

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA  
SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 641-0142

Filed: 7/20/00  
49th Day: 9/07/00  
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Staff: Hale-V  
Staff Report: 7/20/00  
Hearing Date: 8/08/00  
Commission Action:

**RECORD PACKET COPY****STAFF REPORT: REGULAR CALENDAR**

**APPLICATION NO.:** 4-00-158

**APPLICANT:** City of Ventura and 31<sup>st</sup> District Agricultural Assn.

**PROJECT LOCATION:** Surfer's Point Beach, south of Shoreline Drive, adjacent to Ventura County Fairgrounds, and approximately 1,200 feet east of the mouth of the Ventura River, in the City and County of Ventura.

**PROJECT DESCRIPTION:** Beach nourishment project comprised of the placement of up to 8,000 cubic yards of cobble material excavated from Ventura River bed (outside of Coastal Zone) along 450 feet of shoreline, including the intertidal area. The cobble will be spread in a blanket four to eight feet thick and fifty to seventy feet wide. The cobble material will be removed from the Ventura River bed by the Ventura County Flood Control District to reduce flooding hazards due to excess deposition of materials in the riverbed beneath the Santa Ana bridge, in Oak View, 9 miles inland from the deposition site. In addition, as part of the proposed project, the applicant will clean up the subject beach area by first removing and storing or disposing of approximately 600 tons (25 truckloads) of existing emergency/temporary rock revetment (placed without the benefit of a coastal development permit), concrete, asphalt debris, and damaged fencing from the collapsed surfaces. The applicants propose to control public access to the disposal area during truck offloading, to minimize coning off of lanes to public parking areas thereby minimizing disruptions to coastal access during the one week of anticipated beach cleanup and cobble placement activities, to remove any unsuitable material deposited in the excavated materials, and to monitor the cobble blanket monthly for a minimum of 18 months—immediately disposing of any significant non-cobble debris that may become exposed in the placed material. The applicant proposes to undertake and complete the proposed activities during a one week period to occur in consecutive days commencing no sooner than Monday, September 11, 2000 and ending on November 1, 2000, and agrees not to undertake project activities on weekend days or public holidays.

**LOCAL APPROVALS RECEIVED:** waived

**SUBSTANTIVE FILE DOCUMENTS:** Negative Declaration, Surfer's Pont Beach Nourishment Project, EIR-2238; City of Ventura Certified Local Coastal Program.

**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends **approval of the proposed project with special conditions** to address timing of material deposition, cobble monitoring and removal of unsuitable debris, public safety during placement, prior-to-issuance evidence that applicant has received final approval by City of Ventura and obtained necessary permits and assessments from federal agencies.

The City of Ventura proposes to place cobble from the Ventura River that would otherwise reach the subject beach downcoast of the cobble extraction site nine miles inland. The deposition site has been eroded by past storms and high surf conditions. The proposed project will enhance protection of the affected area and provide an opportunity to observe the behavior of such cobble material when placed as a protective measure in this location. A notable feature of the proposal is that native material that would normally be discharged at the river mouth but that has been impounded upgradient by flood control projects will be placed on the beach where it would normally tend to wash up downcoast of the river mouth, in accord with natural beach nourishment processes.

In addition to the beach nourishment project, the City proposes under the same project to remove rock and rubble placed as an unauthorized emergency erosion control action, and to remove broken asphalt, downed fencing, and other debris that has accumulated along this stretch of the shoreline.

**I. STAFF RECOMMENDATION:**

**MOTION:** I move that the Commission approve Coastal Development Permit No. 4-00-158 pursuant to the staff recommendation.

