

## CALIFORNIA COASTAL COMMISSION

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

## RECORD PACKET COPY

Filed: 4/24/96  
49th Day: 6/12/96  
180th Day: 10/21/96  
Staff: TAD-VNT TAD  
Staff Report: 5/16/96  
Hearing Date: June 11-14, 1996  
Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-96-058

APPLICANT: Los Angeles County Public Works Department

AGENT: Andrew Akinpelu - LACPWD

PROJECT LOCATION: Hume Road 300 feet east of Rambla Pacifico, Los Angeles County, Malibu region.

PROJECT DESCRIPTION: The remediation of a landslide and reconstruction of a road destroyed by landslide. Involves 2,000 cubic yards of grading, and the construction of a 108' long, 18" corrugated metal pipe (CMP), and the replacement of an existing 18" dia. CMP under Hume Road with a new 24" dia. CMP.

LOCAL APPROVALS RECEIVED: None Required.

SUBSTANTIVE FILE DOCUMENTS: Geotechnical Investigation - Road Failure at Hume Road near M.M. 0.14, dated October 1993, prepared by Geology and Soils Investigations Section, Materials Engineering Division, Los Angeles County Department of Public Works.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission determine that the proposed project, as conditioned, is consistent with the requirements of the California Coastal Act. Staff further recommends special conditions regarding; a revegetation program, and interim erosion control 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.

## II. Special Conditions.

### 1. Revegetation Program

Prior to the issuance of a coastal development permit, 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 monitoring and maintenance activities to ensure successful revegetation of the site. These plans should include provisions for weed removal, or mid-course corrections (additional plantings), should they be required.

### 2. Interim Erosion Control Plans

Prior to the commencement of work, the applicant shall submit, for the review and approval of the Executive Director, an interim erosion control plan for the construction period which includes:

1. Description of temporary drainage and erosion control features such as sandbagging, tarping, or any alternative best management practices for containing stockpiled material and minimizing erosion from staging and construction areas. The temporary plans shall be illustrated in plan view.
2. Time frame for the placement and removal of the temporary erosion control measures, and a maintenance schedule and criteria for maintenance.

## III. Findings and Declarations

The Commission hereby finds and declares:

### A. Project Description

The County of Los Angeles Public Works Department proposes the remediation of a landslide involving the grading of 2,000 cubic yards of material and the installation of a new corrugated steel pipes to provide drainage improvements. The proposed project involves the excavating and recompaction of 2,000 cubic yards of material and the reconstruction of 200' of road that is 22' wide. Excavation shall occur to a depth of 16'. The project also involves the extension of an existing 18" diameter corrugated metal pipe (CMP) to a distance of 108', and the construction of a rip-rap outlet structure in order to reduce flow velocity from the pipe. The project further involves the replacement of an existing 18' CMP under Hume Road with a new 24" CMP.

Hume road is a local mountain road that is approximately 18' wide with a 3' shoulder and 40' of right of way. The roadway failed during the 1993 winter rain season, removing the shoulder approximately 3' of the eastern edge of the road for a distance of 150' in length. The project site is located on Hume Road, 300 feet east of Rambla Pacifico, in a built-out section of unincorporated Los Angeles County in the Malibu region.

## B. Geologic Stability

Section 30253 of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(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.

In addition, the Malibu/Santa Monica Mountains Land Use Plan contains policies which 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 Coastal Act policy. The LUP contains the following policies regarding geologic hazards which are applicable to the proposed development:

P147 Continue to evaluate all new development for impact on, and from, geologic hazard.

P148 Continue to limit development and road grading on unstable slopes to assure that development does not contribute to slope failure.

The applicant proposes the remediation of a landslide involving the grading of 2,000 cubic yards of material and the installation of a two new corrugated steel pipes to provide drainage improvements.

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 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 stabilization of this landslide is necessary to keep Hume Road open. This road provides primary access to hundreds of residences in the area to and from Pacific Coast Highway. Closure of this road would mean the only access routes available to this area would be via Las Flores Canyon Road or Rambla Pacifico which would require a detour of considerable time and distance (over 3 miles). Closure of this road would also mean there would be limited access into the area and would increase emergency vehicle response times.

