

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

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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
April 2016 Meeting of the California Coastal Commission*

April 11, 2016

To: Commissioners and Interested Parties

From: Steve Hudson, South Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the April 2016 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

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.

Applicant	Project Description	Project Location
<p>4-15-2036-W City of Santa Barbara Waterfront Department</p>	<p>Removal of an existing pre-fabricated 35 sq. ft. parking kiosk and replacement with a new pre-fabricated 80 sq. ft. parking kiosk within the existing concrete pad. Demolition of the existing kiosk and installation of the proposed kiosk will take approximately 5 days. A temporary pay station will be installed and occupied by parking staff during demolition and construction to allow Sterns Wharf to remain open to vehicles. In addition, Sterns Wharf will remain open to pedestrians during demolition and construction. Construction activities will generally occur between 7 a.m. and 5 p.m. Monday through Friday and will not occur on City of Santa Barbara observed holidays. The applicant has proposed construction Best Management Practices (BMPs) to ensure that construction materials and debris will not enter the surrounding coastal environment.</p>	<p>202 Stearns Wharf, Santa Barbara</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>4-04-103-E7 P & P Zamin, LLC</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP TO construct a 7,129 sq. ft., two-story single family residence with an attached 911 sq. ft., three-car, below grade garage, swimming pool/spa, 375 ft. long driveway, retaining walls, for driveway and structure, septic system, landscaping, and 2,650 cu. yds. of grading (1,800 cu. yds. of cut and 850 cu. yds. of fill).</p>	<p>2520 Marby Drive, Malibu</p>
<p>4-06-033-E7 Scott R. Hunter & Ashley Elizabeth Lewis Hunter</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP to construct a 4,141 sq. ft., two story, 28-foot high single family residence with detached two story, 21-foot high garage (660 sq. ft.) and guest unit (705 sq. ft.), detached 214 sq. ft. storage shed, pool, spa 10,000 gallon water tank, septic system, patios, driveway, turnaround, and 1,890 cu. yds. of grading (1,840 cu. yds. cut and 50 cu. yds. fill). The project also includes restoration of a small area on the southwestern portion of the lot that was disturbed for geologic testing without a coastal development permit.</p>	<p>33130 Mulholland Highway, Malibu</p>
<p>4-06-071-E8 Ed & Barbara Farmer</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 29 ft. high, 5,018 sq. ft. single family residence with attached three-car garage, swimming pool, 626 sq. ft. pool house, driveway, turnaround, retaining wall, septic system, and approximately 10,230 cu. yds. of grading (312 cu. yds. cut, 9,918 cu. yds. fill).</p>	<p>1747 Decker Road, Malibu</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>4-06-109-E6 Alessandra Sandron</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 3-story, 5,704 sq. ft. 35 ft. high single family home with a detached 700 sq. ft. garage with a 645 sq. ft. guest unit above, pool, septic system, 115 ft. long access driveway and fire department turn around, and approximately 1,600 cu. yds. grading (1,500 cu. yds. cut, 100 cu. yds. fill, and 1,400 cut. export). The proposal also includes removal of an unpermitted 840 sq. ft. storage shed and adjacent smaller shed presently located in the development area where the residence and fire department turnaround will be constructed.</p>	<p>21941 Saddle Peak Road, Topanga</p>
<p>5-86-943-E27 Parsla Blakis</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 9,427 sq.ft. single-family home, driveway, tennis court, lap pool, septic tanks & landscaping on 10 acres.</p>	<p>526 Mildas Drive, Malibu</p>
<p>5-90-314-E24 Terry & Howard Rubinroit</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP to adjust lot line and construct 4,665 sq.ft. 27-ft-high single-family home with 1,012 sq.ft. garage, water well, water tank, septic system, swimming pool, pool house and 1,355 cu.yds. of grading.</p>	<p>25195 Piuma Road, Malibu</p>

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.

