CALIFORNIA COASTAL COMMISSION
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Hearing Date: January 11, 1996
Commission Action:

STAFF REPORT: REGULAR CALENDAR

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APPLICATION NO.: 4-95-155

APPLICANT: California Department of Transportation (CAL TRANS)

AGENT: Kreig Larson - Office of Environmental Planning Cal Trans

PROJECT LOCATION: Pacific Coast Highway, at the east side of the intersection with PCH and Tuna Canyon Road, City of Malibu, Los Angeles County.

PROJECT DESCRIPTION: The grading of approximately 150,000 cubic yards, all cut, to reconstruct the slope and remediate a landslide on the coastal bluff above PCH on the north east side of the outlet to Tuna Canyon. The project involves the scraping and grading of an existing access road to the top of the bluff, as well as the clearance of vegetation to create a new staging area, and an access road on the east side of the project area. This is an after the fact CDP request.

LOCAL APPROVALS RECEIVED: None Required.

SUBSTANTIVE FILE DOCUMENTS: California Coastal Act of 1976, as of January 1995, Malibu Local Coast Plan - Research Analysis and Appendices, Significant Ecological Areas of the Santa Monica Mountains Report (Friesen), Tuna Canyon Significant Ecological Area No. 10, prepared by Michael Brandman Associates for the County of Los Angeles Regional Planning Department, dated November, 1991.

SUMMARY OF STAFF RECOMMENDATION:

The applicant seeks an after the fact coastal development permit for the grading of 150,000 cubic yards, all cut, to remediate a landslide on the coastal bluff located above PCH at the outlet to Tuna Canyon. The project involves the scraping and grading of an existing access road to the top of the

bluff, the clearance of vegetation to create a staging area above the bluff, and an access road on the east side of the project area. Two benches have been added to the bluff face and appear to serve as access to the bluff face and operate to provide drainage off the bluff face. Staff is recommending approval of the proposed project subject to special conditions regarding a restoration and monitoring program, erosion control plans, and drainage plans.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

1. Drainage Plans

Prior to the issuance of a coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, as-built site plans and drainage plans, prepared by a licensed civil engineer or engineering geologist, for all areas of development related to the proposed project. This includes the bluff face, improved access roads to the bluff face, and any staging areas altered or graded as a result of development. These plans shall illustrate how runoff will be conveyed off the slope face, and other developed areas, in a non-erosive manner into existing drainage facilities such as storm drains, culverts, Tuna Canyon Creek, etc. The plans shall illustrate the methods used to divert and control flows so that they do not present a hazard to life, property, or sensitive coastal resources.

The final plans approved by the consulting engineer shall be in substantial conformance with the plans approved by the Commission. Any substantial changes in the proposed development approved by the Commission which may be required by the consultant shall require an amendment to the permit or a new coastal permit. Should the project's drainage structures fail or result in erosion, the applicant shall be responsible for any necessary repairs and restoration.

2. Restoration and Monitoring Program

Prior to the issuance of a coastal development permit the applicant shall submit, for the review and approval of the Executive Director, a detailed restoration and monitoring program for the areas disturbed by grading and construction activities illustrated on Exhibits 7 & 8. This includes newly developed access roads, and staging areas. The monitoring program shall also include the previously revegetated areas on the bluff face. This program shall be designed and implemented by qualified biologists, ecologists, or resource specialists who are experienced in the field of restoration ecology, and whom have a background knowledge of the various habitats associated with the Santa Monica Mountains and the project sites. The restoration program shall include, but not be limited to the following:

A. A Preliminary Biological Survey which is to include a description of the site, its native habitat, and a list of the typical trees, shrubs, and herbs associated with this habitat, as well as those found to exist at the time of the survey. This survey shall include photographs of each site taken from predesignated photo locations (annotated to a copy of the site plans). The same photo sites shall be used throughout the restoration and monitoring phase to provide a visual status of project progress.

B. Technical Specifications shall be designed to address the findings of the preliminary survey. These specifications shall provide the framework for the installation, and be implemented as the approved plan for the restoration project. The specifications shall include a schedule to implementing the program, a final list of plant materials, and description of the methods to be used during implementation of the plan. The specifications shall require, to the greatest extent possible, that all biological materials used on the project site be

of local origin; that is, that seeds, cuttings, salvaged plants, microorganisms, and top soil originate on site or from the nearest possible source that matches the site in climatic and biologic factors. The specifications shall also include maintenance criteria for weeding, re-planting and other mid-program corrections.

C. Monitoring Program

A five year (5) Monitoring Program which monitors the restoration project for compliance with the guidelines and performance standards listed in the proposed survey and technical specifications. The applicant shall submit, for the review and approval of the Executive Director, a written report after the second year following implementation of the restoration program, indicating the success or failure of the restoration program and include recommendations for mid-program corrections, if necessary. At the end of a five year period, a final detailed report shall be submitted for review and approval of the Executive Director. If this report indicates that the restoration project has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised, or supplemental restoration program shall be processed as an amendment to this Coastal Development Permit.

3. Interim Erosion Control Plans

Prior to the issuance of a coastal development permit the applicant shall submit, for the review and approval of the Executive Director, an interim erosion control plan for all areas disturbed by development and grading activities (roads and staging areas), which includes:

1. Description of temporary drainage and erosion control features such as sandbagging, tarping, desilting basins, or any alternative best management practices to minimizing erosion from staging, construction areas, and access roads. The temporary plans shall also include an illustration of where these measures shall be applied on a site plan.

2. Time frame for the placement and removal of the temporary erosion control measures, and a maintenance schedule and criteria for maintenance.

4. Condition Compliance

The applicant is required to implement the Restoration & Monitoring Program specified in the foregoing conditions prior to the October 1, 1996. Failure to comply with the requirements within the time period specified, or within such additional time as may be granted by the Executive Director for good cause, will nullify this permit approval.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant seeks an after the fact coastal development permit for the grading of 150,000 cubic yards, all cut, to reconstruct the slope and remediate a landslide on a coastal bluff located above PCH at the outlet of Tuna Canyon. The project involves the scraping and grading of an existing access road to the top of the bluff, the grading of a staging area above the bluff, and the grading of a new staging area and an access road on the east side of the project area. Two benches have been added to the bluff face and appear to serve as access to the bluff face and operate to provide drainage off the bluff face. The project development was conducted outside the State right of way; however, the applicant has submitted evidence that "permit(s) to enter and construct" were issued by the affected property owner of the development site.

Project Background

The applicant states that the above described project was completed to mitigate and remediate an active landslide located above PCH. The landslide began moving during the 1994-95 rainy season. The applicant has further stated that the landslide threatened access along PCH, which often required maintenance following winter rains due to mudslides. The applicant has submitted the following description of the pre-existing landslide:

Landslide Description

The landslide lies completely outside the State R/W but the toe of the slide is affecting the highway. It is approximately 200 meters (600 feet) long and extends vertically about 50 meters (150 feet) up the natural hillside. The eastern part of the slide became active and spread horizontally across all four lanes of the highway. Ground water was observed during the review. Reactivation of this slide probably was due to a combination of factors such as the loss of vegetative cover during the Malibu-fire, a shear zone crossing through the natural slope, the high intensity rains from the last storms and rising ground water levels.

