

CALIFORNIA COASTAL COMMISSION

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Commission Action:

**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NO.: 4-01-134

APPLICANT: Santa Barbara County Department of Parks & Recreation

PROJECT LOCATION: 5986 Sandspit Road, Goleta Beach County Park, Goleta, Santa Barbara County

PROJECT DESCRIPTION: Replacement of 16 pier piles and associated pile caps (consisting of new replacement of 8 piles, follow-up approval to a previously issued emergency permit for the replacement of 1 pile, and request for after the fact approval of 7 piles which have been previously replaced). In addition, the project includes a request for after-the-fact approval for replacement of support bracing and strut members in approximately 35 locations, repair of joist and blocking members in one area, repair of concrete pad which supports the pulley mechanism for the existing boat hoist crane, repair of two fishing landings, and replacement of broken and corroded fastening bolts, hardware, and electrical conduit and junction boxes with all work occurring outside of the peak summer months of June through August and with the pier remaining open during weekends and holidays.

SUBSTANTIVE FILE DOCUMENTS: "Department of the Army Nationwide Permit Authorization," United States Army Corps of Engineers, June 30, 1999; "Use of Creosote-treated Wood Products (e.g., pilings) in Marine Waters of the State of California, California Department of Fish and Game, September 10, 1998; "Goleta Pier Pile Replacement," Global Perspectives; "Wave Uprush Study," Moffatt & Nichol Engineers, October 5, 2001; General Permit PRC-1431.9, California State Lands Commission, October 29, 1979; Coastal Development Permits 4-00-193 (Santa Barbara County Parks & Recreation), 4-00-118 (Santa Barbara County Parks & Recreation), 4-01-062-G (Santa Barbara County Parks & Recreation), 4-99-080-A1 (Santa Barbara County Parks & Recreation), and 4-99-080 (Santa Barbara County Parks & Recreation); and County of Santa Barbara Local Coastal Program.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with five special conditions regarding best management practices, storage of construction materials, mechanized

equipment, and removal of construction debris; disposal of construction debris; required approvals; assumption of risk; and condition compliance.

The proposed project is for the rehabilitation of the existing pier at Goleta Beach County Park, including miscellaneous repairs and the replacement of 16 pier piles. All work is proposed to occur outside of the peak summer months of June through August. In addition, during construction, the pier will remain open during weekends and holidays.

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit 4-01-134 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 term or 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

1. Best Management Practices, Storage of Construction Materials, Mechanized Equipment, and Removal of Construction Debris

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a Best Management Practices Plan. The plan shall be subject to the following requirements, and shall at a minimum, include the following components:

- a. Construction debris and sediment shall be properly contained and secured on site with Best Management Practices (BMPs), or removed from construction areas, each day that construction occurs, to prevent the accumulation and/or unintended transport of sediment and other debris by wind, rain or tracking, which may discharge into coastal waters. Debris shall be disposed at an appropriate debris disposal pursuant to Special Condition Two (2).
- b. Best Management Practices (BMPs) designed to prevent spillage and/or run-off of construction related materials, sediment, or contaminants associated with construction activity, shall be implemented prior to the onset of such activity. Selected BMPs shall be maintained in a functional condition throughout the duration of the project.
- c. No construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion and dispersion.
- d. Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction.

2. Disposal of Construction Debris

Prior to the issuance of the coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all

debris/excavated material from the site. Should the dumpsite be located in the coastal zone, a coastal development permit shall be required.

3. Required Approvals

Prior to commencement of construction, the applicant agrees to obtain, and provide evidence to the Executive Director of, all other necessary State or Federal permits that may be necessary for construction of the proposed development (including the California Department of Fish and Game, California State Lands Commission, California Regional Water Quality Control Board, and the United States Army Corps of Engineers) and/or evidence that notice has been provided to such agencies and no permit is required.

4. Assumption of Risk, Waiver of Liability, and Indemnity Agreement

Prior to issuance of the coastal development permit, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, which states that the applicant acknowledges and agrees (i) that the site may be subject to hazards from storm waves, surges, erosion, and flooding; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

5. Condition Compliance

Within 90 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant is proposing to replace 16 pier piles and the associated pile caps (consisting of new replacement of 8 piles, follow-up approval to a previously issued emergency permit for the replacement of 1 pile, and request for after the fact approval of 7 piles which have been previously replaced). In addition, the proposed project includes the request for after-the-fact approval for replacement of support bracing and strut members in approximately 35 locations, repair of joist and blocking members in one area, repair of a concrete pad which supports the pulley mechanism for the existing boat hoist crane, and repair of two fishing landings. Finally, the applicant is also proposing to replace the broken and corroded fastening bolts, hardware, and electrical conduit and junction boxes. The applicant has stated as part of its project description that all construction will be performed outside of the peak summer months of June through August and that the pier will remain open during weekends and holidays during construction.

The project site and pier are located at Goleta Beach County Park, in Santa Barbara County (Exhibit 1). Public access is available along the entire length of the park that is contiguous to the beach, nearly one mile in length, and along the entire length of the pier. All portions of the park located landward of the sandy beach are located on top of a clay-rich fill base placed after World War II by the federal government. Prior to placement of the fill after World War II, the subject site was a sandspit extending across the mouth of Goleta Slough subject to wave action and periodic erosion. Existing development at Goleta Beach County Park consists of a restaurant, two public restrooms, showers, parking lots, recreation lawn area, picnic facilities, numerous utility lines, and the pier. In recent years, and most notably during the 1999 winter storm season, erosion of the clay-rich fill underlying the park due to wave action has occurred forming a steep slope approximately four to five feet in height between the improved areas on site and the sandy beach.

Santa Barbara County operates the public recreational pier at Goleta Beach County Park. The entire project is located seaward of the mean high tide line, and therefore falls within the area of the Coastal Commission's retained original permit jurisdiction. The pier is 1,480 feet long. In May of 1997, the County commissioned a structural inspection and report on the condition of the pier. The inspection included non-destructive testing and inspection of the 259 timber bearing and batter piles and a visual inspection of 25 fender piles and 34 timber bearing piles. Using ultrasonic and visual inspection techniques the underwater portions of the pier were also inspected for structural soundness. The complete report identified a number of elements of the pier that were in need of repair or replacement. The County has developed a three-phase plan (described below) for implementing the recommendations of the report and subsequent for repairing subsequent damage that has occurred since storms of March 2001.

Phase I, consisting of the replacement of seven piles, which were in immediate need of replacement because of structural deficiencies and Phase II, consisting of follow up

repairs following the replacement of the seven piles under Phase I and other miscellaneous replacements and repairs have already been performed and were completed without the benefit of a CDP. The Commission did approve CDP 4-99-080, allowing for these two phases of replacements and repairs; however, one prior to issuance condition was not met and as a result, CDP 4-99-080 was never issued and subsequently expired. An emergency permit (4-01-062-G) was issued by the Commission on March 26, 2001 for the replacement of one of the nine piles included within Phase III. In addition, CDP 4-99-080-A1, was also approved as an immaterial amendment and would have allowed for the work proposed under Phase III, including the replacement of nine damaged and/or deteriorated piles, two pile caps, and other structural members located within the first eight bays of the pier also expired along with the underlying CDP, if the underlying permit authorizing the amendment had not expired prior to issuance. The remaining eight piles to be replaced under Phase III have not yet been replaced. This last phase of work is not expected to take more than 15 days to complete. As the applicant has become aware that CDP 4-99-080 was never issued and expired, the applicant has included all work proposed, and previously approved by the Commission, under CDP application 4-99-080 and amendment application 4-99-080-A1 as part of the current application. In addition, in conformance with recommendations made by the California Department of Fish and Game, all of the new replacement piles will be wrapped in plastic to prevent the leaching of creosote from the piles into the marine environment.

As stated above, the project is divided into three phases. Phases I and II have been completed in their entirety, while phase III has been completed in part, as described in further detail as follows:

Phase I: (Exhibits 2 through 8)

*Replacement of seven timber piles due to their lack of structural integrity. All pilings were plastic wrapped per specifications of the California Department of Fish and Game. The work time for this phase was 10 days and required the complete closure of the pier during the weekdays. As noted above, this work has been accomplished (with completion on March 31, 1999.) The pier remained open on the weekends during this construction period.

Phase II: (Exhibit 9)

*Replacement of support bracing and strut members at 35 locations due to physical damage and damage from termites and dry rot.

*Further repair involved with previous replacement of the seven piles under Phase I, above, and replacement of eight pile caps due to physical damage, dry rot, or absence.

*Repair of joints and blocking members due to physical damage at one location.

*Repair of concrete pad for boat hoist crane due to spalling and corrosion. This repair work will involve removing the concrete, and recoating the area with waterproof coating.

*Repair of joists, decking, guardrail timbers, and pile cap members resulting from physical damage to two fishing landings and other repairs to the boat hoist crane support system.

