Exhibit 24
CCC-09-CD-04
CCC-09-RO-03
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CALIFORNIA COASTAL COMMISSION

Exhibit 25
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

Exhibit 26a
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

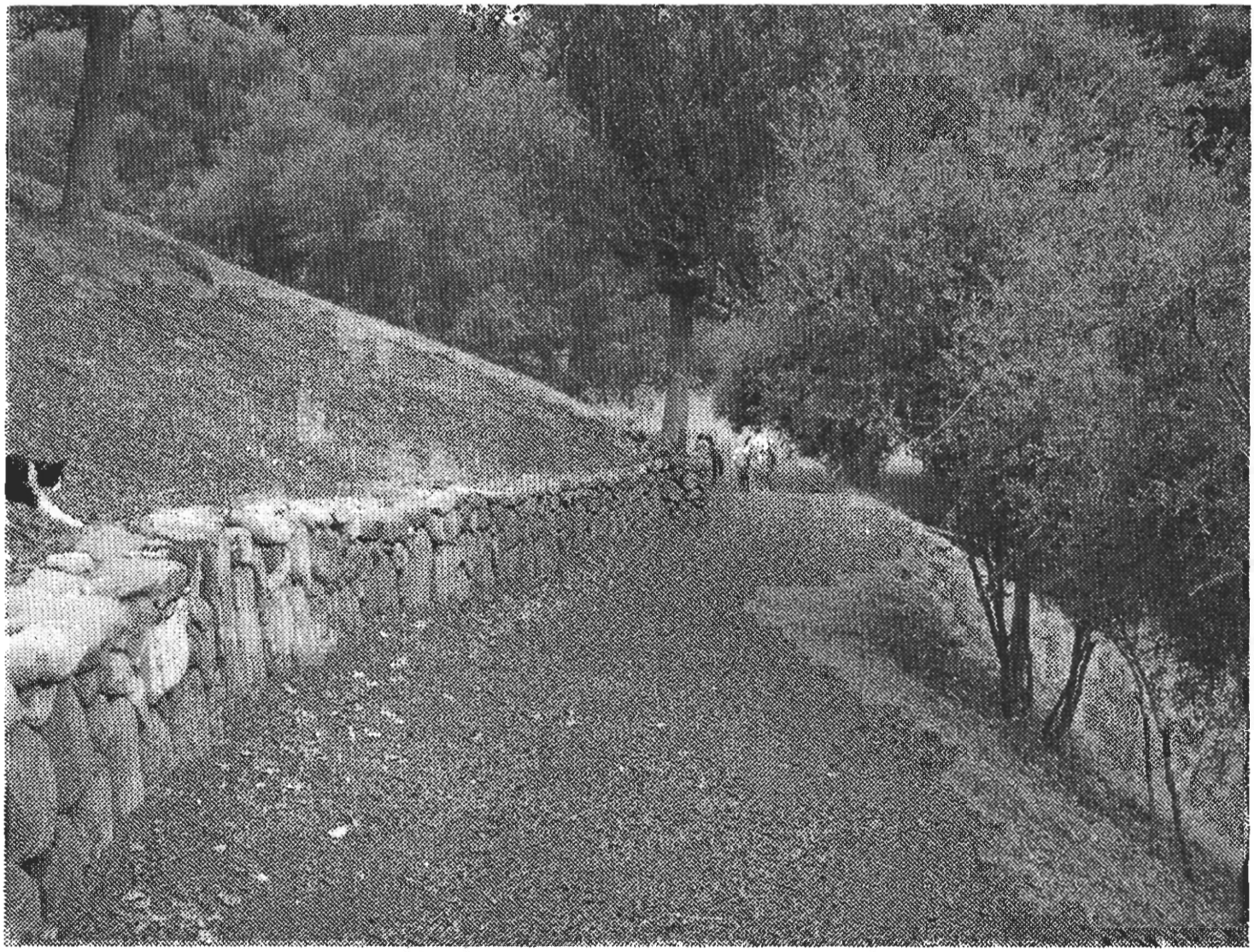

Exhibit 26b
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

Exhibit 27a
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

Exhibit 27b
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

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February 4, 2002

California Coastal Commission
89 South California Street Suite 200
Ventura, Ca 93001

Re [redacted]

Dear Commissioner,

Heal the Bay strongly supports the staff recommendation to deny the after-the-fact permit to harden the stream banks of Cold Creek. Heal the Bay has engaged in an extensive water quality monitoring and stream habitat mapping project since November of 1998. Cold Creek and the Cold Creek subwatershed has consistently had the best water quality within the Malibu Creek Watershed. Unfortunately, we have documented a marked difference in water quality between our reference site higher up on Cold Creek and our outlet site at the bottom of Cold Creek just before it flows into Malibu Creek. Specifically, the nutrient and bacteria concentrations are elevated at the bottom of Cold Creek. Further, biological surveys have revealed a serious degradation in the diversity and numbers of sensitive species between the upstream reference site and the bottom of Cold Creek. These data can be viewed on our website at http://www.healthebay.org/StreamTeamData/waterchem.html. Cold Creek is currently on the state's 303d list as impaired for nutrients. Malibu Creek is listed as impaired for both nutrients and bacteria. During stream habitat mapping activities in Cold Creek we have documented numerous stream bank collapses and sediment inputs to the creek. In addition we have documented areas of bank hardening that are rapidly being undermined due to upstream armoring. It is our belief that this phenomenon is greatly increasing the volume and velocity of stream flows and threatens neighboring downstream properties as well as the creek itself.