The applicant has submitted a report entitled Geotechnical Investigation - Road Failure at Hume Road near M.M. 0.14, dated October 1993, prepared by Geology and Soils Investigations Section, Materials Engineering Division, Los Angeles County Department of Public Works. This report states that the active landslide associated with this road failure was triggered by rain-water infiltration due to the winter storms of 1992-93, and that the slide involves road fill and colluvium to a depth of 13' and a volume of approximately 6,500 cubic yards of material. The active slide is located on top of a larger ancient landslide; however, there was no evidence at the time of the survey to suggest any movement of the larger slide area. The applicants geotechnical engineering division, recommends various steps to ensure the future stability and continued use of Hume Road. The proposed project increases the structural integrity of Hume Road and minimize the risk of additional surficial failures along this section of Hume Road.

In order to minimize erosion and provide further geologic stability by inhibiting surface infiltration, the Commission finds it necessary to require the applicant to submit a Landscape Revegetation Plan for all areas of the site disturbed by development activities. This plan will require the applicant to re-establish a native, indigenous, vegetative cover at the site for habitat and erosion control purposes. Furthermore, Special Condition #2 requires the applicant to submit interim erosion control plans for areas disturbed by grading and development activities which indicate the best management practices implemented to control erosion and sedimentation on site. The use of best management practices will help to ensure that sedimentation is controlled on site until such time that restoration efforts are completed. Only as conditioned is the proposed project consistent with Section 30253 of the Coastal Act.

### C. Grading/Landform Alteration & Visual Resources

Sections 30251 and 30253 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.

#### Section 30253

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(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 landforms along bluffs and cliffs.

In addition, the Malibu/Santa Monica Mountains Land Use Plan contains policies which 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 Coastal Act policy. The LUP contains the following policies regarding landform alteration and the protection of visual resources which are applicable to the proposed development:

- P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.
- P90 Grading plans in upland areas of the Santa Monica Mountains should minimize cut and fill operations in accordance with the requirements of the County Engineer.
- 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.
- P129 Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.
- 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.
- P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.
- P135 Ensure that any alteration of the natural landscape from earthmoving activity blends with the existing terrain of the site and the surroundings.
- P184 In scenic areas, encourage aesthetic development of road improvements such as culverts, bridges and overpasses where these are approved consistent with other policies of the LUP; i.e., rock faced culverts and road borders.

P185 Incorporate within road improvement projects the roadway design standards from adopted Scenic Highway plans.

The applicant proposes the remediation of a landslide involving the grading of 2,000 cubic yards of material and the installation of a two new corrugated steel pipes to provide improved site drainage.

The visual impact of this project is limited to the recompaction of the affected slope and extension of an existing drainage pipe and new rip-rap energy reducing device. As the project involves the recompaction of an existing slope, and the minor extension of an existing CMP, no significant visual impacts or landform alteration is proposed as a part of this project. However, to ensure any and all visual impacts that may result for development are mitigated, the Commission finds it necessary to require the applicant to submit a Landscape Revegetation Plan for the site. This plan shall require the applicant to restore those portions of the site disturbed by construction with native, indigenous, vegetation, which will in turn provide erosion control to the site, and restore the scenic and visual qualities of the area to a level compatible with the surrounding environment. The Commission finds that the project as 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 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 County'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).