Applicant	Project Description	Project Location
<p>G-4-16-0027 County of Santa Barbara</p>	<p>Repair public beach park damaged by wave erosion, including the backfilling of sinkholes within the lawn area with cobble and 1-2 ft. of compacted soils, fill linear erosional features located inland of the gap between the existing rock revetment with cobble and compacted soils, and fill eroded areas (approximately 20-50 linear ft.) behind each of the existing rock revetments immediately on either side of the gap between the two revetment with cobble , a geotextile filter fabric layer and sand. The project includes the placement of approximately 400 cu. yds. of cobble and 400 cu. yds. of soils total</p>	<p>Goleta Beach, Goleta Beach County Park, Santa Barbara</p>
<p>G-4-16-0028 County of Santa Barbara</p>	<p>Construction of a temporary approximately 2,400 ft. long, approximately 6-12 ft. high, 10-20 ft. wide (crest width), sand berm on Goleta Beach, west of Goleta Pier. the berm would be constructed using sand available onsite as well as approximately 4,500 cu. yds. of sand excavated from the mouth of Goleta Slough, immediately downcoast of the berm site. The berm would be maintained during the 2015/16 winter storm season and removed prior to Memorial Day weekend in 2016.</p>	<p>Goleta Beach, Goleta Beach County Park, Santa Barbara</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-DE-MINIMIS**

Date: March 24, 2016
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-15-2036-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 Santa Barbara Waterfront Department

Location: 202 Sterns Wharf, City of Santa Barbara, Santa Barbara County

Description: Removal of an existing pre-fabricated 35 sq. ft. parking kiosk and replacement with a new pre-fabricated 80 sq. ft parking kiosk within the existing concrete pad. Demolition of the existing kiosk and installation of the proposed kiosk will take approximately 5 days. A temporary pay station will be installed and occupied by parking staff during demolition and construction to allow Sterns Wharf to remain open to vehicles. In addition, Sterns Wharf will remain open to pedestrians during demolition and construction. Construction activities will generally occur between 7 a.m. and 5 p.m. Monday through Friday and will not occur on City of Santa Barbara observed holidays. The applicant has proposed construction Best Management Practices (BMPs) to ensure that construction materials and debris will not enter the surrounding coastal environment.

Rationale: Replacement of the existing parking kiosk is necessary because the existing structure is dilapidated, too small to comfortably accommodate the necessary parking staff, and is not in compliance with Americans with Disabilities Act (ADA) requirements. The replacement kiosk is 45 sq. ft. larger than the existing, will comply with ADA requirements, and will be located within the existing concrete pad of the existing kiosk to be removed. The proposed project is relatively minor in nature, and will not result in any adverse impacts to public access, scenic public views, or other 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 April 15, 2016. If four 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,

John Ainsworth, Acting Executive Director

By: Wesley Horn, Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 5, 2016

Notice is hereby given that P & P Zamin, LLC has applied for a one year extension of 4-04-103 granted by the California Coastal Commission on March 5, 2010

for: Construct a 7,129 sq. ft., two-story single family residence with an attached 911 sq. ft., three-car, below grade garage, swimming pool/spa, 375 ft. long driveway, retaining walls, for driveway and structure, septic system, landscaping, and 2,650 cu. yds. of grading (1,800 cu. yds. of cut and 850 cu. yds. of fill).

at: 2520 Marby Drive, Malibu (Los Angeles County) (APN(s): 4461006023)

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,

John Ainsworth
Acting Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 5, 2016

Notice is hereby given that Scott R. Hunter & Ashley Elizabeth Lewis Hunter has applied for a one year extension of 4-06-033 granted by the California Coastal Commission on July 9, 2007

for: The applicants propose to construct a 4,141 sq. ft., two story, 28-foot high single family residence with detached two story, 21-foot high garage (660 sq. ft.) and guest unit (705 sq. ft.), detached 214 sq. ft. storage shed, pool, spa 10,000 gallon water tank, septic system, patios, driveway, turnaround, and 1,890 cu. yds. of grading (1,840 cu. yds. cut and 50 cu. yds. fill). The project also includes restoration of a small area on the southwestern portion of the lot that was disturbed for geologic testing without a coastal development permit.

at: 33130 Mulholland Hwy, Malibu (Los Angeles County) (APN(s): 4471001026)

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,

John Ainsworth
Acting Executive Director

A handwritten signature in black ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 5, 2016

Notice is hereby given that Ed & Barbara Farmer has applied for a one year extension of 4-06-071 granted by the California Coastal Commission on February 14, 2007

for: Construction of a two-story, 29 ft. high, 5,018 sq. ft. single family residence with attached three-car garage, swimming pool, 626 sq. ft. pool house, driveway, turnaround, retaining wall, septic system, and approximately 10,230 cu. yds. of grading (312 cu. yds. cut, 9,918 cu. yds. fill).

at: 1747 Decker Road, 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,

John Ainsworth
Acting Executive Director

A handwritten signature in black ink that reads "Julie Reveles". The signature is written in a cursive style with a long, sweeping underline.