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION TO APPROVE THE PERMIT:**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the

environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## III. Special Conditions

Conditions 1—3 are set forth in accordance with the applicants' proposal:

1. **Term of Permit and Timing of Material Deposition.** In accepting this permit, and in accordance with the applicants' proposal, shoreline cleanup and cobble placement activities shall be undertaken during a one week period of consecutive weekdays commencing not before September 11, 2000 and terminating on or before November 1, 2000. An additional workweek may be utilized if necessary to complete authorized activities, but in no case may project activities be undertaken during weekend days or public holidays. The Executive Director may extend the time allowed to complete authorized activities upon a showing of good cause to the Executive Director's satisfaction.
2. **Cobble Monitoring and Removal of Unsuitable Debris.** In accepting this permit and in accordance with the applicants' proposal, the cobble blanket placed in the subject shoreline area shall be monitored upon initial cobble placement and not

less than monthly thereafter, for a period of 18 months following cobble placement. All unsuitable materials that are detected within the cobble placement area, such as brush, debris, sharp rocks, or other materials inconsistent with public safety or cobble composition, shall be immediately removed and disposed at a licensed landfill. A minor amount of oversized cobble material may be acceptable, but if the Executive Director determines that a significant portion of the placed material exceeds the average cobble size anticipated for the beach nourishment area (approximately 12 inches in diameter), the applicants shall either remove the majority of the oversized material or seek a new coastal development permit for its placement. The Executive Director shall determine whether excessive amounts of oversized cobble material are located within the disposal area and shall determine whether a new permit is required.

3. **Public Safety During Construction.** The applicants shall provide sufficient monitors on site at all times during beach cleanup and cobble placement activities to ensure that pedestrians and beach users do not enter the project area. The applicants shall ensure that the project area is surrounded with safety fencing and posted with hazard warning signs. The cobble placement shall be inspected daily at the end of disposal activities to ensure that debris, sharp objects, or other unsuitable and potentially hazardous materials are removed immediately and properly disposed.
4. **Prior to issuance evidence of final permit approvals and assessments.** Prior to the commencement of construction, the applicants shall provide evidence to the Executive Director's satisfaction that the applicants have obtained all necessary final approvals, assessments and permits from the City of Ventura, Army Corps of Engineers, National Marine Fisheries Service, State Department of Parks and Recreation, and Regional Water Quality Control Board. The applicants shall provide not less than 48 hours notice to all affected local governments and agencies prior to the commencement of physical project activities.

#### **IV. Findings and Declarations**

The Commission hereby finds and declares:

##### **A. Project Description and Background**

The applicants propose to undertake a beach cleanup and nourishment project at Surfer's Point Beach, south of Shoreline Drive (and seaward of the existing bikepath), generally adjacent to Ventura County Fairgrounds, and approximately 1,200 feet east of the mouth of the Ventura River, in the City and County of Ventura. A significant portion of the proposed project will occur below the mean high tide line, within the area of the Coastal Commission's retained permit jurisdiction.

The project site is a popular public beach that is highly disturbed by significant human activity on a daily basis and characterized by mostly cobble and sand. The unconsolidated sands that accrete during the summer support sparse vegetation. Unique, rare, threatened, or endangered plants or animals were not observed in the project area nor are any plants or animals in these categories expected to forage during the day or nest at, the project site.

A dune restoration area is located 500 feet to the west of the project area. The project has been designed to avoid the dune restoration area and no impacts to the dune habitat are expected as the result of project implementation. In addition, the project site is located approximately 1,200 feet to the east of the mouth of the Ventura River. This sensitive biologic and marine estuary is identified in the City's Comprehensive Plan as the Seaside Wilderness Park. This area is separated from the project site by an existing rock jetty and 1,200 feet of public beach. Because no part of the project would take place in the estuary, no direct impacts would occur to this area. The project is also not expected to indirectly impact the natural conditions of the estuary since the natural coastal current in this area is strongly from west to east. Consequently, the natural flow of materials from the beach site would be away from the estuary.

The project consists of the placement of up to 8,000 cubic yards of cobble material excavated from Ventura River bed (from an excavation site at the Santa Ana Bridge, Oak View, approximately nine miles inland and located outside of Coastal Zone). The cobble will be placed along 450 feet of shoreline, in a blanket four to eight feet thick and fifty to seventy feet wide.

