

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
(805) 585-1800 FAX (805) 641-1732

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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
November 2015 Meeting of the California Coastal Commission*

November 02, 2015

To: Commissioners and Interested Parties

From: Steve Hudson, South Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the November 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Central Coast District.

DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
<p>4-15-1602-W Los Angeles County Beaches and Harbors</p>	<p>Construction of one seasonal sand berm that is approximately 200 feet long, 36 feet wide, and 5 feet high (comprising approximately 1,111 cu. yds. of sand) that is oriented in a west-east direction and is constructed of sand collected from the immediate vicinity. If necessary after winter storms, approximately 250-500 cu. yds. of sand will be imported from Zuma County Beach by truck, deposited near the beach and conveyed to the beach using tractors. The berm will be constructed on dry sand prior to the breaching of Malibu Lagoon. The applicant will retain the services of a qualified biologist or environmental resources specialist with appropriate qualifications to survey the project site prior to construction and to monitor all construction activities in order to avoid impacts to the federally listed Western Snowy Plover, to ensure that no activities occur if there is any grunion spawning activity, and to avoid or minimize impacts to beach wrack. Construction materials, equipment, or debris will not be stored where it will be or could potentially be subject to wave erosion and dispersion. The sand berm will removed prior to Memorial Day weekend in 2016 and the remaining sand, if any, redistributed to the surrounding beach in order to avoid impacts to public access.</p>	<p>Malibu Lagoon (Surfrider Beach)</p>

IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Applicant	Project Description	Project Location
<p>4-04-077-A5 Rancho Mar LLC</p>	<p>Testing for the relocation of a water well to serve the residence approved pursuant to CDP 4-04-077. The proposed new water well site is located within an existing utility and access easement on an adjacent parcel (APN 4457-004-016). The proposed well location is located entirely within a disturbed area adjacent to the existing roadway.</p>	<p>Approximately One Mile West Of Malibu Canyon Road and 1.5 miles north of Pepperdine University</p>
<p>4-09-026-A1 Ventura Port District & Sondermann Ring Partners</p>	<p>Relocation of the 90 ft. public long dock from adjacent to Dock D to Dock H, and redesign of the dock from a rectangular to an "L"- shaped configuration.</p>	<p>Ventura Harbor</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>4-03-094-E10 Leon Max</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 12,050 sq. ft., 30 ft. high single family residence, with 5,594 sq. ft. basement/garage, swimming pool, septic system, two access driveways, two sem-subterranean 5,000 gallon water tanks, 820 lineal feet of 1-15 foot high retaining walls, along the driveways, 2,419 cubic yards grading (2,126 cu. yds. cut, 293 cu. yds. fill) and 6,439 cubic yards of excavation is required for the basement. The applicant also proposes to face the residence and retaining walls with a sandstone rock veneer.</p>	<p>24500 Piuma Road</p>
<p>4-04-121-E9 Miran Enterprises, LLC</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 34 ft. high 4,452 sq. ft. single-family residence with attached 595 sq. ft. garage, septic system, retaining walls, paved driveway, access stairway, and 3,713 cu. yds. of grading (3,650 cu. yds. cut; 63 cu. yds. fill; 3,587 cu. yds. export). The application also includes after-the-fact approval of the subject parcel that was created pursuant to Certificate of Compliance #88-0083 and restoration of an unpermitted dirt road back to natural conditions.</p>	<p>1510 Las Virgenes Road</p>
<p>4-08-080-E5 Eric Horsted</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.</p>	<p>2118 Rock View Terrace</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-10-104-E2

ELN Malibu, LLC

TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill). AMENDED TO: Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill).