Heal the Bay recommends that the Coastal Commission require the applicant to remove any and all structures that have disrupted the stream bank and riparian habitat. In addition, we believe the applicant must be required to restore the stream bank to natural conditions, including replanting with native riparian species such as oaks and willows. Moreover, we believe that the applicant should be subject to 100 buffer zone requirement from the outside edge of the riparian canopy for any future projects. The riparian vegetation plays a crucial role in helping to regulate stream flow and velocity. The riparian vegetation will also help intercept and infiltrate surface runoff and any pollutants that are carried with that runoff.

Heal the Bay is very concerned that numerous activities are being conducted within the Coastal zone without the benefit of permits. We have seen numerous structures throughout the Malibu Creek Watershed that either are or could potentially degrade water quality and instream habitat. In addition, many of these structures are preventing the migration of wildlife, which are highly dependent on riparian corridors for food and movement. We urge you and your colleagues to take action on unpermitted activities in the watershed, so that these losses do not continue to occur.

Sincerely,

Mark Gold D.Env
Executive Director
Heal the Bay

Mark Abramson
Stream Team Manager
Heal the Bay

Exhibit 28
CCC-09-CD-04
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Exhibit 29b
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

Exhibit 29a
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

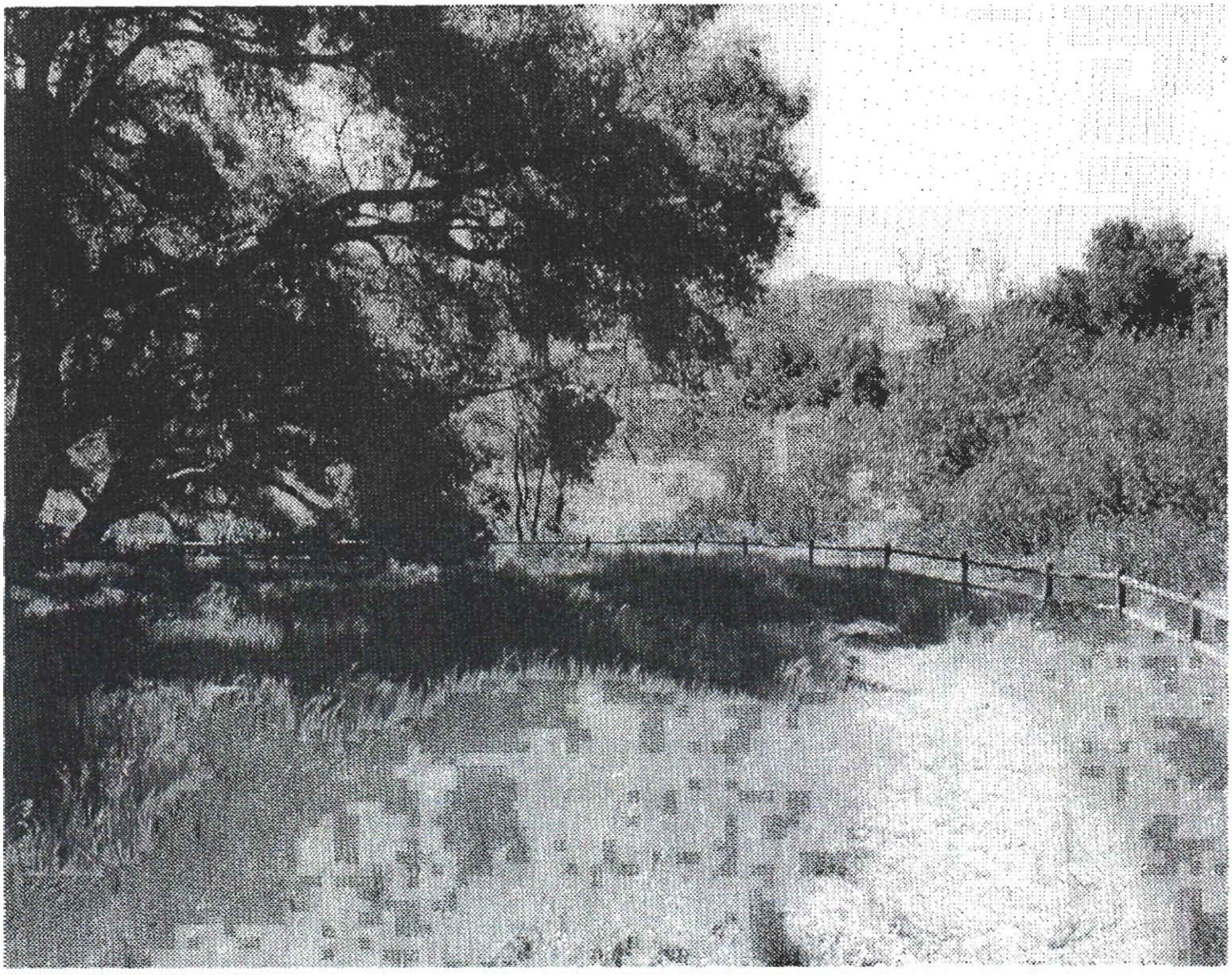

Exhibit 30a
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

Exhibit 30b
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04

Exhibit 30c
CCC-09-CD-04
CCC-09-RO-03
CCC-09-NOV-04