The cobble material proposed for use will be removed from the Ventura River bed by the Ventura County Flood Control District to reduce flooding hazards due to excess deposition of materials in the riverbed at the excavation site. The material will contain some sand and gravel, but will be composed primarily of river rock cobble. Under natural conditions, these materials would eventually reach the same beach location presently proposed for deposition.

Before placing the new cobble material, the applicants will clean up the subject beach area by first removing and storing or disposing of (at a licensed county landfill) approximately 600 tons (25 truckloads) of existing emergency/temporary rock revetment (placed to protect the bikepath without the benefit of a coastal development permit), concrete, asphalt debris, and damaged fencing from the collapsed surfaces.

The applicants propose to undertake the subject activities after the County fair and Labor Day weekend/week have passed and to complete the project prior to November 1, 2000. The project will only require approximately one week of activities to complete, and this week will be undertaken on consecutive days during the construction window. It is possible that a second week will be required, but the applicants will not undertake project activities on weekends or public holidays in any case. Thus, impacts upon

public access to this popular beach area will be limited during times of peak use, and the project will not extend into the Thanksgiving or winter holidays.

The applicants propose to control public access to the disposal area during truck offloading and the operations of two bulldozers spreading the material. The applicants will provide site monitors to prevent public access to hazardous construction areas, and the applicants anticipate coning off a land of Shoreline Drive to permit ingress and egress of trucks to the cobble placement zone. The applicants' activities would only affect public coastal access during the one week of anticipated beach cleanup and cobble placement activities (up to possibly two weeks, but not on weekends or holidays). The applicants further propose to remove any unsuitable material deposited in the excavated materials, and to monitor the cobble blanket monthly for a minimum of 18 months—immediately disposing of any significant non-cobble debris that may become exposed in the placed material. These measures will ensure that any unsuitable or potentially hazardous materials embedded in the excavated cobble supply will be detected and removed, thereby protecting public safety.

As noted, the applicant proposes to undertake and complete the proposed activities during a one week period to occur in consecutive days commencing no sooner than Monday, September 11, 2000 and ending on November 1, 2000, and agrees not to undertake project activities on weekend days or public holidays.

## **B. Public Coastal Access and Recreation**

Coastal Act policies specifically protective of public access and recreation include the following:

### **Section 30210.**

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

### **Section 30211.**

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

### **Section 30212.** (in pertinent part)

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,

(2) adequate access exists nearby, or,

(3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

### **Section 30220.**

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

### **Section 30221.**

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial

As noted previously, the applicants propose to undertake the removal of existing beach debris, an unauthorized rock revetment, and to place approximately 8,000 cubic yards of cobble material excavated from the bed of the Ventura River. The project will be undertaken along a 450-foot stretch of the Surfer's Point Beach, south of Shoreline Drive and adjacent to the fairgrounds, within the City of Ventura.

The overall affect of beach nourishment projects is to enhance the stability of the sand and cobble beach naturally present on the subject, but buffeted by episodic periods of storm and high-surf driven erosion. Thus, in the long-term the proposed project is expected to enhance beach stability and thus public access and recreational opportunities in the beach area. The Surfer's Point Beach has long been popular with surfers, windsurfers, and other beach visitors.

Short term impacts to public access and recreation may occur during the brief period of actual project activities. The applicants propose to remove a significant amount of beach debris and unauthorized rock revetment (about 600 tons/25 truckloads) and to place 8,000 cu. yds. of new material within the project footprint. The truck trips and bulldozer activity on and adjacent to the public beach will interrupt beach use in the immediate area, and may restrict the flow of traffic through Shoreline Drive (the entrance to the fairgrounds) for a period of time lasting one and possibly two, workweeks.

The applicants propose to reduce public access and recreation impacts by protecting public safety during and after project implementation and by restricting the project implementation schedule, as outlined in Special Conditions One through Three. These conditions limit project activities to consecutive weekdays after September 11 and ending no later than November 1. In addition, the conditions specifically prohibit project activities on weekends or public holidays. The construction window ensures that disruption of the public beach will be concentrated within times of the most minimal public use, that peak summer and Labor Day dates are avoided, and that construction is concluded before Thanksgiving and winter holidays seasons.