#### E. CEQA.

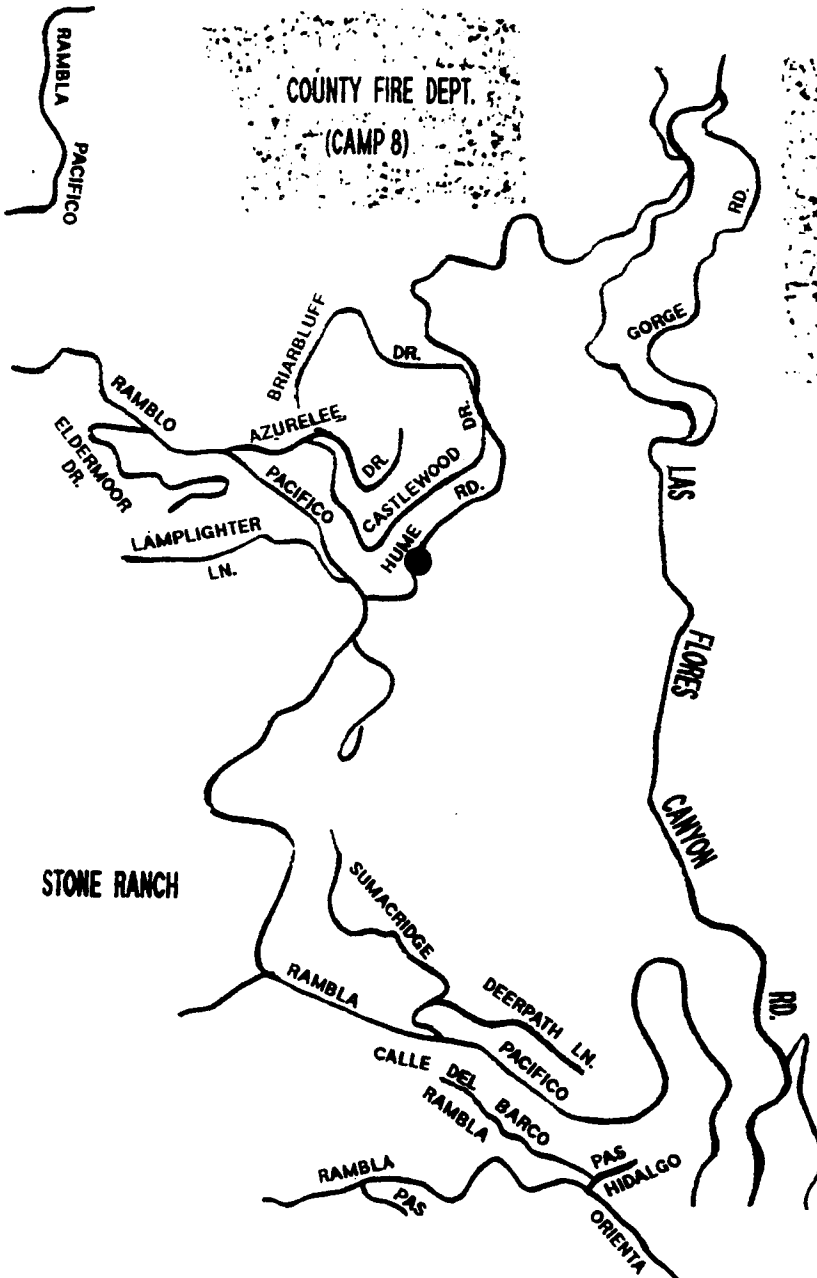
Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned, to be consistent with any applicable requirement of the California Environmental Quality Act (CEQA). 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 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  
2016M



LOS ANGELES COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
**HUME RD. @ 300' E/O  
 RAMBLA PACIFICO**



NO SCALE  
 05/25/94

**LEGEND**

● PROJECT LOCATION

**LOCATION MAP**

EXHIBIT NO.	1
APPLICATION NO.	
	4-96-058

# COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

## INDEX

SHEET NO. 1	TITLE SHEET AND TYPICAL SECTION.
SHEET NO. 2	PLAN SHEET AND PROFILE
SHEET NO. 3	DRAINAGE PLAN

## HUME ROAD AT 300 FEET E/O RAMBLA PACIFICO

TOTAL LENGTH 0.08 MILE

## CONSTRUCTION LEGEND

- ① ASPHALT CONCRETE PAVEMENT.
- ② ASPHALT CONCRETE PAVEMENT ON BASE MATERIAL.
- ③ DRAINAGE SYSTEM AS SHOWN ON SHEET 3.
- ④ GROUTED RIPRAP.
- ⑤ ANCHOR ASSEMBLY PER CALTRANS STD. PLAN DBTA.
- ⑥ RURAL CATCH BASIN PER LACOPW STD. PLAN 3015-0.

