

CALIFORNIA COASTAL COMMISSION

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

www.coastal.ca.gov

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SOUTH CENTRAL COAST DISTRICT (VENTURA) DEPUTY DIRECTOR'S REPORT

For the

January Meeting of the California Coastal Commission

MEMORANDUM

Date: January 10, 2014

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the January 10, 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

DE MINIMIS WAIVERS

1. 4-13-1220-W Garth Craven (Santa Monica Mountains, Los Angeles County)
2. 4-13-0866-W Brs Investment Properties, Llc (Bacara Resort) (City Of Goleta, Santa Barbara County)

EMERGENCY PERMITS

1. G-4-13-0225 Ventura County Watershed Protection District (City Of Port Hueneme, Los Angeles County)
2. G-4-13-0229 California Department Of Transportation (Solimar Beach, Ventura County)

EXTENSION - IMMATERIAL

1. 4-07-066-E4 David Halbreich (Malibu, Los Angeles County)

TOTAL OF 5 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-13-1220-W Garth Craven	Installation of a ground-mounted photovoltaic solar system. The array consists of 36-panels totaling 637-sf, located on the front yard's southwest slope, approximately 80-ft from the existing single family residence. The solar panels are SPR X21-345 panels, with a 345W nominal power capacity. No grading will occur as part of the project and the total height of the solar panels will not exceed 3' above the sloped grade.	21751 Azurlee Drive, Santa Monica Mountains (Los Angeles County)
4-13-0866-W Brs Investment Properties, Llc (Bacara Resort)	Educational and interpretive signage, including the installation of seven signs, on the public access trail between Bacara Resort and the beach, and replacement of the existing trail base materials on approximately 1,110 linear feet of the access trail from limestone based pea gravel to decomposed granite.	8301 Hollister Avenue, City Of Goleta (Santa Barbara County)

REPORT OF 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-4-13-0225 Ventura County Watershed Protection District	One-time repair of a 50 linear ft. portion of one side-wall of a concrete lined channel that has failed and collapsed within the Oxnard West Drain resulting in erosion and damage to the adjacent maintenance road. The emergency work includes the repair of the damaged portion of the concrete channel and maintenance road; the removal of all debris within the channel; and 110 cubic yards of grading for removal and recompaction. The emergency work also includes installation of a temporary "lateral gravel bag diversion" device to divert stream flow, and implementation of all Best Management Practices described within the submitted Water Diversion Guide and Best Management Practices Plan.	Oxnard West Drain Near The Intersection Of Channel Islands Boulevard And Victoria Avenue, City Of Port Hueneme (Los Angeles County)

<p>G-4-13-0229 California Department Of Transportation</p>	<p>One-time implementation of a Soil Contamination Testing Operation involving the boring of twelve test pits (nine along the highway road shoulder on the landward side of the seawall approved pursuant to Coastal Development Permit 4-11-026, and three on the sandy beach located on the seaward side of the seawall) to a depth of approximately eight to fifteen feet, in order to evaluate and delineate the location of an oily substance consisting of petroleum hydrocarbons discovered on site during construction operations.</p>	<p>Pacific Coast Highway Between Postmile 22.5 And 22.9, Solimar Beach (Ventura County)</p>
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REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>4-07-066-E4 David Halbreich</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 29 1/2 foot high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone. AMENDED TO:Revision of size and location of building pad, and height and square footage of approved home, resulting in the following revised project description:Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone.</p>	<p>3030 Vista Mar Drive (Formerly 2818 Corralglen Drive), Malibu (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF COASTAL DEVELOPMENT PERMIT

WAIVER-DE-MINIMIS

Date: 11 Dec. 2013

To: All Interested Parties

Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-13-1220-W

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

Applicant: Garth Craven

Agent: Mark Smith – Solar Forward LLC.

Location: 21751 Azurelee Drive, Santa Monica Mountains
Los Angeles County [APN: 4453-010-007]

Description: Installation of a ground-mounted photovoltaic solar system. The array consists of 36-panels totaling 637-sf, located on the front yard's southwest slope, approximately 80-ft from the existing single family residence. The solar panels are SPR X21-345 panels, with a 345W nominal power capacity. No grading will occur as part of the project and the total height of the solar panels will not exceed 3' above the sloped grade.

