

CALIFORNIA COASTAL COMMISSION

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



W23

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 09, 2014

TO: Commissioners and Interested Parties
FROM: John (Jack) Ainsworth, South Central Coast District Senior 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 June 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.

DETAIL OF ATTACHED MATERIALS**REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-14-0777-W Attn: James Ketcham	Replacement of a flat-roof membrane and installation of a roof-mounted Photovoltaic Solar System. The existing flat roof surface will be replaced by a 60-mil, white Thermoplastic Olefin (TPO) membrane. The combined solar array consists of 24-panels totaling 415-sf. All 24-panels will be insatalled on the home's rooftop. The panels will be mounted with a 15-deg. Southeast tilt and the total height of the solar panels will not exceed 18-in. above the flat roof. Neither grading nor vegetation removal will occur as part of the project.	26624 Ocean View Drive, Santa Monica Mountains

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>
4-13-0629-W Attn: City of Oxnard	Repair of existing bulkheads in the Mandalay Bay Residential Community including stabilization of a 200 foot long section of the bulkhead along Kingsbridge Way by drilling and installing grout tie-back tendons anchored into a cast-in-place 200 feet long concrete beam installed on the face of the bulkhead. The project also includes 390 total linear feet of bulkhead foundation footing repairs at various bulkhead locaotions consisting of the placement of 112 linear ft. of vinyl sheet pile panels, approximately 175 linear ft. of cement grout repairs involving placement of cement grout behind the existing bulkhead footing protective armor mat (previously approved pursuant to Coastal Development Permit No. 215-22), and repair of minor cracks in the existing footing to be accomplished by pouring clean coarse sand into existing approximately one-inch wide gaps for approximately 94 linear feet of bulhead. In addition, the project includes the implementation of a proposed Best Management Practices Plan consisting of the use of a containment boom, silt curtain, and plastic tarps covering work platforms at each work station will catch debris. Any overspill will be removed immediately after grouting activities at the end of each work day.	2000 – 2144 Kingsbridge Way & 26 localized sections of bulkhead throughout the Mandalay Bay Residential Community, Channel Islands Harbor, Oxnard

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-07-154-E5 Seacliff Beach Colony, HOA	<p>TIME EXTENSION FOR A PREVIOUSLY APPROVED CDP TO repair an existing 2,040 foot long rock revetment located seaward of 49 existing family residences. The repair will involve the retrieval of dislodged rocks (approximately 190 stones) from the sandy beach, depositing the dislodged rocks on the revetment, and the addition of approximately 5,000 tons of new armor stone ranging from 3-5 tons in size/weight in order to restore the revetment to its original design height of +11 ft. above MSL (mean sea level) along a 1,600 linear ft. section (western section) and its original +14 ft. in height above MSL along a 440 linear ft. section (eastern section). No rock will be placed seaward of the existing toe of the revetment. In addition, the project includes removal of 19 existing unpermitted private beach access stairways between the public trail and the sandy beach, improvement of two existing beach access stairways for public use, and the demolition and reconstruction of one additional beach access stairway for public use. The project also includes removal of unpermitted landscaping, rock, and debris within the public trail on Parcel B and an offer to exercise the applicant's best effort to remove an unpermitted privacy wall and landscaping (located on an adjacent parcel owned by Caltrans) which blocks access to the public trail on the subject site.</p>	5340 - 5518 Rincon Beach Park DR, Seacliff Beach Colony 06111-0600044055, 06111-0600430015, 06111-0600430025, 06111-0600430035, 06111-0600430045, 06111-0600430065, 06111-0600430075, 06111-0600430085, 06111-0600430095, 06111-0600430105, 06111-0600440025, 06111-0600440055, 06111-0600440065, 06111-0600440075, 06111-0600440085, 06111-0600440095, 06111-0600440105, 06111-0600440115, 06111-0600440125, 06111-0600440135, 06111-0600440145, 06111-0600440155, 06111-0600440165, 06111-0600440175, 06111-0600440185, 06111-0600440196, 06111-0600440205, 06111-0600440215, 06111-0600440225, 06111-0600440235, 06111-0600440245, 06111-0600440255, 06111-0600440265, 06111-0600440275, 06111-0600440285, 06111-0600440295, 06111-0600440305, 06111-0600440315, 06111-0600440325, 06111-0600440335, 06111-0600440345, 06111-0600440355, 06111-0600440365, 06111-0600440375, 06111-0600440385, 06111-0600440395, 06111-0600440405, 06111-0600440415, 06111-0600440425, 06111-0600440435, 06111-0600440445, 06111-6060430055
4-09-030-E4 Attn: Katherine Gepner	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 24 foot high, two story accessory building consisting of lower level, partially underground, 3-car, 600 sq. ft. garage, and 600 sq. ft. upper level recreation room, a swimming pool with thermal solar panels, repave 2,190 sq. ft. of driveway and 361 cubic yards of cut grading to be exported to a disposal site located outside the coastal zone.</p>	1375 - 0 Fernwood Pacific DR, Topanga 06037-4447014013