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 5, 2016

Notice is hereby given that Alessandra Sandron has applied for a one year extension of 4-06-109 granted by the California Coastal Commission on December 11, 2010

for: Construction of a 3-story, 5,704 sq. ft. 35 ft. high single family home with a detached 700 sq. ft. garage with a 645 sq. ft. guest unit above, pool, septic system, 115 ft. long access driveway and fire department turn around, and approximately 1,600 cu. yds. grading (1,500 cu. yds. cut, 100 cu. yds. fill, and 1,400 cut. export). The proposal also includes removal of an unpermitted 840 sq. ft. storage shed and adjacent smaller shed presently located in the development area where the residence and fire department turnaround will be constructed.

at: 21941 Saddle Peak Road, 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,

John Ainsworth
Acting Executive Director

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Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 5, 2016

Notice is hereby given that Parsla Blakis has applied for a one year extension of 5-86-943 granted by the California Coastal Commission on March 27, 1989

for: construction of a 9,427 sq. ft. single-family home, driveway, tennis court, lap pool, septic tanks & landscaping on 10 acres.

at: 526 Mildas 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,

John Ainsworth
Acting Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 5, 2016

Notice is hereby given that Terry & Howard Rubinroit has applied for a one year extension of 5-90-314 granted by the California Coastal Commission on March 14, 1993

for: Adjust lot line and construct 4,665 sq.ft. 27-ft-high single-family home with 1,012 sq.ft. garage, water well, water tank, septic system, swimming pool, pool house and 1,355 cu.yds. of grading

at: 25195 Piuma Road, 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,

John Ainsworth
Acting Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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(805) 585-1800

**EMERGENCY PERMIT**

Date: March 9, 2016

Permit No.: G-4-16-0027

Applicant: County of Santa Barbara

Project Location: Goleta Beach, Goleta Beach County Park, Santa Barbara County

Work Proposed: Repair public beach park damaged by wave erosion, including the backfilling of sinkholes within the lawn area with cobble and 1-2 ft. of compacted soils, fill linear erosional features located inland of the gap between the existing rock revetments with cobble and compacted soils, and fill eroded areas (approximately 20-50 linear ft.) behind each of the existing rock revetments immediately on either side of the gap between the two revetments with cobble, a geotextile filter fabric layer and sand. The project includes the placement of approximately 400 cu. yds. of cobble and 400 cu. yds. of soils total.

This letter constitutes approval of the emergency work you have requested to be done at the location listed above. I understand from the submitted information that an unexpected occurrence in the form of wave erosion and high tides has resulted in the removal of fill and collapse of the upland park area into sinkholes and linear erosion features which limits park use, and endangers park visitors. Additionally, a significantly strong El Nino storm season forecasted for the spring of 2016, along with particularly high tides predicted, and low existing sand volumes at Goleta Beach, has a high potential to cause further damage and endanger existing public park infrastructure and facilities, including sanitary sewer, electrical and water lines, and recreational facilities including two restrooms, public access parking, and picnic areas if repairs are not made in a timely fashion. Although there is an existing low-profile rock revetment protecting a portion of the subject beach adequate to withstand normal winter storms and wave action, this occurrence of forecasted unique storm conditions 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 below.