Emergency remediation work began during the winter of 1995 and continued through the spring and early summer. In July of 1995, the applicant requested an after the fact coastal development permit for the development, as the applicant did not seek a regular CDP or an emergency CDP for this work prior to development. The applicant has conducted preliminary revegetation of the bluff face with a hydroseed mix consisting of native species common to the coastal bluffs of the Santa Monica Mountains. The other areas subject to development, such as the staging are and access roads, have not been revegetated or restored, and therefore have a great potential for erosion.

Exhibits 5 & 6 illustrate the proposed extent of development prior to construction activities. This exhibit indicates development of the bluff face only, with a single bench drain across the slope face. However, the as-built development (see Exhibit 7 & 8) includes two bench drains, of which the upper

drain connects with a newly developed access road leading to the top of the bluff. This new access road is located along what used to be a minor trail. A staging area was also developed above the bluff face. This area is connected to the upper bench drain by the newly developed access road mentioned above. Furthermore, the top of the bluff, and the above referenced staging area, are accessed by a pre-existing roadway which connects with Tuna Canyon Road approximately 1/2 mile north of PCH. Aerial photographs from April and November 1993, and March 1994 (see Exhibits 9-11), illustrate the predevelopment conditions of the site. The existing access road and feeder trail are clearly indicated in these photographs. This pre-existing roadway was extended approximately 100 feet to the site of the newly developed staging area.

B. Environmentally Sensitive Habitat Areas.

Sections 30230 and 30231 of the Coastal Act are designed to protect and enhance, or restore where feasible the biological productivity and quality of coastal waters, including streams:

Section 30230:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values:

Section 30240:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Tuna Canyon Significant Watershed

The Tuna Canyon Significant Watershed is recognized for its various natural resource and unique habitat values. The Certified Malibu/Santa Monica Mountains Land Use Plan policies addressing protection of ESHAs and Significant Watersheds are among the strictest and most comprehensive in addressing new development. These policies have been found to be consistent with the Coastal Act and, therefore, may be looked to as guidance by Commission staff in the analysis of a project's conformity with the Coastal Act policy. The Malibu/Santa Monica Mountains Land Use Plan (LUP) Research Analysis & Appendices describes the Tuna Canyon Watershed as follows:

> Tuna and Pena Canyons
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> These two adjoining watersheds are nearly undisturbed with the exception of several concentrated ranch areas and a winding narrow road (Tuna Canyon Road). Tuna and Pena Canyons are considered sensitive because of a combination of factors including the presence of healthy vegetation, well developed riparian woodlands, year-round water, and the near lack of significant development (with the exception of upper Tuna Canyon).
>
> In addition to dense stands of sycamore, oak and bay, these canyons also support white alders (lower half of Tuna Canyon), black cottonwood, and giant chain ferns (Los Angeles County Museum of Natural History Foundation, 1982).

The Significant Ecological Areas of the Santa Monica Mountains Report (R.D. Friesen Ph.D.) describes the significance of the Tuna Canyon Watershed as follows:

> Tuna and Pena Canyons support extensive riparian areas dominated by Western Sycamores and Coast Live Oaks in their main canyon bottoms. Lateral canyons are drier, and dominated by California Bay-Laurel. Such riparian areas are uncommon in Los Angeles County. The stream in central Tuna Canyon is perennial and supports White Alders and Black Cottonwood. The Alders are strong indicators of perennial water flow. The understory of this riparian corridor supports a variety of shrubs, and herbs, indicating large specimens of the Giant Chain Fern (Woodwardin fimbriata).
>
> The Tuna Canyon SEA also supports extensive Live Oak Woodlands in its southerncentral and northwest parts. Such woodlands are increasingly uncommon in Los Angeles County. The riparian and Live Oak Woodlands of Tuna Canyon SEA are particularly important habitat for a number of animals. A variety of small amphibians, reptiles, and mammals utilize the moist stream banks and litter scattered on the canyon bottoms. Other small animals utilize drier areas higher up slope. Larger wildlife species, including Mountain Lions, Mule Deer, and a variety of raptorial birds utilize these habitats regularly. Some species, such as Cooper's Hawk, forage in riparian habitat. Red-shouldered Hawks generally confine themselves entirely to Oak-Woodland - Riparian Woodland habitat. Other species utilize the trees as perching and nesting sites. The SEA is an important wintering and resting ground for many migratory birds utilizing the Pacific Flyway.

Present Impacts upon Ecological Resources in the Tuna Canyon SEA

Tuna and Pena Canyons have been relatively undisturbed by human activities generally because of the steep canyon walls and the lack of roads. The Chaparral and Coastal Sage Scrub communities are in good condition as are the Riparian and Oak Woodlands. For this reason, the Tuna Canyon SEA serves to preserve the diversity and integrity of these biological communities within Los Angeles County.

The Phase I Study for the Tuna Canyon Significant Ecological Area No. 10, prepared by Michael Brandman Associates for the County of Los Angeles Regional Planning Department, dated November, 1991, indicates the presence of Diegan Coastal Sage Scrub on the south facing bluffs above PCH. This habitat is described as follows:

> The steep, generally south-facing slopes along the immediate coast within the SEA support coastal sage scrub vegetation. Large shrubs of laurel sumac in a matrix dominated by coastal sagebrush typify this community in the area. Other common shrubs in this community include California buckwheat (Eriogonum fasiculatum), ashy-leaved buckwheat (Eriogonum cinereum), black sage, and California bush sunflower. Spanish bayonet, California wishbone-bush (Mirabilis californica), giant wild rye, giant needlegrass (Stipa coronata), and small-flowered needle grass (Stipa lepida) are less conspicuous components of the coastal sage scrub. This fairly open vegetation supports a sparse cover of annual, non-native grasses and annual herbs.

ESHA Issue Analysis

The project site is located within the Tuna Canyon Significant Watershed Area, and is adjacent to Tuna Canyon Creek which is recognized by the Commission as an Environmentally Sensitive Habitat Area. Furthermore, the site itself is located within a fairly undisturbed section of Diegan Coastal Sage Scrub habitat. These habitat types are sensitive to development and impacts resulting from grading, increased sedimentation and soil compaction. The applicant seeks an after the fact coastal development permit for the grading of 150,000 cubic yards, cut, to remediate a landslide on the coastal bluff located above PCH at the outlet to Tuna Canyon. The project involves the scraping and grading of an existing access road to the top of the bluff, the clearance of vegetation to create a staging area above the bluff, and an access road on the east side of the project area. Two benches have been added to the bluff face and appear to serve as access to the bluff face and operate to provide drainage to the bluff face. The applicant has conducted a biologic survey of the bluff face, and has implemented a revegetation program. The program consists of hydroseeding the bluff face with native seeds indigenous to the area. The applicant states that they will evaluate the success of this program in Spring of 1996, and based on this success may do additional plantings in the Fall of 1996.

