

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641-0142



Filed: 11/21/95
49th Day: 1/9/96
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Staff: TAD-VNT TAD
Staff Report: 12/22/95
Hearing Date: January 9-12, 1996
Commission Action:

STAFF REPORT: CONSENT CALENDAR

TH9C

APPLICATION NO.: 4-95-178

APPLICANT: Los Angeles County Public Works Department

AGENT: Jennifer Fang - LACPWD

PROJECT LOCATION: 19452 Grand View Drive / 615 Falls Drive / 500 S. Topanga Canyon Blvd. - Fernwood area of Los Angeles County.

PROJECT DESCRIPTION: The reconstruction of a roadway and culvert destroyed by flooding. Project involves the installation of a 10' by 8' reinforced concrete box involving 800 cubic yards of grading.

LOCAL APPROVALS RECEIVED: None.

SUBSTANTIVE FILE DOCUMENTS: California Coastal Act of 1976, as of January 1995, Malibu/Santa Monica Mountains LCP Research Analysis and Appendices, Emergency CDP G4-95-178.

SUMMARY OF 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. Revegetation Program

The applicant shall submit, for the review and approval of the Executive Director, revegetation plans for all areas impacted and disturbed by development activities. These plans shall incorporate the use of native, indigenous, plant species associated with the site and the surrounding area to minimize the need for irrigation and to soften the visual impact of development. These plans shall provide an outline of proposed maintenance activities, including the removal of weeds, or mid-course corrections (additional plantings), should they be required.

2. Condition Compliance

The applicant is required to implement the Revegetation Program specified in the foregoing conditions prior to the 1996-1997 rain season. 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.

A. Project Description

The County of Los Angeles Public Works Department seeks a follow up coastal development permit for the reconstruction of a roadway and 60" corrugated metal pipe destroyed by flooding. The flooding removed a 50' section of roadway which bridged an unnamed tributary to Topanga Canyon Creek and provided the only access route to approximately 6 residences. The project involves the installation of a 10' by 8' reinforced concrete box and the grading of approximately 800 cubic yards. The Commission issued an emergency CDP, #G4-95-178, in September of 1995 to allow the County to reopen access to several residences cut off by the loss of the above referenced roadway since last winter. The project site is located within an area recognized by the Commission as Significant Oak Woodland, and as an Environmentally Sensitive Habitat Area.

B. Environmentally Sensitive Habitat Areas

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

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.

The 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. Additionally 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 projects conformity with Coastal Act policy. The LUP contains the following policies regarding landform alteration and the protection of ESHAs which are applicable to the developed proposed:

- P68 Environmentally sensitive habitat areas (ESHAs) shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Residential use shall not be considered a resource dependent use.
- P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.
- P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.

Topanga Canyon - Significant Oak Woodlands;

The LUP for Malibu states the following:

Significant oak woodlands are woodlands (or savanahs) which are located outside Significant Watersheds (i.e., outside undisturbed watersheds). These woodlands are located much closer to existing roads and development (e.g., Red Rock Canyon area) and, consequently are not as heavily utilized by sensitive, secretive wildlife such as Golden eagles and other birds of prey or large mammals such as mountain lions and bobcats. In this sense, these woodlands are not quite as critical as remote, undisturbed woodlands. Nevertheless, any oak-dominated habitat is considered a biologically critical resource because of the large number of wildlife dependent upon oak trees and because of the declining nature of oak-dominated habitats in southern California.

To a varying degree these designated Significant Oak Woodlands contain a fair amount of riparian woodland as well. This is especially true in the upper sections of the Topanga Canyon watershed. The Friescen report refers to these areas in the following manner:

Riparian woodlands are subject to destruction by urbanization, channelization of their water courses, and fire. Siltation and sedimentation frequently damage the root systems of riparian species, causing their early death. However, riparian communities are able to slowly recover (self-restoration) after floods and fires.

ESHA Issue Analysis

The applicant seeks a follow up CDP for the reconstruction of a roadway and 60" corrugated metal pipe destroyed by flooding. The project involves the installation of a 10' by 8' reinforced concrete box and the grading of approximately 800 cubic yards. The project site is located within an unnamed tributary to Topanga Canyon Creek, and is an area recognized by the Commission as Significant Oak Woodland and an Environmentally Sensitive Habitat Area. Most of the work associated with this development involved the reconstruction of a culvert and earthen bridge which supported the road above the culvert, which was destroyed by flooding. Limited work occurred in the stream channel, and no major riparian vegetation was removed during construction activities. The new earthen bridge is currently void of vegetation and requires revegetation to establish erosion and sedimentation control.