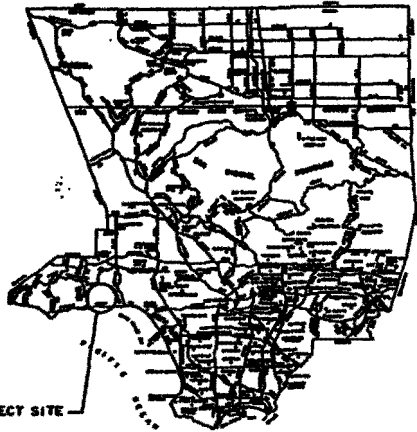
FILTER MATERIAL TO MEET FOLLOWING SPECIFICATIONS OR APPROVED EQUIVALENT

SIÊU SIZE	% PASSING
3/4"	100
3/8"	60-100
NO. 4	60-85
NO. 8	45-70
NO. 16	30-55
NO. 30	15-40
NO. 50	5-20
NO. 100	0-10
NO. 200	0-5

## NOTES:

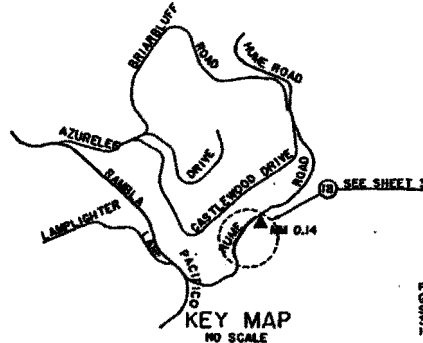
- ALL PIPES SHALL BE PVC (SCHEDULE 40) OR APPROVED EQUIVALENT. WHERE REQUIRED, PERFORATIONS SHALL BE 1/4-INCH DIAMETER WITH MINIMUM 16 PERFORATIONS PER LINEAR FOOT IN BOTTOM HALF OF PIPE.
- OUTLET PIPE SHALL BE NONPERFORATED.
- THE DRAIN SHALL BE COVERED WITH GRAVEL AND WRAPPED IN FILTER FABRIC.

GEO-GRIDS SHALL BE WRAPPED UP TO AND IMMEDIATELY BELOW THE GEO-GRID LAYER ABOVE FOR 3 FEET AS SHOWN.