Although the applicant has reseeded the bluff face cut area there are several other areas which were disturbed that were not reseeded or revegetated. Theses areas include the staging area above the bluff, the 100 foot long access road to the staging area and the access road down the eastern boundary of the project area (Exhibits 7 & 8). These areas have a great potential for erosion, as they are now devoid of vegetation and all other forms of erosion

control. Soil erosion and the associated sedimentation of streams can adversely impact upland and riparian habitats. These adverse impacts can include:

1. Eroded soil contains nitrogen, phosphorus, and other nutrients. When carried into water bodies, these nutrients trigger algal blooms that reduce water clarity and depletes oxygen which lead to fish kills and create odors.

2. Erosion of streambanks and adjacent areas destroys streamside vegetation that provides aquatic and wildlife habitats.

3. Excessive deposition of sediments in streams blankets the bottom fauna, "paves" stream bottoms, and destroys fish spawning areas.

4. Turbidity from sediment reduces in-stream photosynthesis, which leads to reduced food supply and habitat.

5. Suspended sediment abrades and coats aquatic organisms.

6. Erosion removes the smaller and less dense constituents of topsoil. These constituents, clay and fine silt particles and organic material, hold nutrients that plants require. The remaining subsoil is often hard, rocky, infertile, and droughty. Thus, reestablishment of vegetation is difficult and the eroded soil produces less growth.

As mentioned above the project is located in the Tuna Canyon Significant Watershed area, which is a Commission designated sensitive resource area and adjacent to Tuna Creek a Commission designated Environmentally Sensitive Habitat Area. In addition, the Coastal Act requires that environmentally sensitive habitat areas "be maintained, enhanced, and where feasible, restored." Therefore, the Commission finds, that in order to ensure these disturbed areas are restored to minimize any adverse environmental impacts resulting from erosion, the following special conditions are necessary. Special Condition #2 of the permit requires that the applicant submit, for the review and approval of the Executive Director, a Restoration Program for the other sections of the project area, the staging area and access roads, that identifies the indigenous vegetation associated with the proposed project site, significant vegetation that exists within the development area, and the methods to be used to restore this vegetation to all areas disturbed by the proposed development. Furthermore, Special Condition #2 requires the applicant to monitor all restoration activities, those already implemented by the applicant and those required by Special Condition #2, for a period of no less than 5 years to insure the long term survivability of restoration efforts. This program will allow for mid-course corrections, should any of the restoration activities be unsuccessful, and maintenance to ensure that site habitat restoration is successful. In order to ensure that restoration of the site is conducted in a timely manner, Special Condition #4 requires the applicant to implement the restoration and monitoring program prior to the 1996-1997 rain season. Therefore, the Commission finds that the project, as conditioned is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

C. Geologic Stability

Section 30253 of the Coastal Act states:

> New development shall:
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> (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
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> (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed development is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all vegetation, thereby contributing to an increased potential for erosion and landslide on the property. The applicant has submitted a Memorandum, dated February 1, 1995, prepared by the District Materials Laboratory of CAL TRANS.

The February 1, 1995, Memorandum states:

> Based in field observations and considering the slide geometry and the geologic data it is our opinion that unloading the head of the slide by regrading 10 meters (30 feet) beyond the main scarp parallel to the existing natural slope will temporally reduce the slide movement. Benching of the slope at approximately mid-height is advisable.
>
> We recommend covering the new slope with jute mesh or other erosion control method in order to avoid surface erosion due to rain-off. Ground water seeping from the slope should be intercepted by the placement of horizontal drains in intervals of 10 meters (30 feet).

The Coastal Act requires that new development assure "stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area..." The Cal Trans engineering geologist has indicated that the slide is a geologic threat to the roadway and has outlined plan to stabilize the slide area. The applicant proposes to grade the slope to unload the head of the slide to reduce slide movement. The grading proposed is the minimum necessary to reduce the threat of the slide but will not completely eliminate the landslide threat. To stabilize and remediate the entire slide would require massive grading which is not feasible for a number of reasons, including economic, environmental, physical constraints, etc.

The consulting engineer indicates that the new slope should be covered with jute netting or other erosion control methods in order to avoid surface erosion due to runoff. The applicant has implemented a revegetation program for the bluff face, involving the hydroseeding of the bluff face with native indigenous seeds. However, there are several other areas, including a staging

area and access roads (Exhibits 7 & 8) which were disturbed by construction activities that have not be revegetated or have had any erosion control measures implemented. These areas are also subject to erosion which could result in a hazards to traffic and residences fronting Pacific Coast Highway. Therefore, the the Commission finds it necessary to require the applicant to submit, for the review and approval of the Executive Director, a Restoration Program (Special condition #1) for the staging area and access roads as shown on exhibit 7 & 8. Furthermore, Special Condition #2 also requires the applicant to monitor all restoration activities, those already implemented by the applicant and those required by Special Condition #2, for a period of no less than 5 years to insure the long term survivability of restoration efforts. In order to ensure that restoration of the site is conducted in a timely manner, Special Condition #4 requires the applicant to implement the restoration and monitoring program prior to the 1996-1997 rain season.

In order to mitigate the adverse impacts associated with increased erosion and sedimentation, prior to the restoration of developed areas with vegetation, Special Condition #3 requires the applicant to submit erosion control plans which indicate the temporary use and location of best management practices used to contain sedimentation on site until such time the restoration activities are successful. In addition, the applicant did not submit drainage plans as a part of their application for a coastal development permit. Commission staff have inspected the site and have found that the bench drains are directing runoff onto Tuna Canyon Road and Pacific Coast Highway in a uncontrolled manner which will present a flood hazard to traffic on PCH and the residences fronting PCH. Furthermore, as the site plans submitted differ from the as-built conditions, and to ensure that the drainage structures were designed and installed consistent with the Laboratory's recommendations, the Commission finds it necessary to require the applicant to 1) submit final drainage plans that 2) have been certified in writing by the consulting Engineering Geologist or Civil Engineer as conforming to the recommendations of the District Materials Laboratory. These plans shall illustrate how runoff from the developed areas is adequately conveyed into existing drainage facilities and does not pose a hazardous situation to either PCH or adjacent properties to the site. Only as conditioned is the proposed project consistent with Section 30253 of the Coastal Act.

D. Grading/Landform Alteration & Visual Resources

Section 30251 of the Coastal Act state:

> The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The project site is located adjacent to Pacific Coast Highway (PCH), a designated scenic highway, and can be viewed from Las Tunas State Beach. The

project involved the grading, removal, of only those hazardous portions of the slope required to maintain a stable slope face. Therefore, the applicant has minimized grading and landform alteration to the maximum extent feasible. However, this large graded slope face is quite visible and if not adequately revegetated will adversely impact visual resources of this area. The applicant has implemented a revegetation program for the bluff face. The program consists of hydroseeding the bluff face with native seeds indigenous to the area. The applicant states that they will evaluate the success of this program in Spring of 1996, and based on this success may do additional plantings in the Fall of 1996. However, it should be noted that the above referenced restoration program has not been implemented for all areas affected by this development, such as the staging area and access roads. These areas have a great potential for erosion, as they are now devoid of vegetation or other form of erosion control.