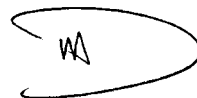
Rationale: The proposed project is relatively minor in nature. The existing single-family residence was constructed in 1958, prior to the effective date of the Coastal Act. The proposed solar array will be erected on an 18-degree slope approximately 80-ft. downhill from the existing single-family residence. The solar panel array will be located within the required fuel modification area and will not require any removal or trimming of environmentally sensitive habitat area, nor will trees will be removed. The project will not result in impacts to public views. Thus, the proposed project will not result in any significant adverse impacts to coastal resources. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

Important: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of January 2014. If three Commissioners object to this waiver, a coastal permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

CHARLES LESTER
Executive Director

A handwritten signature in black ink, consisting of a large, loopy 'D' shape with 'ND' written inside it.

By: N.D. Doberneck
Title: Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS

DATE: December 18, 2013
TO: All Interested Parties
SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-13-0866-W

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

Applicant: BRS Investment Properties, LLC (Bacara Resort)

Location: 8301 Hollister Avenue, City of Goleta, Santa Barbara County

Description: Educational and interpretive signage, including the installation of seven signs, on the public access trail between Bacara Resort and the beach, and replacement of the existing trail base materials on approximately 1,110 linear feet of the access trail from limestone based pea gravel to decomposed granite.

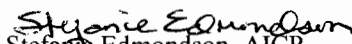
Rationale: The Coastal Commission recently approved a Consent Restoration Order (CCC-13-RO-03) which included signs within the restoration area. A total of 20 signs are included in the Restoration Order Sign Program, also referred to as the Chumash Nature Trail Sign Program. However, only thirteen of the twenty signs are within the restoration area, subsequently, the subject application for the remaining seven signs was submitted separately. The seven additional signs will provide continuity of information on the portion of the trail which is outside the restoration area. The signs will be consistent in size, type, design and height and placed in fill soil within the existing trail. The removal of the existing trail base materials (pea gravel) and replacement with decomposed granite is designed to eliminate the current problem of pea gravel dust being displaced onto trailside native vegetation. The work will be completed with a small tractor with a box-scraper and a front loader to remove the pea gravel. The pea gravel will then be loaded into a small dump truck and reused on an eroding but less traversed portion of the trail. The small tractor will spread the new decomposed granite using a small roller to pack down the decomposed granite into a trail surface that will withstand erosional forces. The applicant will to employ best management practices in the replacement of the trail base material and reuse of the pea gravel.

The project, as proposed, will have no adverse impacts on sensitive coastal resources or public access, serves an educational purpose for a significant historic / cultural resource and is consistent with all applicable Chapter 3 policies of the Coastal Act.

IMPORTANT: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of January 8-10, 2013. If four Commissioners object to this waiver, a coastal permit will be required.

Sincerely,

CHARLES LESTER
Executive Director

By: 
Stefanie Edmondson, AICP
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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EMERGENCY PERMIT

December 12, 2013

Permit No.: G-4-13-0225

Applicant: Ventura County Watershed Protection District

Project Location: Oxnard West Drain near the intersection of Channel Islands Boulevard and Victoria Avenue, City of Port Hueneme; Ventura County

Work Proposed: One-time repair of a 50 linear ft. portion of one side-wall of a concrete lined channel that has failed and collapsed within the Oxnard West Drain resulting in erosion and damage to the adjacent maintenance road. The emergency work includes the repair of the damaged portion of the concrete channel and maintenance road; the removal of all debris within the channel; and 110 cubic yards of grading for removal and recompaction. The emergency work also includes installation of a temporary "lateral gravel bag diversion" device to divert stream flow, and implementation of all Best Management Practices described within the submitted Water Diversion Guide and Best Management Practices Plan.