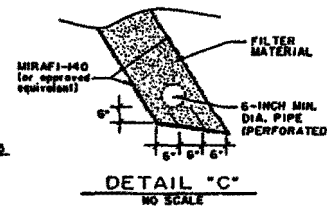


LOCATION MAP

PROJECT SITE  
TO 629 75



KEY MAP  
NO SCALE

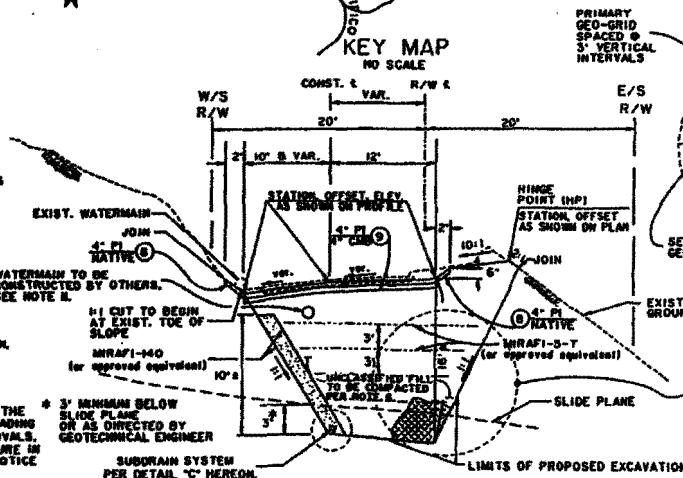


DETAIL "C"  
NO SCALE

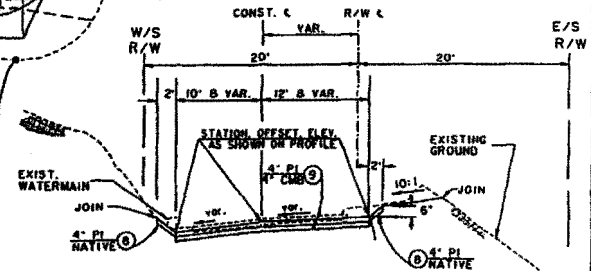
## CONSTRUCTION NOTES

- PRIME CONTRACTOR LICENSE REQUIRED: CLASS A OR C2.
- ALL STRUCTURES SHALL BE CONSTRUCTED PER APWA STANDARD PLANS, UNLESS OTHERWISE SHOWN. THE TOPOGRAPHY SYMBOLS SHOWN ON PLAN ARE PER APWA STD. 100-1. THE ASPHALT CONCRETE PAVEMENT LEGEND, FOR PAVEMENT MIX TYPE, IS PER LACOPW STD. 1010-0.
- FIELD DENSITY AFTER ROLLING OF ALL ASPHALT CONCRETE PLACED ON THIS PROJECT SHALL BE A MINIMUM OF 95 PERCENT RELATIVE COMPACTION, PER SUBSECTION 202-8.6.2 OF THE STANDARD SPECIFICATIONS.
- DROP OFF'S ON THE PAVEMENT OVER 1" IN HEIGHT THAT WILL REMAIN OVERNIGHT SHALL BE RAMPED WITH TEMPORARY AC PAVEMENT.
- ALL DRAINAGE FACILITIES SHOWN HEREON SHALL BE MAINTAINED BY THE ROAD MAINTENANCE DIVISION.
- ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GRADING REQUIREMENTS IN THE SPECIFICATIONS.
- PIPE BEDDING SHALL BE IN ACCORDANCE WITH LACOPW STD. 3080-1, CASE 3. THE COST OF BEDDING SHALL BE INCLUDED IN THE BID PRICE FOR PIPE INSTALLATION.
- ALL CSP JOINTS SHALL UTILIZE A WELDED WING CHANNEL COUPLING BAND WITH A RUBBER GASKET. THE COST OF THE JOINT CONNECTIONS SHALL BE INCLUDED IN THE BID PRICE FOR PIPE INSTALLATION.
- A REPRESENTATIVE OF THE GEOLOGY AND SOILS INVESTIGATIONS SECTION OF THE LACOPW MATERIALS ENGINEERING DIVISION SHALL BE PRESENT DURING THE GRADING OPERATIONS TO DETERMINE THE LATERAL AND VERTICAL EXTENT OF REMOVALS, TO INSPECT THE INCOMING FILL MATERIAL, TO MARK THE LIMITS OF THE FAILURE IN THE FIELD, AND TO PERFORM RE-GRADING INSPECTIONS. A 72-HOUR ADVANCE NOTICE BEFORE START OF GRADING SHALL BE PROVIDED.
- ALL GRADING OPERATIONS SHALL BE PERFORMED IN "SLOTTED" FASHION. SHOULD BE CONSTRUCTED AT A 1:1 SLOPE ON THE FIELD BY THE SOILS ENGINEER AND/OR

SEE SPECIFICATIONS.  
ALL REQUIRE A DELAY IN ROAD CONSTRUCTION!