Further, the applicants will provide continuous project monitoring during project activities to ensure that beachgoers do not enter the hazardous construction area where materials are disposed or heavy equipment is in use. The applicants further propose, and the special conditions require, monitoring of the cobble material for unsuitable components (debris, sharp rocks, brush, etc.) that may be hazardous or unsightly. The conditions also limit the presence of oversized cobble material (acceptable cobble size is generally expected to be less than twelve inches in diameter).

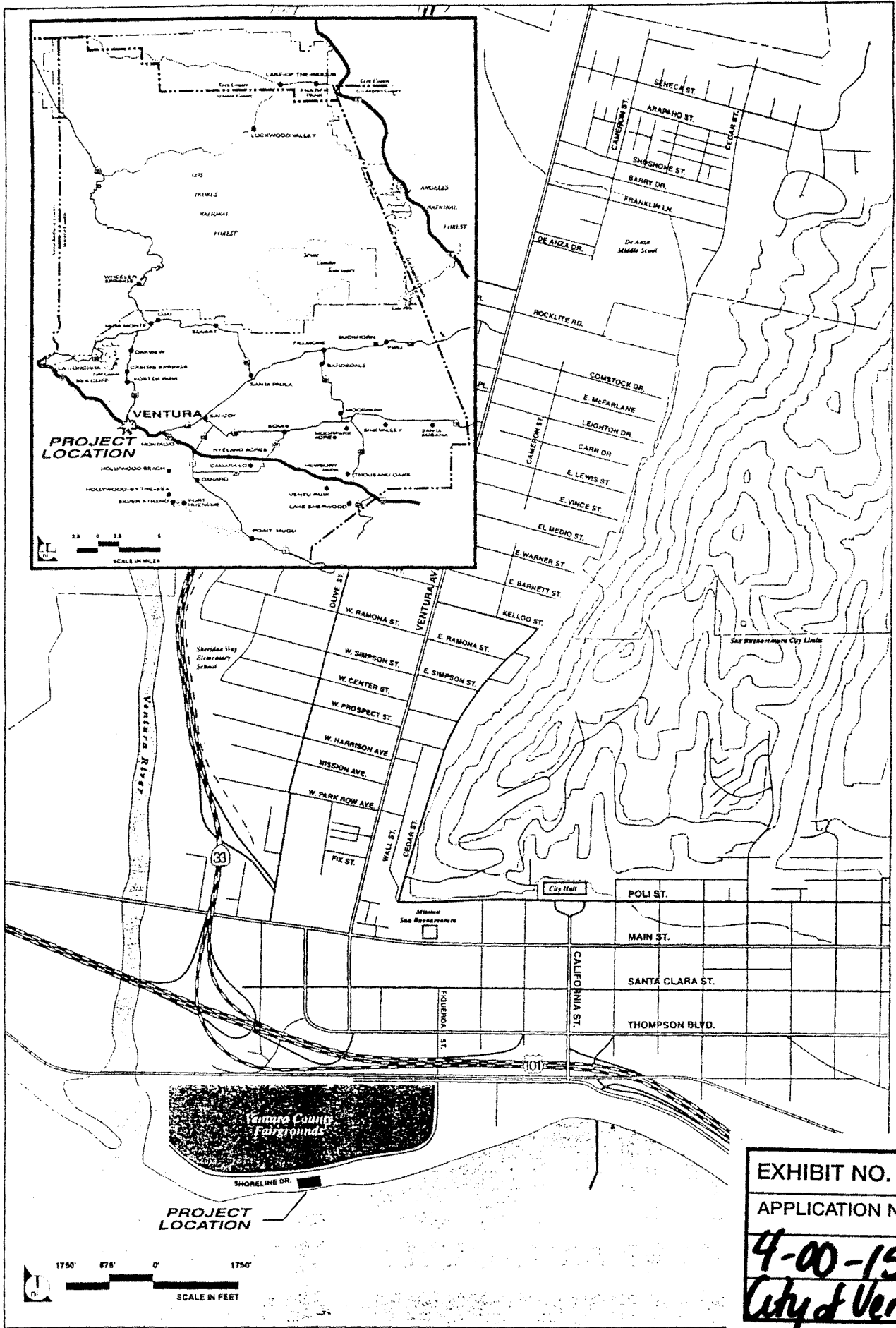
As conditioned, the beach cleanup and nourishment project will be conducted in a manner that minimizes the unavoidable, temporary disruption of public access and recreational activities and maximizes public safety and beach enjoyment, consistent with the applicable policies of the Coastal Act.