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-11-051-E1

Attn: Thomas & Alexis
Schneider

TIME EXTENSION FOR A PREVIOUSLY APPROVED CDP for construction of a 1,444 sq. ft., 30 ft. high, one-story single family residence with attached garage; patio; hammerhead turnaround; water well; septic system; retaining walls; 454 cu. yds. of grading (139 cu. yds. of cut and 314 cu. yds. of fill). In addition, the project includes roadway improvements to Kerry Lane, including construction of 760 linear ft. of pavement and 120 linear feet of permeable concrete up to 20 ft. wide, 590 ft. long retaining wall ranging from 2-ft. to 6-ft. high, and 726 cu. yds. of grading (472 cu. yds. of cut and 254 cu. yds. of fill)

1840 - 0 Kerry LN, Topanga
06037-4448014030

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>4-03-012-A3 Attn: Edward O' Connor</p>	<p>Reduce the size of the previously approved single family residence from 6,236 sq. ft. to 4,542 sq. ft. and reduce the height of the residence from 30 ft. to 26 ft. 7 inches.</p>	<p>2130 Stunt Road, Malibu</p>
<p>4-03-012 Attn: Santa Barbara County Flood Control</p>	<p>Revise project description to delete proposed breaching of the mouth of Goleta Slough and delete Special Condition 9 (Slough Mouth Opening).</p>	<p>Southeast portion of the Goleta Slough (including the lower reaches Of Atascadero Creek, San Jose Creek, San Pedro Creek, and the Main channel of Goleta Slough) And Goleta Beach County Park, Santa Barbara County</p>

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

Date: 28 May 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0777-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 Section 13250(c) of the Administrative Regulations (Title 14, Division 5.5).

Applicant: James & Barbara Ketcham – Property Owners

Agent: Teresa Pfarr – Apex Roofing
Project Manager – Omni Valley Construction Corp.

Location: 26624 Ocean View Drive,
Santa Monica Mountains, Los Angeles County, [APN: 4461-011-004]

Description: Replacement of a flat-roof membrane and installation of a roof-mounted Photovoltaic Solar System. The existing flat roof surface will be replaced by a 60-mil, white Thermoplastic Olefin (TPO) membrane. The combined solar array consists of 24-panels totaling 415-sf. All 24-panels will be installed on the home's rooftop. The panels will be mounted with a 15-deg. southeast tilt and the total height of the solar panels will not exceed 18-in. above the flat roof. Neither grading nor vegetation removal will occur as part of the project.

Rationale: The proposed project is relatively minor in nature. The existing single-family residence was constructed in 1995, pursuant to Coastal Development Permit No. 5-90-335-A1. The residence with the roof-mounted solar panel array will be lower than the 35-foot height limit that has been applied by the Commission for projects in the Santa Monica Mountains. The project will not require any removal or trimming of trees or environmentally sensitive habitat area. Thus, the proposed project will not result in any potential 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 June 11-13, 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, appearing to be 'N.D. Doberneck', enclosed within a hand-drawn oval.

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

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: May 30, 2014

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-13-0629-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: City of Oxnard, Mr. Lou Balderrama

Agent: Gregory Mailho, TranSystems Corporation

Location: 2000-2144 Kingsbridge Way & 26 localized sections of bulkhead throughout the Mandalay Bay Residential Community, Channel Islands Harbor, Oxnard (Ventura County)