*Other miscellaneous repairs, including replacement of broken or corroded fastening bolts, other hardware, and replacement of electrical conduit and junction boxes.

* Phase II was estimated to take 30 days. The work started on November 21, 2000 and was completed on January 3, 2001. Because of the narrowness of the pier (15 – 18 feet in width), and the need to remove the topside decking, the pier was closed weekdays, but remained open on weekends, holidays (including the week between Christmas and New Year's Day).

Phase III: (Exhibit 10)

*Replacement of nine piles and two pile caps due to physical damage.

*Although one of the nine piles was already replaced under an emergency permit, as stated above, the remaining portion of Phase III is expected to take no more than 15 days to complete. The pier will be open for public use during the weekends and holidays and all work will occur outside of the peak summer months of June through August.

In addition to the previous Commission action taken on the pier itself, Goleta Beach County Park, from which the pier abuts, has also been subject to past Commission action. CDP 4-00-193 approved the construction of a temporary sand berm for the winter season from 2000 to 2001. Pursuant to CDP 4-01-136, the Commission approved the construction of a temporary 1,400 foot long, 15 foot high winter sand dike on the back beach and, if beach conditions warrant, an additional 600 foot long, 15 foot high winter sand dike seaward of the base of the abutment of the pier. CDP 4-01-136 allows these dikes to be maintained as necessary after wave damage and requires them to be lowered prior to Memorial Day, 2002. The 600 foot long sand dike was not constructed, however, as beach conditions did not require or warrant the protection of the pier abutment.

Further, prior to the construction of the previous temporary sand berm under CDP 4-00-193, an approximately 1,000 feet long rock revetment was placed on the site by Santa Barbara County Department of Parks & Recreation in February of 2000 as an emergency measure to prevent further erosion of the improved areas of the park pursuant to Emergency Permit 00-EMP-002, which was issued by Santa Barbara County. Two members of the Commission appealed this action by the County. Prior to the Commission's determination of whether a substantial issue was raised by the appeal, the County submitted CDP Application 4-00-118 for removal of the previously constructed rock revetment. CDP 4-00-118 was approved by the Commission on June 13, 2000, subject to a special condition that required the rock revetment be removed prior to August 31, 2000. Pursuant to a request by Santa Barbara County Department

of Parks & Recreation, the time allowed for removal of the rock revetment was extended by the Executive Director until November 30, 2000, in order to allow the County to avoid interference with the grunion spawning cycle and to secure the necessary permits from other State and Federal agencies. That rock revetment was subsequently removed, as was required pursuant to the special condition.

Although the rock revetment installed in 2000 was removed, there remains a smaller rock revetment on the subject site in front of a parking area and another rock revetment buried beneath the sand in the area of the pier. According to staff from the Santa Barbara County Department of Parks & Recreation, the rock revetment by the pier at the east end of the park was constructed in approximately 1950 with additional work performed in 1961. Staff from the Santa Barbara County Department of Parks & Recreation has also stated that it appears that the rock revetment that exists in front of a parking area at the western end of the park was installed between 1985 and 1986 without the benefit of a CDP, although the County approved a permit for the parking area in 1984. In order to resolve this violation and plan a comprehensive solution to shoreline erosion at the park, staff from Santa Barbara County Department of Parks & Recreation have indicated to Commission staff that in preparing the long-term alternatives analysis for the subject site, the value of these revetments will be examined and identified and recommendations will be made pursuant for their retention, replacement, or removal. In fact, CDP 4-01-136 required as a condition of approval, an evaluation of long-term solutions and an alternatives analysis for the subject site, which is currently underway.

B. Hazards and Shoreline Processes

Section 30253 of the Coastal Act states, in part, that new development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.***
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.***

Section 30253 of the Coastal Act mandates that new development provide for geologic stability and integrity and minimize risks to life and property. The Goleta Beach County Park pier, like all wood piers along the California coast, is subject to a variety of hazardous conditions, including high waves and periodic fires.

The applicant submitted a report entitled, "Goleta Pier Pile Replacement," prepared by Global Perspectives, Civil Engineering/Construction Management, that states, in part:

The specific pile failures have resulted from . . . biological deterioration, rather than from structural inadequacy. As can be seen on the attached aerial photo . . . the piles closest to land were installed pre-1946 and have not been replaced since their original

installation. The piles have deteriorated at this location due to their age and exposure to the marine environment over the last 55 years.

In addition, based on the information submitted by Santa Barbara County Department of Parks & Recreation, the proposed development is located in an area of the Coastal Zone that has been identified as subject to potential hazards from wave action during the winter storm season. As discussed above, Goleta Beach County Park has previously been subject to substantial damage as the result of storm and flood occurrences. Most recently, and perhaps most dramatically, approximately one acre of recreational lawn area has been lost from previous winter storms. In addition, there has been erosion and exposure of protective footings in front of the restaurant on site, erosion and exposure of the pier abutment and associated utilities to the pier, and erosion near the existing restrooms and beach parking areas. In fact, under CDP 4-01-134, the Commission approved the construction of a temporary 600 foot long sand dike in front of the existing pier abutment, which has been attached and eroded in past years. In a conversation on March 18, 2002 between Commission staff and Santa Barbara County Department of Parks & Recreation staff, County staff stated that the sand dike was not constructed in front of the pier due to the mild winter of 2001 to 2002.

Evidence exists, however, that the project site is subject to potential risks due to storm waves and surges, high surf conditions, erosion, and flooding. The Wave Uprush Study prepared by Moffatt & Nichol Engineers, dated October 5, 2001, submitted in conjunction with CDP application 4-01-136, states:

The Goleta Beach County Park experienced severe erosion during both the 1999 – 2000 and 2000 – 2001 winter storm seasons, and it is expected that this will continue in future years. To protect the park against potential erosion, the County proposes to construct a winter sand dike . . . While this is not a long-term solution, it can provide immediate protection to existing structures and utility lines. A long-term plan for beach restoration and shoreline erosion management is being developed. . . .

If necessary, depending on storm conditions, a secondary dike will be constructed at the pier itself, extending an additional 600 feet where considerable erosion occurred during January – March 2001.

In addition, based on the information submitted by Santa Barbara County Department of Parks & Recreation, the proposed development is located in an area of the coastal zone that is subject to potential hazards from wave action during the winter storm season. As discussed above, Goleta Beach County Park has previously been subject to substantial damage as the result of storm and flood occurrences. Most recently, and perhaps most dramatically, approximately one acre of recreational lawn area has been lost from previous winter storms. In addition, there has been erosion and exposure of protective footings in front of the restaurant on site, erosion and exposure of the pier abutment and associated utilities to the pier, and erosion near the existing restrooms and beach parking areas. As such, evidence exists that the project site is subject to potential risks due to storm waves and surges, high surf conditions, erosion, and flooding.

Although the proposed project will increase the stability of the developed portions of the subject site in relation to wave caused erosion, there remains some inherent risk to development on such sites. The Coastal Act recognizes that certain types of development, such as the proposed project to protect existing park facilities from storm waves, may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to determine who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property. As such, the Commission finds that due to the unforeseen possibility of liquefaction, storm waves, surges, erosion, and flooding, the applicant shall assume these risks as a condition of approval.

Therefore, **Special Condition Four (4)** requires the applicant to waive any claim of liability against the Commission for damage to life or property that may occur as a result of the permitted development. The applicant's assumption of risk will demonstrate that the applicant is aware of and appreciates the nature of the hazards which exist on the site and which may adversely affect the stability or safety of the proposed development. As the project site is located in an area which is periodically subject to waves, as well as fires, which has the potential to cause damage to structures or injury to those frequenting the area, it is necessary to indemnify the Commission or any of its agents or representatives against any claims of liability arising from the permitted development. **Special Condition Four (4)** requires that the applicant submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs, and expenses of liability arising out of the acquisition, design, construction operation, maintenance, existence, or failure of the permitted project.

In addition, the proposed project will involve the replacement of piles and the repair and replacement of miscellaneous structures on the pier, including the use of equipment on the pier. Although the applicant has stated that no equipment, debris, or materials will be stored or disposed of on the beach or in the coastal waters, the proposed project has the potential to generate debris and the presence of equipment and materials that could be subject to tidal action on the beach. The presence of construction equipment, building materials, and debris on the subject site could pose hazards to beachgoers or swimmers if construction site materials were discharged into the marine environment or left inappropriately or unsafely exposed on the project site. Therefore, in order to ensure that potential adverse effects to public access are minimized, **Special Condition One (1)**, requires the applicant to ensure that no stockpiling of debris or construction materials shall occur on the sandy beach or coastal waters and that any and all debris resulting from the construction period shall be immediately removed from the project site and **Special Condition Two (2)** requires the applicant to dispose of all debris at an appropriate location.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Coastal Act Section 30253.

