

**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



# W10

## **South Central Coast District Deputy Director's Report for February 2023**

**Prepared January 31, 2023 (for the February 08, 2023 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, immaterial CDP extensions, emergency CDPs, and LCP certification reviews for the South Central Coast District Office are being reported to the Commission on February 08, 2023. 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 February 8th.

With respect to the February 8th 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 February 08, 2023 (see attached)**

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### **Immaterial Extensions**

- 4-13-1397-E7, Eucalyptus Ranch, LP (Malibu)
- 4-14-0100-E7, Hacienda Robles, LP (Malibu)
- 4-14-0202-E7, Canary Island Palm LP (Malibu)

**Emergency Permits**

- G-4-22-0038, Los Angeles County Department of Beaches and Harbor (Malibu)
- G-4-23-0003, City of Ventura Department of Public Works (Ventura)
- G-4-23-0005, City of Santa Barbara Public Works Department (Santa Barbara)
- G-4-23-0006, Los Angeles County Department of Beaches and Harbor (Malibu)
- G-4-23-0012, City of Ventura Department of Public Works (Ventura)

**Emergency Permit Waivers**

- G-4-23-0001-W, Santa Barbara County Flood Control District (Santa Barbara)

**LCP Certification Review**

- LCP-4-MMT-19-0166-1, County of Los Angeles Santa Monica Mountains

**CDP Amendments, CDP Waivers**

- None

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January 27, 2023

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

Notice is hereby given that Eucalyptus Ranch, LP has applied for a one year extension of 4-13-1397 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 28'9" high (as measured from finished grade), two-level with basement, 7,485 sq. ft. single family residence on an approximately 7.6 acre lot, with a detached 748 sq. ft. garage and 548 sq. ft. guest house. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 960 cu. yds. grading (820 cu. yds. cut, 140 cu. yds. fill), and retaining walls. AMENDED TO: Revisions to the design of the approved single-family residence, which include reducing the size of the residence from 7,485 sq. ft. to 4,687 sq. ft., eliminating the 974 sq. ft. basement, and changing the architectural style and exterior materials of the structure. No changes are proposed to the residence location, building height, detached garage, cabana, swimming pool and spa, wastewater treatment system, water tank, retaining walls, or grading.

at: 3215 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003023)

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

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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January 27, 2023

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

Notice is hereby given that Hacienda Robles, LP has applied for a one year extension of 4-14-0100 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 27'8" high (as measured from finished grade), two-level, 6,523 sq. ft. single family residence on an approximately 13 acre lot, with an attached 729 sq. ft. garage. The proposed development also includes a swimming pool and spa gazebo, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 700 cu. yds. grading (320 cu. yds. cut, 380 cu. yds. fill), and retaining walls. AMENDED TO: Revisions to the design of the approved single-family residence, which include reducing the overall size of the residence from 6,523 sq. ft. to 4,467 sq. ft. The first floor would be reduced from 3,281 sq. ft. to 2,803 sq. ft. and the second floor would be reduced from 3,242 sq. ft. to 1,664 sq. ft. No changes are proposed to the residence location, maximum building height, attached garage, gazebo, swimming pool and spa, wastewater treatment system, water tank, retaining walls, or grading.

at: 3217 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003022)

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

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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January 27, 2023

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

Notice is hereby given that Canary Island Palm, LP has applied for a one year extension of 4-14-0202 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 27'5" high (as measured from finished grade), two-level with basement, 7,139 sq. ft. single family residence on an approximately 7.2 acre lot, with an attached 537 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 820 cu. yds. grading (580 cu. yds. cut, 240 cu. yds. fill), and retaining wall. AMENDED TO: Modifications to the size of the approved residence and garage within the same development envelope and elimination of the 1,363 sq. ft. basement portion of the residence. The size of the residence will decrease from 7,139 sq. ft. to 5,340 sq. ft. and the size of the attached garage will decrease from 537 sq. ft. to 451 sq. ft. The maximum structure height and required fuel modification will remain the same from what was previously approved. The proposed modifications will reduce grading from 820 cu. yds. (580 cu. yds. cut, 240 cu. yds. fill) to 550 cu. yds. (310 cu. yds. cut, 240 cu. yds. fill).

at: 3219 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003019)

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

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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**EMERGENCY PERMIT**

Issue Date: December 22, 2022  
Emergency Permit Number: G-4-22-0038

**APPLICANT:**

Los Angeles County Department of Beaches & Harbors

**LOCATION OF EMERGENCY:**

7103 Westward Beach Road, Malibu, Los Angeles County  
(APNs 4468-016-905 and 4468-015-907)

**EMERGENCY WORK:**

Construction of a 590 linear foot temporary rock revetment immediately adjacent to Westward Beach Road (using 1,500-2,500 tons of imported 2- to 3-ton rock) in order to repair a portion of an existing 730-foot-long emergency rock revetment installed in 2021 that is failing and to protect the public roadway from erosion and wave action. The revetment will consist of a single stone width at the top adjacent to the road and extend downward at the 1.5:1 (H:V) slope until it reaches sand or stone beneath. Loose rocks (dislodged from the failing revetment) will be removed from the site, as feasible, during construction activities.

This letter constitutes approval of the emergency work that you have requested at the location listed above. I understand from your information that an unexpected occurrence in the form of shoreline erosion has undermined a portion of Westward Beach Road which, in the absence of this emergency work, would damage the roadway and utility infrastructure. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

(b) Public comment on the proposed emergency development has been reviewed if time allows.

**Emergency Permit Number:**  
G-4-22-0038

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth  
Executive Director

DocuSigned by:  
  
E9A744143EA849D...

Original on File signed by:  
Barbara Carey, District Manager  
for Steve Hudson, Deputy Director

cc: Commissioners/Local Planning Department

Enclosures: 1) Acceptance Form;  
2) Regular Permit Application Form

**Emergency Permit Number:**  
G-4-22-0038

**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the applicant and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. The permittee shall immediately remove any and all debris that results from the construction activities.
5. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
6. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. 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 (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
9. Within 180 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove the emergency development authorized in this permit and restore all affected areas to their prior condition after consultation with



**Emergency Permit Number:**  
G-4-22-0038

Commission staff, and consistent with the Coastal Act (in some instances, a permit may be needed for removal); OR (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 60 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.