The Coastal Act requires that environmentally sensitive habitat areas "be maintained, enhanced, and where feasible, restored." Special Condition #1 of the permit requires that the applicant submit for the review and approval of the Executive Director, a detailed Revegetation Program, for the replacement and enhancement of all habitat damaged as a result of the proposed work. This program shall incorporate the use of native indigenous plants species associated with the habitat of the project site. In order to ensure that revegetation of the site is conducted in a timely manner, Special Condition #2 requires the applicant to implement the revegetation program prior to the 1996-1997 rain season. The Commission finds that the project as conditioned has been mitigated to the greatest extent feasible. Therefore, the Commission finds that the project, as conditioned is consistent with Sections 30231 and 30240 of the Coastal Act.

C. Grading/Landform Alteration & Visual Resources

Section 30251 of the Coastal Act state:

Section 30251

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 Malibu/Santa Monica Mountains Land Use Plan policies regarding landform alteration and the protection of visual resources are among the strictest and most comprehensive in addressing new development. Additionally 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 projects conformity with Coastal Act policy. The LUP contains the following policies regarding landform alteration and the protection of visual resources which are applicable to the developed proposed:

- P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.
- P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.
- P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on sloped terrain should be set below road grade.

P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:

be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.

minimize the alteration of natural landforms.

be landscaped to conceal raw-cut slopes.

The applicant seeks a follow up CDP for the reconstruction of a roadway and 60" corrugated metal pipe destroyed by flooding. The project involves the installation of a 10' by 8' reinforced concrete box and the grading of approximately 800 cubic yards. The project site is located within an area recognized by the Commission as Significant Oak Woodland, and as an Environmentally Sensitive Habitat Area. In order to minimize erosion and restore the scenic and visual qualities of the site, the Commission finds it necessary to require the applicant to implement a restoration and monitoring program for the site. This program shall incorporate the use of native indigenous plants species associated with the habitat of the project site. In order to ensure that revegetation of the site is conducted in a timely manner, Special Condition #2 requires the applicant to implement the revegetation 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.

D. 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 coastal 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. On December 11, 1986, the Commission certified the Land Use Plan portion of the Malibu/Santa Monica Mountains Local Coastal Program. The certified LUP contains policies to guide the types, locations, and intensity of future development in the Malibu/Santa Monica Mountains area. Among these policies are those specified in the preceding sections regarding environmentally sensitive resources. As conditioned, the proposed development, as conditioned, will not create adverse impacts and is consistent with the policies contained in the LUP. Therefore, the Commission finds that approval of the proposed development will not prejudice the County's ability to prepare a Local Coastal Program implementation program for Malibu and the Santa Monica Mountains which is consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. CEQA.

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirement 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. There are no negative impacts caused by the proposed development, as conditioned, which have not been adequately mitigated. Therefore, the proposed project, as conditioned, is found to be consistent with CEQA and the policies of the Coastal Act.

TAD-VNT
1854M

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

FALLS DRIVE AT GRAND VIEW DRIVE



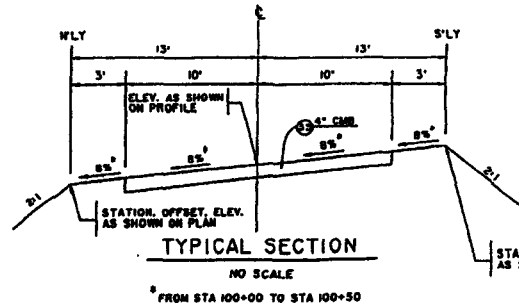
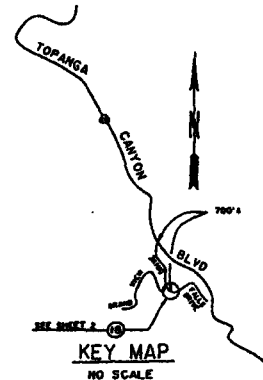
PROJECT SITE
T.A. 500-87
S.S. 236
LOCATION