C. Environmentally Sensitive Habitat and Marine Resources

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges- and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30233 of the Coastal Act states, in part:

The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: . . .

In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

Section 30240 of the Coastal Acts states:

(a) *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

(b) *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Section 30230 requires that uses of the marine environment be carried out in a manner that will sustain the biological productivity of coastal waters for long-term commercial, recreational, scientific, and educational purposes. In addition, Section 30231 requires that the biological productivity and quality of coastal waters be maintained. Section 30233 limits development in open coastal waters to boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities. Finally, Section 30240 states that only development that is resource dependent may be allowed within environmentally sensitive habitat areas and requires development to be sited and designed to prevent impacts on environmentally sensitive habitat areas, parks, and recreation areas.

As all work on the pier will be conducted from the existing decking, the construction activities will not require the displacement of any open space area or permanent or temporary use or occupation of the sandy beach. The proposed development does meet the requirements of Section 30233, as it is for the repair and rehabilitation, including replacement of piles, of the Goleta Beach County Park pier and provides public access and recreational opportunities. The applicant is proposing to use wooden pilings which have been treated with creosote, but which are wrapped and collared with plastic to prevent the escape of the creosote into the marine environment and ocean water. The California Department of Fish and Game has reviewed the applicant's proposal to use creosote treated and wrapped pilings and has indicated that the County's proposal is consistent with the California Department of Fish and Game's position on the use of creosote treated wood pilings for the repair of existing structures in marine waters. The "plastic-wrap" design of the proposed creosote pilings will prevent creosote leakage into the aquatic environment (Exhibit 11). Therefore, the applicant has designed the project to reduce this potential adverse impact to the marine environment, as required under Sections 30230, 30231, 30233, and 30240 of the Coastal Act. The proposed project has been designed in a manner to minimize adverse effects to the sensitive beach, slough, and marine resources on and adjacent to the subject site. However, the proposed project may result in potential adverse effects to surrounding habitat due to unintentional disturbance from construction equipment, materials, and/or debris.

Construction activities associated with the proposed project could result in the generation of debris and/or presence of equipment, materials and hazardous substances that could be subject run-off and wind dispersion into the marine environment. The presence of construction equipment, building materials, and debris on the subject site could pose hazards to sensitive marine organisms if construction site materials were discharged into the marine environment or left inappropriately on the project site. In addition, such potential discharges and disturbances to the marine environment could result in adverse effects to offshore habitat from increased turbidity and pollutants of coastal waters.

To protect marine resources and coastal water quality and to ensure that construction related adverse effects to the marine environment are minimized **Special Condition One (1)** of the subject permit requires the applicant to implement Best Management

Practices (BMPs) throughout the duration of the proposed development. **Special Condition One (1)** requires the applicant to implement BMPs designed to prevent spillage and/or run-off of construction related materials, sediment, or contaminants associated with the construction activities and to prevent the accumulation and/or unintended transport of such pollutants and debris by wind, rain, or tracking that may result in discharge into the marine environment. The applicant shall be required to implement appropriate BMPs for the proposed project prior to the onset of the proposed construction activities and maintain the BMPs in a functional condition throughout the duration of the project. **Special Condition One (1)** also requires the applicant to ensure that no construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion and dispersion and requires any and all debris resulting from construction activities to be removed from the project site within 24 hours of completion of construction. To further minimize the potential for unintended transport of debris or hazardous substances into coastal waters, **Special Condition Two (2)** of the subject permit requires that all construction debris be disposed of at an appropriate debris disposal site, and requires the applicant to provide evidence to the Executive Director of the disposal site prior to issuance of the CDP. The proposed development, as designed and conditioned, will serve to minimize potential adverse impacts on marine resources and coastal waters.

In addition, the proposed development may require approval from the United States Army Corps of Engineers, the California State Lands Commission, the California Department of Fish and Game, and/or the Regional Water Quality Control Board. The applicant has already submitted evidence to Commission staff that illustrating that the United States Army Corps of Engineers has approved Phase I and Phase II of the project. The applicant has also submitted information regarding recommendations from the California Department of Fish and Game for the project. Therefore, **Special Condition Three (3)** requires the applicant to agree to obtain all necessary approvals from these agencies for the proposed project prior to commencement of construction, or evidence that notice has been provided to such agencies and no permit is required.

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30230, 30231, 30233, and 30240 of the Coastal Act.

D. Public Access and Visual Resources

Section 30210 of the Coastal Act states:

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 of the Coastal Act states:

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 30220 of the Coastal Act states:

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 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

In addition, Section 30251 of the Coastal Act states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinated to the character of its setting.

Coastal Act Sections 30210, 30211, 30220, and 30221 mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. In addition, Coastal Act Section 30251 requires that visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas shall be enhanced and restored.

The project site is located within a Santa Barbara County operated park, available for public use. Public access is available along the approximately one mile length of the park that is contiguous to the beach. The beach extends east and west of the Goleta Beach County Park pier and is served by public parking lots on either side of the pier, providing adequate public access to the beach area and the pier. The Goleta Beach County Park pier is a major visitor-serving destination point and recreational facility within the Goleta Valley and serves both local and out-of-area visitors. The pier is also a popular fishing pier. Rehabilitation of Goleta Beach County Park pier will ensure the continued functioning of an important visitor-serving facility along the California coast, as well as an important point of access to near shore waters within the Goleta Valley. The proposed project consists of repairing and replacing the deteriorated portions of the Goleta Beach County Park pier, and appurtenant facilities. The Goleta Beach County

Park pier facilities will be replaced or repaired in the same location, and built to the same size and configuration as the original pier facilities.

As part of the proposed rehabilitation of the pier, the applicant proposes to close the pier on weekdays for approximately 11 weeks. This is necessitated because of the narrowness of the pier (15 to 18 feet) and the need to remove the pier decking. Access will not be impaired to the adjoining beach areas during construction. As stated previously, Phase I of the project has already been completed and took approximately 10 working days during the month of March 1999. During Phase I, the pier remained open on weekends with full operation of the boat hoist. Phase II of the work has also already been completed and required approximately 30 days to complete. During the Phase II work, the pier was closed during weekdays but was open on the weekends, holidays, and during the week between Christmas and New Year's Day. Phase II was completed between November 21, 2000 and January 3, 2001. Phase III has not yet been completed, although the applicant estimates that approximately 15 working days will be required for this portion of the project. The applicant anticipates that Phase III activities will occur in Fall 2002, following the peak summer use season.

In addition, the Goleta Beach County Park pier is centrally located in a highly visible and scenic section of the Goleta shoreline, immediately adjacent to the mouth of the Goleta Slough. As stated above, the project consists of replacing existing elements of the pier in the same location and at the same scale. The applicant has not proposed any additions or expansions of the previously permitted and built structures.

As a result, public access will not be significantly impeded by the proposed development and the rehabilitation of the pier will result in improved public facilities and access. Further, as the applicant is not proposing any additions or expansions to the previously permitted and built structures, there will not be any adverse impacts to visual resources.

Therefore, the Commission finds that the proposed project is consistent with Sections 30210, 30211, 30220, 30221, and 30251 of the Coastal Act.

E. Violations

Various development has occurred on the subject site without the required coastal development permits, including the development proposed under the Phase I and Phase II portions of the project, listed and discussed previously. In addition, a rock revetment that exists in front of a parking area at the western end of the park was installed between 1985 and 1986 without the benefit of a coastal permit.

In order to ensure that the violation portion of this development project is resolved in a timely manner, **Special Condition Five (5)** requires that the applicant satisfy all conditions of this permit within 90 days of Commission action. The unpermitted rock revetment on site is not addressed by this application and will be resolved at a future date through follow-up enforcement action. Currently, Santa Barbara County