Failure to a) submit a complete follow-up CDP Application that complies with Condition 9 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit<sup>1</sup>, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP<sup>2</sup> will constitute a knowing and intentional violation of the Coastal Act<sup>3</sup> and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

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<sup>1</sup> In some instances, a permit may also be required for removal.

<sup>2</sup> As noted above, in some instances, a permit may also be required for removal.

<sup>3</sup> The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

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**EMERGENCY PERMIT**

Issue Date: January 6, 2023  
Emergency Permit Number: G-4-23-0003

**APPLICANT:**

City of Ventura Department of Public Works (with the permission of the California Department of Parks and Recreation for those portions of the project within its property)

**LOCATION OF EMERGENCY:**

Sanjon Lagoon at the southernmost portion of the Sanjon drainage channel, south of Harbor Boulevard, San Buenaventura State Beach, Ventura County (APN 076-0-010-175)

**EMERGENCY WORK:**

One time use of a backhoe (which will access the property from the street on the downcoast side of the Sanjon drainage channel and lagoon) to unpack and excavate sand from underneath the existing pedestrian bridge, clear sand to create a channel for drainage flow, and to spread the removed sand on the beach outside the channel and lagoon.

This letter constitutes approval of the emergency work that you have requested at the location listed above. I understand from your information that an unexpected occurrence in the form of heavy surf and high tides pushing the beach sand level to the base of the bike / pedestrian bridge over the outlet of Sanjon drainage (adjacent to the seaward side of Harbor Boulevard), which resulted in a build-up of sand that is completely blocking the flow of stormwater from the Sanjon barranca channel. This occurrence has caused the channel to overtop and flood the southbound lanes of Sanjon Road and necessitate closures of this public road. The emergency work must be carried out prior to forecasted precipitation to avoid additional flooding, road and/or public access path closures, and potential property damage. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

**Emergency Permit Number:**  
G-4-23-0003

(b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth  
Executive Director

DocuSigned by:  
*Barbara Carey*  
E9A744143EAB49D

Original on File signed by:  
Barbara Carey, District Manager  
for Steve Hudson, Deputy Director

cc: Commissioners/Local Planning Department

Enclosures: 1) Acceptance Form;

**Emergency Permit Number:**  
G-4-23-0003

**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the applicant and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. The permittee shall immediately remove any and all debris that results from the construction activities.
5. The work authorized by this permit must be completed within 7 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
6. The work authorized by this emergency permit is for implementation of a one-time sand excavation operation. No further sand excavation or heavy machinery beach activities may occur without a new coastal development permit or emergency permit.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.

**IMPORTANT**

The emergency work is considered to be temporary work done in an emergency situation. If the applicants wish 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. If you have any questions about the provisions of this emergency permit, please call Walt Deppe at the Commission's Ventura Office at (805) 585-1800.

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(805) 585-1800

**EMERGENCY PERMIT**

**Date:** January 11, 2023

**Permit No.:** G-4-23-0005

**Applicant:** City of Santa Barbara – Public Works Department

**Project Location:** Parking Lot at 105 Harbor Way, Santa Barbara, Santa Barbara County  
(APNs: Attached APN list)

**Work Proposed:** Construction of a temporary rock revetment (consisting of 4 ft. diameter, 2-ton rocks) that is approximately 400 feet in length, 15 ft. high, and 8 ft. wide, to protect the existing parking lot from wave action, storm surge, and erosion, and to protect adjacent commercial development and public roads from flooding.

This letter constitutes approval of the emergency work you have requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of a storm surge causing shoreline erosion and coastal flooding has undermined and caused partial collapse of 15 feet of an existing paved parking lot and caused flooding of the Santa Barbara Harbor Commercial area. Continued erosion would further undermine the parking lot, Harbor Commercial area, and the adjacent boating facilities and could cause closures to the parking areas and Harbor Way, a public road. 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 attached pages.

Sincerely,

John Ainsworth  
Executive Director

DocuSigned by:  
A handwritten signature in blue ink that reads "Barbara Carey".  
E9A744143EA849D...

By Barbara Carey, District Manager  
For Steve Hudson, District Director

cc: City of Santa Barbara – Community Development Department  
City of Santa Barbara – Waterfront Department

**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, subject to the conditions set forth below, is authorized. Any additional work at the location of the proposed project requires separate authorization from the Executive Director.
3. 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 Army Corp of Engineers, Regional Water Quality Control Board, etc., as applicable.
4. The work authorized by this emergency permit must be completed within 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.
5. The work authorized by this emergency permit is considered temporary and subject to removal unless a regular coastal development permit permanently authorizing the development is approved by the California Coastal Commission. Within one year of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove the emergency development authorized in this permit and restore all affected areas to their prior condition after consultation with Commission staff; OR (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with Commission staff and consistent with the Coastal Act, within 60 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.
6. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.
7. 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.

**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. Failure to a) submit a complete follow-up CDP Application that complies with Condition 5 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit<sup>1</sup>, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with Commission staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP<sup>2</sup> will constitute a knowing and intentional violation of the Coastal Act<sup>3</sup> and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation

If you have any questions about the provisions of this emergency permit, please call Jonathan Hasbun at the Commission's Ventura Office at (805) 585-1800.

Enclosures: 1) Acceptance Form

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<sup>1</sup> In some instances, a permit may also be required for removal.

<sup>2</sup> As noted above, in some instances, a permit may also be required for removal.

<sup>3</sup> The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

**Attachment 1**

The following parcels comprise the project location for Emergency Permit 4-23-0005:

033-120-018  
033-120-015  
033-120-016  
017-191-004  
017-191-003  
017-271-001  
017-312-003  
017-353-001  
017-383-001  
045-240-004



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**EMERGENCY PERMIT**

Issue Date: January 11, 2023  
Emergency Permit Number: G-4-23-0006

**APPLICANT:**

Los Angeles County Department of Beaches & Harbors

**LOCATION OF EMERGENCY:**

7103 Westward Beach Road, Malibu, Los Angeles County  
(APNs 4468-016-905, 4468-015-907 & 4468-017-903)

**EMERGENCY WORK:**

Construction of a 650 linear foot temporary rock revetment immediately adjacent to Westward Beach Road and a public restroom (Point Dume Restroom No. 1) on Westward Beach (using 1- to 5-ton of imported rock) in order to protect the existing public roadway and public bathroom from erosion and wave action. The revetment will be at a 2:1 and 3:1 (H:V) slope until it reaches sand or stone beneath.