In order to restore the scenic and visual qualities of the site, the Commission finds it necessary to require the applicant to submit a Restoration Program for the entire site. This program shall require the applicant to restore the site with native, indigenous, vegetation, which will in turn provide erosion control to the site, and restore the scenic and visual qualities of the area. Furthermore, Special Condition #2 also requires the applicant to monitor restoration activities for a period of no less than 5 years to insure the long term survivability of revegetation efforts. In order to ensure that restoration of the site is conducted in a timely manner, Special Condition #4 requires the applicant to implement the restoration and monitoring program prior to the 1996-1997 rain season. The Commission finds that the project as proposed, and conditioned, is consistent with Section 30251 of the Coastal Act.

F. Local Coastal Program.

Section 30604 of the Coastal Act states that:

> a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu and the Santa Monica Mountains which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. The proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned , has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

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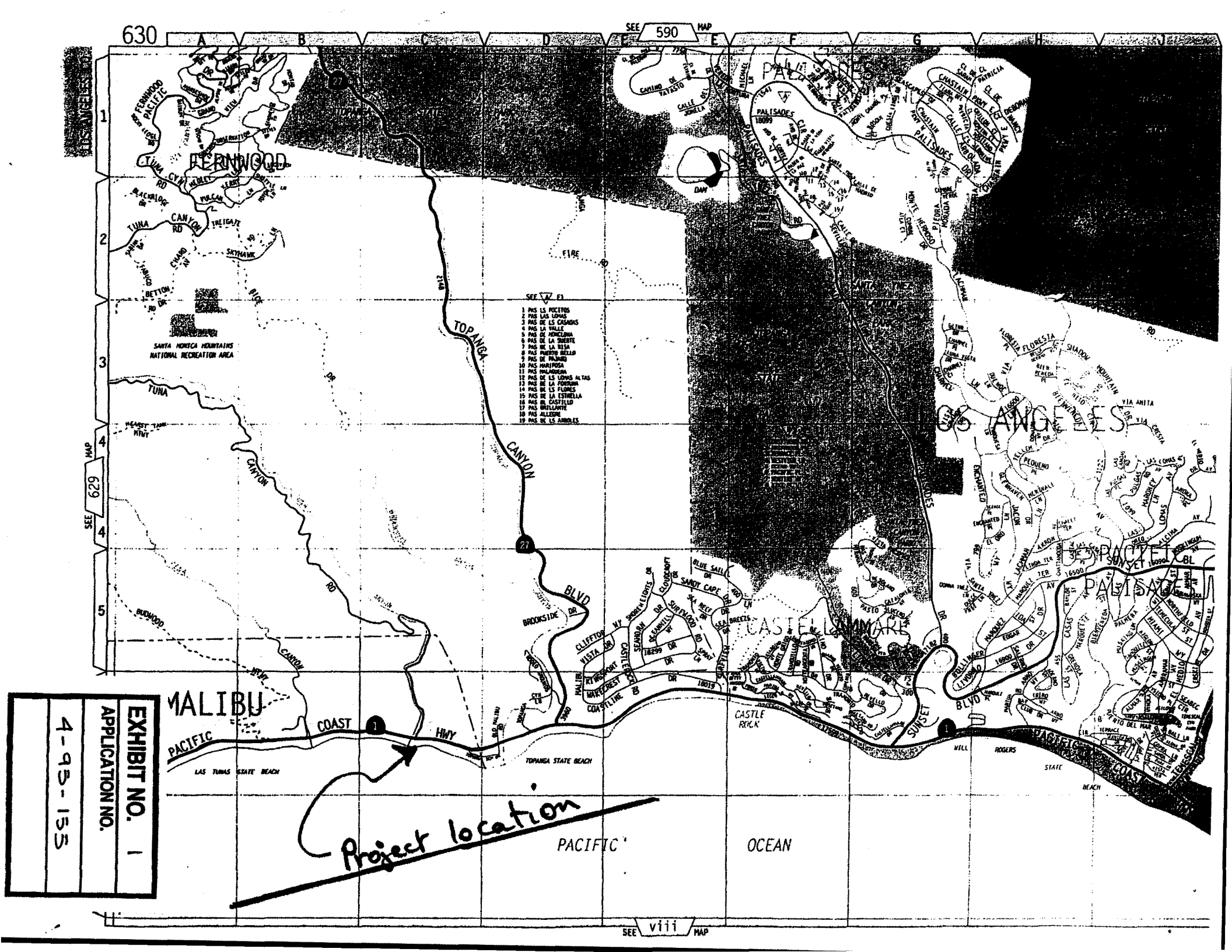
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PALISADES

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THE STANDARD PLANS APPLICABLE TO THIS CONTRACT INCLUDE, BUT ARE NOT LIMITED TO THOSE LISTED BELOW:

A10A A10B A20A
A20B A73C T1
T2 T3 RS1
RS2 RS4

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

ER-2700(001)

DIST	COUNTY	ROUTE	POST MILE TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
07	LA	1	40.9/41.4	1	14

PROJECT PLANS FOR CONSTRUCTION ON STATE HIGHWAY

IN LOS ANGELES COUNTY IN MALIBU FROM TOPANGA CREEK BRIDGE TO 0.2 MILE NORTH OF TUNA CANYON ROAD

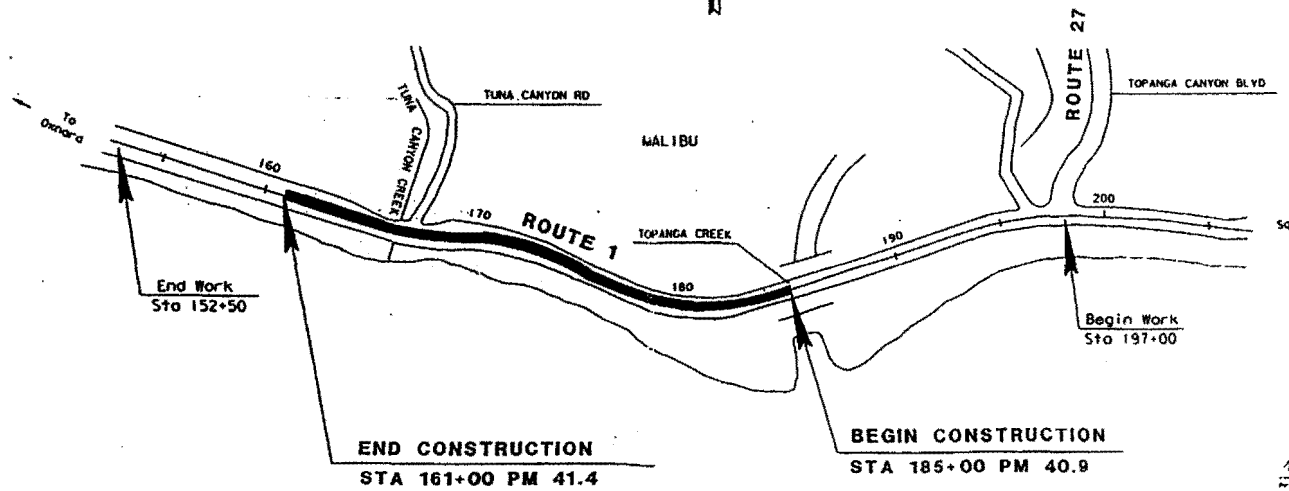
To be supplemented by Standard Plans dated July, 1992

REDUCED PLAN
USE SCALE BELOW
3 INCHES ON ORIGINAL PLAN

LOCATION MAP

Caltrans

The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.