Description: Repair of existing bulkheads in the Mandalay Bay Residential Community including stabilization of a 200 foot long section of the bulkhead along Kingsbridge Way by drilling and installing grout tie-back tendons anchored into a cast-in-place 200 feet long concrete beam installed on the face of the bulkhead. The project also includes 390 total linear feet of bulkhead foundation footing repairs at various bulkhead locations consisting of the placement of 112 linear ft. of vinyl sheet pile panels, approximately 175 linear ft. of cement grout repairs involving placement of cement grout behind the existing bulkhead footing protective armor mat (previously approved pursuant to Coastal Development Permit No. 215-22), and repair of minor cracks in the existing footing to be accomplished by pouring clean coarse sand into existing approximately one-inch wide gaps for approximately 94 linear ft. of bulkhead. In addition, the project includes the implementation of a proposed Best Management Practices Plan consisting of the use of a containment boom, silt curtain, and plastic tarps covering work platforms at each work station will catch debris. Any overspill will be removed immediately after grouting activities at the end of each work day.

Rationale: The proposed project is relatively minor in nature. The project involves the repair of existing cast-in-place concrete bulkheads with foundations supported on vertical and angled untreated timber piles located along the inland waterways in Mandalay Bay, a residential marina community constructed in the 1970s. Bulkhead panels along Kingsbridge Way are leaning significantly towards the water and are at risk of premature failure if not repaired. Underwater investigation of the entire length of bulkhead has also determined the need for immediate repairs at several relatively small localized sections of undermined bulkhead footings. Foundation timber piles in some locations are

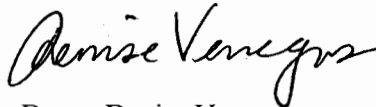
experiencing deterioration by marine borers. Since all repairs are occurring on the face of existing bulkheads, bulkhead foundations, and underneath previously approved protective armor mat, no soft bottom habitat and associated benthic (bottom-dwelling) organisms will be impacted. No new protective armor mat or placement of rock along the toe of the bulkhead is proposed or necessary for the proposed bulkhead repairs. The proposed work will be performed in dry conditions and will implement best management practices including the use of a containment boom, silt curtain, and plastic tarps covering work platforms, at each work station to catch debris, and to protect water quality and coastal resources. As proposed, the project will not result in any significant adverse impacts to coastal resources, public access, or visual 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 on June 11, 2014. If three or more Commissioners object to this waiver, a coastal development permit will be required.

Persons having questions or wishing to object to 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



By: Denise Venegas
Title: Coastal Program Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

May 30, 2014

Notice is hereby given that Seacliff Beach Colony, HOA has applied for a one year extension of 4-07-154 granted by the California Coastal Commission on June 11, 2008

for: Repair an existing 2,040 foot long rock revetment located seaward of 49 existing family residences. The repair will involve the retrieval of dislodged rocks (approximately 190 stones) from the sandy beach, depositing the dislodged rocks on the revetment, and the addition of approximately 5,000 tons of new armor stone ranging from 3-5 tons in size/weight in order to restore the revetment to its original design height of +11 ft. above MSL (mean sea level) along a 1,600 linear ft. section (western section) and its original +14 ft. in height above MSL along a 440 linear ft. section (eastern section). No rock will be placed seaward of the existing toe of the revetment. In addition, the project includes removal of 19 existing unpermitted private beach access stairways between the public trail and the sandy beach, improvement of two existing beach access stairways for public use, and the demolition and reconstruction of one additional beach access stairway for public use. The project also includes removal of unpermitted landscaping, rock, and debris within the public trail on Parcel B and an offer to exercise the applicant's best effort to remove an unpermitted privacy wall and landscaping (located on an adjacent parcel owned by Caltrans) which blocks access to the public trail on the subject site.

at: 5310 - 5518 Rincon Beach Park Drive, Seacliff Beach Colony (Ventura 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 black ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

May 30, 2014

Notice is hereby given that Katherine Lucas Gepner and Cary Gepner has applied for a one year extension of 4-09-030 granted by the California Coastal Commission on July 8, 2014

for: Construction of a 24 foot high, two story accessory building consisting of lower level, partially underground, 3-car, 600 sq. ft. garage, and 600 sq. ft. upper level recreation room, a swimming pool with thermal solar panels, repave 2,190 sq. ft. of driveway and 361 cubic yards of cut grading to be exported to a disposal site located outside the coastal zone.

at: 1375 Fernwood Pacific Drive, Topanga (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 black ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

