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

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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the February 2016 Meeting of the California Coastal Commission

February 05, 2016

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 February 2016 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.

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 |
|---------------------------------|---|---------------------------------|
| 4-08-091-A2 Attn: Jared Cook | The addition of 822 sq. ft. to the second floor of the existing 2-story, 2,877 sq. ft. single family residence. The additions will remain within the development footprint previously approved for the single family residence. | 21683 Saddle Peak Road, Topanga |

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 |
|---------------------------------------|--|-------------------------------------|
| G-4-16-0020 Attn: Mark Magidson Trust | Placement of an approximately 138 linear ft. rock revetment (rise to 12 to 15 feet above the average low tide elevation MLLW with an average crest elevation of +13 feet MLLW) consisting of 1,100 tons of rock sourced from inland quarries and sized at between 1/2 and 3-ton on the sand beach seaward of the existing beachfront residence at 30822 Broad Beach Road. The revetment is necessary in order to fill in a gap within the as-built 4,150 ft. long rock revetment authorized pursuant to Emergency CDP No. 4-10-003-G and follow up CDP No. 4-15-0390 (Broad Beach Geologic Hazard Abatement District). All construction to occur during low tidal periods. | 30822 Broad Beach Road, Malibu |
| G-4-16-0012 Attn: Norman Williams | Replace a 15 linear foot section of lateral sewer line that extends from the foundation of an existing beachfront residence and extends seaward to an existing serer main. The work involves excavating the cobblestone and sand substrate to a depth of 2 feet in order to access and replace the displaced lateral sewer line and reconnect it to the existing sewer main. The replaced line would be buried using the cobblestone and sand substrate and the work site restored to its original condition. | 1520 Miramar Beach Drive, Montecito |

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

G-4-16-0004

City of Santa Barbara Public Works Department Emergency CDP authorizes a one-time breach of the natural sand berm at the mouth of Laguna Channel to create one 2 ft. wide by 60 ft. long trench (3 ft. deep) downstream of the Laguna Pump Station Facility tide gates and one 2 ft. wide by 140 ft. long trench (approx. 4-5 ft. deep) downstream of the Laguna Pump Station Facility bypass channel to allow overflowing floodwater to drain from the channel into the ocean to prevent flooding of adjacent roadways, low-lying residential structures and public facilities. El Nino Related.

Laguna Pump Station Facility/Laguna Channel, 236 E. Cabrillo Boulevard, Santa Barbara

G-4-16-0013

Trancas Property Owners Association (TPOA)

Repair portions of the existing rock revetment at the 26 properties listed above in order to return the revetment to its approved as-built design configuration and footprint (i.e. rise to 12 to 15 feet above the average low tide elevation MLLW with an average crest elevation of +13 feet MLLW). Revetment repair actions involve placing additional rocks sourced from inland quarries and sized at between 1/2 and 3-ton in the gaps created by rock settlement. Voids and low spots will be filled to correct those sections where the crest slope is unacceptably steep. Existing revetment stone that has been dislodged and is out of section will be retrieved to the maximum extent practical and appropriately placed back on the adjacent revetment face. All imported and replaced revetment rock will remain within the footprint and cross-sections of the approved as-built revetment as shown on project plans and will not extend development further seaward. All construction to occur during low tidal periods.

31302, 31284, 31280, 31250, 31240, 31236, 31228, 31224, 31206, 31122, 31118, 31112, 31108, 31100, 31070, 31054, 31052, 31042, 31038, 31034, 31022, 31020, 31016, 31012, and 31000 Broad Beach Road, Malibu

SOUTH CENTRAL COAST AREA 89 SOUTH CALIFORNIA ST., SUITE 200 VENTURA, CA 93001 (805) 585-1800



NOTICE OF PROPOSED PERMIT AMENDMENT

TO:

All Interested Parties

FROM:

Charles Lester, Executive Director

DATE:

January 29, 2016

SUBJECT:

Coastal Development Permit No. 4-08-091 granted to Jared Cook for the development described below at 21683 Saddle Peak Road, Topanga, Los Angeles

County (APN: 4448-020-050):

Construction of a 2-story, 27 ft. high, 2,877 sq. ft. single-family residence, attached 905 sq. ft. garage, decks, driveway, septic system, and 911 cu. yds. of grading (818 cu. yds. cut, 93 cu. yds. fill).