This letter constitutes approval of the emergency work that you have requested at the location listed above. I understand from your information that an unexpected occurrence in the form of shoreline erosion has undermined a portion of Westward Beach Road and a public restroom on Westward Beach, which, in the absence of this emergency work, would damage the restroom and associated utility infrastructure. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

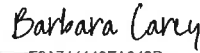
(b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

**Emergency Permit Number:**  
G-4-23-0006

John Ainsworth  
Executive Director

DocuSigned by:  
  
E9A744143EA849D...

Original on File signed by:  
Barbara Carey, District Manager  
for Steve Hudson, Deputy Director

cc: Commissioners/City of Malibu Planning Department

Enclosures: 1) Acceptance Form;  
2) Regular Permit Application Form

**Emergency Permit Number:**  
G-4-23-0006

**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the applicant and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. The permittee shall immediately remove any and all debris that results from the construction activities.
5. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause. Within 30 days of completion of the construction authorized by this Emergency Permit, the applicant shall submit as-built plans and cross sections prepared by a certified civil engineer or engineering geologist, clearly identifying the work completed under the emergency authorization and a narrative description of all emergency construction activities undertaken pursuant to this Emergency Permit.
6. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. 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 (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.

**Emergency Permit Number:**  
G-4-23-0006

9. Within 180 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove the emergency development authorized in this permit and restore all affected areas to their prior condition after consultation with Commission staff, and consistent with the Coastal Act (in some instances, a permit may be needed for removal); OR (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 60 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.

Failure to a) submit a complete follow-up CDP Application that complies with Condition 9 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit<sup>1</sup>, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP<sup>2</sup> will constitute a knowing and intentional violation of the Coastal Act<sup>3</sup> and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

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<sup>1</sup> In some instances, a permit may also be required for removal.

<sup>2</sup> As noted above, in some instances, a permit may also be required for removal.

<sup>3</sup> The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.

**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  
WWW.COASTAL.CA.GOV

**EMERGENCY PERMIT**

Issue Date: January 19, 2023  
Emergency Permit Number: G-4-23-0012

**APPLICANT:**

City of Ventura Department of Public Works (with the permission of the California Department of Parks and Recreation for those portions of the project within its property)

**LOCATION OF EMERGENCY:**

Beach areas located upcoast and downcoast of: 1) the Ventura Pier and 2) the Sanjon Lagoon/drainage channel outlet, at San Buenaventura State Beach, City of Ventura, Ventura County (APNs 073-0-280-180 and 076-0-010-175)

**EMERGENCY WORK:**

One time removal of logs, branches, wood, other debris, and trash from beach areas, including the use of: 1) hand tools to cut up large materials and remove smaller debris; 2) an excavator and a tracked loader on the beach to remove large debris and trash (while leaving some small woody debris on the beach as appropriate to support retention of wind-blown sand and provide a natural aesthetic); and 3) a rubber-tired loader and bins in staging areas to load and remove materials. Work at the pier area will be staged in and accessed from the adjacent parking lot. The staging area and equipment access for Sanjon Lagoon will be from Harbor Boulevard, and a temporary pedestrian/bike path detour will be established in this area to maintain safe public access around the work site during construction.

This letter constitutes approval of the emergency work that you have requested at the location listed above. I understand from your information that an unexpected occurrence in the form of heavy surf, high tide levels, and recent storms have resulted in the deposition of large amounts of wood and other debris on beaches south of the Ventura River which poses an immediate concern to the Ventura Pier structure and the proper function of the Sanjon drainage system. On January 9 and 10 the Ventura Pier was damaged by large floating tree trunks and logs that struck the piles during heavy surf. Much of this debris is now deposited along the high tide line near the pier and there is the potential for forecasted king tide events to pull debris back into the ocean where it can further damage the pier. Additionally, large amounts of wood and other debris has collected in the Sanjon Lagoon as a result of the recent storms where it has impacted storm runoff and drainage to the ocean. The emergency work must be carried out prior to forecasted king tides and future precipitation events to avoid additional damage to the

**Emergency Permit Number:**  
G-4-23-0012

pier, and/or additional flooding, road and/or public access path closures, and potential property damage. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

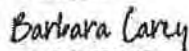
(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and

(b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth  
Executive Director

DocuSigned by:  
  
E9A744143EAS49D...

Original on File signed by:  
Barbara Carey, District Manager  
for Steve Hudson, Deputy Director

cc: Commissioners/Local Planning Department

Enclosures: 1) Acceptance Form;

**Emergency Permit Number:**  
G-4-23-0012

**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the applicant and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. The permittee shall properly contain and dispose of any and all debris removed from the project site.
5. The work authorized by this permit must be completed within 7 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
6. The work authorized by this emergency permit is for implementation of a one-time debris removal operation. No further debris removal, or other heavy machinery activities, may occur without a new coastal development permit or emergency permit.
7. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
8. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.

**IMPORTANT**

The emergency work is considered to be temporary work done in an emergency situation. If the applicants wish 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. If you have any questions about the provisions of this emergency permit, please call Walt Deppe at the Commission's Ventura Office at (805) 585-1800.