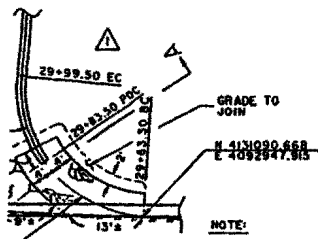
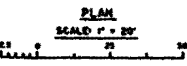
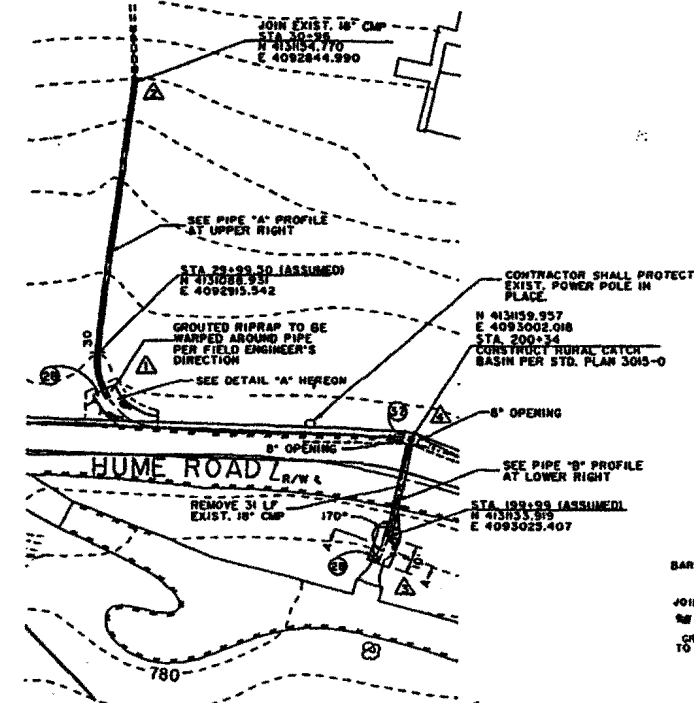
TYPICAL SECTION  
FROM STA 1+50 TO STA 2+75  
NO SCALE



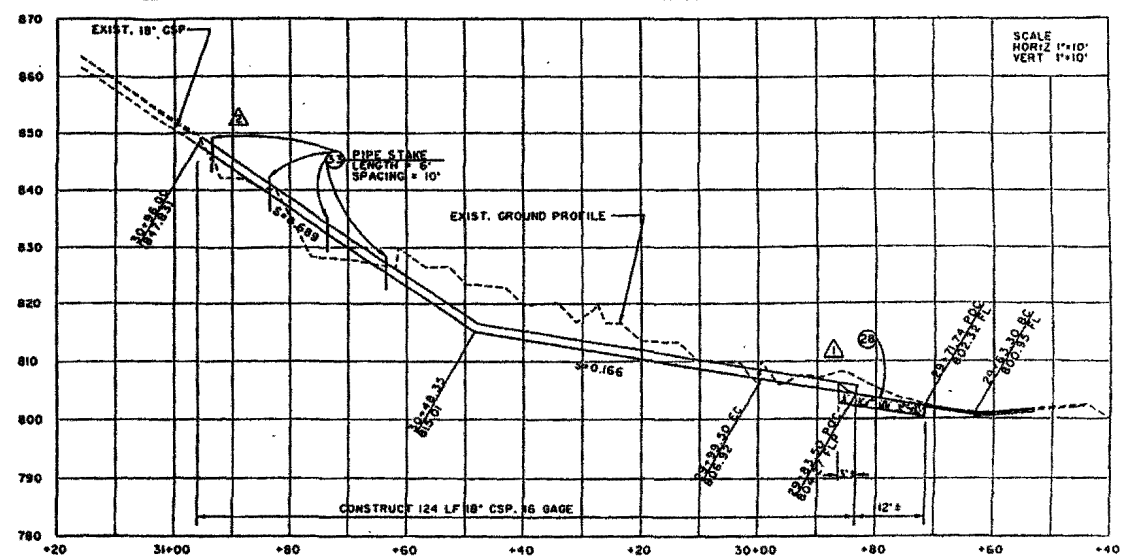
TYPICAL SECTION  
FROM STA 1+30 TO STA 1+50 AND  
FROM STA 2+75 TO STA 3+10  
NO SCALE

**EXHIBIT NO. 2**  
**APPLICATION NO.**  
**4-96-058**

APPROVED BY: [Signature] COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS			COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS <b>HUME ROAD</b> AT 300 FEET E/O RAMBLA PACIFICO CASH CONTRACT NO. 1386	
700 DAYS BEFORE YOU BID CALL USA TOLL FREE 1-800-422-4133	APPROVED BY: [Signature] DATE: 10/11/11		DATE: [Blank] NO. [Blank] SECTION: [Blank]	JOB NUMBER: [Blank] DWG: [Blank]