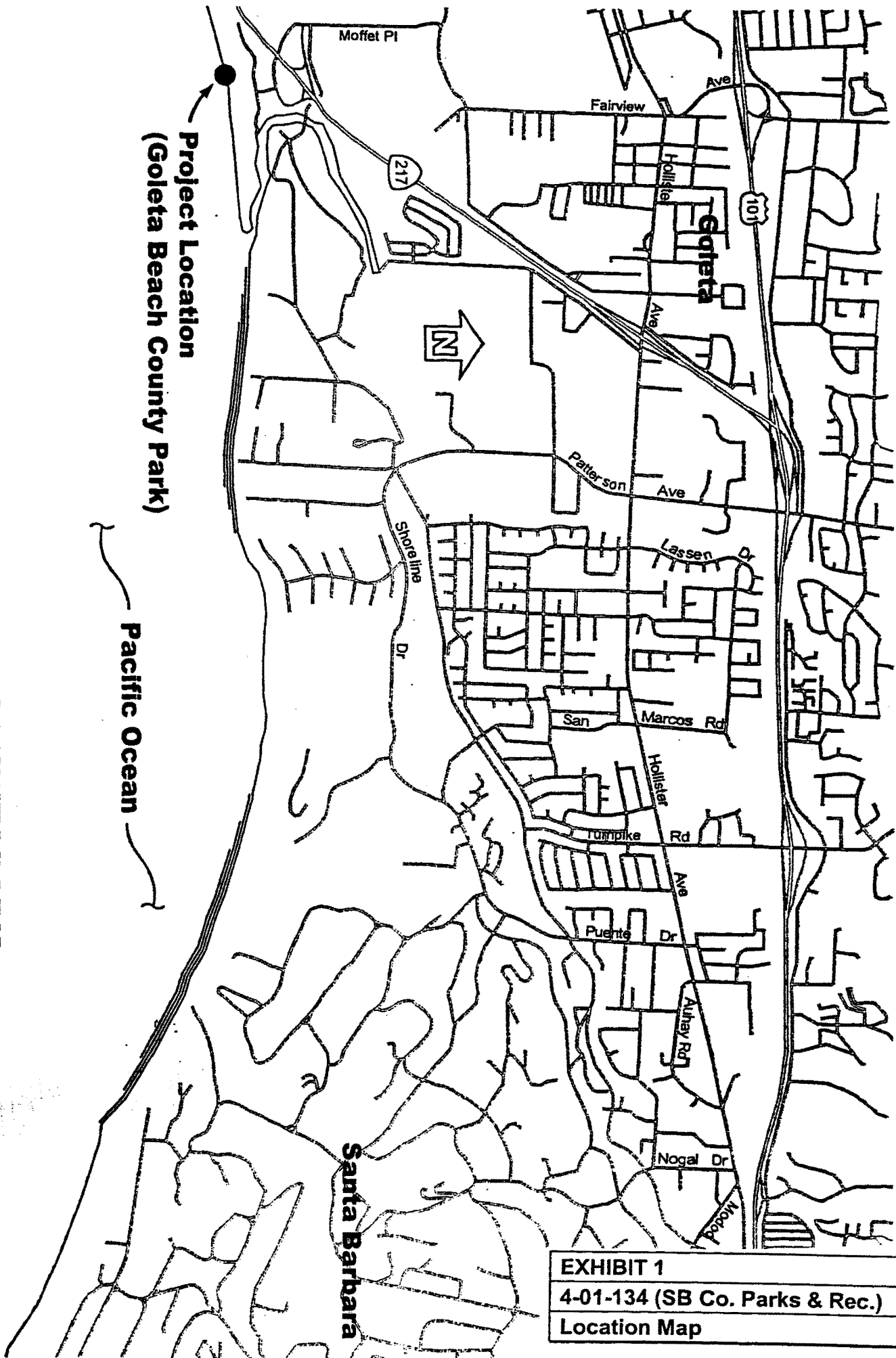
Department of Parks & Recreation is preparing a long-term alternatives analysis for the subject site, which will determine the value of these revetments. As such, recommendations will be made pursuant for the retention, replacement, or removal of the unpermitted revetment.

Consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit.

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) 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 may have on the environment.

The Commission finds that, the proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.



Project Location
(Goleta Beach County Park)

Pacific Ocean

GOLETA BEACH COUNTY PARK VICINITY MAP

No Scale

EXHIBIT 1
4-01-134 (SB Co. Parks & Rec.)
Location Map

BORER, TIMBERS & POSTS

ALL WOOD PILES SHALL BE CLOSE GRAINED DOUGLAS FIR (COASTAL REGION), AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

- AWPA C3 "PRESERVATIVE TREATMENT OF PILES BY PRESSURE PROCESS"
- AWPA C18 "STANDARD FOR PRESSURE-TREATED MATERIAL IN MARINE CONSTRUCTION"
- AWPA M6 "BRANDS USED ON FOREST PRODUCTS"
- ASTM D25 "ROUND TIMBER PILES"

DIMENSIONS OF THE PILES SHALL BE AS FOLLOWS:

- MINIMUM BUTT DIAMETER - 16 INCHES
- MINIMUM TIP DIAMETER - 10 INCHES

PILES SHALL BE DRIVEN TO A BEARING VALUE OF 20 TONS WITH A MINIMUM PENETRATION OF 25 FEET BELOW THE SAND LINE AND IN CONFORMANCE WITH SECTION 305 OF THE STANDARD SPECIFICATIONS.

ALL ROUGH AND DRESSED LUMBER SHALL BE DOUGLAS FIR, AND SHALL CONFORM TO THE REQUIREMENTS IN SECTION 204 OF THE "GREEN BOOK"

LUMBER GRADES (ALLOWABLE STRESSES) SHALL BE AS FOLLOWS:

- LIGHT FRAMING _____ No. 1 (1750 PSI)
- JOISTS & PLANKS _____ No. 1 (1500 PSI)
- BEAMS & STRINGERS _____ No. 1 (1350 PSI)
- POSTS & TIMBERS _____ No. 1 (1200 PSI)

ALL LUMBER AND PILES SHALL BE PRESSURE TREATED FOR "MARINE USE" IN CONFORMANCE WITH APPLICABLE SPECIFICATIONS, EXCEPT CREOSOTE SHALL NOT BE USED FOR HANDRAIL POSTS AND RAILS.

STRUCTURAL & MISCELLANEOUS STEEL

ANY DESIGN AND FABRICATION OF STEEL MATERIAL SHALL CONFORM TO A.I.S.C. SPECIFICATIONS AND AS FOLLOWS:

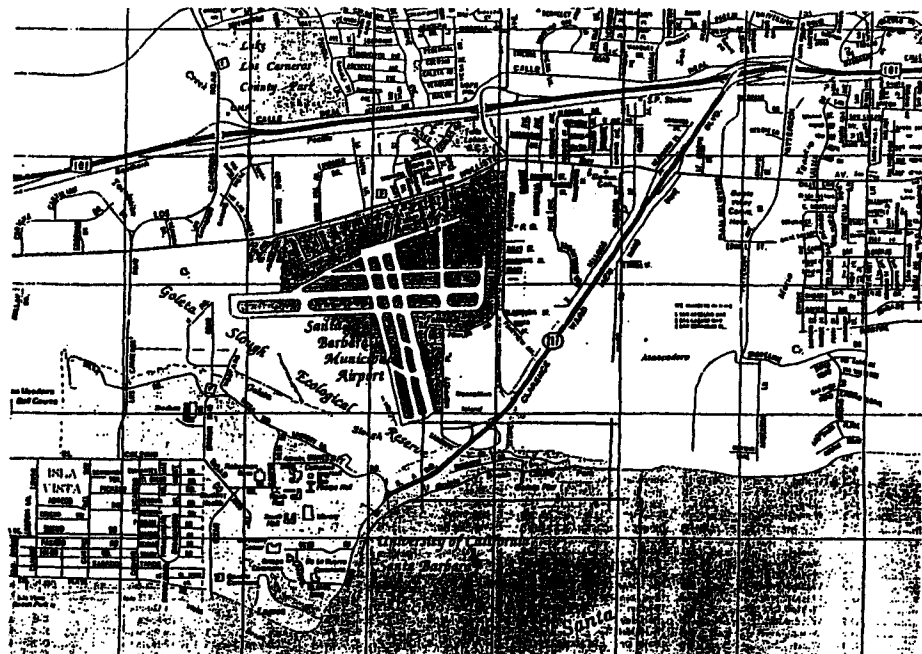
- MACHINE BOLTS AND PINS _____ ASTM A307 OR ASTM A36
- SHAPES, BARS AND PLATES _____ ASTM A36

CONNECTIONS SHALL HAVE CAST IRON OGEE WASHERS UNLESS OTHERWISE SPECIFIED.

ALL SURFACES, ALL DRIFT PINS, BOLTS, NUTS, AND WASHERS SHALL BE ZINC COATED OR MECHANICALLY ZINC COATED (2 oz/ft²) ACCORDING TO ASTM DESIGNATIONS AND SHALL ALSO CONFORM WITH THE REQUIREMENTS OF SECTION 206 OF THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION.

SURFACES THAT ARE DAMAGED AT ANY TIME AFTER THE ZINC COATING, SHALL BE PROPERLY PREPARED AND PAINTED WITH A PRIMER OF UNTHINNED ZINC-RICH PRIMER.

ALL STEEL SHALL BE #4 GALVANIZED OF COMMERCIAL QUALITY AND SHALL CONFORM TO SPECIFICATION RR-W-410, TYPE III, CLASS 2. STAPLES SHALL BE 1/5-INCH DIAMETER ZINC-COATED STEEL NOT LESS THAN FIVE INCHES LONG. CLIPS OR CLAMPS SHALL BE OF ZINC-COATED STEEL.



VICINITY MAP

NO SCALE

GENERAL NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE STARTING WORK. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN A TIMELY MANNER.