27835 Borna Drive

EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

Applicant	Project Description	Project Location
<p>G-4-15-0035 California Department of Transportation</p>	<p>Placement of a 75 linear foot rock revetment approximately 8 foot high, consisting of 3-4 ton stones at Postmile 4.2, and placement of additional rip rap on top of an existing 400 linear foot rock revetment, consisting of 6-8 ton stones, and shoulder crack repairs at Postmile 4.6. The additional rip rap to be added will not extend further seaward than the toe of the existing revetment. The subject revetments will be located immediately seaward of two segments of Pacific Coast Highway which have been undermined and damaged by wave and tidal action.</p>	<p>Pacific Coast Highway, Postmile 4.2 & 4.6</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS**

Date: October 15, 2015
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-15-1602-W

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

Applicant: Los Angeles County Beaches and Harbors

Location: Malibu Lagoon (Surfrider Beach), City of Malibu, Los Angeles County

Description: Construction of one seasonal sand berm that is approximately 200 feet long, 36 feet wide, and 5 feet high (comprising approximately 1,111 cu. yds. of sand) that is oriented in a west-east direction and is constructed of sand collected from the immediate vicinity. If necessary after winter storms, approximately 250-500 cu. yds. of sand will be imported from Zuma County Beach by truck, deposited near the beach and conveyed to the beach using tractors. The berm will be constructed on dry sand prior to the breaching of Malibu Lagoon. The applicant will retain the services of a qualified biologist or environmental resources specialist with appropriate qualifications to survey the project site prior to construction and to monitor all construction activities in order to avoid impacts to the federally listed Western Snowy Plover, to ensure that no activities occur if there is any grunion spawning activity, and to avoid or minimize impacts to beach wrack. Construction materials, equipment, or debris will not be stored where it will be or could potentially be subject to wave erosion and dispersion. The sand berm will be removed prior to Memorial Day weekend in 2016 and the remaining sand, if any, redistributed to the surrounding beach in order to avoid impacts to public access.

Rationale: The berm is designed as a soft solution to protect the facilities of the Adamson House, including the onsite waste water treatment system, from seasonal (winter) erosion associated with the downcoast migration of the stream mouth when the lagoon has breached and remains open. The applicant proposes to retain an environmental monitor who will be present during all construction activities to ensure that the project will result in no impacts to sensitive resources that may be present in the project area. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

Important: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of November 4, 2015. If four Commissioners object to this waiver, a coastal permit will be required. Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

Charles Lester, Executive Director

By: Jordan Grace, Coastal Program Analyst

A handwritten signature in black ink, appearing to read 'Jordan Grace', written over a horizontal line.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: October 27, 2015

SUBJECT: Coastal Development Permit No. 4-04-077 granted to Rancho Mar LLC for the development described below located approximately one mile west of Malibu Canyon Road and 1.5 miles north of Pepperdine University, Santa Monica Mountains, Los Angeles County (APN: 4457-004-015):

Construction of a three story, 34 foot high, 9,385 sq. ft. single family residence, 1,017 sq. ft. three car attached garage, swimming pool, septic system, driveway, water well and tanks, and 2100 cu. yds. of grading (2000 cu. yds. cut, 100 cu. yds. fill). The proposed project also includes improvements to an existing approximately 8,850 ft. long access road, including paving, widening, construction of retaining walls, drainage improvements, and turnarounds, relocation of an approximately 700 foot long section of the road, and approximately 30,695 cu. yds. of grading (15,085 cu. yds. cut, 15,610 cu. yds. fill).

Previously amended in 4-04-077-A1 including:

Modifications to Special Condition No. 15 (Open Space Deed Restriction). The project also includes a request for after-the-fact approval of unpermitted development consisting of an approximately 370 foot long section of road.

Previously amended in 4-04-077-A2 to:

Revisions to the approved grading plans for the access road to modify several cut slopes approved at a 1:1 (vertical:horizontal) slope which failed to meet the Los Angeles County Building and Safety standards. The proposed revisions include: reducing the slope of several cut areas to 1.5:1; adding several retaining walls (to a maximum height of 10.5 feet) along the road to minimize the area of disturbance resulting from the modified cut slopes; increasing the amount of overall grading for the road by 905 cu. yds. to a total of 31,600 cu. yds. (17,100 cu. yds. cut, and 14,500 cu. yds. fill); and increasing the total area disturbed by the road grading by 1 percent to 331,975 sq. ft.