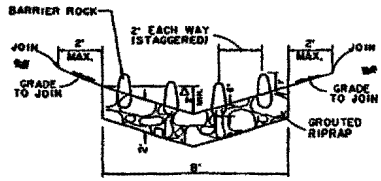


NOTE:  
FIELD ENGINEER TO PLACE END OF 18" CSP NO CLOSER THAN 10' FROM EDGE OF TRAVELED WAY.



PIPE "A" PROFILE

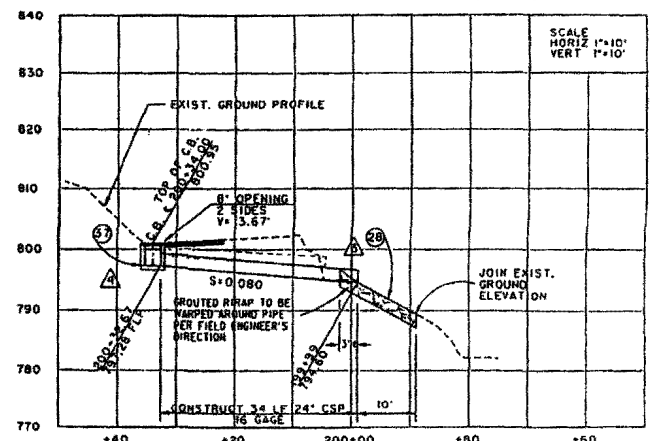
\*\*\* FIELD ENGINEER MAY ADJUST PIPE ALIGNMENT AS NECESSARY TO MEET FIELD CONDITIONS.



SECTION A-A  
NO SCALE

Δ TO BE ADJUSTED BY FIELD ENGINEER AS NECESSARY.

CURVE DATA					
CURVE	RADIUS FT.	CENTRAL ANGLE DEG. MIN. SEC.	LENGTH FT.	TANGENT FT.	B.L.R. FT.
(2)	22.50	92 8 00	36.20	25.37	-