Previously amended in 4-08-091-A1 to:

Request after-the-fact approval of unpermitted development consisting of two retaining walls that are approximately 42 feet and 137 feet in length, a propane tank, and cistern.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-08-091-A2) to the above referenced permit, which would result in the following changes:

The addition of 822 sq. ft. to the second floor of the existing 2-story, 2,877 sq. ft. single family residence. The additions will remain within the development footprint previously approved for the single family residence.

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 partial demolition of 12 linear feet of interior walls on the existing second floor of the residence to accommodate the proposed 822 sq. ft. addition of two rooms onto the second floor. The proposed second floor addition is located within the approved development footprint of the existing residence. While most of the existing residence has a maximum height of 24 ft., a portion of the proposed second floor addition would have a height of 27 ft., which is consistent with the 27 ft. maximum building height that was previously approved for the residence. Further, the outer surfaces of the proposed addition would be consistent with the earth tone color palette and material specifications previously approved for the residence. The proposed amendment will not result in any additional significant adverse impacts to coastal resources including scenic resources and resources identified as Sensitive Environmental Resources Areas (SERA) in the Santa Monica Mountains Local Coastal Program that were not considered, minimized and mitigated in the

original conditional approval and subsequent amendment 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 Mark Jordan at the Commission's Ventura office (805) 585-1800.

SOUTH CENTRAL COAST AREA 89 SOUTH CALIFORNIA ST., SUITE 200 VENTURA, CA 93001 (805) 585-1800



EMERGENCY PERMIT

Date:

February 4, 2016

Permit No.:

G-4-16-0020

Applicant:

Mark Magidson Trust

Agents:

Mark Levinson

Project Location:

30822 Broad Beach Road, Malibu, Los Angeles County

Work Proposed:

Placement of an approximately 138 linear ft. rock revetment (rise to 12 to 15 feet above the average low tide elevation MLLW with an average crest elevation of +13 feet MLLW) consisting of 1,100 tons of rock sourced from inland quarries and sized at between 1/2 and 3-ton on the sand beach seaward of the existing beachfront residence at 30822 Broad Beach Road. The

revetment is necessary in order to fill in a gap within the as-built 4,150 ft. long rock revetment authorized pursuant to Emergency CDP No. 4-10-003-G and follow-up CDP No. 4-15-0390 (Broad Beach Geologic Hazard Abatement

District). All construction to occur during low tidal periods.

This letter constitutes approval of the emergency work you have requested to be done only at the location listed above. I understand from the submitted information that an unexpected occurrence in the form of shoreline erosion endangering an existing residential structure and septic system at 30822 Broad Beach Road where there is no existing rock revetment (but there is an existing rock revetment at adjacent upcoast and downcoast properties) 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:

- An emergency exists which requires action more quickly than permitted by the procedures (a) for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit; and
- Public comment on the proposed emergency action has been reviewed if time allows. (b)

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

Sincerely, Charles Lester **Executive Director**

By:

Steve Hudson

Title: Deputy Director

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Permit Application Number G-4-16-0020 Page 2

CONDITIONS OF APPROVAL

- 1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days, though the work may begin in advance of that submittal.
- 2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work at the approved sites or work at additional sites requires separate authorization from the Executive Director.
- 3. The work authorized by this permit must be completed within sixty (60) 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 for the temporary placement of a rock revetment, and authorization to retain the revetment approved in this emergency permit will require the issuance of a regular Coastal Development Permit from the Commission, which shall be achieved through compliance with the prior-to-issuance special conditions of CDP No. 4-15-0390 within two (2) years of the date of this emergency permit. The Executive Director may grant additional time for good cause. Failure to comply with this deadline will result in a violation of the subject emergency permit and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
- 5. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located in the intertidal zone at any time.
- 6. In exercising this emergency permit, the applicant agrees to hold the California Coastal Commission (Commission) harmless from any liabilities for damage to public or private properties or personal injury that may result from the project and to indemnify the Commission, which includes its officers, agents, and employees, against any and all liability, related claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any such damage or personal injury.
- 7. 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, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.

Permit Application Number G-4-16-0020 Page 3

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.