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001-2801  
VOICE (805) 585-1800  
FAX (805) 641-1732

**Deputy Directors Report Memo**

January 26, 2023

To: California Coastal Commissioners and Interested Public

From: South Central Coast District Staff

Subject: **Memo for Item W10, South Central Deputy Director's Report, 30611 Emergency Permit Waiver No. G-4-23-0001-W (Santa Barbara County Flood Control District) for the Commission Meeting of February 8, 2023**

On January 10, 2023, following extreme winter storm/atmospheric river 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 creeks and debris basins in southern Santa Barbara County, including in the watersheds that were affected by the 2017/2018 Thomas Fire and 2018 Debris Flow. County Flood Control District staff indicated that it was important to remove sediment from the creeks, debris basins, and flooded roads in order to protect life and property and prevent further potential flooding and debris deposition on existing surrounding development. Given the quantity of sediment that needed to be removed, the Flood Control District determined it was necessary to undertake emergency actions located within the Commission's retained coastal development permit jurisdiction. The description for emergency actions that the County provided notification of within the Commission's retained permit jurisdiction pursuant to Section 30611 of the Coastal Act, in which work began on January 11, 2023 and is expected at this time to continue through the end of February, includes depositing a total of approximately 250,000 cubic yards of beach-compatible sediment removed from creeks and debris basins into the surf zone at Goleta Beach County Park and Carpinteria Beach at Ash Avenue. Of this total estimated quantity, Goleta Beach has received approximately 60,000 cubic yards of material to-date (and is expected to receive up to 200,000 cubic yards total), and Carpinteria Beach at Ash Avenue has received approximately 6,000 cubic yards of material to-date (and is expected to receive up to 50,000 cubic yards total). In addition, the notification included emergency flood control work within the Commission's retained permit jurisdiction, consisting of clearing cobble, rock, and sediment from the lower reach of San Ysidro Creek downstream of the Highway 101 bridge (approximately 300 linear ft.) by removing material from the center of the channel to create a pilot drainage channel and pushing the excess material to the edge of the tide line to release the impoundment and allow sediment to reach the surfzone at the creek mouth.

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 are temporary in nature and best management practices are being employed in the project operations to minimize impacts. Material is being sorted to remove vegetation, debris, and rocks/cobble greater than 10 in. in size (all of which are disposed of in other inland sites) before being transported to the beach depositions sites. The Flood Control District has a monitor present during all beach deposition. The monitor is verifying that any debris or vegetation within the material after it is deposited on the beach by truck, is collected and removed from the beach to an inland site. The monitor is also ensuring that members of the public do not enter a buffer area surrounding the deposition sites to ensure public safety.

Sediment samples are being collected by the Flood Control District at each source site and testing is being conducted for grain size, pesticides, metals, and hydrocarbons. In addition to the source site samples, ongoing samples are collected at the beach disposal sites and samples are analyzed (chemical and grain size) during disposal operations. Sediment results are being provided to Commission staff and other state and federal resource agencies as they become available. The grain size analyses performed to-date show that beach deposition materials contain a percentage of fine material below 25%, which is within the range that is acceptable for surf zone placement. No volatile organic compounds have been detected in the materials deposited at the beach.

Water quality testing for fecal indicator bacteria, as well as turbidity monitoring, are being conducted. Water quality tests to-date have 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.

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
PHONE: (805) 585-1800  
WEB: WWW.COASTAL.CA.GOV



# W10

**Prepared January 27, 2023 (for February 8, 2023 Hearing)**

**To:** Coastal Commissioners and Interested Persons  
**From:** John Ainsworth, Executive Director  
Barbara Carey, South Central Coast District Manager

**Subject: Certification Review for County of Los Angeles Santa Monica Mountains  
LCP Amendment Number LCP-4-MMT-19-0166-1 (Resource Dependent Uses)**

On July 7, 2021, the California Coastal Commission considered a proposed County of Los Angeles Santa Monica Mountains LCP amendment (LCP-4-MMT-19-0166-1) for changes to the LUP and LIP regarding policies and standards for the development of resource-dependent uses within H1 and H2 habitat areas [which together comprise environmentally sensitive habitat areas (ESHA)]. The subject amendment is related to a partial remand of the Commission's decision approving with suggested modifications the County of Los Angeles Santa Monica Mountains LCP, resulting from the trial court decision in *Ramirez Canyon Preservation Fund v. California Coastal Commission*. At the July 7, 2021 meeting, and after a public hearing, the Commission conditionally certified the LCP amendment provided it was modified as suggested by the Commission.

The County of Los Angeles Board of Supervisors considered the Commission's conditional certification on November 15, 2022 and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, that includes the suggested modifications (see attachment).

The Executive Director has reviewed the County's November 15, 2022 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's February 8, 2023 meeting as part of the South Central Coast Deputy Director's Report. The Commission meeting starts at 9 am on February 8th, and the Deputy Director's Report is item number 10 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at [www.coastal.ca.gov](http://www.coastal.ca.gov) for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the County adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the

#### **LCP-4-MMT-19-0166-1 Certification Review**

Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the South Central Coast Deputy Director's Report, the amended LCP will be certified as of that date and time.

**If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the South Central Coast District office at (805) 585-1800 and/or [southcentralcoast@coastal.ca.gov](mailto:southcentralcoast@coastal.ca.gov).**

**Attachment:** County of Los Angeles Board of Supervisors' November 15, 2022 Action



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012-2713

DAWYN R. HARRISON  
Interim County Counsel

November 15, 2022

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

43 November 15, 2022

CELIA ZAVALA  
EXECUTIVE OFFICER

TELEPHONE  
(213) 972-5708  
FACSIMILE  
(213) 613-4751  
TDD  
(213) 633-0901

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Agenda No. 8  
04/19/22

**Re: Santa Monica Mountains Local Coastal Program  
Amendment – Ramirez Canyon  
Santa Monica Mountains Planning Area  
Project No. 2019-000224-(3)**

Dear Supervisors:

Your Board previously conducted a duly-noticed public hearing regarding the above-referenced project to incorporate amendments to the Santa Monica Mountains Local Coastal Program ("LCP"), comprised of amendments to the Land Use Plan ("LUP") and the Local Implementation Program ("LIP"), which are a part of the Los Angeles County Code, Title 22 – Planning and Zoning, to incorporate modifications requested by the California Coastal Commission ("Coastal Commission") relating to low-impact campgrounds in the Santa Monica Mountains Coastal Zone. At the conclusion of the public hearing, your Board indicated an intent to approve the proposed changes to the LCP and instructed our office to prepare the appropriate documents making those amendments and for submittal to the Coastal Commission for its consideration and certification of the amendments. Enclosed for your consideration is a resolution to approve the LUP and LIP amendments and the ordinance for the LIP amendments.