1. MAXIMUM DRY DENSITY TESTS USED TO DETERMINE THE DEGREE OF COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN STANDARD METHOD FOR TESTING MATERIALS SECTION 2-507-01. RELATIVE COMPACTION SHALL BE EXPRESSED AS A RATIO BETWEEN THE IN-SITU DRY DENSITY AND THE MAXIMUM DRY DENSITY OBTAINED IN THE LABORATORY BY THE FOLLOWING STANDARD PROCEDURE.
2. EXISTING STRUCTURES, FOUNDATIONS, BRAMA, BRANAL, VEGETATION, BRAMA, LOGS, FILL, AND SUBTERRANEAN MATERIAL, SHALL BE REMOVED AND EXPOSED BY OFF-SITE TWO REMOVAL MUST BE COMPLETED PRIOR TO FILL PLACEMENT.
3. TREES, PLANTS, OR MAN-MADE IMPROVEMENTS NOT PLANNED TO BE REMOVED OR UNDESIRABLE SHOULD BE PROTECTED BY THE CONTRACTOR FROM DAMAGE OR REMOVAL.
4. NATIVE SOIL FREE FROM ORGANIC MATERIAL, AND OTHER SUBTERRANEAN MATERIAL, MAY BE USED AS COMPACTED FILL. HOWEVER, SELECTION OF ALL SOILS, NATIVE OR IMPORTED, IS SUBJECT TO FIELD APPROVAL BY THE FIELD ENGINEER PRIOR TO PLACEMENT.
5. FILL LAYERS SHALL NOT BE MORE THAN 18 INCHES THICK. FILL SHALL BE PLACED IN THE COMPACTED FILL WITHOUT REPLY AND APPROVAL OF THE FIELD ENGINEER.
6. THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH WHEN COMPACTED, SHALL NOT EXCEED SIX (6) INCHES IN THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY CLASSIFIED BEFORE PLACEMENT.
7. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS NOT DETERMINED TO ADEQUATELY ACHIEVE THE REQUIRED COMPACTION, TESTS SHALL BE RUN UNTIL THE SOILS ATTAIN A MOISTURE CONTENT TO ACHIEVE THE REQUIRED COMPACTION. WHEN THE MOISTURE CONTENT OF THE FILL MATERIAL IS EXCESSIVE, THE FILL MATERIAL SHALL BE AIR-DRIED OR COMPACTION OR SHALL BE BLENDED WITH DRYER MATERIAL, UNTIL THE MOISTURE CONTENT IS ADJUSTED TO AN ACCEPTABLE CONTENT TO ACHIEVE THE REQUIRED COMPACTION.

AFTER EACH LAYER HAS BEEN EVENLY SPREAD, MOISTURE-CONDITIONED, AND MOVED, IT SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM TEST DESIGNATION D-1557-01. APPROPRIATE COMPACTION EQUIPMENT SHALL BE UTILIZED TO ACHIEVE THE SPECIFIED DEGREE OF COMPACTION.

COMPACTION SHALL BE BY SHIMPOFF HOLLERS, VIBRATING SHIMPOFF HOLLERS, ROLLERS, OR OTHER MECHANICAL MEANS ACCEPTABLE TO THE FIELD ENGINEER. ROLLERS OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA AND THE ROLLER SHALL HAVE SUFFICIENT TRUCK TO INSURE THAT THE REQUIRED RELATIVE COMPACTION HAS BEEN OBTAINED.

