

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
WWW.COASTAL.CA.GOV



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South Central Coast District Deputy Director's Report for October 2022

Prepared October 06, 2022 (for the October 14, 2022 Hearing)

To: Commissioners and Interested Parties

From: Steve Hudson, South Central Coast District Deputy Director

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 October 14, 2022. 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 October 14th.

With respect to the October 14th 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 October 14, 2022 (see attached)

Waivers

- 4-22-0460-W (Santa Cruz Island Natural Reserve Field Station)
- 4-22-0767-W (Oxnard)

Immaterial Extensions

- 4-08-080-E12 (Deboer)
- 4-10-104-E9 ELN, (Malibu)

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September 29, 2022

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: 4-22-0460

Applicant: University of California, Santa Barbara

Location: Santa Cruz Island Natural Reserve Field Station, Santa Cruz Island, Santa Barbara County (APN(s): 199-050-049)

Proposed Development: Installation of an approximately 1,000 sq. ft. prefabricated staff residence, an approximately 1,200 sq. ft. prefabricated staff residence, a new septic system, and a 100 sq. ft. electrical storage shed, relocation of an existing 270 sq. ft. modular residence to be repurposed for storage, grading of approximately 450 cu. yds., and removal of approximately 80 sq. ft. of vegetation.

Rationale: The proposed project is minor in nature as it consists of installation of prefabricated residences and an associated septic system, electrical shed, and grading, and relocation of an existing modular structure in existing disturbed areas at the UCSB Santa Cruz Island Reserve Field Station. The proposed residences would be support structures at the field station, which operates year-round to provide accommodations for researchers and field classes for scientific research on the island. The applicant included implementation of biological monitoring, archaeological monitoring, and implementation of construction best management practices as part of the proposed project to avoid adverse impacts to sensitive species, cultural resources, and water quality. The vegetation that is proposed to be removed is mainly non-native grasses and herbs and does not constitute environmentally sensitive habitat area (ESHA) nor include any individual sensitive species. Therefore, the proposed project will not result in any adverse impacts to coastal resources and is consistent with all applicable Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
4-22-0460

This waiver will not become effective until reported to the Commission at its October 14, 2022 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:

Michelle Kubran
Coastal Program Analyst

cc: Commissioners/File

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September 30, 2022

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: 4-22-0767-W

Applicant: California Department of Parks & Recreation

Location: McGrath State Beach, City of Oxnard, Ventura County

Proposed Development: Preliminary geotechnical evaluation to assess general subsurface conditions throughout McGrath State Beach, consisting of exploratory geotechnical testing, cone penetration testing, and soil sampling. Exploratory geotechnical testing includes excavation of fifteen test pits, each 5 – 15ft deep, using a backhoe. Cone penetration testing will require the insertion of a small-diameter testing device to depths of 50 – 75ft, using a specialized vehicle, in four locations. Access to test sites will occur on existing access roads and hardscape or disturbed areas. Associated soil sampling will require the digging of seven test sites, accessed on foot, using hand augers and six-inch long sample tubes. The applicant proposes to implement construction-related best management practices to prevent adverse impacts to biological resources and water quality, and a biological monitor will survey the site prior to project operations and during project activities. All areas temporarily disturbed will be restored.

Rationale: The proposed project is minor in nature and the identified areas of temporary disturbance will be restored to original condition following completion of testing activities. Vehicular travel to access the test sites will occur on existing access roads, hardscape, and disturbed areas, with test sites located within these areas, or directly adjacent. Access routes will be surveyed by a natural resources specialist in order to avoid any potential impacts to sensitive species. The applicant has proposed implementation of best management practices, daily and seasonal prohibitions to work activities, and biological monitoring as part of the proposed project to avoid adverse

Coastal Development Permit De Minimis Waiver

4-22-0767-W

impacts to water quality and sensitive species. Therefore, the proposed project will not result in any adverse impacts to coastal resources and is consistent with all applicable Chapter Three 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:

Sam Fearer
Coastal Program Analyst

cc: Commissioners/File

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October 3, 2022

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Brian Deboer has applied for a one year extension of 4-08-080 granted by the California Coastal Commission on September 9, 2009

for: Construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site. AMENDED TO: Modifications to the architectural style, floor plan, and layout of the approved structure within the same general development envelope. The size of the residence will decrease from 5,788 sq. ft. to 3,585 sq. ft. and the size of the garage will decrease from a 680 sq. ft. attached garage to a 326 sq. ft. attached carport. The maximum structure height will also decrease from 35 ft. to 28 ft. and the proposed modifications will reduce cut grading from 680 cu. yds. to 468 cu. yds. and reduce fill grading from 390 cu. yds. to 386 cu. yds. The overall size of the development area will also be slightly reduced from 8,664 sq. ft. to 8,355 sq. ft. The required fuel modification will remain the same from what was previously approved, and the development will continue to include patio, swimming pool, spa, septic system, driveway, and retaining walls.

at: 2118 Rock View Ter, Topanga (Los Angeles County) (APN(s): 4448021028)

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
Executive Director

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

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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October 3, 2022

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Eko Substance Three, LLC has applied for a one year extension of 4-10-104 granted by the California Coastal Commission on October 11, 2012

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for 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). AMENDED 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. 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). AMENDED TO: 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.

at: 27835 Borna Dr, Malibu (Los Angeles County) (APN(s): 4461039006)

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
Executive Director

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

Julie Reveles
Staff Services Analyst

cc: Commissioners/File