Very truly yours,

DAWYN R. HARRISON  
Interim County Counsel

By   
ROLAND TRINH  
Senior Deputy County Counsel  
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN  
Senior Assistant County Counsel

RT:bh

Enclosures

c: Fesia A. Davenport, Chief Executive Officer  
Celia Zavala, Executive Officer, Board of Supervisors  
Amy J. Bodek, Director, Department of Regional Planning

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES  
ACKNOWLEDGING AND ACCEPTING THE SUGGESTED MODIFICATIONS  
APPROVED BY THE CALIFORNIA COASTAL COMMISSION AND  
INCORPORATING THE SUGGESTED MODIFICATIONS INTO THE  
SANTA MONICA MOUNTAINS LOCAL COASTAL PROGRAM  
PROJECT NO. 2019-000224-(3)  
ADVANCE PLANNING PROJECT NO. RPPL2019000396**

**WHEREAS**, section 30000 et seq. of the California Public Resources Code (California Coastal Act) ("Coastal Act") provides for the preparation, certification, and amendment of a jurisdiction's local coastal program ("LCP"), which is a planning tool used by a local government to guide development in the coastal zone in partnership with the California Coastal Commission ("Coastal Commission") that regulates future development and protection of coastal resources;

**WHEREAS**, the Coastal Act allows local jurisdictions with LCPs certified by the Coastal Commission to amend its LCPs and all policies and implementing ordinances, regulations, and other actions, provided that no such amendment shall take effect until the amendment has been certified by the Coastal Commission;

**WHEREAS**, the County of Los Angeles ("County") has divided its unincorporated territory in the coastal zone into three areas: Santa Monica Mountains, Marina del Rey, and Santa Catalina Island;

**WHEREAS**, the County Board of Supervisors ("Board") adopted an LCP for the Santa Monica Mountains coastal zone ("SMMLCP") on August 26, 2014, which consists of a land use plan ("LUP") that includes policy provisions and a local implementation program ("LIP") that includes regulations in a zoning code ordinance;

**WHEREAS**, the Coastal Commission reviewed and approved the LUP with suggested modifications on April 10, 2014, and the LIP with suggested modifications on July 10, 2014, and subsequently certified the SMMLCP on October 10, 2014;

**WHEREAS**, on June 4, 2014, the Ramirez Canyon Preservation Fund filed a petition in the Los Angeles Superior Court ("LASC") for a writ of mandate (LASC Case No. BS149044) to compel the Coastal Commission to set aside its certification of the SMMLCP on the grounds it violated section 30240 of the Coastal Act by permitting campgrounds within Environmentally Sensitive Habitat Areas ("ESHA"), alleging that "low-impact campgrounds" are not a resource-dependent use, and the necessary support facilities are likely to disturb the plant and animal life in the ESHA;

**WHEREAS**, on September 26, 2017, the trial court issued a decision on the petition in *Ramirez Canyon Preservation Fund v. California Coastal Commission* ("trial court decision"). The trial court found the policies and provisions of the SMMLCP that permit low-impact campgrounds as a resource-dependent use in H1 and H2 habitat

areas in the Santa Monica Mountains Coastal Zone ("Coastal Zone"), based on the standards of avoiding impacts to the maximum extent feasible, must be set aside as void and reconsidered by the Coastal Commission;

**WHEREAS**, on December 14, 2018, the Coastal Commission approved amendments to the SMMLCP to address the trial court decision, and on January 9, 2019, the Coastal Commission transmitted notice of said approval to the County;

**WHEREAS**, the Board conducted a duly-noticed public hearing on September 24, 2019, to consider the amendments to the SMMLCP. Many constituents that reside in the Santa Monica Mountains raised concerns about the dangers of campfires in the Santa Monica Mountains, which the Board weighed in juxtaposition with the Coastal Act's policy goal of providing access to the public to the Santa Monica Mountains and the need to balance this goal with safety concerns;

**WHEREAS**, on December 10, 2019, the Board adopted a resolution that approved amendments to the SMMLCP, in addition to those proposed by the Coastal Commission, considered at its September 24, 2019, public hearing to address concerns regarding monitoring campsites and fires. The Board directed that camping areas should be inspected at all times, including on red flag days when camping is prohibited, while still allowing low-impact campgrounds in the Santa Monica Mountains to protect public access. The Board also made one additional change in the LUP regarding parking areas for low-impact campgrounds. The Board directed that the amendments be transmitted to the Coastal Commission for certification, pursuant to section 30514(b) of the California Public Resources Code;

**WHEREAS**, on July 7, 2021, the Coastal Commission approved the proposed amendments to the LCP, with suggested modifications to the LIP, in response to the County's proposed amendments. On July 13, 2021, the Coastal Commission transmitted notice of said approval with suggested modifications to the County;

**WHEREAS**, on December 17, 2021, at the request of the County, the Coastal Commission approved a one year time extension to their July 7, 2021, approval that was set to expire on January 7, 2022, extending the certification to January 7, 2023, for the County to adopt and incorporate the amendments to the LCP as approved by the Coastal Commission;

**WHEREAS**, the Board conducted a duly-noticed public hearing on April 19, 2022, to consider the proposed amendments to the LIP with Coastal Commission's suggested modifications, where it heard public testimony regarding fire safety concerns related to camping in the Coastal Zone, as well as comments from the Director of the County Department of Regional Planning ("Director") in response to questions from the Board. The Board indicated its intent to approve the proposed amendments and instructed County Counsel to prepare the necessary documents and findings; and