8. SHALL BE PERFORMED BY THE FIELD ENGINEER. SUFFICIENT TESTS OF THE FILL SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL MATERIAL, IN ACCORDANCE WITH THE FOLLOWING GUIDELINES: ONE TEST FOR EACH 2-FOOT VERTICAL LIFT, UNLESS SHIMPOFF HOLLERS ARE USED, THE COMPACTED SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIAL BELOW THE DISTURBED ZONE. WHEN THESE TESTS INDICATE THAT THE REQUIRED RELATIVE COMPACTION IS NOT ACHIEVED, THE PARTICULAR LAYER OR PORTION THEREOF, SHALL BE REMOVED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.
9. WHEN FILL ARE TO BE PLACED ON GROUND WITH SLOPE STEEPER THAN 3:1 HORIZONTAL/VERTICAL, THE GROUND SHALL BE KEYED AND REINFORCED.
10. COMPACTION OF SLOPES SHALL BE ACCOMPLISHED BY OVERLAPPING A MINIMUM OF THREE FEET AND TESTING SHALL BE PERFORMED AS THE FILL IS PLACED. WHEN FILL ARE PLACED ON SATISFACTORY COMPACTED FILL, CORRECTION SHALL BE MADE AND REMOVED LAYERS REINFORCED INTO THE APPROVED LAYER.
11. ALL THE TEMPORARY SLOPES SHALL BE 3:1 HORIZONTAL/VERTICAL OR FLATTER, AS DETERMINED BY THE ENGINEER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF ALL TEMPORARY EXCAVATIONS DURING THE CONSTRUCTION. RECOMMENDATIONS BY THE FIELD ENGINEER PERTAINING TO TEMPORARY EXCAVATIONS NOT USED AS GUIDELINES ONLY.
13. AS RECOMMENDED BY THE FIELD ENGINEER, THE CONTRACTOR SHALL "SHUT DOWN" OR REMOVE GRADING EQUIPMENT FROM AN AREA BEING TESTED.
14. EARTH-MOVING OPERATIONS SHALL BE SUCH THAT WATER IS PREVENTED FROM RUNNING INTO EXCAVATED AREAS. EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.
15. FILL MATERIAL SHALL NOT BE PLACED, SPREAD, OR MOVED DURING UNFAVORABLE WEATHER CONDITIONS, WHEN THE WORK IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS OF THE FILL ENGINEER INDICATE THAT THE MOISTURE CONTENT OF THE FILL MATERIAL, COMPLETES WITH THE COMPACTION REQUIREMENTS.



INDEX

SHEET NO. 1 TITLE SHEET
SHEET NO. 2 PLAN, PROFILE, AND DETAILS

CONSTRUCTION LEGEND

1. DRAINAGE SYSTEM AS SHOWN ON SHEET INDICATED.
2. WARPED WINGWALL AND CONCRETE APRON PER CALTRANS STD. D-86A.
3. CABLE RAILING, PER CALTRANS STD. BH-47.
4. CAST-IN-PLACE REINFORCED CONCRETE SINGLE BOX CULVERT PER CALTRANS STD. D-80.
5. BOX CULVERT WINGWALL TYPE 'A' & TYPE 'B' PER CALTRANS STD. PLAN D-84.
6. CRUSHED MISCELLANEOUS BASE

CONSTRUCTION NOTES

1. PRIME CONTRACTOR LICENSE REQUIRED - CLASS A.
2. ALL STRUCTURES SHALL BE CONSTRUCTED PER APWA STANDARD PLANS, UNLESS OTHERWISE SHOWN.
3. PLACE BEDDING UNDER RCB EXCEPT WHERE BEDROCK IS EXPOSED. BEDDING SHALL BE PER LACQW STD. 3080-1, NOTE 4. A MINIMUM OF 12 INCHES THICK, AND SHALL BE INCLUDED IN THE BID PRICE FOR THE BOX CULVERT.
4. FIELD ENGINEER SHALL ADJUST WINGWALLS AND THE RCB VERTICAL AND HORIZONTAL ALIGNMENT TO MEET FIELD CONDITIONS.

CONSTRUCTION SYMBOLS

- ⊙ INDICATES WORK PER CONSTRUCTION LEGEND.
- ⊙ A TREE TO BE REMOVED

RECEIVED
SEP 1 1995
CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

STATION, OFFSET, ELEV.
AS SHOWN ON PLANS
4-95-178

TWO DAYS BEFORE YOU GO		APPROVED BY THE COUNTY OF LOS ANGELES		COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS	
CALL USA TOLL FREE		BY <i>[Signature]</i> 1-5-95		FALLS DRIVE	
1-800-422-453		DATE 1-5-95		AT GRAND VIEW DRIVE	
		DATE 1-5-95		CASH CONTRACT NO. 7299	
		DATE 1-5-95		JOB 5003497 1995	
		DATE 1-5-95		SHEET 1 OF 2	

EXHIBIT NO. 1

APPLICATION NO.