### **C. California Environmental Quality Act.**

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity would have on the environment.

The proposed development would not cause significant, adverse environmental effects that would not be adequately mitigated by the conditions imposed by the Commission. Therefore, the proposed project, as conditioned, is found consistent with CEQA and with the policies of the Coastal Act.





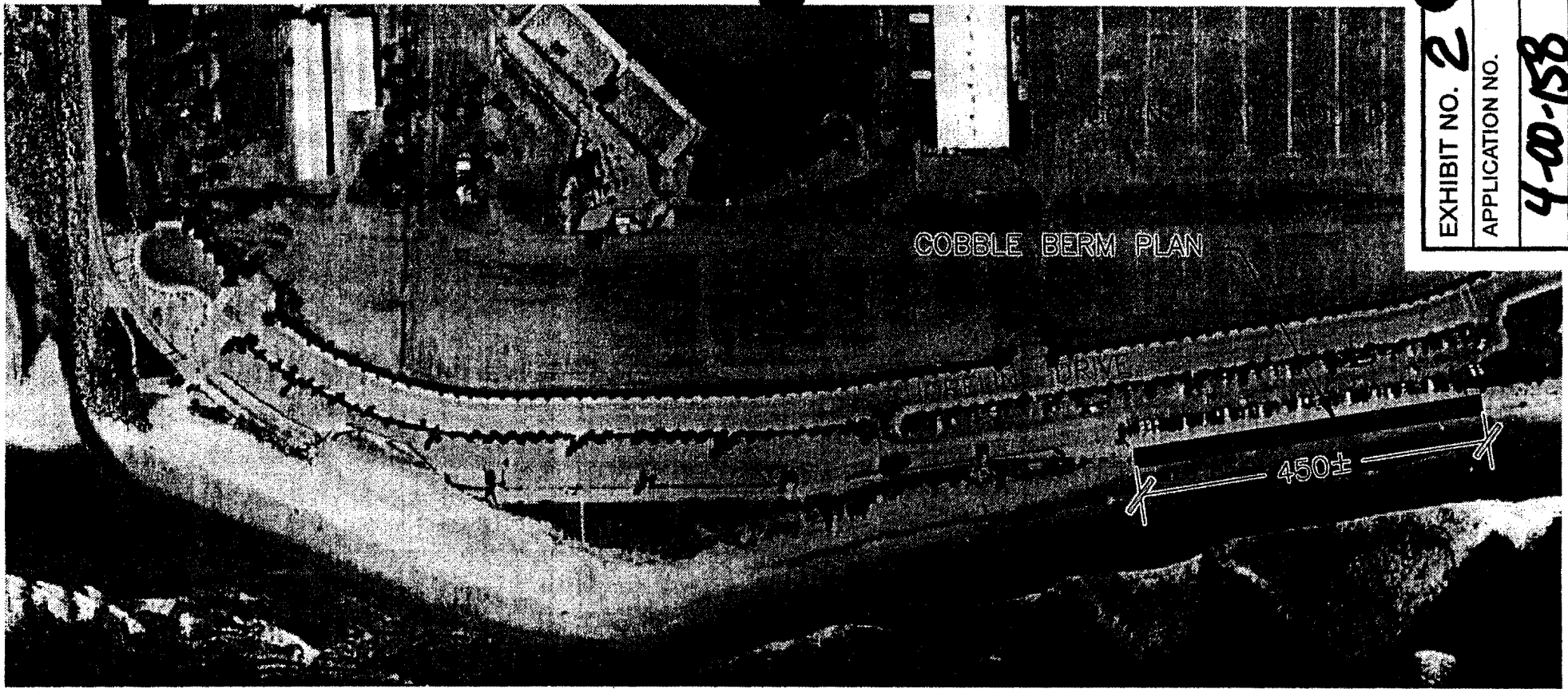
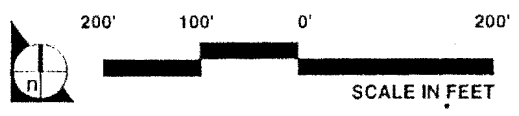