W H Reagan
Project Engineer Date
Registered Civil Engineer

W.H. REAGAN 46131 Exp 12-31-98 CIVIL STATE OF CALIFORNIA

February 6, 1995
Plans approved Date

NO SCALE

The Contractor shall possess the Class (or Classes) of license as specified in the "Notice to Contractors".

Contract No. 07-469104

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES

USERNAME = DODS
DGN FILE = [illegible]

CU 01265

EXHIBIT NO. 2
APPLICATION NO.
4-95-155

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
07	LA	1	40.9/41.4	7	14

W. H. Reagan
REGISTERED CIVIL ENGINEER

2-6-95
PLANS APPROVAL DATE

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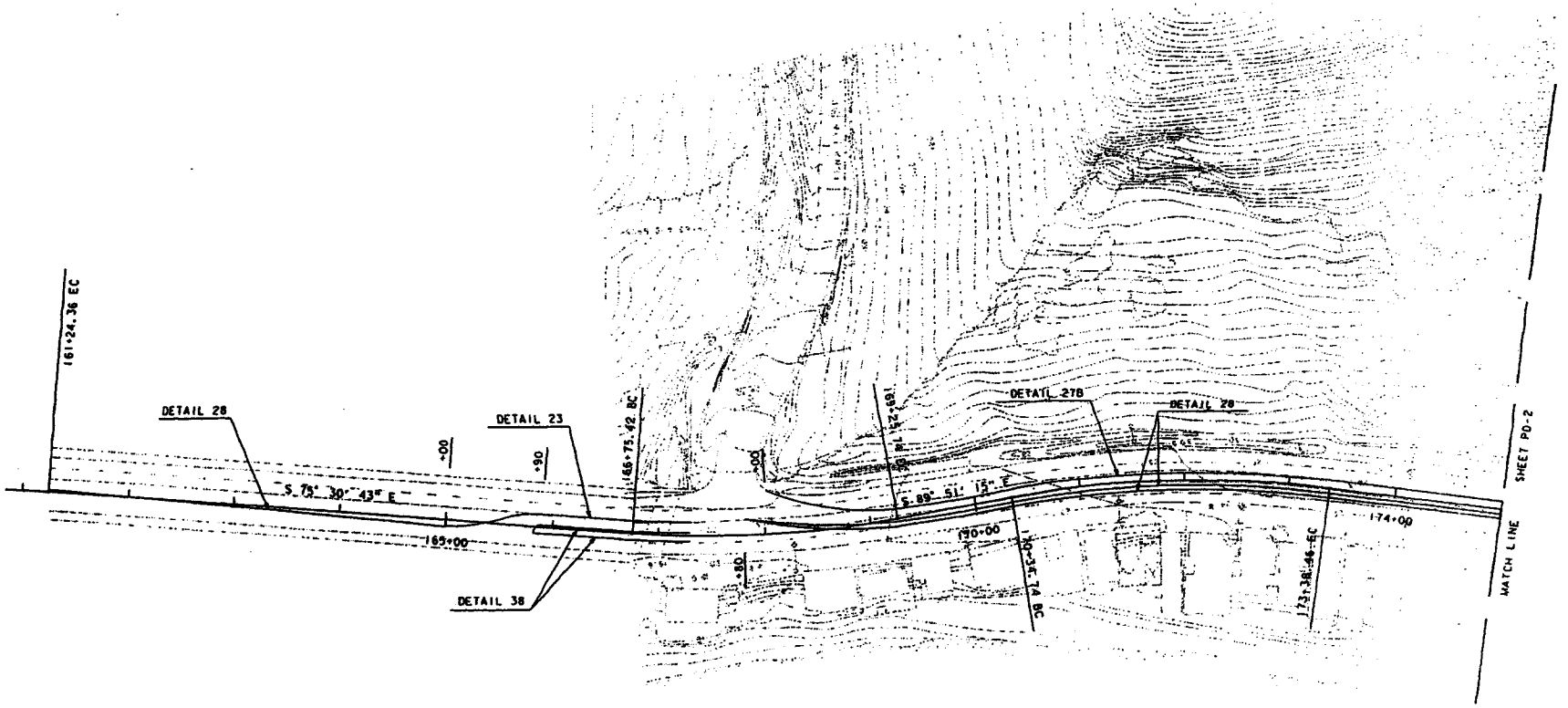
REGISTERED PROFESSIONAL ENGINEER — W.H. REAGAN — No. 46131 — Exp. 12-31-96 — CIVIL — STATE OF CALIFORNIA

DATE	REVISED BY
	DATE REVISED

CALCULATED/ DESIGNED BY	
CHECKED BY	

PROJECT ENGINEER: W. H. REAGAN

DEPARTMENT OF TRANSPORTATION — PROJECT DEVELOPMENT



PAVEMENT DELINEATION PLAN

(REMOVAL)

SCALE: 1"=50'

PD-1

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3

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DGN FILE => /usr/bobe/PD/746910nu1.dgn