4-95-178

FALLS DRIVE

@ GRANDVIEW DRIVE



LOOKING EASTERLY AT FALLS DRIVE
COLLAPSED ROADWAY

^{TO BE}
OAK TREES REMOVED BEHIND
CHAINLINKED FENCE

RECEIVED

SEP 1 1995
CALIFORNIA

RICT

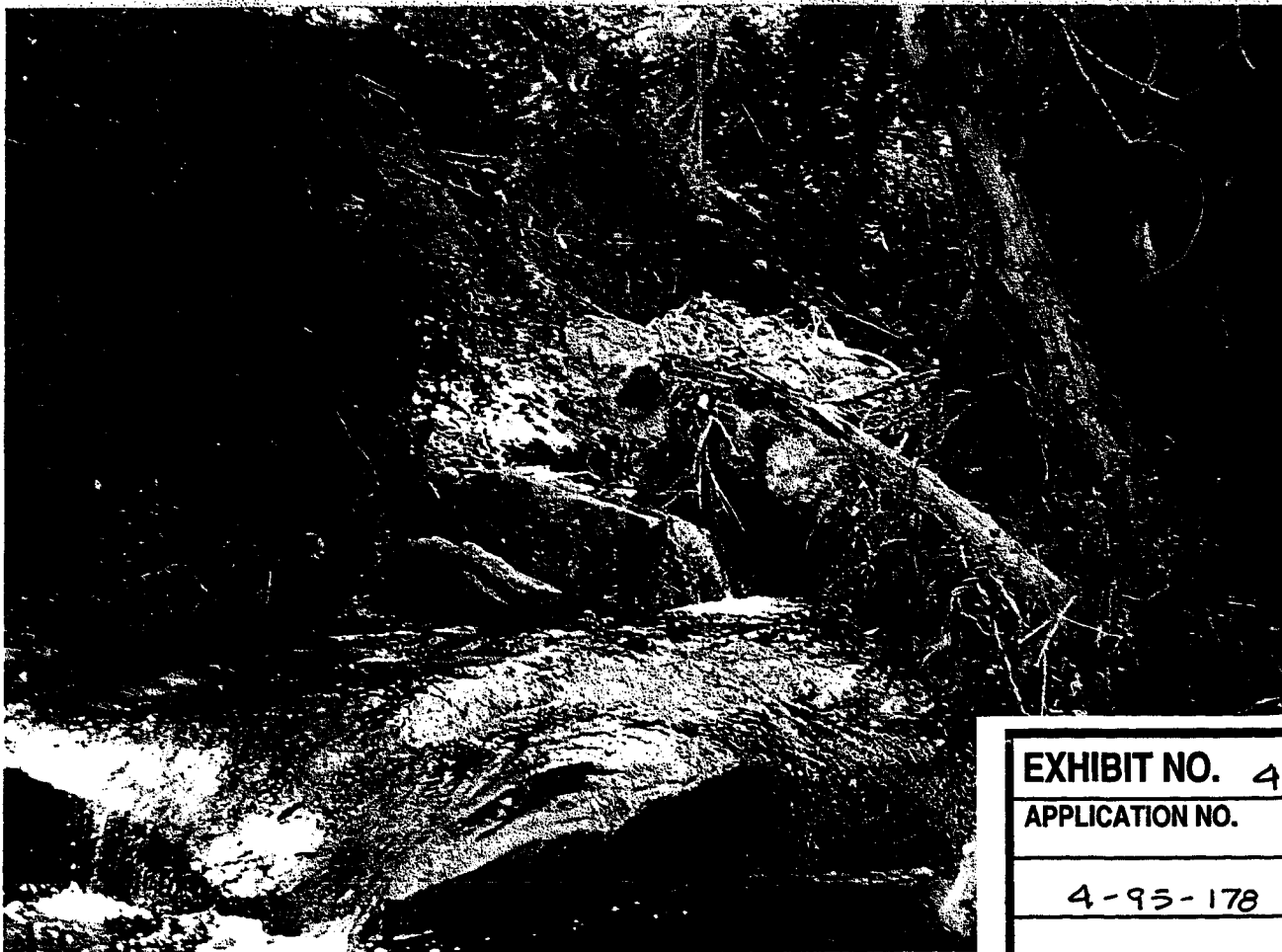
4-95-178

EXHIBIT NO.	3
APPLICATION NO.	
	4-95-178



LOOKING
DOWNSTREAM
TOWARDS
TOPANGA
CANYON
CREEK

LOOKING
AT
COLLAPSED
ROADWAY



LOOKING
UPSTREAM
AT
COLLAPSED
ROADWAY

EXHIBIT NO. 4

APPLICATION NO.