ALL WORK NOT DETAILED OR NOTED SHALL BE CONSTRUCTED THE SAME AS OTHER SIMILAR WORK SHOWN IN THE DETAILS OR NOTES.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL WASTE AS NECESSARY AND ACCORDING TO APPLICABLE REGULATIONS.

DISPOSITION OF LUMBER TO BE SALVAGED SHALL BE COORDINATED WITH THE PARKS DEPARTMENT REPRESENTATIVE.

PIER SHALL BE OPEN TO THE PUBLIC DURING WEEKENDS AND HOLIDAYS.

Phase 1

COUNTY OF SANTA BARBARA PARKS DEPARTMENT
GOLETA PIER REPAIR & PILE REPLACEMENT

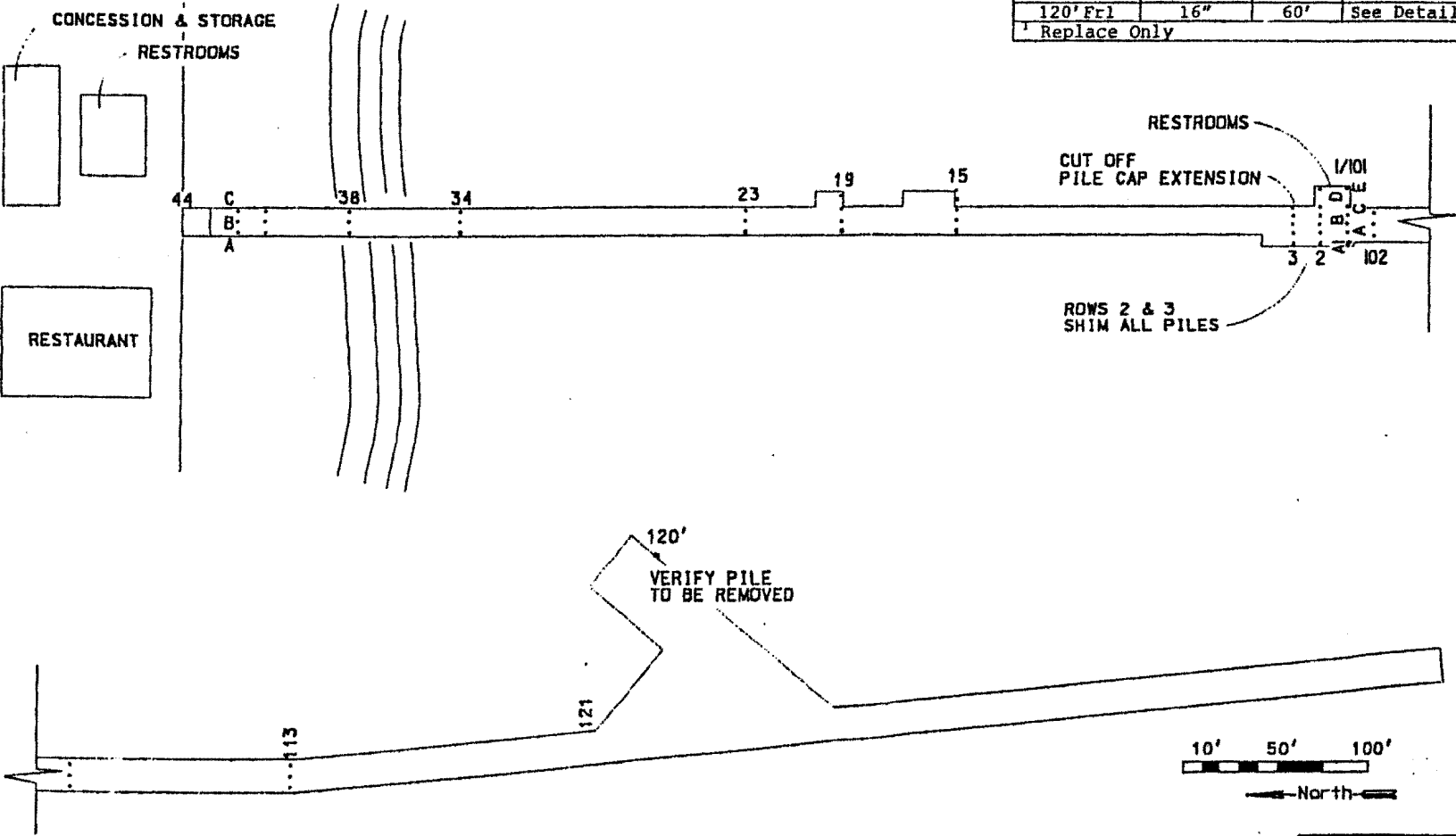
SHEET 1 OF 1

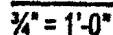
MAY 1998

EXHIBIT 2
4-01-134 (SB Co. Parks & Rec.)
Phase I-Notes

PILE REMOVAL & REPLACEMENT SCHEDULE

Pile Location	Pile Diameter	Pile Length	Remarks
34A	14"	50'	3X10 Braces
23A	14"	50'	3X10 Braces
19A	14"	50'	3X10 Braces Both Ways
15A	14"	55'	Batter Pile w/ 3X10 Braces
15D	14"	55'	3X10 Braces Both Ways
1A1BrW	14"	60'	Batter Pile w/ 3X10 Braces
120' Fr1	16"	60'	See Details
1 Replace Only			