**WHEREAS**, the Board finds as follows:

1. The project is located in the Coastal Zone, which is in the unincorporated portion of the Santa Monica Mountains west of the City of Los Angeles, east of Ventura County, south of the coastal zone boundary, and north of the City of Malibu.
2. The SMMLCP was adopted by the Board on August 26, 2014, and subsequently certified by the Coastal Commission on October 10, 2014. With the certification of the SMMLCP, coastal development permit ("CDP") issuing authority was transferred from the Coastal Commission to the County. A CDP is required to operate a low-impact campground in the Coastal Zone.
3. A trial court decision was issued on September 26, 2017, which found the policies and provisions of the SMMLCP that permit low-impact campgrounds as a resource-dependent use in H1 and H2 habitat areas in the Coastal Zone, based on the standards of avoiding impacts to the maximum extent feasible, must be set aside as void and reconsidered by the Coastal Commission.
4. The Coastal Commission prepared suggested modifications to the LIP in order to satisfy the order resulting from the trial court decision and approved minor text changes to three policies in the Conservation and Open Space element of the LUP.
5. To comply with the trial court decision, the proposed LIP amendments will revise the Los Angeles County Code ("County Code") Sections 22.44.630 and 22.44.1920.M.1 through 22.44.1920.M.2.c to update the standard of review under which resource-dependent uses, including low-impact campgrounds, may be established in H1 and H2 habitat areas. Specifically, the amendment contains four parts: (1) incorporate a new definition of "camping, carry-in, carry-out"; (2) revise the existing definition of "campground, low-impact"; (3) revise existing provisions regarding the standard of review for the establishment of low-impact campgrounds; and (4) add development and operational provisions for low-impact campgrounds and support facilities. Upon final certification by the Coastal Commission of the amendments after the adoption of this resolution by the Board, the standard of review for permissible resource-dependent uses in H1 and H2 habitat areas in the Coastal Zone will change from minimizing impacts to avoidance of significant disruption of habitat values.
6. The proposed amendments to the LIP and LUP, attached hereto as Exhibits "A" and "B," respectively (hereinafter referred to as the "SMMLCP amendments"), are consistent with the Coastal Act and with the County General Plan adopted on October 6, 2015.
7. The Coastal Commission program of certifying LCPs, and amendments thereto, pursuant to sections 30500 through 30522 of the Public Resources Code, is a State regulatory program certified by the Secretary of Resources Agency and compliance therewith does not require an environmental impact report, pursuant

to State California Environmental Quality Act ("CEQA") Guidelines section 15251(f).

8. Pursuant to the provisions of County Code Section 22.44.700, the community, interested parties, and public agencies were appropriately notified of the Board's public hearing on the Board's webpage for public hearings and by newspaper in the Los Angeles Daily News at least 30 days prior to the hearing on this matter.
9. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, Los Angeles County Department of Regional Planning.

**NOW THEREFORE, THE BOARD OF SUPERVISORS:**

1. Finds that SMMLCP amendments qualify as written documentation submitted in lieu of an environmental impact report, pursuant to State CEQA Guidelines section 15251(f) and Public Resources Code section 21080.5, as the preparation, approval, and certification of an LCP and amendments thereto, pursuant to Public Resources Code sections 30500 through 30522, is certified by the Secretary for Resources Agency as a qualifying equivalent program of a state regulatory agency;
2. Acknowledges that it received the Coastal Commission's suggested modifications to the LIP and has implemented the amendments as approved and transmitted;
3. Finds that the SMMLCP amendments, as recommended by the Coastal Commission, are consistent with the LUP policies, the LIP, and the Coastal Act, and adopts the SMMLCP amendments, as set forth in Exhibits A and B, which include, without reservation, all suggested modifications in the Coastal Commission's resolution of certification, as set forth in Exhibit C, attached hereto;
4. Certifies that upon transmittal of this resolution and the attached SMMLCP amendments to the Coastal Commission and upon effective certification of the amendments by the Executive Director of the Coastal Commission, the Board will carry out the SMMLCP amendments, including any modifications suggested by the Coastal Commission, in full conformity with the Coastal Act; and
5. Directs the Director to transmit this resolution and the SMMLCP amendments as adopted by the Board to the Coastal Commission for approval and effective certification of the amendments.



The foregoing resolution was on the 15th day of November, 2022, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board also acts.



CELIA ZAVALA, Executive Officer-Clerk of the  
Board of Supervisors of the County of  
Los Angeles

By La Chelle Smitheman  
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON  
Interim County Counsel

By [Signature]  
ROLAND TRINH  
Senior Deputy County Counsel

Attachments:

Exhibit A	Ordinance
Exhibit B	Santa Monica Mountains Local Coastal Program Amendments
Exhibit C	Certification of the Coastal Commission's Resolution

# **Exhibit A**

## **ANALYSIS**

This ordinance amends Title 22 – Planning and Zoning of the Los Angeles County Code relating to amendments to the Santa Monica Mountains Local Implementation Program incorporating changes requested by the California Coastal Commission relating to low-impact campgrounds in the Santa Monica Mountains Coastal Zone.

DAWYN R. HARRISON  
Interim County Counsel

By   
ROLAND TRINH  
Senior Deputy County Counsel  
Property Division

RT:bh

Requested: 11/21/19

Revised: 11/3/22

**ORDINANCE NO. \_\_\_\_\_**

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code relating to amendments to the Santa Monica Mountains Local Implementation Program incorporating changes requested by the California Coastal Commission and by the County, relating to low-impact campgrounds in the Santa Monica Mountains Coastal Zone.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.44.630 is hereby amended to read as follows:

**22.44.630 Definitions.**

"Campground, low-impact" means an area of land designed or used for "carry-in, carry-out" tent camping accessed by foot or wheelchair, including and may include associated support facilities ~~such as, where appropriate, picnic areas, potable water, self-contained chemical or composting restrooms, shade trees, water tanks, portable fire suppression apparatus, and fire proof cooking stations,~~ but in accordance with the standards in Subsection M.2.c of Section 22.44.1920 and excluding any structures for permanent human occupancy and excluding roads. Low-impact campgrounds constitutes a resource-dependent use.

"Camping, carry-in, carry-out" means camping in which campers arrive at a campground by foot or other non-motor vehicle transportation from associated parking areas. ADA compliant drop-off areas, trails or bikeways, rely upon only that which can be carried to the site, and leave nothing behind at the campground upon departure.

**SECTION 2.** Section 22.44.1920 is hereby amended to read as follows:  
**22.44.1920 Development Standards.**

M. Resource-dependent Uses. Resource-dependent uses are uses that are dependent on SERAs to function. Resource-dependent uses include: nature observation, research/education, habitat restoration, interpretive signage, and passive recreation, including horseback riding, low-impact campgrounds, picnic areas, public accessways, and hiking trails, but excluding trails for motor vehicles. Residential or commercial uses are not resource-dependent uses.

