

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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Th12

Prepared September 04, 2020 (for the September 10, 2020 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Central Coast District Deputy Director
Subject: South Central Coast District Deputy Director's Report for September 2020

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Central Coast District Office are being reported to the Commission on September 10, 2020. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Central Coast District Office in Ventura. Staff is asking for the Commission's concurrence on the items in the South Central Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on September 10th.

With respect to the September 10th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on September 10, 2020 (see attached)

Waivers

- 4-20-0020-W, Carpinteria Valley Water District (Santa Barbara County)

Immaterial Amendments

- 4-06-109-A2, Bauer (Topanga)
- 4-10-104-A2, ELN Malibu, LLC (Topanga)

Miscellaneous Item

- 30611 Emergency Permit Waiver -Santa Barbara County Flood Control District

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August 28, 2020

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 4-20-0020-W

Applicant: Carpinteria Valley Water District

Location: Approximately 350 feet east of Sand Point Road at the northern perimeter of the Carpinteria Salt Marsh, Santa Barbara County (APN No. 005-460-011) (APN(s): 005-460-011)

Proposed Development: Abandon an existing, non-functional groundwater monitoring well in accordance with the Santa Barbara County Environmental Health Department standards. A small crew of workers will use hand tools to remove invasive Pampas Grass and dead Arroyo Willow tree trunks within a 25 sq. ft. area of the well head, perforate the well casing, extend a cement hose from Sand Point Road to the well site and pump cement grout slurry into the well casing to a depth of 60 feet, excavate the area around the well head to a depth of five feet, shear off the top five feet of well casing, and backfill the excavated area around the well site with native material. If it is infeasible to accomplish the site clearing and removal of the well head by hand, a miniature rubber-tracked excavator will be required. Use of the miniature excavator will result in an additional 200 sq. ft. of disturbance area and may require trimming of two Arroyo Willow trees. The applicant proposes to implement construction-related best management practices to prevent adverse impacts to biological and water resources. All operations will be conducted outside of the bird breeding and nesting season. Prior to commencement of work, native vegetation in the area of the proposed project will be flagged to ensure that construction operations in the area of the well, and along the cement hose and excavator access routes, avoid native plant species to the maximum extent feasible and stay within the disturbed areas of the site. The applicant also proposes to have a biological monitor survey the site prior to project operations, as well as have a biological monitor onsite during project activities. All temporary disturbance

Coastal Development Permit De Minimis Waiver
4-20-0020-W

areas will be restored by removing invasive Pampas Grass either by hand or mechanically and by planting Arroyo Willow cuttings.

Rationale: The proposed project is relatively minor in nature and the small area that will be temporarily disturbed to perform the well abandonment work will be revegetated. The work will be completed in approximately 3 days and the applicant has proposed best management practices to prevent impacts to biological and water resources, including having a biological monitor onsite to survey prior to and during project activities to ensure impacts to sensitive species are avoided, and revegetating disturbed areas. Therefore, there are no individual or cumulative adverse impacts on coastal resources associated with this project and the project is consistent with all applicable Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Wesley Horn
Coastal Program Analyst

cc: Commissioners/File

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: August 28, 2020

SUBJECT: Coastal Development Permit No. 4-06-109 granted to Olivier Bauer, for the project described below located at 21941 Saddle Peak Road, Topanga, Los Angeles County consisting of:

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

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-06-109-A2**) to the above referenced permit, which would result in the following changes:

Revisions to the design of the approved single-family residence, which include reducing the overall size of the residence from 5,704 sq. ft. to 3,575 sq. ft., eliminating the approved 1,586 sq. ft. lowest level basement area and associated 1,000 cu. yds. of basement excavation, and reducing the height of the residence from 35 ft. to 24 ft.. The swimming pool is also proposed to be reshaped in the same approved location to better conform to the contours of the site. All other components of the approved project would remain unchanged.

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 consists of a re-design of the approved residential development. The amended project will result in a decrease in size and height of the single-family residence within the same development area as the approved project. The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources, geology and hazards, and sensitive habitat resources that were not considered, minimized, and mitigated in the original conditional approval of the project. As such, the proposed amendment is consistent with

all applicable policies of the Los Angeles County – Santa Monica Mountains Local Coastal Program.

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

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: August 28, 2020

SUBJECT: Coastal Development Permit No. 4-10-104 granted to ELN Malibu, LLC for the development described below at 27835 Borna Drive, Santa Monica Mountains, Los Angeles County (APN: 4461-039-006) consisting of:

Construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill).

