



Niguel Shores Revetment Updates

- In 1989, the Niguel Shores Community Association and County entered into a settlement agreement and covenant – running with title to the land – which legally obligated the County (as landowner) to repair and maintain the revetment in perpetuity.
- The Niguel Shores Revetment project at Strands Beach (just south of Salt Creek) is a longstanding effort and the October 2022 item on the CA Coastal Commission (CCC) agenda was the County's third attempt at obtaining a Coastal Development Permit (CDP) for this project since 2011.
- Previous attempts to obtain a CDP in 2012 and 2020, to upgrade the revetment design to contemporary standards and to include a public walkway respectively, were denied by the CCC.
- Following direction from the CCC, the County resubmitted the CDP application to allow the County to simply maintain the existing revetment structure as required by the 1989 covenant between the HOA and the County.
- The CCC approved the CDP on October 13, 2022 which was subject to satisfying specific conditions prior to implementation of the following:
 - Allow County to repair the existing revetment.
 - Allow County to repair the public access stairs next to the revetment and the north and south access ramps.
 - Install educational signage and replace existing faded signage.
 - Conduct 3 years of shoreline monitoring consistent w/ our monitoring efforts at other County beaches.
- The approval of the CDP helps to satisfy requirements under a subsequent 2015 Settlement Agreement between the HOA, residents, and the County.
- Design of the project is 100% complete, and is being peer reviewed with OC Public Works (OCPW). Staff are also working to finalize the signage and monitoring plan as Prior to Issuance Conditions for the CDP. We anticipate submitting these to CCC staff in about a week, with CCC staff anticipated to take about two weeks to provide comment.
- Once conditions are satisfied, final issuance of the CDP can be made and the project will go out to bid.
- We hope to start work on the project around October 2023, depending on the length of time for the above processes to occur.

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