2. Development Standards.

a. Resource-dependent uses shall be sited and designed to ~~avoid or minimize adverse impacts to~~ significant disruption of habitat values in H1 and H2 habitats and to minimize all impacts to other habitat to the maximum extent feasible. The development shall be the minimum design necessary to accommodate the use and avoid significant disruption of habitat value in order to minimize adverse impacts to H1 and H2 habitat;

b. Accessways to and along the shoreline that are located in H1 or H2 habitat shall be sited, designed, and managed to avoid ~~and/or significant~~ disruption of habitat values, including by protecting marine mammal hauling grounds, seabird nesting and roosting sites, sensitive rocky points and intertidal areas, and

coastal dunes. Inland public trails shall be located, designed, and maintained to avoid ~~or minimize impacts to~~ significant disruption of habitat values in H1 ~~or~~ and H2 Hhabitat areas and to protect other coastal resources, by utilizing established trail corridors or other disturbed areas, following natural contours to minimize grading, and avoiding naturally vegetated areas with significant native plant species to the maximum extent feasible. Trails shall be constructed in a manner that minimizes grading and runoff;

c. Low-impact campgrounds shall be located, designed, and maintained to avoid ~~or minimize impacts to~~ significant disruption of habitat values in H1 ~~or~~ and H2 Hhabitat areas, and must also avoid or minimize impacts to other coastal resources ~~by utilizing~~. Such campgrounds shall utilize established disturbed areas where feasible, following natural contours to minimize grading, and avoiding naturally vegetated areas with significant native plant species to the maximum extent feasible. Such campgrounds shall be located a minimum of 50 feet from the top bank of all streams or from the outer edge of riparian vegetation, whichever is the most protective of biological resources as determined by the staff biologist or the ERB unless those areas are developed and/or disturbed by historic uses (e.g., recreation). Access to low-impact campgrounds ~~shall~~ may be supported by parking areas and designated ADA drop-offs that may be located in H2 habitat areas, where it is infeasible to site such facilities in H3 habitat areas;

i. Development and Operational Standards.

Low-impact campgrounds shall comply with all of the following:

(a) In addition to the locational criteria above, campsites shall be sited near or along existing or proposed trails or access routes to supporting parking areas.

(b) Firepits, fires, flammable devices, and smoking shall be prohibited at all low-impact campgrounds.

(c) Pets shall be prohibited in low-impact campgrounds.

(d) Low-impact campground capacity shall be based on site-specific evidence and, if located in H1 or H2 habitat areas, shall in no event exceed four tents and shall be limited to no more than 12 persons.

(e) Camping is prohibited when hazardous conditions exist (e.g. when "red-flag" wildfire warnings or flash flood warnings are issued by the National Weather Service).

(f) Campers are limited to a maximum length of stay of 14 days.

ii. Where the following support facilities for low-impact campgrounds are proposed in H1 or H2 habitat areas, they must be consistent with the included standards:

(a) Parking and Drop-Off Areas. Parking areas and designated ADA drop-offs shall be located in H3 habitat areas, where feasible, but may be established in H2 habitat areas, where it is infeasible to site such facilities in

H3 habitat areas. Parking areas and designated ADA drop-offs are prohibited in H1 habitat areas. Trash receptacles may be provided in parking or drop-off areas.

(b) Restroom Facilities. Restroom facilities shall be single stall, self-contained, and of a chemical or composting type. They shall be located no closer than 100 feet from streams as measured from the outer edge of riparian vegetation or from the top of bank, if there is no riparian vegetation present. They shall not be permanently affixed to a foundation or the ground and cannot have associated plumbing infrastructure. These limitations shall not apply to restroom facilities located outside of H1 and H2 habitat areas. All waste materials shall be disposed of off-site. All restroom facilities shall be consistent with the height, colors, and materials required by this LIP. No more than one such facility is allowed per low-impact campground.

(c) Fencing. All fencing shall be wildlife permeable (see definition in Section 22.44.630). Placement of fencing is limited to the perimeter of the campground or where necessary to protect nearby sensitive habitat.

(d) Water Storage. Water storage tanks for use in fire suppression shall be located within the boundaries of an established low-impact campground. Water storage tanks for use as an on-site potable water supply may be located within the boundaries of an established low-impact campground. Said storage tanks within a campground shall not be permanently affixed to the ground or other permanent structure and shall be easily moved and emptied and filled outside of the campsite or H1 habitat areas. Water storage tanks within a campground shall be limited



to no more than three 55-gallon containers. There shall be no plumbing infrastructure built or associated with water dispensing facilities. These limitations shall not apply to water storage facilities located outside of H1 and H2 habitat areas.

(e) Signage. Informational and interpretative signage that identifies the low-impact campground, directs hikers to nearby trail(s), or identifies local floral/fauna is allowed. The signage must be located within the perimeter of an authorized low-impact campground or along an authorized trail near a low-impact campground. Signs shall not be attached to a permanent foundation.

(f) Fireproof Cooking Stations. Fireproof cooking stations may be installed for use at low-impact campgrounds, but are limited to one per tent site, and full instructions for their operation shall be provided. Campers would be required to utilize only designated fireproof cooking stations provided at each approved campsite, which shall be designed of nonflammable materials and capable of being enclosed vertically on three sides (leaving one side open for cooking operations). Only cold-camping apparatus with no open flames, such as flame-less cook-stoves and lanterns, are allowed. Use of any type of liquid fuel (alcohol, kerosene, unleaded gasoline, white gas, mentholated spirit, etc.), canister fuel (propane, butane, etc.), wood, wax, or any other type of combustible material for cooking or lighting shall be expressly prohibited. Prospective campers shall be informed of the "no flame" policy upon reserving and/or registering for use of low-impact camping facilities and shall be put on notice that unauthorized use of fire-related camping and cooking apparatus specifically prohibited by the "no flame" policy will be cause for confiscation of such

devices and/or expulsion of visitors from low-impact camp facilities. Signs shall be posted to explain the "no flame" policy, and low-impact campgrounds will be periodically patrolled to enforce the policy.