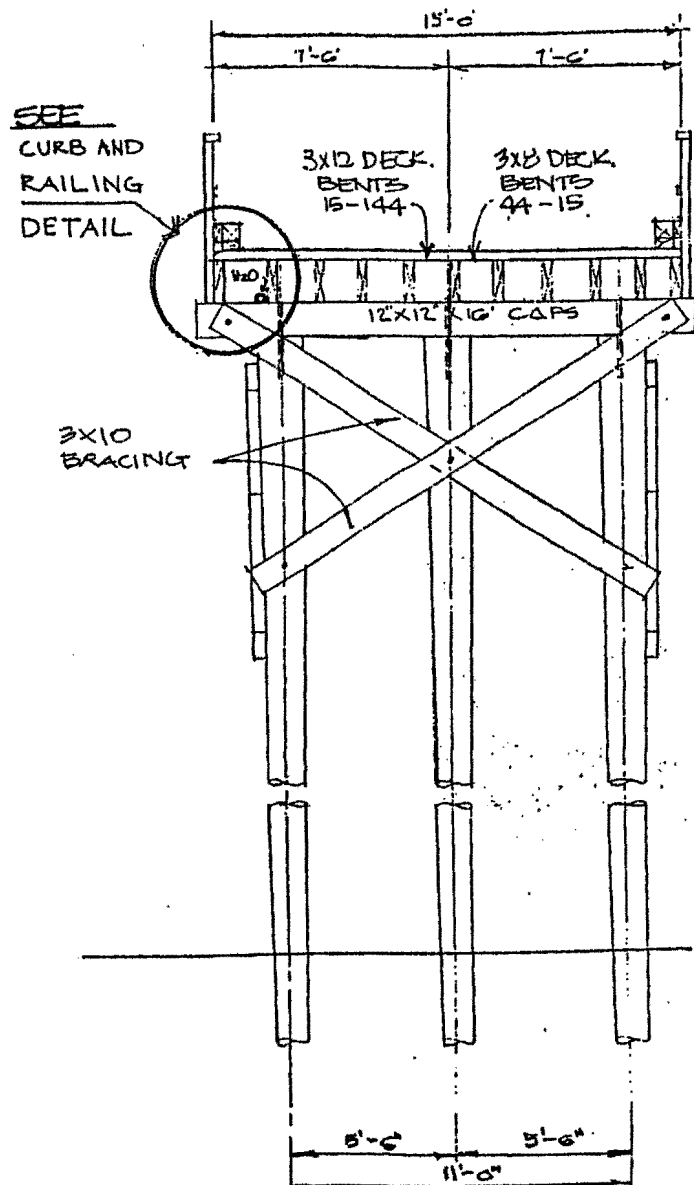




* MATCH EXISTING PATTERN

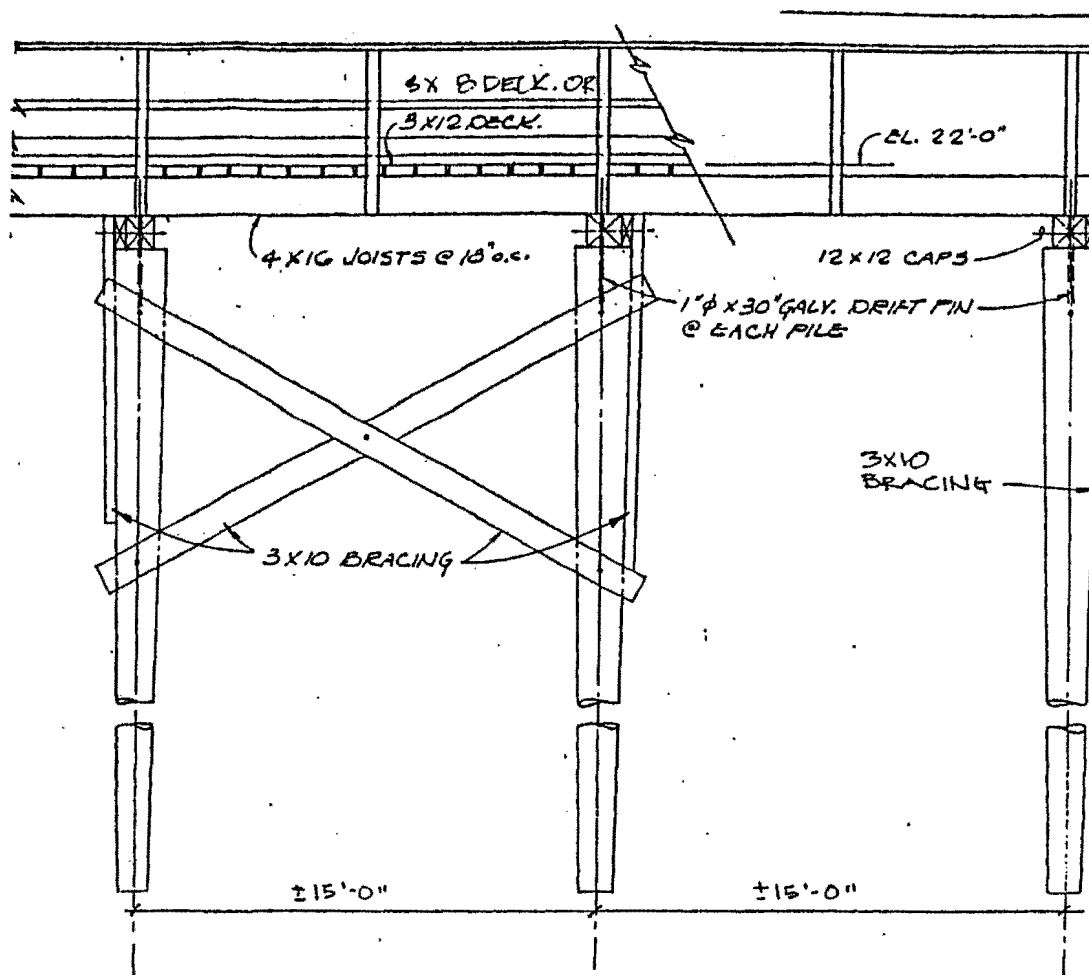
Phase I-Repair/Replacement

MAY 1998



TYPICAL SECTION Bents 43-1/101

1/4" = 1'-0"



TYPICAL SIDE ELEVATION Bents 43-1/101

1/4" = 1'-0"

COUNTY OF SANTA BARBARA PARKS DEPARTMENT
GOLETA PIER REPAIR & PILE REPLACEMENT

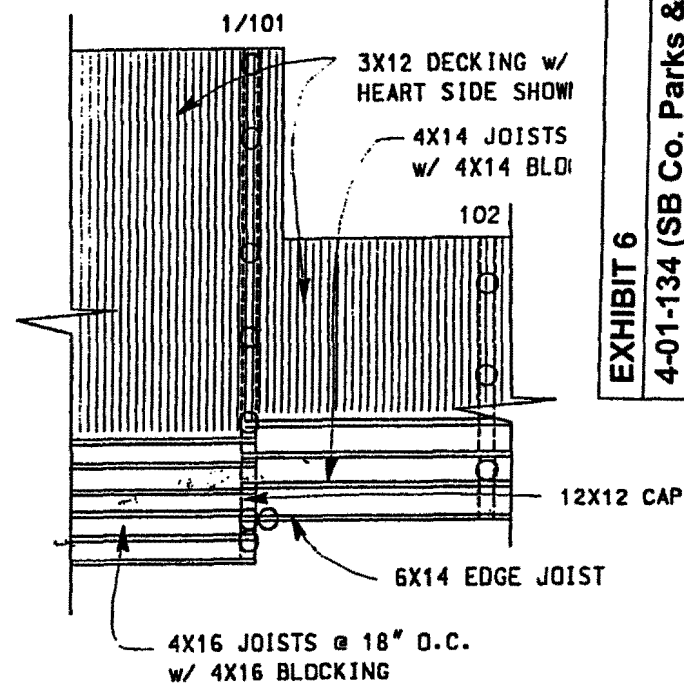
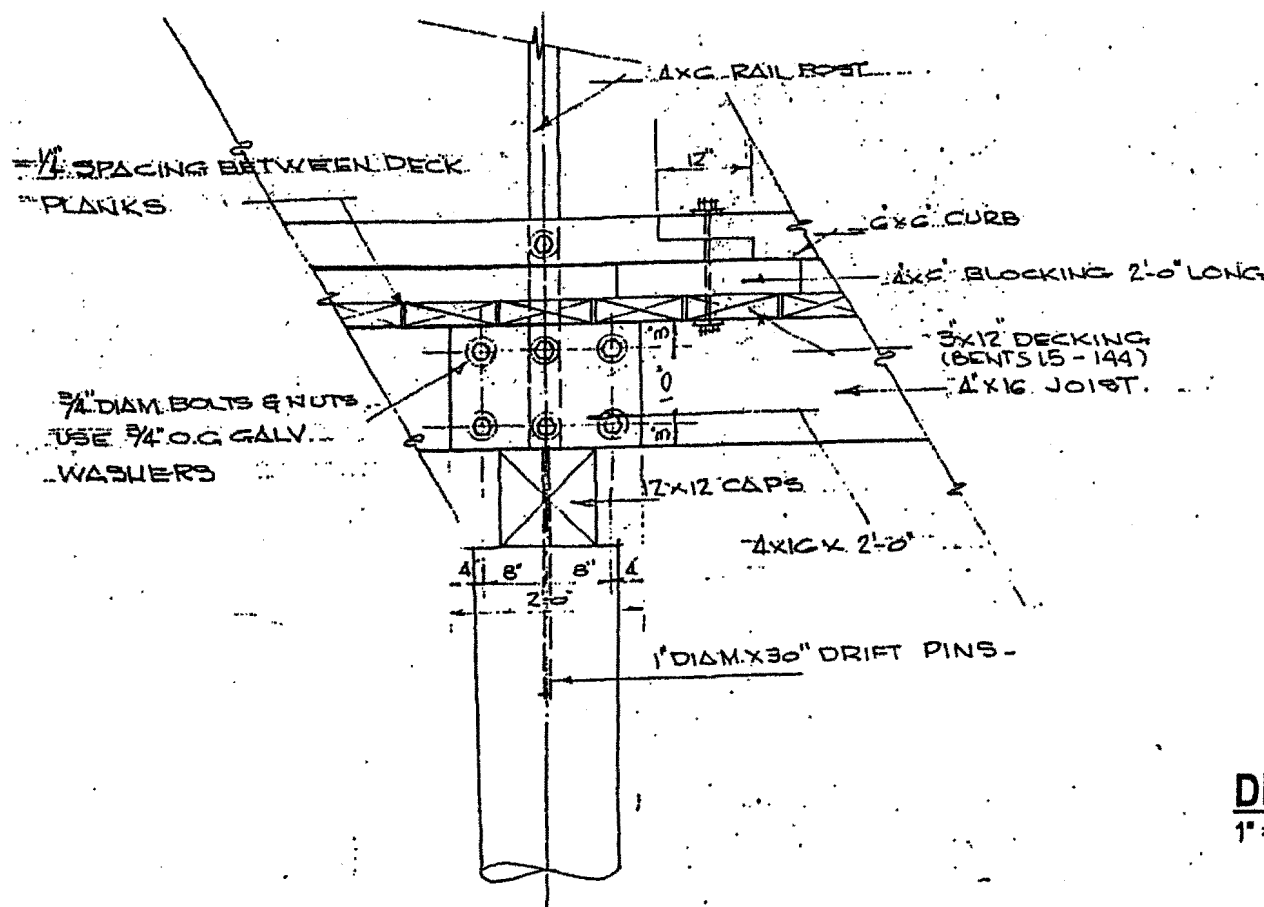
SHEET 4 OF 7

MAY 1998

EXHIBIT 5

4-01-134 (SB Co. Parks & Rec.)

Phase I-Section/Elevation



DECKING PLAN

1" = 40'-0"

SIDE ELEVATION @ RAILING POST Bents 43-1/101

3/4" = 1'-0"

EXHIBIT 6

4-01-134 (SB Co. Parks & Rec.)