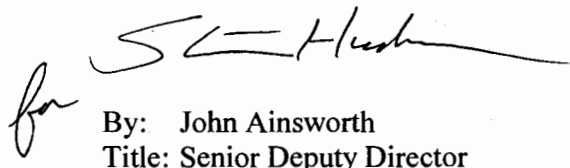
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of the failure and collapse of a 50 linear ft. segment of the vertical concrete side-wall within the concrete-lined channel of the Oxnard West Drain that has resulted in erosion and damage to the adjacent bank and maintenance road, and continued erosion would likely undermine Channel Islands Boulevard. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 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


for By: John Ainsworth
Title: Senior Deputy Director

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 location of the proposed project requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within thirty (30) days of the date of this permit.
4. 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.
5. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
6. The work authorized by this Emergency Permit is limited to the one-time repair of the 50 ft. section of vertical wall failure and sloughing of the adjacent bank and maintenance road adjacent to Oxnard West Drain, near the intersection of Channel Islands Boulevard and Victoria Avenue.
7. Appropriate Best Management Practices and temporary erosion control measures shall be required on the project site prior to or concurrent with the emergency work and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. The applicant shall install or construct temporary sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes as soon as possible. Construction materials or debris shall not be stored where it will be or could potentially be subject to tidal or channel flows and dispersion. In addition, no machinery shall be operated, placed, stored or otherwise located in the waters of the Oxnard West Drain at any time.
8. The applicant shall ensure that a qualified biologist or environmental resources specialist monitors the site and the channel during installation and removal of the lateral gravel bag diversion 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 temporary work done in an emergency situation.

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

Enclosure: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

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VENTURA, CA 93001
(805) 585-1800

EMERGENCY PERMIT

January 2, 2014

Permit No.: G-4-13-0229

Applicant: California Department of Transportation

Project Location: Pacific Coast Highway between Postmile 22.5 and 22.9, Solimar Beach; Ventura County

Work Proposed: One-time implementation of a Soil Contamination Testing Operation involving the boring of twelve test pits (nine along the highway road shoulder on the landward side of the seawall approved pursuant to Coastal Development Permit 4-11-026, and three on the sandy beach located on the seaward side of the seawall) to a depth of approximately eight to fifteen feet, in order to evaluate and delineate the location of an oily substance consisting of petroleum hydrocarbons discovered on site during construction operations.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of the discovery of an oil substance consisting of petroleum hydrocarbons which was discovered in the soil on site during the construction of the seawall approved pursuant to Coastal Development Permit 4-11-026, and continued construction may exacerbate the spread of contamination into the marine environment if additional petroleum hydrocarbons are present within the soil on site. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 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: John Ainsworth
Title: Senior Deputy Director

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 location of the proposed project requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within thirty (30) days of the date of this permit.
4. 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.
5. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
6. The work authorized by this Emergency Permit is limited to the one-time boring of twelve locations within the construction area approved pursuant to Coastal Development Permit (CDP) 4-11-026, between postmile 22.5 and 22.9 at Solimar Beach.
7. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.
8. The Final Site Investigation Report shall be submitted to the Executive Director for review. If it is determined that contamination has resulted from project activities or if any contaminated soil is discovered on site that may potentially be disturbed as a result of the development approved pursuant to CDP 4-11-026, then the applicant shall submit a remediation plan, prepared by a qualified engineer experienced in remediating hazardous materials, to the Executive Director to determine if an amendment to CDP 4-11-026 is required.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation.

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

Enclosure: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

South Central Coast District Office
89 South California Street, Suite 200
Ventura, California 93001-2801
PH (805) 585-1800 FAX (805) 641-1732



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 31, 2013

Notice is hereby given that David Halbreich has applied for a one year extension of 4-07-066 granted by the California Coastal Commission on December 1, 2008

for: Construct a two story, 29 1/2 foot high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone. AMENDED TO: Revision of size and location of building pad, and height and square footage of approved home, resulting in the following revised project description: Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone.

at: 3030 Vista Mar Drive, Malibu (Los Angeles County)

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

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

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script, appearing to read "Julie Reveles".

Julie Reveles
Staff Services Analyst