Previously amended in **4-10-104-A1** to:

Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. of fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-10-104-A2**) to the above referenced permit, which would result in the following change(s):

Revise the configuration of the approved pool and patio/deck within the approved development area of the single-family residence. The amount of site grading would not change.

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 consists of a minor re-design of the approved pool and associated patio/deck within the approved development area of the residence. The

amount of site grading would not change. The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources, geology and hazards, and sensitive habitat resources that were not considered, minimized, and mitigated in the original conditional approval of the project. As such, the proposed amendment is consistent with all applicable policies of the County of Los Angeles – Santa Monica Mountains Local Coastal Program.

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

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**Deputy Directors Report Memo**

August 27, 2020

To: California Coastal Commissioners and Interested Public

From: South Central Coast District Staff

Subject: **Memo for Item Th12, South Central Deputy Director's Report, 30611
Emergency Permit Waiver (Santa Barbara County Flood Control District) for
the Commission Meeting of September 10, 2020**

On March 17, 2020, following winter rain events, the Santa Barbara County Flood Control District notified Commission staff via email of an emergency situation involving the buildup of sediment within a number of debris basins in the watersheds that were affected by the 2017/2018 Thomas Fire and 2018 Debris Flow in southern Santa Barbara County. County Flood Control District staff indicated that it was important to remove sediment from the basins in order to prevent potential flooding and debris deposition on existing surrounding development. Given the quantity of sediment that needed to be removed, the total amount of sediment could not be placed at the County's inland disposal and stockpile sites. Therefore, the Flood Control District determined it was necessary to undertake several emergency actions located within the Commission's retained coastal development permit jurisdiction. The description for emergency actions that the County provided notification of pursuant to Section 30611 of the Coastal Act, in which work began on March 23, 2020 and continued until April 13, 2020, includes the following: 1) depositing 29,117 cubic yards of beach-compatible sediment removed from debris basins into the surf zone at Goleta Beach and grooming to disperse the material; and 2) clearing approximately 650 cu. yds. of sediment from the lower reach of San Ysidro Creek downstream of the Highway 101 bridge (500 linear ft.) by pushing the sediment into the surf zone at the mouth of the creek.

After detailed discussions with the County about the work proposed to alleviate the emergency situation and the potential for impacts to coastal resources, Commission staff determined that this project qualifies for an Emergency Coastal Development Permit Waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by the Santa Barbara County Flood Control District, a public agency, was necessary to protect life and public property from imminent danger.
2. Commission staff was notified of the emergency situation within three days of the County's discovery of the emergency.
3. The project does not include any permanent erection of any structures.

4. The project impacts were temporary in nature and best management practices were employed in the project operations to minimize impacts. Material was sorted to remove vegetation, debris, and rocks/cobble greater than 10 in. in size (all of which were disposed of in other inland sites) before it was transported to the beach. The Flood Control District had a monitor present during all beach deposition. The monitor verified that any debris or vegetation within the material after it was deposited on the beach by truck, was collected and removed from the beach to an inland site. The monitor also ensured that members of the public did not enter a 400 foot buffer area surrounding the deposition site to ensure public safety. In addition, the Flood Control District surveyed the beach and found no evidence of grunion spawning.

Sediment samples were collected by the Flood Control District at each source site and tested for grain size, pesticides, metals, and hydrocarbons. In addition to the source site samples, ongoing samples were collected at the beach disposal site and a composite sample was sent in for analysis (chemical and grain size) every three days during disposal operations. All samples were submitted to the testing lab; however, due to the COVID-19 pandemic, testing results were not available prior to the material being transported to the beach. When results became available, sediment results were provided to Commission staff and other state and federal resource agencies. The grain size analyses showed that beach deposition materials contained a percentage of fine material that ranged from 8% to 34% (with a range of 66% to 92% inclusion of sand and cobble) which is within the range that is acceptable for surf zone placement. The testing for toxic materials such as hydrocarbons, pesticides and heavy metals indicate that levels within the samples are below contaminant threshold levels for surf zone disposal of such materials. In addition, no volatile organic compounds were detected in the materials deposited at the beach.

Water quality testing for fecal indicator bacteria, as well as turbidity monitoring, were conducted before, during, and after beach disposal operations. Water quality tests revealed occasional instances of elevated levels of bacteria (total coliform, fecal coliform, and/or enterococcus) associated with storm events that exceeded standards for human health, and elevated levels have occurred before beach disposal began and during beach disposal. Bacterial levels have fluctuated above and below human health standards and beach warnings were posted when tests showed elevated bacterial levels. Turbidity levels increased during sediment disposal operations at Goleta Beach as expected, but the levels were similar to what is observed during a storm event in both duration and magnitude.