CU 07265

EA 469101

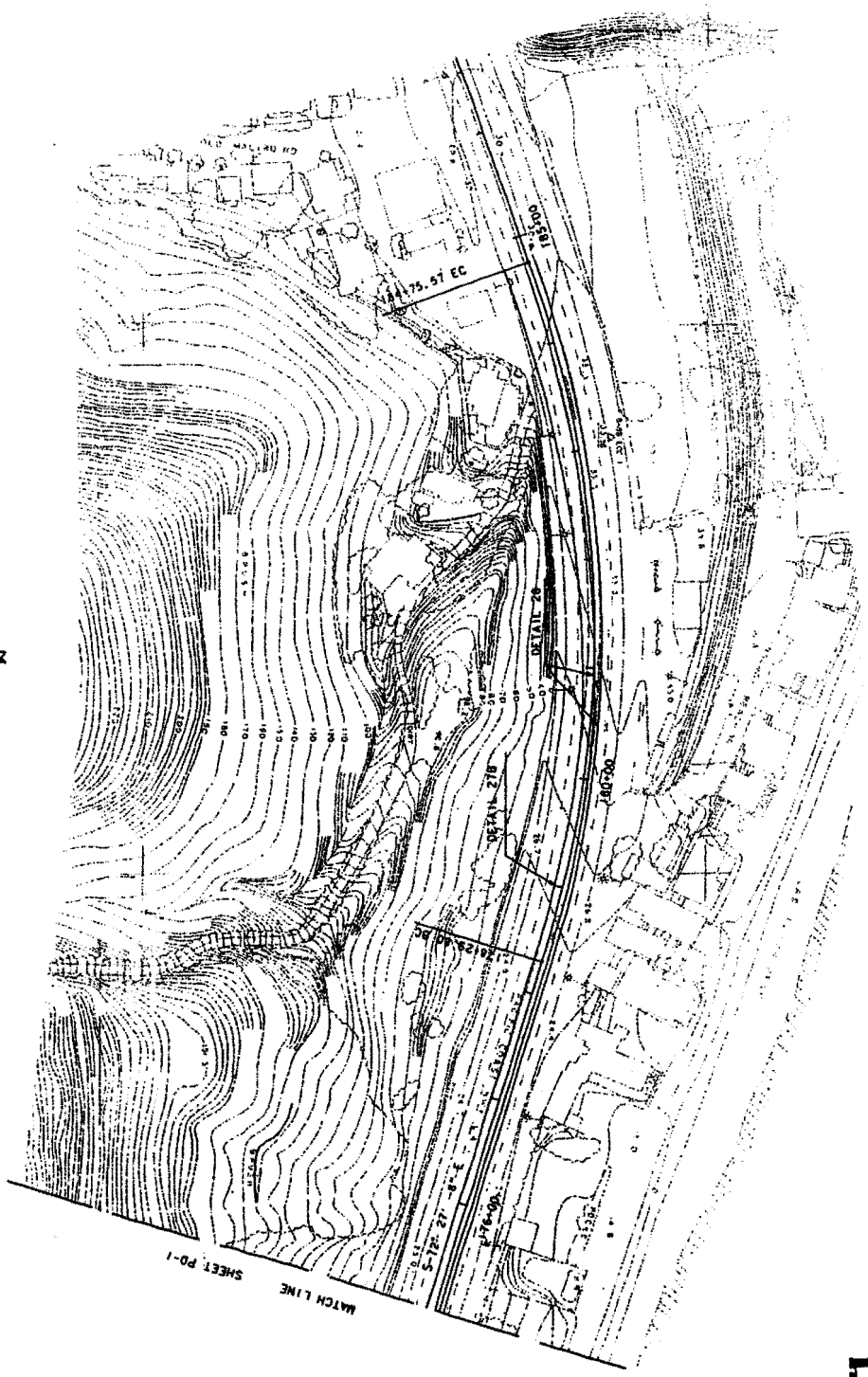
TIME PLOTTED => 08-FEB 1995 10:43

EXHIBIT NO. 3

APPLICATION NO.

4-95-155

Re Graded



PAVEMENT DELINEATION PLAN (REMOVAL)

SCALE: 1"=50'

PD-2

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
07	LA	1	40.9/41.4	8	14

REGISTERED CIVIL ENGINEER — R.H. REAGAN — No. 4631 — CIVIL — Exp. 12-31-95

PLANS APPROVAL DATE: 2-6-95

The State of California or its officers or agents shall not be responsible for any changes or additions made to these plans unless they are authorized by the Director of Transportation.

USERNAME = DODD
DGN FILE = /usr/dodd/PD/14910P02.dgn

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3

CU 07265 EA 46910

TIME PLOTTED = 05-FEB-1995 14:43

00-00-00

DEPARTMENT OF TRANSPORTATION	PROJECT ENGINEER	CALCULATED/ DESIGNED BY	CHECKED BY	DATE REVISED
PROJECT DEVELOPMENT	W. H. REAGAN			REVISED BY

EXHIBIT NO. 4

APPLICATION NO.

4-95-155

Pre Graded

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
07	LA	1	40.9/41.4	4	14

W. H. Reagan
REGISTERED CIVIL ENGINEER

2-6-95
PLANS APPROVAL DATE

W.H.REAGAN
No. 46134
Exp. 12-31-96
CIVIL
STATE OF CALIFORNIA

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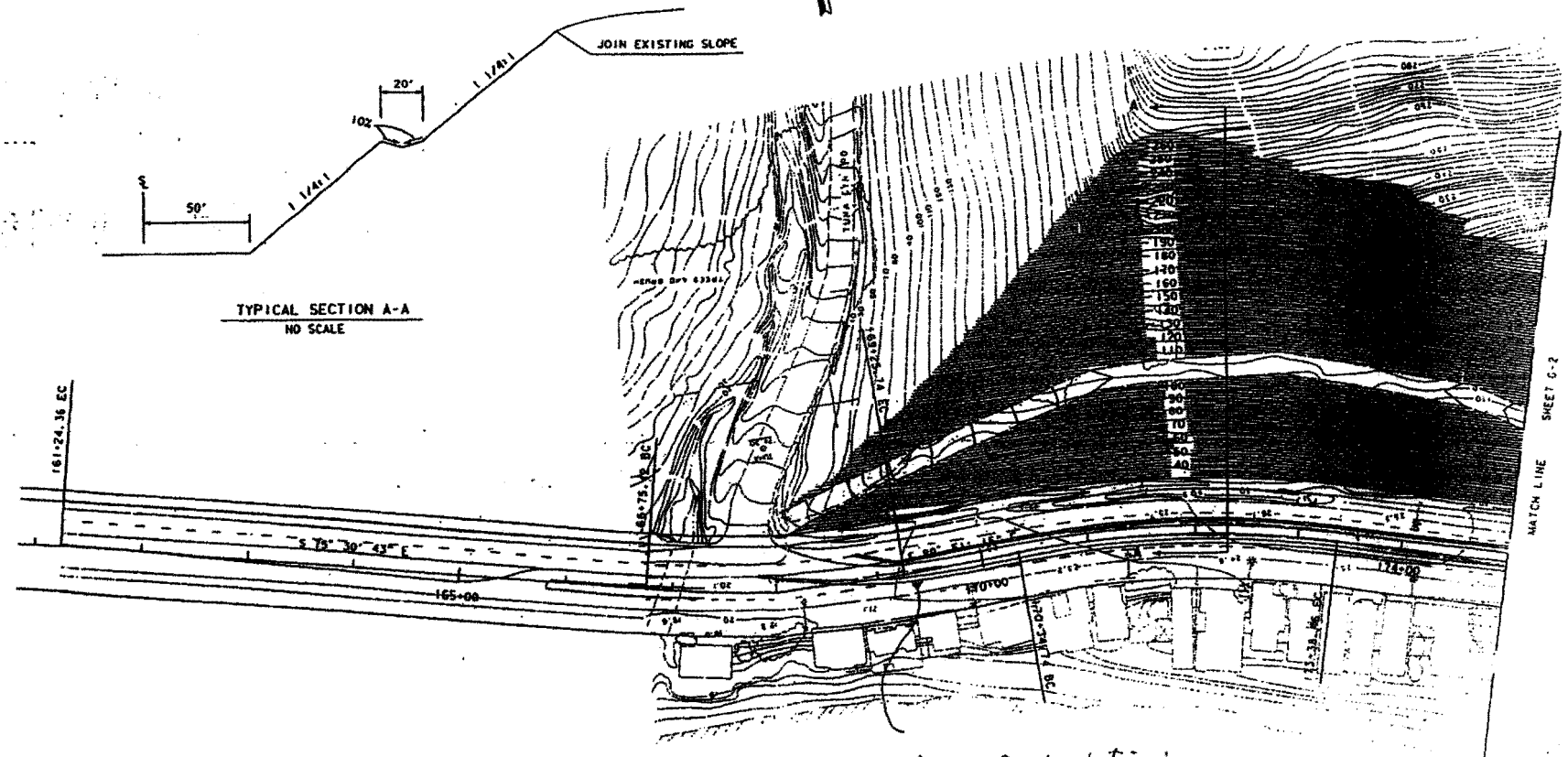
DATE	REVISED BY	DATE REVISED