4-95-178

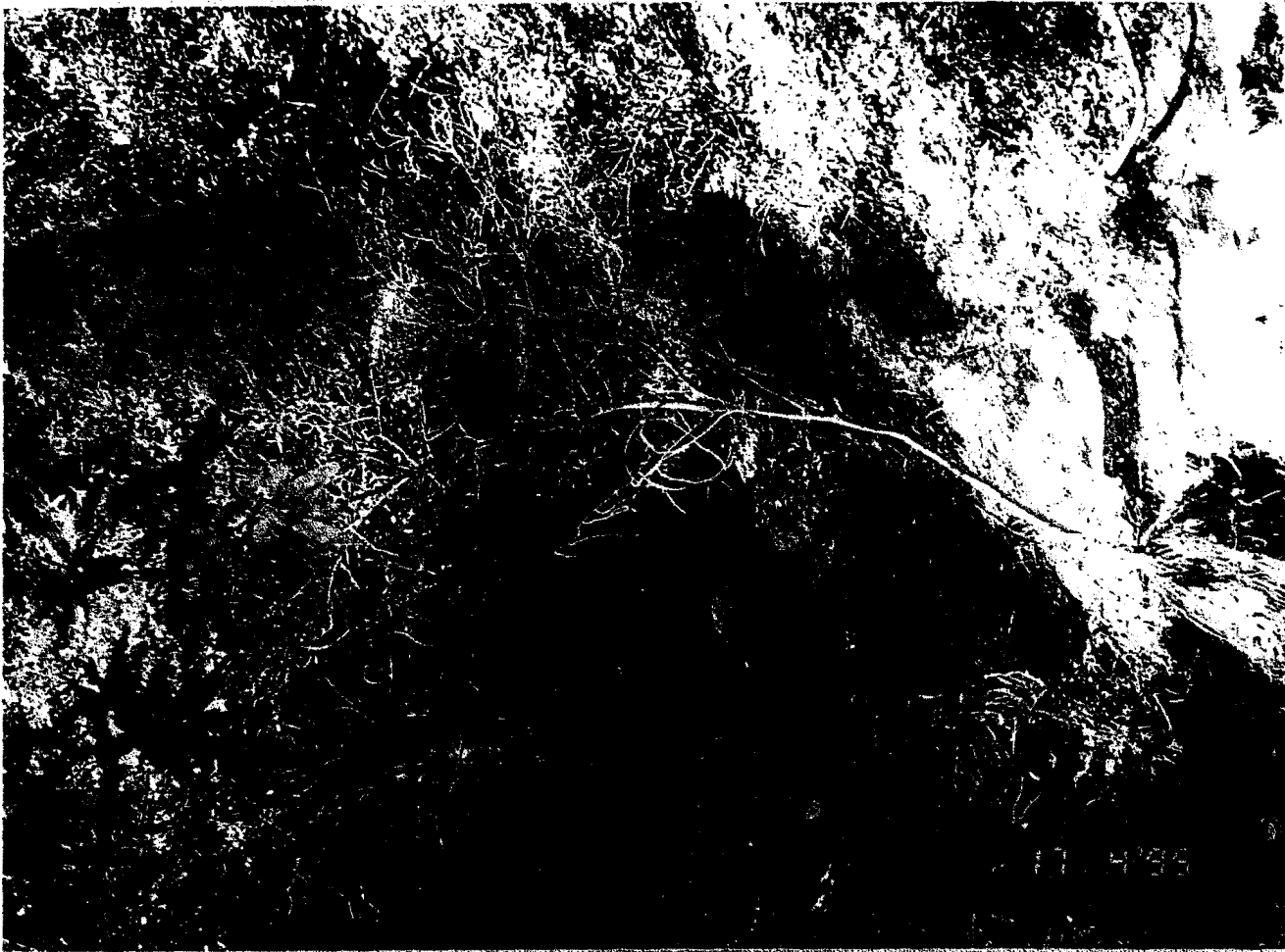


LOOKING
WESTERLY
ONTO
PROJECT
SITE

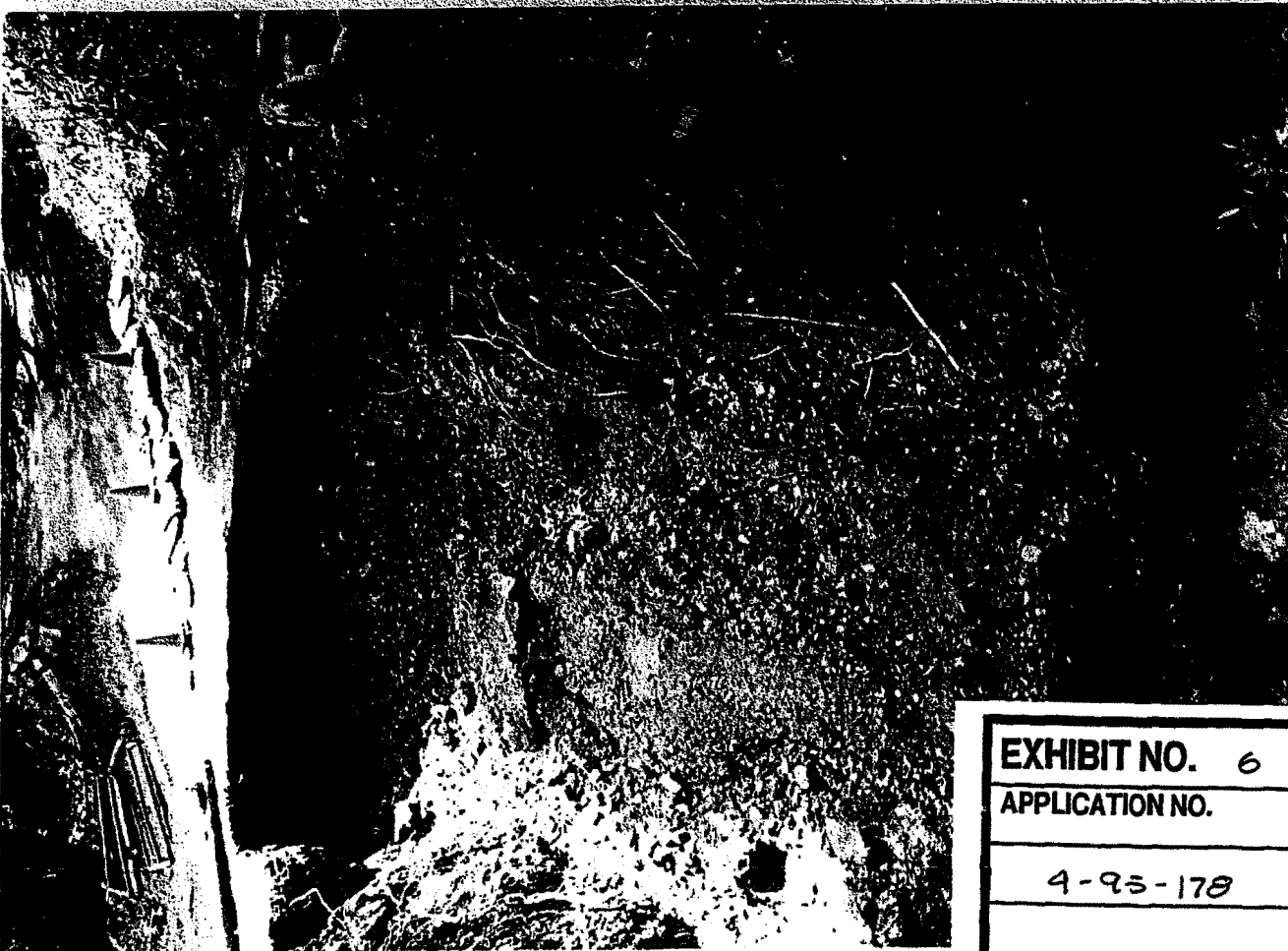


LOOKING
EASTERLY