Phase I-Elevation/Decking Plan

COUNTY OF SANTA BARBARA PARKS DEPARTMENT
GOLETA PIER REPAIR & PILE REPLACEMENT

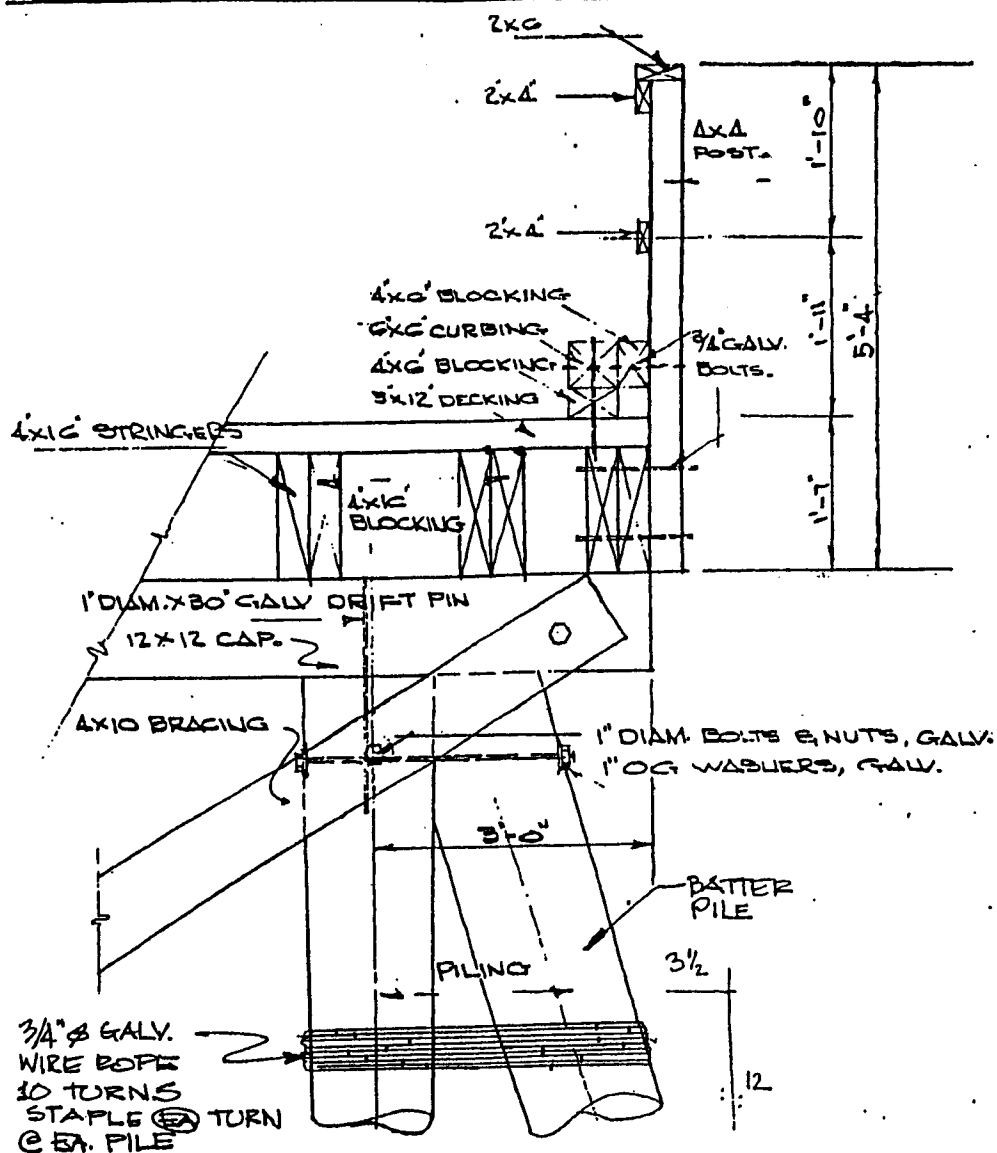
SHEET 2 OF 2

MAY 1998

EXHIBIT 7

4-01-134 (SB Co. Parks & Rec.)

Phase I-Batter Pile Detail



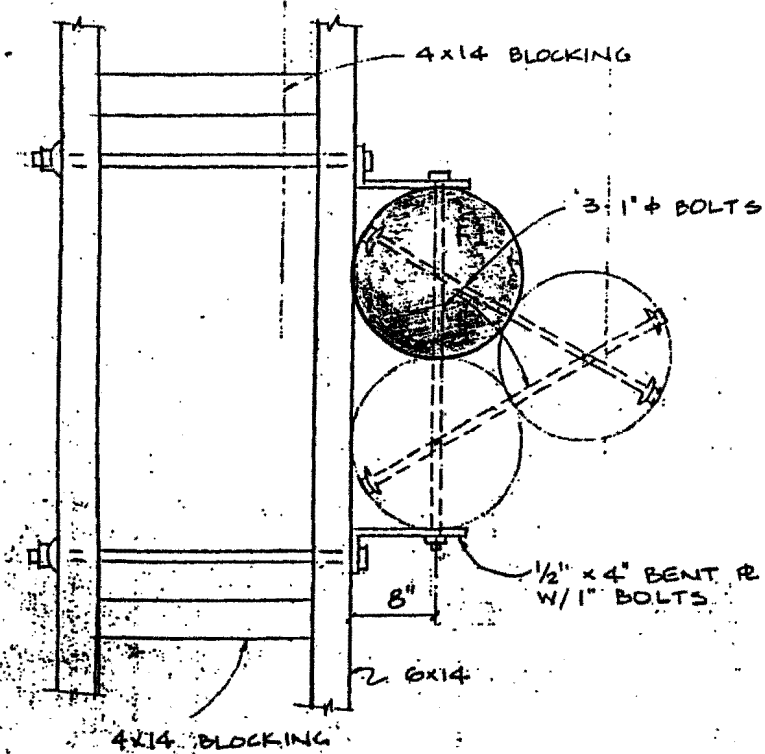
BATTER PILE DETAIL - BENT 15 & 101/1

3/4" = 1'-0"

COUNTY OF SANTA BARBARA PARKS DEPARTMENT
GOLETA PIER REPAIR & PILE REPLACEMENT

SHEET 8 OF 2

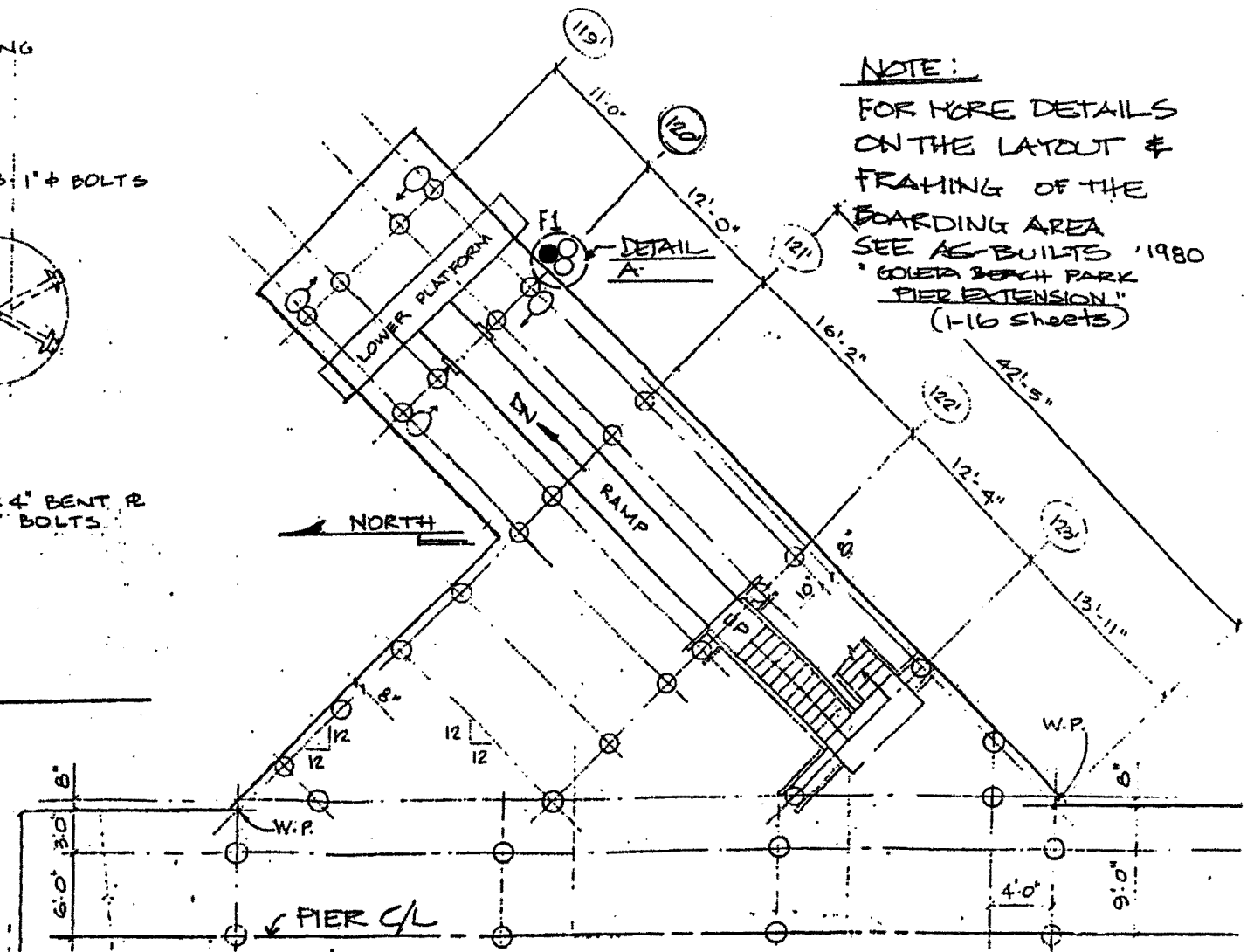
MAY 1998



DETAIL A

1" = 1'-0"