May 30, 2014

Notice is hereby given that Thomas & Alexis Schneider has applied for a one year extension of 4-11-051 granted by the California Coastal Commission on June 14, 2012

for: Construction of a 1,444 sq. ft., 30 ft. high, one-story single family residence with attached garage; patio; hammerhead turnaround; water well; septic system; retaining walls; 454 cu. yds. of grading (139 cu. yds. of cut and 314 cu. yds. of fill). In addition, the project includes roadway improvements to Kerry Lane, including construction of 760 linear ft. of pavement and 120 linear feet of permeable concrete up to 20 ft. wide, 590 ft. long retaining wall ranging from 2-ft. to 6-ft. high, and 726 cu. yds. of grading (472 cu. yds. of cut and 254 cu. yds. of fill).

at: 1840 Kerry Lane, Topanga (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 that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: May 30, 2014

SUBJECT: Coastal Development Permit No. 4-03-012 granted to Thomas Merrill, transferred to Mitchell Development Inc., and subsequently to Edward O'Connor at 2130 Stunt Road, Malibu to:

Construct a two story, 30 foot high, 6,236 sq. ft. single family residence with two attached garages totaling 1,440 sq. ft., driveway, access road improvements, swimming pool, private sewage disposal system, landscaping, retaining wall system, 2,067 cu. yds. of grading (1,073 cu. yds. cut, 994 cu. yds. fill). The applicant is also requesting after-the-fact approval of a redivision of three parcels into three parcels.

Previously amended in 4-03-012-A1 to:

Construct a 221 ft. long, 5 ft. high rock fall fence upslope of residence. Rock fall fence shall be painted green and maintained to blend with the surrounding natural environment. No grading is required or proposed.

Previously amended in 4-03-012-A2 to:

Delete one of the two proposed garages; minor reconfiguration of the proposed retaining walls; and increase grading from 2,067 cubic yards (1,073 cu. yds. cut, 994 cu. yds. fill) to 3,476 cubic yards (1,474 cu. yds. cut, 2,002 cu. yds. fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-03-012-A3) to the above referenced permit, which would result in the following change(s):

Reduce the size of the previously approved single family residence from 6,236 sq. ft. to 4,542 sq. ft. and reduce the height of the residence from 30 ft. to 26 ft. 7 inches.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed changes to reduce the size and height of the previously approved residence are minor in nature and will not result in any significant adverse impacts to scenic resources. In addition, the proposed minor footprint change and height reduction will not require any modification to the previously approved grading plan, or removal of native vegetation on site. Thus, the amendment will not result in any new adverse impacts to any environmentally sensitive habitat area. As such, the proposed modifications to the development plan will not result in any new adverse effects to public views or environmental resources of the site and is consistent with all Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Jacqueline Blaugrund at the Commission Area office (805) 585-1800.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: May 30, 2014

SUBJECT: Coastal Development Permit No. 4-11-069 granted to Santa Barbara County Flood Control District for the project activities described below located in the southeast portion of the Goleta Slough (including the lower reaches of Atascadero Creek, San Jose Creek, San Pedro Creek, and the main channel of Goleta Slough) and Goleta Beach County Park, Santa Barbara County consisting of:

An annual sediment removal and flood carrying capacity improvement program for portions of Goleta Slough for a period of five years. The program will involve the removal of sediment (using a combination of hydraulic dredging and/or dragline desilting/excavation methods) from the lower reaches of Atascadero Creek, San Jose Creek, San Pedro Creek, and the main channel of Goleta Slough on an as-needed basis (removal of between 20,000 cu. yds. and 200,000 cu. yds. of sediment/year and in no case shall the amount of excavation exceed 200,000 cu. yds. of sediment/year). Excavated sediment from dragline desilting/excavation will be temporarily stockpiled approximately 30 to 100 ft. in distance from the top of the creek bank. All suitable excavated sediment will be placed in the surfzone at Goleta Beach County Park. The program also includes breaching the mouth of Goleta Slough approximately 1-3 times/year.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-11-069-A1) to the above referenced permit, which would result in the following changes:

Revise project description to delete proposed breaching of the mouth of Goleta Slough and delete Special Condition 9 (Slough Mouth Opening).

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment involves a minor revision to the five-year program because the Santa Barbara County Flood Control District no longer proposes to breach the mouth of the Goleta Slough. Because slough mouth breaching will not occur, Special Condition 9, which required a plan for opening the slough mouth, including methods and timing of breaching, is no longer necessary. Therefore, this proposed amendment will not result in any adverse impacts to biological resources on the site and is consistent with all Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Amber Geraghty at the Commission's Ventura office (805) 585-1800.