EXHIBIT NO. 2

APPLICATION NO.

4-00-158

Cumob Ventures



SOURCE: Noble Consultants, Inc.

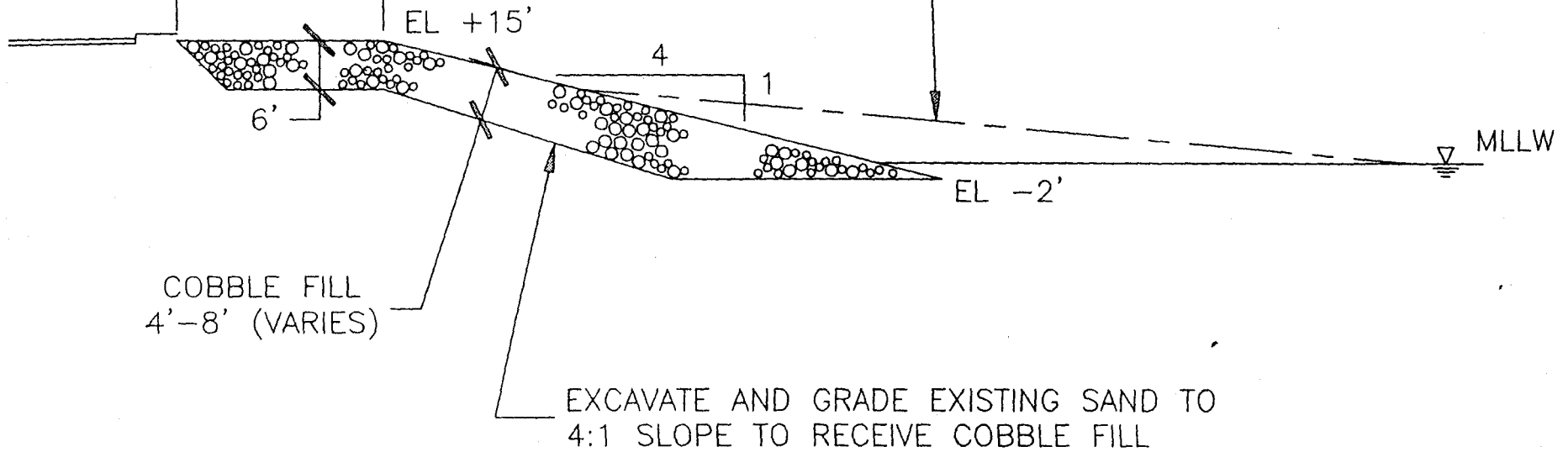
FIGURE 2

EXHIBIT NO. **2**  
 APPLICATION NO. **4-00-15B**  
 City of Ventura

EXISTING  
 PARKING  
 LOT

WIDTH  
 VARIES  
 5'-25'

EXISTING BEACH  
 SLOPE (VARIES)



COBBLE FILL  
 4'-8' (VARIES)

EXCAVATE AND GRADE EXISTING SAND TO  
 4:1 SLOPE TO RECEIVE COBBLE FILL

SCALE: 1"=20'-0"

SOURCE: Noble Consultants, Inc.