Sincerely,

John Ainsworth
Interim Executive Director

By: *Blaney for:*
Steve Hudson
Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
2. Only that work specifically described above, and as more specifically described in the Commission's file for this Emergency CDP Application, is authorized for the specific property listed above, subject to the conditions set forth below. Any additional work 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, or as extended by the Executive Director through correspondence, and shall take place in a manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this emergency permit is for the one-time implementation of an emergency project to fill eroded areas within the lawn area, landward of the gap between the revetments, and landward of the existing rock revetments. No additional fill may occur without a new coastal development permit or emergency permit.
5. The County will submit as-built plans for the cobble, geotextile filter fabric and soils installed directly behind the existing rock revetments on either side of the break in the rock revetments. Additionally, all cobble and geotextile filter fabric installed directly behind the existing rock revetments on either side of the break in the rock revetments shall be removed prior to Memorial Day weekend in 2016.
6. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.
7. The biological resource monitoring and protection requirements, and the physical and chemical sediment testing requirements for donor sand required pursuant to the provisions of Special Condition 2.D.4-2.D.6 of Coastal Development Permit No. 4-14-0687 (Santa Barbara County) shall be implemented prior to the fill and compaction of soils, sand and cobble.

8. In exercising this permit the applicant agrees to indemnify and hold harmless the California Coastal Commission, and its agents and employees, from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
9. 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 Corps of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the applicant wishes to have the emergency work become a permanent development, a coastal permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access and/or a requirement that the applicant assume all liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call Megan Sinkula at the Commission Area office (805-585-1800).

Enclosure: Acceptance Form

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

Date: March 9, 2016

Permit No.: G-4-16-0028

Applicant: Goleta Beach, Goleta Beach County Park, Santa Barbara County

Work Proposed: Construction of a temporary approximately 2,400 ft. long, approximately 6-12 ft. high, 10-20 ft. wide (crest width), sand berm on Goleta Beach, west of Goleta Pier. The berm would be constructed using sand available onsite as well as approximately 4,500 cu. yds. of sand excavated from the mouth of Goleta Slough, immediately downcoast of the berm site. The berm would be maintained during the 2015/2016 winter storm season and removed prior to Memorial Day weekend in 2016.

This letter constitutes approval of the emergency work you have requested to be done at the location listed above. I understand from the submitted information that an unexpected occurrence in the form of a significantly strong El Nino storm season/events that have occurred and that are forecasted for the spring of 2016, along with particularly high tides predicted, and low existing sand volumes at Goleta Beach, has a high potential to overtop the existing low-profile rock revetment (which is not designed to withstand the expected unusual increased wave energy and storm action resulting from the expected 2016 El Nino event) and cause significant erosion and flood related damage to Goleta Beach County Park infrastructure and facilities, including sanitary sewer, electrical and water lines, and recreational facilities including two restrooms, public access parking, and picnic areas. Although there is an existing low-profile rock revetment protecting a portion of the subject beach adequate to withstand normal winter storms and wave action, this occurrence of forecasted unique storm conditions 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 times allows.

The work is hereby approved, subject to the conditions listed below.

Sincerely,

John Ainsworth
Interim Executive Director

Blaney for:
By: Steve Hudson
Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
2. Only that work specifically described above and as more specifically described in the Commission's file for this Emergency CDP Application, is authorized for the specific property listed above, subject to the conditions set forth below. Any additional work 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, or as extended by the Executive Director through correspondence, and shall take place in a manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. Public access to the shore shall be maintained over the berm with the use of designated and signed ramps/pathways (raked and packed sand surface only).
4. The work authorized by this emergency permit is for the one-time implementation of an emergency project to construct and maintain a sand berm for the remainder of the spring 2016 El Nino storm season. No construction of a new berm after Memorial Day weekend of 2016 may occur without a new coastal development permit or emergency permit.
5. The sand berm shall be removed prior to Memorial Day weekend of 2016 and the remaining sand, if any, redistributed to the surrounding beach in order to avoid impacts to public access.
6. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.
7. The biological resource monitoring and protection requirements, and the physical and chemical sediment testing requirements for donor sand pursuant to the provisions of Special Condition 2.D.4 – 2.D.6 of Coastal Development Permit No. 4-14-0687 (Santa

Barbara County) shall be implemented prior to the import, excavation, or placement of sand for construction and maintenance of the sand berm.

8. In exercising this permit the applicant agrees to indemnify and hold harmless the California Coastal Commission, and its agents and employees, from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
9. 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 Corps of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the applicant wishes to have the emergency work become a permanent development, a coastal permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access and/or a requirement that the applicant assume all liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call Megan Sinkula at the Commission Area office (805-585-1800).

Enclosure: Acceptance Form