Previously amended in 4-04-077-A3 to:

Revise grading plan between road station 15+00 and 18+00 to increase a 180 foot long retaining wall by 60 ft, to a total of 240 feet, and increase the height of the retaining wall by 2 feet to allow a maximum height of 12.2 feet, and increase in overall grading by 8,300 cu. yds., to a total of 39,900 cu. yds. (23,400 cu. yds. cut, 16,500 cu. yds. fill), in order to remove and recompact uncertified fill and stabilize slopes along this section of road.

Previously amended in 4-04-077-A4 to:

Revise grading plan between road station 33+00 and 34+00 to relocate and redesign an

approximately 20 foot long section of roadway and retaining wall by approximately 6 feet in order to provide adequate vertical clearance for County Fire Department vehicles and avoid disturbance of an oak tree that is adjacent to the road. The relocated section of road will require an increase in overall grading by 90 cu. yds., to a total of 39,990 cu. yds. (23,490 cu. yds. cut, 16,500 cu. yds. fill), and an increase in the height of the 20 foot long section of retaining wall to allow a maximum height of 23.6 feet.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-04-077-A5) to the above referenced permit, which would result in the following changes:

Testing for the relocation of a water well to serve the residence approved pursuant to CDP 4-04-077. The proposed new water well site is located within an existing utility and access easement on an adjacent parcel (APN 4457-004-016). The proposed well location is located entirely within a disturbed area adjacent to the existing roadway.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment involves the drilling of a test hole for a potential water well to serve the home approved pursuant to CDP 4-04-077. The site approved for the well in the permit was unsuccessful in producing water. The proposed new site for the water well is located on an adjacent parcel, southeast of the original well site. A geological engineering analysis suggests that the adjacent parcel is a potential groundwater source and more likely to yield water. The proposed amendment will not result in any additional significant adverse impacts to coastal resources or Environmentally Sensitive Habitat Areas that were not considered, minimized and mitigated in the original approval and subsequent amendments of the project. As such, the proposed amendment is consistent with all applicable policies of the Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Molly Troup at the Commission's Ventura office (805) 585-1800.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: October 27, 2015

SUBJECT: Coastal Development Permit No. 4-09-026 granted to the Ventura Port District and Sondermann Ring Partners at the Ventura Harbor, City of San Buenaventura to:

Adjust the lot lines of Port District Parcels 15, 16, and 18 and construct an approximately 44,400 sq. ft. new public recreational marina; install new piles, gangways, and utilities for the berthing of 104 boats, ranging from 30 ft. to 80 ft. in length; construct a new 90 ft. public long dock for use by personal watercraft; designate six new public transient boating spaces, one new non-profit boating space, and one new water taxi stop.

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

Relocation of the 90 ft. public long dock from adjacent to Dock D to Dock H, and redesign of the dock from a rectangular to an "L"-shaped configuration.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment involves minor revisions to the previously approved plans and will not result in any additional adverse impacts to sensitive environmental or coastal resources that were not considered, minimized, and mitigated in the original approval of the project. Furthermore, although the location and configuration of the dock is proposed to be modified, the total dock area that will be available to the public will be increased from 950 sq. ft. to 1,100 sq. ft. Therefore, this amendment will not result in any new adverse impacts to any sensitive environmental or coastal resources, including public access, on site and is consistent with all Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Jacqueline Phelps at the Commission Area office (805) 585-1800.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 30, 2015