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

Enclosures: 1) Acceptance Form

SOUTH CENTRAL COAST DISTRICT OFFICE 89 SOUTH CALIFORNIA STREET, SUITE 200 VENTURA, CALIFORNIA 39001-2801 PH (805) 585-1800 FAX (805) 641-1732 WWW.COASTAL.GA.GOV



EMERGENCY PERMIT

Issue Date:

January 26, 2016

Emergency Permit No.

G-4-16-0012

APPLICANT:

Norman Williams 1520 Miramar Beach, Montecito, CA 93108

LOCATION OF EMERGENCY:

1520 MIRAMAR BEACH DR, MONTECITO (SANTA BARBARA COUNTY) (APN(s): 009-450-013)

EMERGENCY WORK:

Replace a 15 linear foot section of lateral sewer line that extends from the foundation of an existing beachfront residence and extends seaward to an existing sewer main. The work involves excavating the cobblestone and sand substrate to a depth of 2 feet in order to access and replace the displaced lateral sewer line and reconnect it to the existing sewer main. The replaced line would be buried using the cobblestone and sand substrate and the work site restored to its original condition.

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 that an unexpected occurrence in the form of wave action exposed and eventually displaced a 15 foot section of private sewer lateral at 1520 MIRAMAR BEACH DR, MONTECITO (SANTA BARBARA COUNTY) and requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

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

Sincerely.

Charles Lester Executive Director

By: Steve Hudson, Deputy Director

cc: Local Planning Department

Enclosures:

1) Acceptance Form;

Regular Permit Application Form

Emergency Permit No.: G-4-16-0012

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, subject to the conditions set forth below is authorized. Any additional work requires separate authorization from the Executive Director.
- 3. All work shall take place in a time and 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 permit must be completed within ten (10) days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
- 5. The work authorized by this permit is for the one-time implementation of an emergency project to repair a 15 linear ft. section of a sewer line associated with a single-family beachfront residence. Further repairs may not occur without a new coastal development permit.
- 6. In exercising this permit the applicant 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.
- 7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
- 8. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.

SOUTH CENTRAL COAST DISTRICT OFFICE SS SOUTH CALIFORNIA STREET, SUITE 200 VENTURA, CALIFORNIA 55001-2801 PRI (803) SIS-1800 FACK (803) 641-4712 WWW.COASTAL CA GOV



EMERGENCY PERMIT

Issue Date:

January 27, 2016

Emergency Permit No.

G-4-16-0004

APPLICANT:

City of Santa Barbara Public Works Department

LOCATION OF EMERGENCY:

Laguna Pump Station Facility/Laguna Channel, 236 E. Cabrillo Boulevard, City of Santa Barbara (APN # 017-191-

004)

EMERGENCY WORK:

Emergency CDP authorizes a one-time breach of the natural sand berm at the mouth of Laguna Channel to create one 2 ft. wide by 60 ft. long trench (3 ft. deep) downstream of the Laguna Pump Station Facility tide gates and one 2 ft. wide by 140 ft. long trench (approx. 4-5 ft. deep) downstream of the Laguna Pump Station Facility bypass channel to allow overflowing floodwater to drain from the channel into the ocean to prevent flooding of adjacent roadways, low-lying

residential structures and public facilities.

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 that an unexpected occurrence in the form of high tides from an El Niño storm event causing flooding and posing a threat to roadways, low-lying neighborhoods and public facilities in the immediate vicinity of the Laguna Pump Station Facility in the City of Santa Barbara (County of Santa Barbara) requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

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

Sincerely,

Charles Lester Executive Director

By: John Ainsworth, Senior Deputy Director

cc: Local Planning Department

Enclosures:

1) Acceptance Form;

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.
- All work shall take place in a time and 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 permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
- In exercising this emergency permit, the applicant 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.
- 6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
- 7. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be operated, placed, stored or otherwise located in the intertidal zone at any time.
- 8. The applicant shall ensure that a qualified biologist or environmental resources specialist shall monitor the site during all emergency work activities (including, but not limited to, breaching/grading/grooming operations as well as during all vehicular access through beach/marsh/sand bar areas) to ensure that adverse impacts to sensitive plant and animal species are avoided or minimized to the maximum extent feasible.

IMPORTANT

The emergency work is considered to be a one-time temporary development done in an emergency situation.

If you have any questions about the provisions of this emergency permit, please call Megan Sinkula at the Commission's Ventura office location.