DAMAGED
ROADWAY
DESTROYED
CMP

EXHIBIT NO.	5
APPLICATION NO.	
	4-95-170

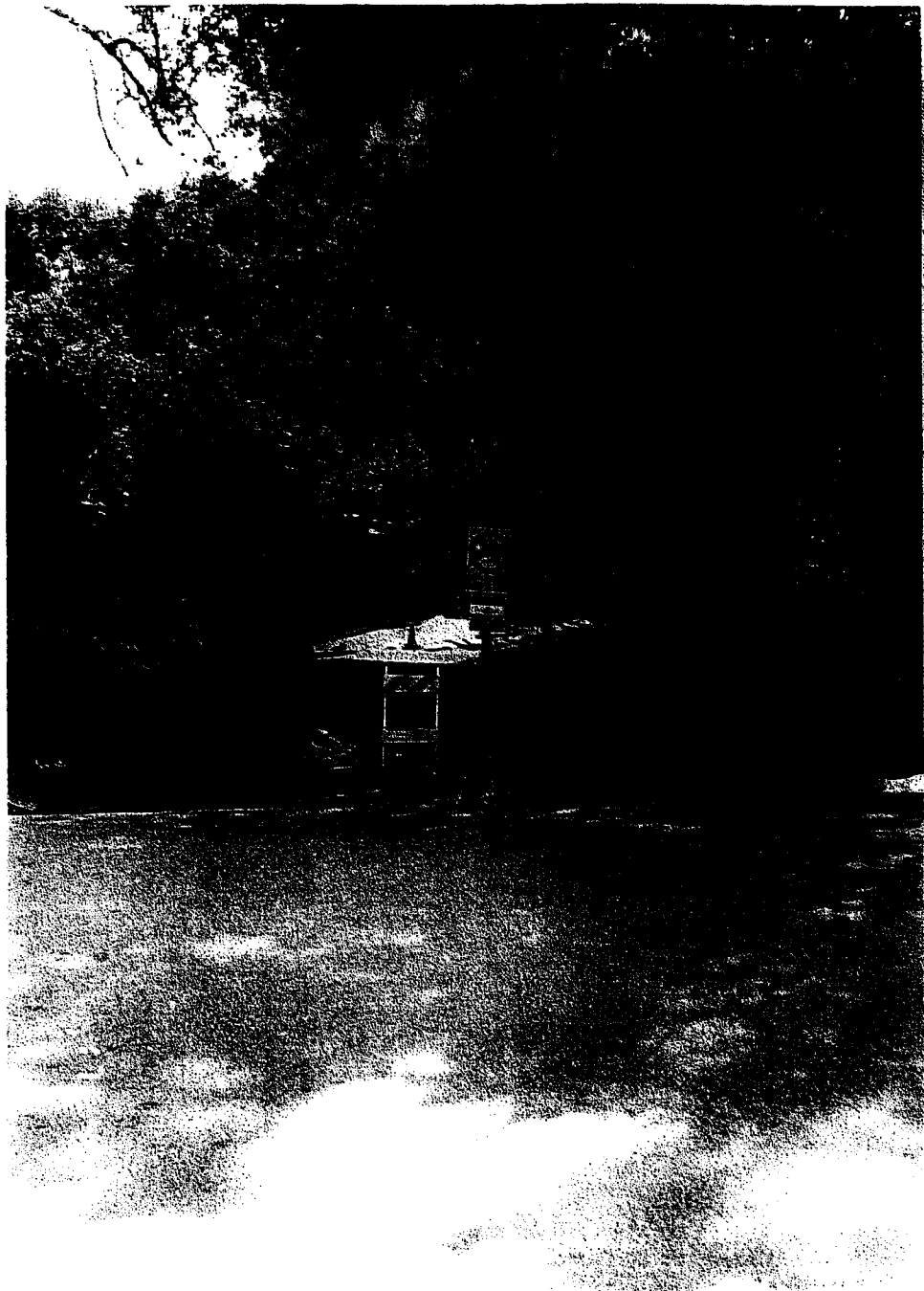


LOOKING UPSTREAM FROM
PROJECT GATE



LOOKING EASTERNLY ONTO
FALLS DRIVE

EXHIBIT NO. 6
APPLICATION NO.
4-93-178



LOOKING EASTERLY ONTO
FALLS DRIVE

EXHIBIT NO. 7
APPLICATION NO.
4-95-178