Notice is hereby given that Leon Max has applied for a one year extension of 4-03-094 granted by the California Coastal Commission on October 15, 2004

for: Construction of a 12,050 sq. ft., 30 ft. high single family residence, with 5,594 sq. ft. basement/garage, swimming pool, septic system, two access driveways, two sem-subterranean 5,000 gallon water tanks, 820 lineal feet of 1-15 foot high retaining walls, along the driveways, 2,419 cubic yards grading (2,126 cu. yds. cut, 293 cu. yds. fill) and 6,439 cubic yards of excavation is required for the basement. The applicant also proposes to face the residence and retaining walls with a sandstone rock veneer.

at: 24500 Piuma Road, (Los Angeles County) (APN(s): 4453002003)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
Charles Lester
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 30, 2015

Notice is hereby given that Miran Enterprises, LLC has applied for a one year extension of 4-04-121 granted by the California Coastal Commission on October 13, 2005

for: Construction of a two story, 34 ft. high 4,452 sq. ft. single-family residence with attached 595 sq. ft. garage, septic system, retaining walls, paved driveway, access stairway, and 3,713 cu. yds. of grading (3,650 cu. yds. cut; 63 cu. yds. fill; 3,587 cu. yds. export). The application also includes after-the-fact approval of the subject parcel that was created pursuant to Certificate of Compliance #88-0083 and restoration of an unpermitted dirt road back to natural conditions.

at: 1510 Las Virgenes Road, Calabasas (Los Angeles County).

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
Charles Lester
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 30, 2015

Notice is hereby given that Eric Horsted has applied for a one year extension of 4-08-080 granted by the California Coastal Commission on September 9, 2009

for: Construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.

at: 2118 Rock View Terrace, Topanga (Los Angeles County) (APN(s): 4448021028)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
Charles Lester
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 30, 2015

Notice is hereby given that ELN Malibu, LLC has applied for a one year extension of 4-10-104 granted by the California Coastal Commission on October 11, 2012

for: construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill). AMENDED TO: Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill).

at: 27835 Borna Drive, Malibu (Los Angeles County) (APN(s): 4461039006)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
Charles Lester
Executive Director

Julie Reveles
Staff Services Analyst

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5) 585-1800

**EMERGENCY PERMIT**

October 30, 2015

Permit No.: G-4-15-0035

Applicant: California Department of Transportation

Project Location: Pacific Coast Highway, Postmile 4.2 and 4.6 Ventura County

Work Proposed: Placement of a 75 linear foot rock revetment approximately 8 foot high, consisting of 3-4 ton stones at Postmile 4.2, and placement of additional rip rap on top of an existing 400 linear foot rock revetment, consisting of 6-8 ton stones, and shoulder crack repairs at Postmile 4.6. The additional rip rap to be added will not extend further seaward than the toe of the existing revetment. The subject revetments will be located immediately seaward of two segments of Pacific Coast Highway which have been undermined and damaged by wave and tidal action.

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 the submitted information that an unexpected occurrence in the form of shoreline erosion has partially undermined portions of the Pacific Coast Highway roadway, and continued erosion in addition to predicted El Nino event storm action would further undermine and damage Pacific Coast Highway. This occurrence 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 Executive Director 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 180 days unless otherwise specified by the terms of the permit; and
- (b) Public comment on the proposed emergency action has been reviewed if time allows.

The work is hereby approved, subject to the conditions listed on the next page.

Sincerely,

Charles Lester
Executive Director

A handwritten signature in black ink that reads "Steve Hudson".

By: Steve Hudson
Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
2. Only that work specifically described above and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within ninety (90) days of the date of this permit, or as extended by the Executive Director through correspondence, and shall take place in a manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this emergency permit is temporary, unless permanent retention of the development is authorized through the issuance of a regular Coastal Development Permit from the California Coastal Commission. Within sixty (60) days of completion of the development, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent. The Executive Director may grant additional time for good cause.
5. In exercising this permit the applicant agrees to indemnify and hold harmless the California Coastal Commission, and its agents and employees from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
7. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the applicant 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 and/or a requirement that the applicant assume all liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call Jacqueline Phelps at the Commission Area office.

Enclosure: 1) Acceptance Form
 2) Regular Permit Application Form