FIGURE 3

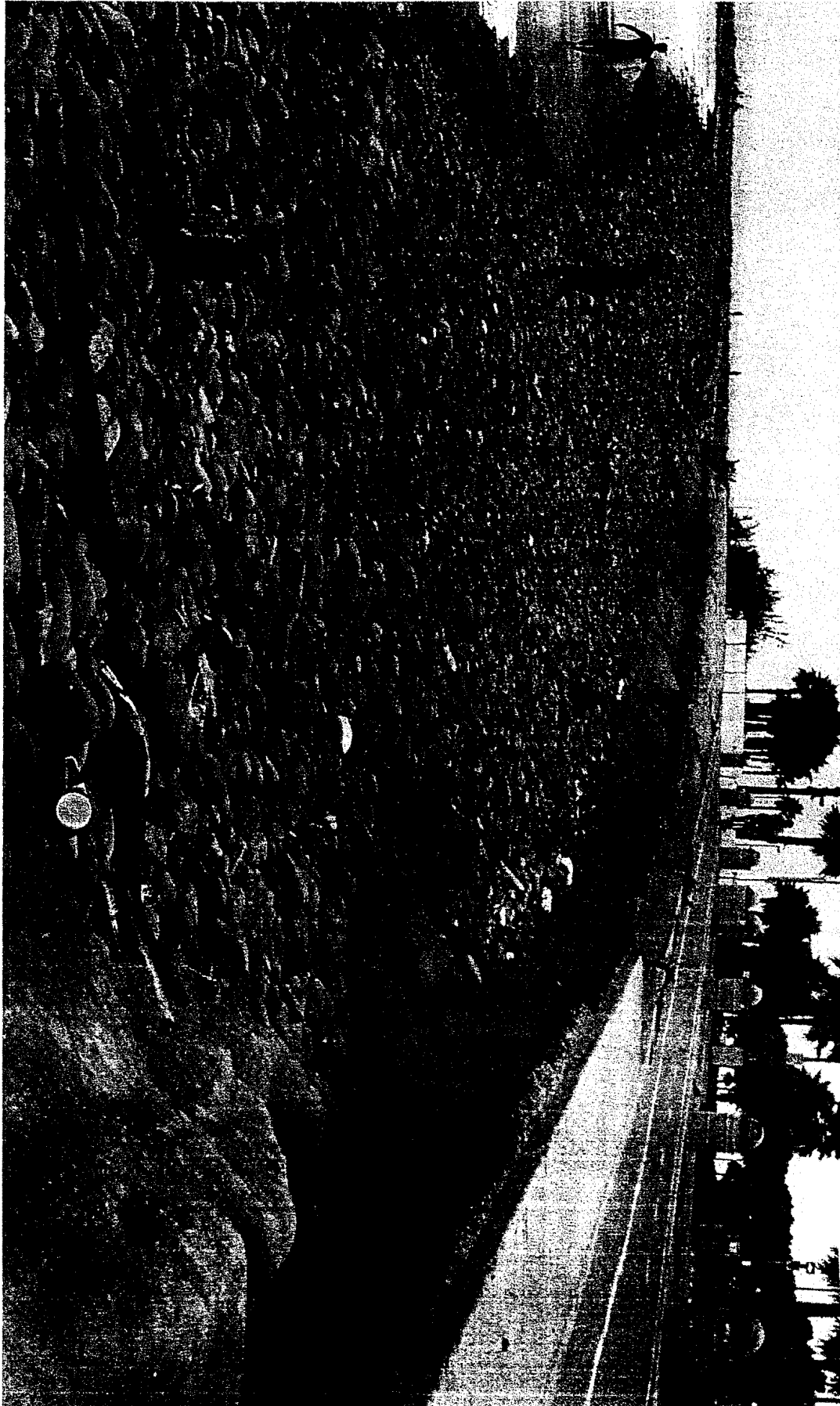


EXHIBIT NO. 4
APPLICATION NO.
4-00-158
City of Ventura