  
NTS

SAN ONOFRE STATE BEACH  
SURF BEACH ACCESS ROAD  
**EMERGENCY REPAIR**

**EXHIBIT A**  
APPLICATION NO.  
**G-6-17-0002**  
Elevation Plan  
California Coastal Commission



# San Onofre Road Stabilization Project

Start Project

End Project

Pacific Ocean

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1995

Imagery Date: 10/21/2016 33°22'33.62" N 117°34'09.01" W elev 19

EXHIBIT B
APPLICATION NO. <b>G-6-17-0002</b>
Project Site
 California Coastal Commission