EXHIBIT 8
4-01-134 (SB Co. Parks & Rec.)
Phase I-Detail A/Boat Landing



BOAT LANDING Bent 120'

1/8" = 1'-0"

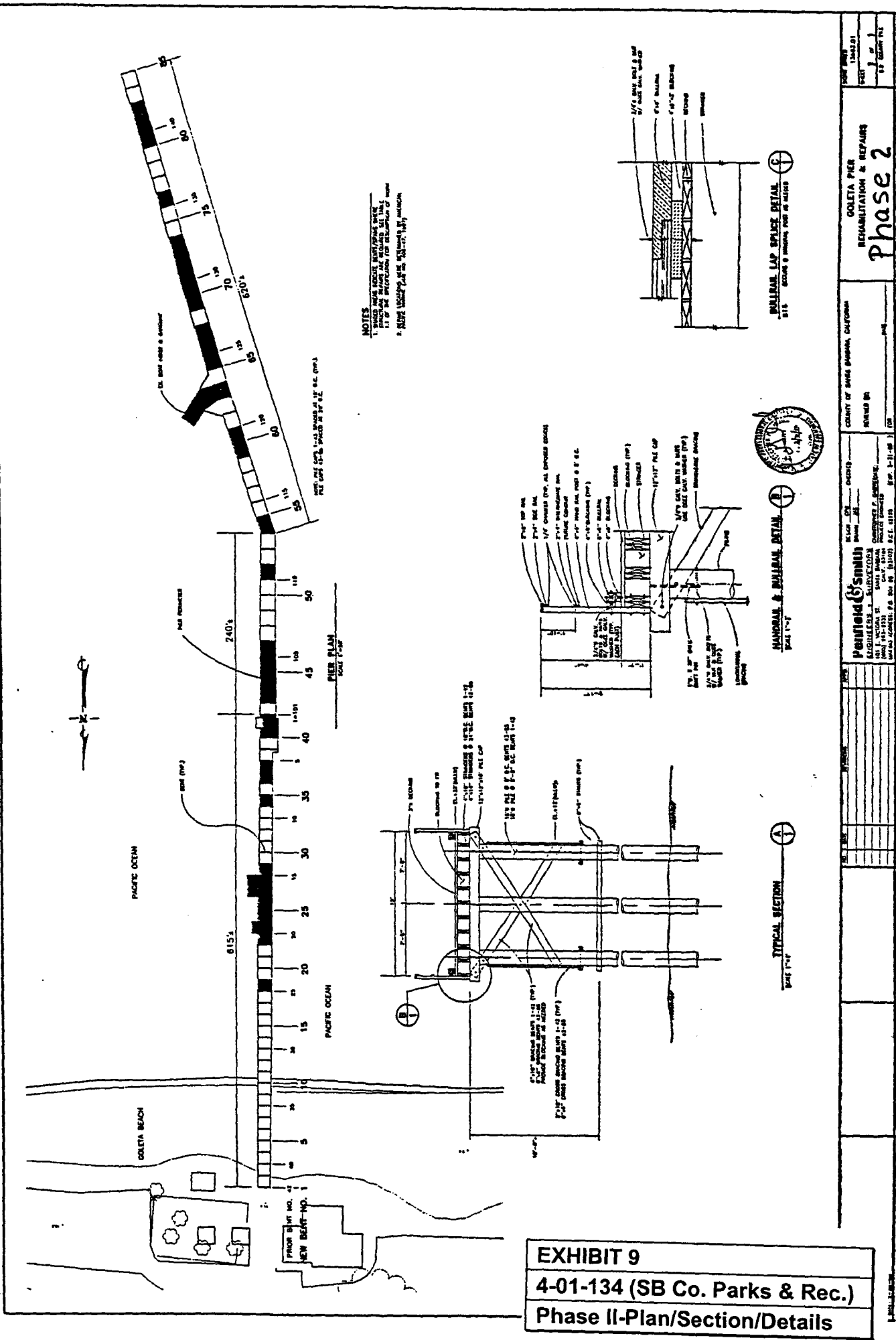
NOTE:

FOR MORE DETAILS
ON THE LAYOUT &
FRAMING OF THE
BOARDING AREA
SEE AS-BUILTS '1980
' GOLETA BEACH PARK
'PIER EXTENSION'
(1-16 sheets)

COUNTY OF SANTA BARBARA PARKS DEPARTMENT
GOLETA PIER REPAIR & PILE REPLACEMENT

SHEET 1 OF 1

MAY 1998





CONDUCTED SHALL VERIFY ALL OPERATIONS AND EXISTING CONDITIONS BEFORE STARTING WORK. NOTIFY COUNTY'S INVESTIGATIVE OR ANY OTHER AGENCIES IN A TIMELY MANNER.

ALL WORK NOT ESTIMATED ON A BUDGET SHALL BE COUNTERPAID THE SAME AS OTHER BUDGETED WORK. BUDGETED WORK SHALL BE COUNTERPAID THE SAME AS OTHER BUDGETED WORK. BUDGETED WORK SHALL BE COUNTERPAID THE SAME AS OTHER BUDGETED WORK.

CONTRACTORS SHALL REPORT AND REPORTING ON ALL MATTERS AS NECESSARY AND ACCORDING TO APPLICABLE REGULATIONS.

DISPOSITION OF LAMBS TO BE ALLOTTED SHALL BE COUNTERPAID WITH THE SAME APPROPRIATE APPROPRIATE.

THIS SHALL BE COUNTERPAID TO THE PUBLIC DURING WEEKENDS AND HOLIDAYS.

NAME	PORT DESIGNATION
ALAN	Pile Installation
JOE	DIAMETER
BOB	FIELD CONSULT
W. L.	WATER LINE



REPLACEMENT SCHEDULE



NOTES: THESE ARE GENERAL UTILITY LINES BELOW
AND ON THE SIDE OF THE PIER. CONTACTOR
IS RESPONSIBLE FOR PROTECTING ALL UTILITIES
AND AVOIDING SERVICE INTERRUPTION

Pile Butt

4 - 5/8 inch
stainless steel bands

37 ft
+/- 2 in.

Place Aluminum Tags
on wrap every 2 ft

1 ft

10 ft

Pile Tip

SCOPE OF WORK

- 1 Contractor shall use two pile wraps per pile. The first pile wrap "1" shall be wrapped starting 10 feet from the tip of the pile. The second wrap "2" will have a minimum overlap of one foot on the first pile wrap. The total length covered shall be 27 feet.
- 2 Contractor shall place one 5/8 inch stainless steel band at the top of the wrap, one in the middle between the overlap of the wraps, one at the bottom of the wrap and another one two feet up from the bottom of the wrap as shown below.
- 3 Contractor shall place aluminum tags on the wrap every 2 feet, starting at the bottom edge and ending at the top as shown below. Tags shall indicate distance to the bottom edge of the wrap.
- 4 ~~Contractor shall make the pile name plates per. Waterfront Department drawing no. 2500-006. Place this tag on the shoreward side of the pile 2 feet below the pile cap and fasten with aluminum nails.~~

PROCEDURE

1. Unfold pile wrap kit.
2. Place wrap to pile.
Seams shall be straight.
3. Apply strap wrenches to the wrap.
4. Use strap wrenches to tighten and nail center of wrap, then leap frog the strap wrenches to work toward the ends of the wrap as you nail each section. One nail shall be placed in each hole.
5. Secure four 5/8 inch stainless steel bands.

NOTES

1. Pile wraps come in kits 4 ft long and are rolled into 14 ft lengths. There are nail holes every 3 in. on the wrap with a strip of foam the length of the wrap.
- 2 ~~City shall provide strap wrenches, nails, pile wrap kits, and aluminum tags.~~

REVISIONS

1 Overlap 11/8/96

PILE WRAP INSTALLATION ON DECK

DATE

FILE

9/24/91

Waterfr

EXHIBIT 11

4-01-134 (SB Co. Parks & Rec.)

Pile Wrapping Detail/Section