CALCULATED/DESIGNED BY
CHECKED BY

PROJECT ENGINEER
W. H. REAGAN

DEPARTMENT OF TRANSPORTATION
DEVELOPMENT



Approx. 904' station line
to station line

CONTOUR GRADING

SCALE: 1"=50'

G-1

FOR REDUCED PLANS 0 1 2 3

USERNAME => philf

DN 07265

LA 46910

LAST REVISED 00-00-00

LINE PLOTTED => 05-FEB-1995 14:57

EXHIBIT NO. 5
APPLICATION NO.
4-95-153
Post Graded

[redacted]

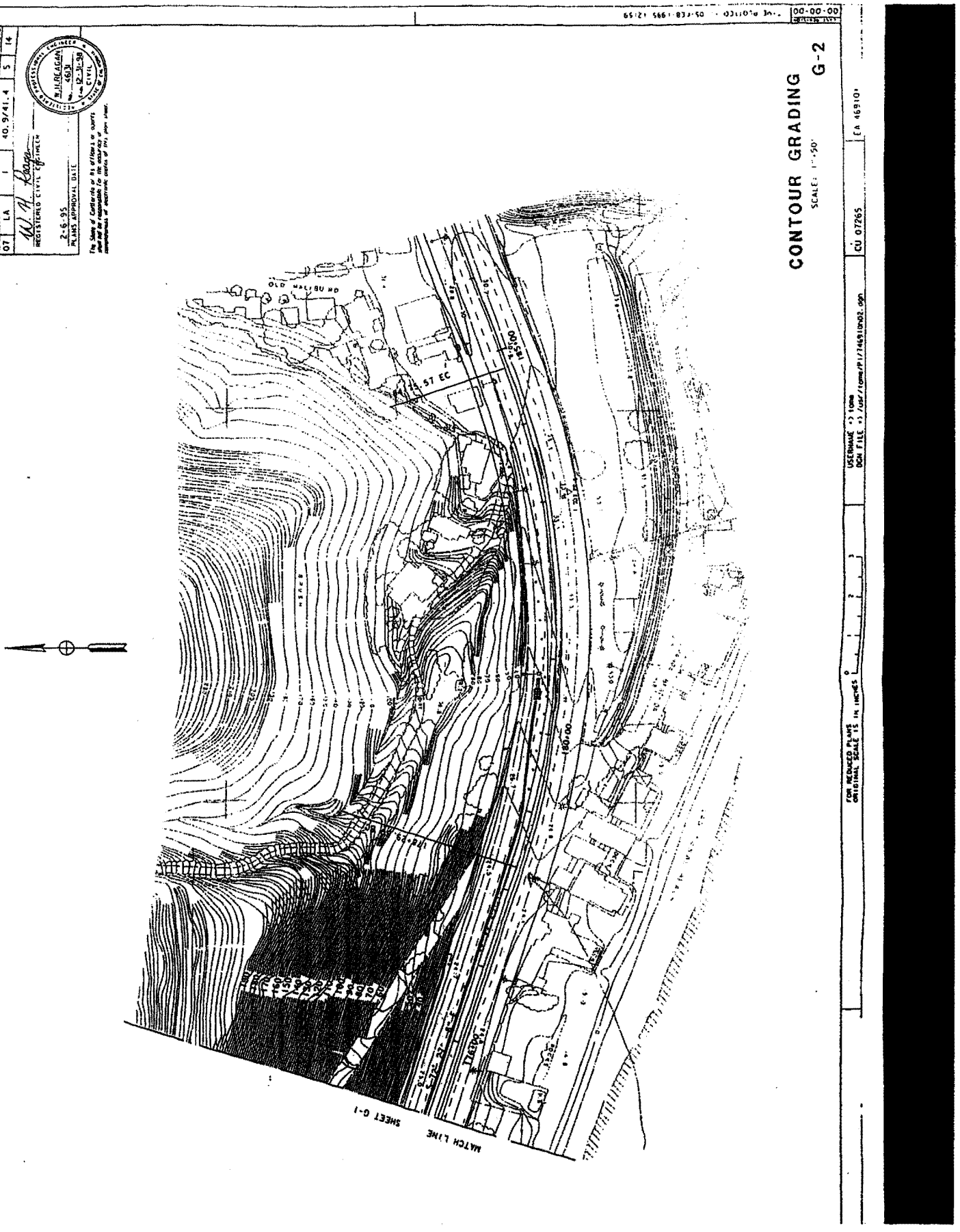


EXHIBIT NO. 6
APPLICATION NO.
4-95-155
Post Graded

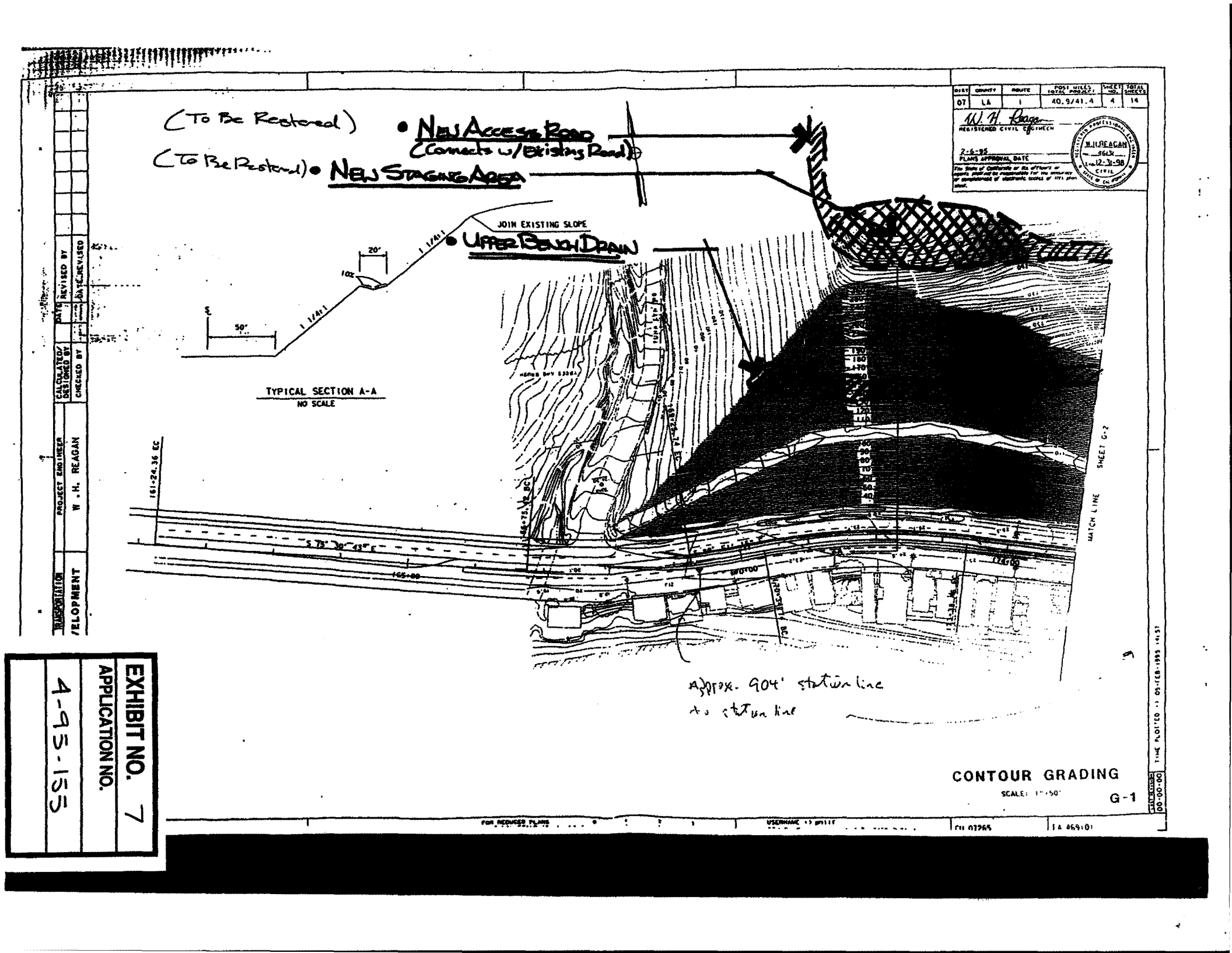
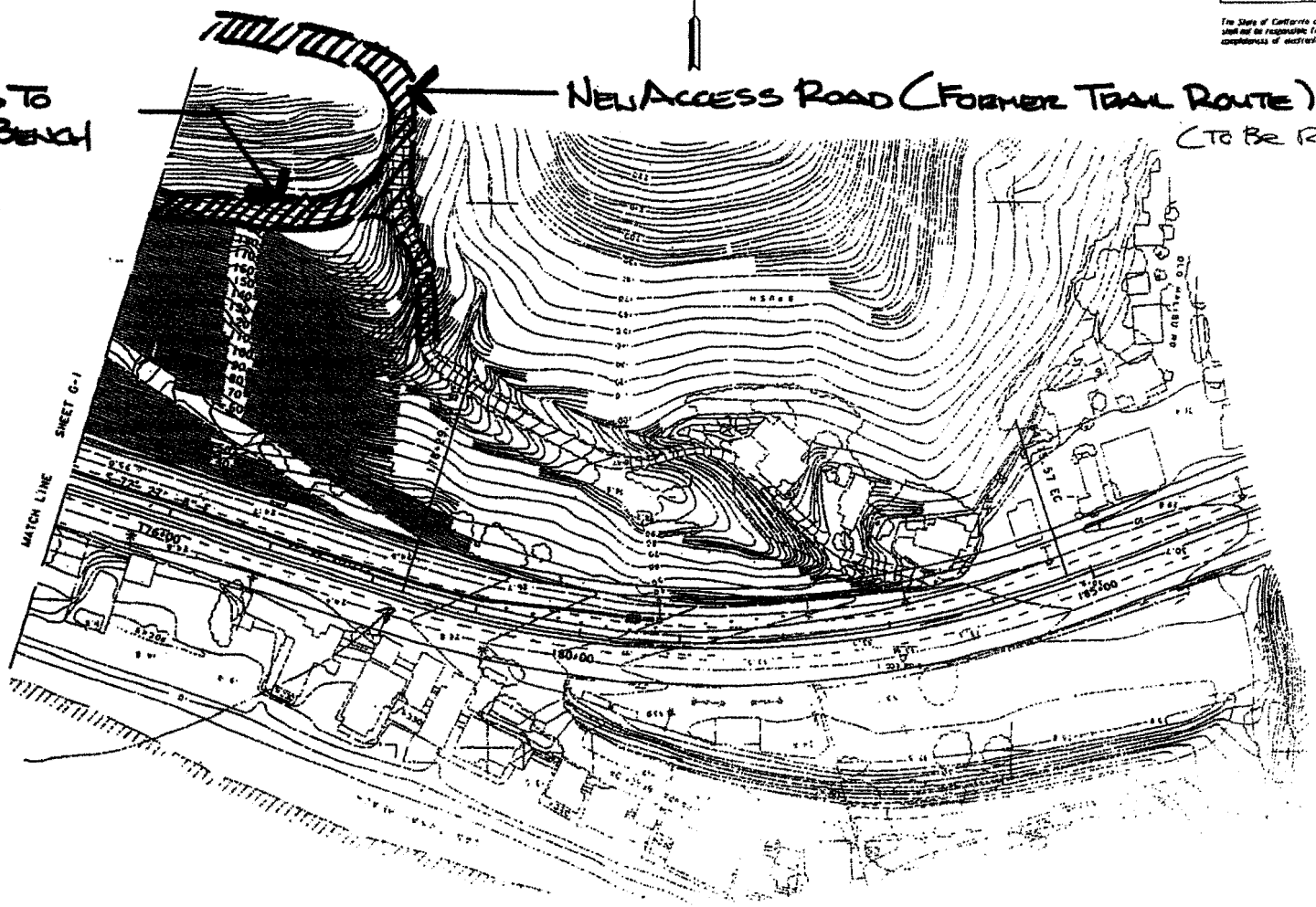


EXHIBIT NO. 7
APPLICATION NO.
4-95-155



DEPARTMENT OF TRANSPORTATION	PROJECT ENGINEER	CALCULATED/ DESIGNED BY	DATE	REVISED BY
PROJECT DEVELOPMENT	W. H. REAGAN	CHECKED BY		DATE REVISED

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
07	LA	1	40.9/41.4	5	14

W. H. Reagan
REGISTERED CIVIL ENGINEER

2-6-95
PLANS APPROVAL DATE

W. H. REAGAN 4619 Exp. 12-31-98 CIVIL

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CONTOUR GRADING
SCALE: 1"=50'

G-2

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3

USERNAME => tomo
DGN FILE => /usr/tomo/Pw/746910n02.dgn

CU 07265

EA 469101

05-FEB-1995 12:59

EXHIBIT NO. 8
APPLICATION NO.
4-95-155

AERIAL PHOTOGRAPHS: 1993, April

EXHIBIT NO. 9
APPLICATION NO.
4-95-155

AERIAL PHOTOGRAPHS: 1993, NOVEMBER

EXHIBIT NO. 10
APPLICATION NO.
4-93-155

Aerial Photographs: 1994, March

EXHIBIT NO. 11
APPLICATION NO.
4-95-155