(g) Fire extinguishers or other portable fire suppression equipment may be stored within a low-impact campground and shall not be attached to a permanent foundation.

iii. All coastal development permits for low-impact campgrounds shall include the following conditions of approval:

(a) Permittee shall prepare a drainage and runoff pollution control plan for the low-impact campground and associated support facilities. Said plan shall be provided to the Directors of Regional Planning and Public Works for their review and sign off prior to the operation of the low-impact campground.

(b) Permittee shall prepare a reservation/registration and operations/maintenance plan for the low-impact campground. Said plan shall include, at a minimum, details regarding the reservation system to be used for the campground, a requirement that campers register prior to using campground facilities, a log of each camper's contact and travel information, and campground monitoring and maintenance parameters. The plan shall include a campground-specific inspection plan with criteria for how frequently campground management staff shall inspect the campground and shall include a system to determine when camping will be prohibited in relation to "red-flag" wildfire warning days or other emergency conditions. The camper log shall include the name, phone number,

arrival date, and departure date (length of stay), and a log of each camper's origin before reaching the campground and their destination upon leaving the campground. The plan shall include provisions for informing prospective campers of the "no flame" policy upon reserving and/or registering for use of low-impact camping facilities and putting them on notice that unauthorized use of fire-related camping and cooking apparatus specifically prohibited by the "no flame" policy will be cause for confiscation of such devices and/or expulsion of visitors from low-impact camp facilities. The maintenance parameters shall detail the disposal and refilling of potable water storage facilities, the maintenance of on-site restroom facilities, and strategies for securing support facility elements from vandalism or theft. The plan shall be submitted to the Director for review and approval prior to the operation of the low-impact campground.

(c) Permittee shall prepare an emergency management plan. Said plan shall include, at a minimum, a camper notification system and campground evacuation procedures in the event of an emergency. Said plan shall also include details, such as the nearest evacuation shelter and evacuation route(s). The plan shall be submitted to the Director for review and sign off prior to the operation of the low-impact campground.

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[2244630JJCC]

## **Exhibit B**

# **Santa Monica Mountains Land Use Plan**

**A Component of the Santa Monica Mountains Local Coastal Program**

**County of Los Angeles  
Department of Regional Planning**

**Project Management:**

Richard J. Bruckner, Director  
Dennis Slavin, Chief Deputy Director  
Mark Child, Deputy Director

**Santa Monica Mountains Local Coastal Program Project Team:**

Gina M. Natoli, AICP, MURP, Supervising Regional Planner  
Joshua S. Huntington, AICP, Principal Planner

**Production of Land Use Policy Maps:**

Christopher J. Morneau  
Geographic Information Systems Section

## II. CONSERVATION AND OPEN SPACE ELEMENT

### D. Biological Resources

#### *SERA and H3 Habitat Protection Policies*

**CO-42** Resource-dependent uses are only allowed in H1 and H2 habitats where sited and designed to avoid significant disruption of habitat values, consistent with the policies of the LUP. Low-impact campgrounds, public accessways, and trails are considered resource-dependent uses. Resource-dependent uses shall be sited and designed to avoid ~~or minimize impacts to significant disruption of habitat values in H1 and H2 habitats to the maximum extent feasible, by implementing measures such as, including but not necessarily limited to, minimizing removal of native vegetation, installing signage, placement of boardwalks, utilizing established trail corridors or existing disturbed areas, following natural contours to minimize grading, and using limited fencing shall be implemented as necessary to protect H1 and H2 habitat.~~ Accessways to and along the shoreline that are located in H1 or H2 habitat areas shall be sited, designed, and managed to avoid ~~and/or significant disruption of habitat values, including by protecting~~ marine mammal hauling grounds, seabird nesting and roosting sites, sensitive rocky points and intertidal areas, and coastal dunes.

**CO-93** Public accessways, trails, and low-impact campgrounds shall be an allowed use in H1 and H2 habitat areas. Accessways to and along the shoreline that are located in H1 or H2 habitat areas shall be sited, designed, and managed to avoid ~~and/or significant disruption of habitat values, including by protecting~~ marine mammal hauling grounds, seabird nesting and roosting sites, sensitive rocky points and intertidal areas, and coastal dunes. Inland public trails and low-impact campgrounds shall be located, designed, and maintained to avoid ~~or minimize impacts to significant disruption of habitat values in H1 or H2 habitat areas and to protect~~ other coastal resources, including by utilizing established trail corridors or existing disturbed areas, following natural contours to minimize grading, and avoiding naturally-vegetated areas with significant native plant species to the maximum extent feasible. Trails shall be constructed in a manner that minimizes grading and runoff.

### H. Recreation and Trails

**CO-164** Encourage opportunities for recreation throughout the Plan area when consistent with environmental values and protection of natural resources.

e. Overnight campgrounds, including "low-impact" campgrounds, are permitted uses in parklands and are encouraged within park boundaries for public use to provide a wider range of recreational opportunities and low-cost visitor-serving opportunities for visitors of diverse abilities, where impacts to coastal resources are minimized, significant disruption of habitat values in H1 and H2 habitats is avoided, and where such sites can be designed within site constraints and to adequately address public safety issues. These campgrounds help provide recreational opportunities and low-cost visitor-serving opportunities for visitors. Low-impact campgrounds constitute a resource-dependent use. Access to low-impact campgrounds ~~shall~~ may be supported by parking areas and designated ADA drop-offs that may be located in H2 or H3 habitat areas, where it is infeasible to site such facilities in non-habitat areas.

## **Coastal Commission Staff Note:**

**Exhibit C of this document is not reproduced here due to length but it is on file and available for review at the Ventura Office of the Coastal Commission.**

Exhibit C of this document consists of:

- July 13, 2021 Coastal Commission staff letter to Los Angeles County conveying final suggested modifications.
- June 24, 2021 Coastal Commission Staff Report for LCP-4-MMT-19-0166-1.
- July 6, 2021 Addendum to Staff Report for LCP-4-MMT-19-0166-1.
- November 3, 2022 Draft Los Angeles County Ordinance.

# **Exhibit C**