SOUTH CENTRAL COAST AREA 89 SOUTH CALIFORNIA ST., SUITE 200 VENTURA, CA 93001 (805) 585-1800



EMERGENCY PERMIT

Date:

February 4, 2016

Permit No.:

G-4-16-0013

Applicant:

Trancas Property Owners Association (TPOA)

Agents:

Mark Goss and Ken Ehrlich

Project Location:

31302, 31284, 31280, 31272, 31250, 31240, 31236, 31228, 31224, 31206, 31122, 31118, 31112, 31108, 31100, 31070, 31054, 31052, 31042, 31038, 31034, 31022, 31020, 31016, 31012, and 31000 Broad Beach Road,

Malibu, Los Angeles County

Work Proposed:

Repair portions of the existing rock revetment at the 26 properties listed above in order to return the revetment to its approved as-built design configuration and footprint (i.e. rise to 12 to 15 feet above the average low tide elevation MLLW with an average crest elevation of +13 feet MLLW). Revetment repair actions involve placing additional rocks sourced from inland quarries and sized at between 1/2 and 3-ton in the gaps created by rock settlement. Voids and low spots will be filled to correct those sections where the crest slope is unacceptably steep. Existing revetment stone that has been dislodged and is out of section will be retrieved to the maximum extent practical and appropriately placed back on the adjacent revetment face. All imported and replaced revetment rock will remain within the footprint and cross-sections of the approved as-built revetment as shown on project plans and will not extend development further seaward. All construction to occur during low tidal periods.

This letter constitutes approval of the emergency work you have requested to be done only at the locations listed above. I understand from the submitted information that (1) an unexpected occurrence in the form of a significantly strong El Nino storm season/events forecasted and high tides predicted for the winter/spring of 2016, (2) portions of the existing rock revetment has deteriorated from settlement and slippage since its installation in 2010 and it is not possible to implement the beach nourishment shoreline protection project at the subject site that was approved in October 2015 pursuant to CDP No. 4-15-0390 until after this current winter season, and (3) the combination of these conditions have a high potential to endanger existing septic systems and primary residential structures from wave and storm caused inundation. Although the existing rock revetment may potentially be adequate to withstand normal winter storms and wave action, this occurrence of forecasted unique storm conditions requires immediate action to

Permit Application Number G-4-16-0013 Page 2

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 30 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 reverse.

Sincerely,

Charles Lester
Executive Director

By: Steve Hudson Title: Deputy Director

I Hudson

CONDITIONS OF APPROVAL

- 1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days, though the work may begin in advance of that submittal.
- 2. Only that work specifically described above and for the specific properties listed above is authorized. Any additional work at the approved sites or work at additional sites requires separate authorization from the Executive Director.
- 3. The work authorized by this permit must be completed within sixty (60) 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 for the one-time implementation of repairs to the existing rock revetment in order to return the revetment to its as-built design configuration. Authorization to retain the existing rock revetment and the revetment repairs approved in this emergency permit will require the issuance of a regular Coastal Development Permit from the Commission, which shall be achieved through compliance with the prior-to-issuance special conditions of CDP No. 4-15-0390 within two (2) years of the date of this emergency permit. The Executive Director may grant additional time for good cause. Failure to comply with this deadline will result in a violation of the subject emergency permit and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation

Permit Application Number G-4-16-0013 Page 3

- on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.
- 5. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located in the intertidal zone at any time.
- 6. All sandbag debris and other debris on the revetment structure and on the beach shall be removed and properly disposed at an off-site location.
- 7. Any private stairways for residential beach access or other structures located on the revetment that were not authorized pursuant to Emergency CDP No. 4-10-003-G (TPOA) in a letter from Jack Ainsworth dated May 24, 2010 (and depicted on approved plans dated April 13, 2010) shall be removed from the revetment as part of the emergency repairs authorized herein. This requirement applies only to the properties that are the subject of this emergency permit.
- 8. In exercising this emergency permit, the applicant agrees to hold the California Coastal Commission (Commission) harmless from any liabilities for damage to public or private properties or personal injury that may result from the project and to indemnify the Commission, which includes its officers, agents, and employees, against any and all liability, related claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any such damage or personal injury.
- 9. 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, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.

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.

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

Enclosures: 1) Acceptance Form