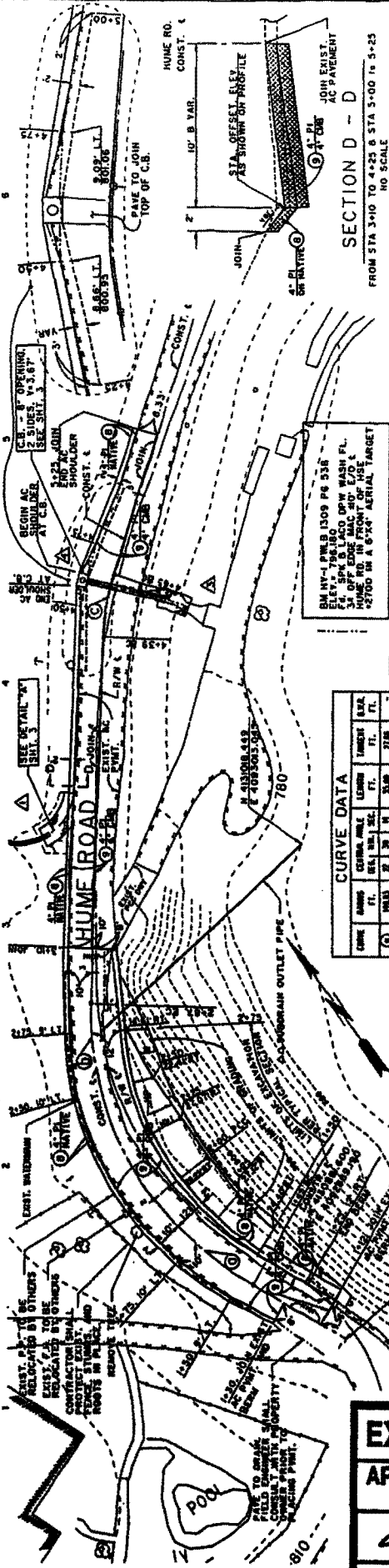
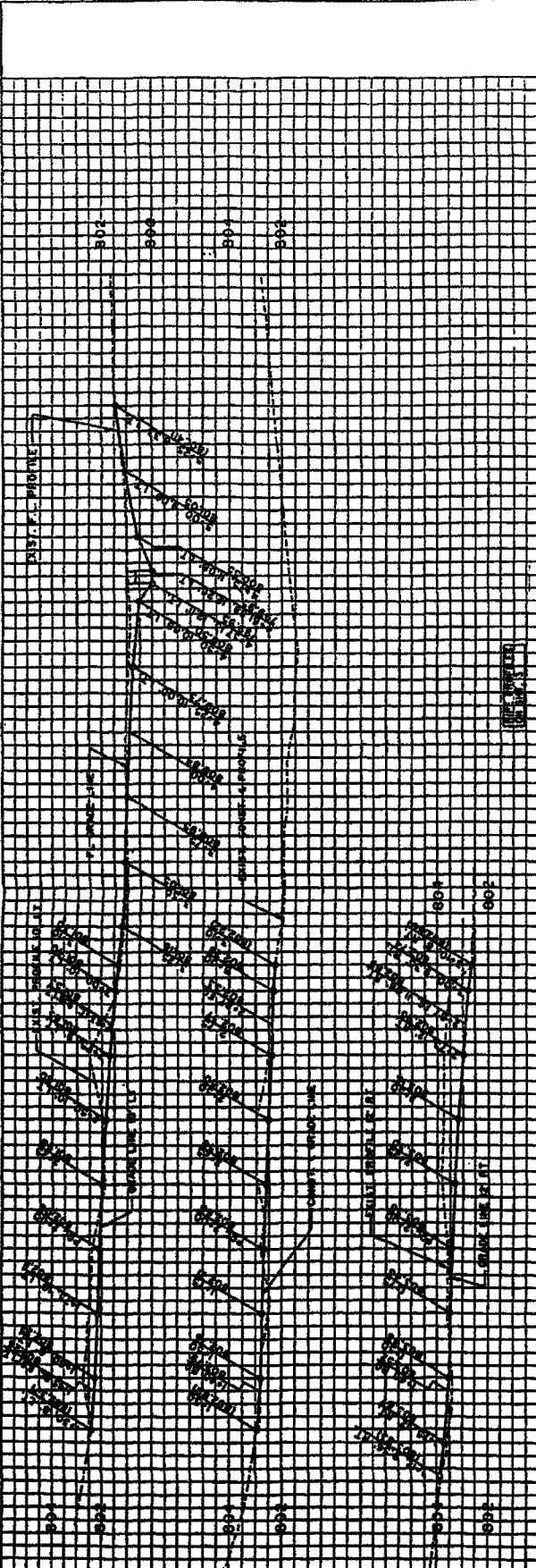


PIPE "B" PROFILE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS			COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS <b>HUME ROAD</b> AT 300 FEET E/O RAMBLA PACIFICO CASH CONTRACT NO. 1386
DATE	DESCRIPTION		
REVISIONS		DATE	SHEET 3 OF 3

EXHIBIT NO. 3  
APPLICATION NO.  
4-96-058

MOB. P. 202  
S.E. 100' 0" 100'



**CURVE DATA**

NAME	PC	PT	PI	TS	CS	SC	LC	EA	EA
STATION	STATION	STATION	STATION	STATION	STATION	STATION	STATION	STATION	STATION
1	212.00	213.00	214.00	215.00	216.00	217.00	218.00	219.00	220.00
2	220.00	221.00	222.00	223.00	224.00	225.00	226.00	227.00	228.00
3	228.00	229.00	230.00	231.00	232.00	233.00	234.00	235.00	236.00



BM 101+00.00 1009 PG 538  
ELEV. 786.80  
P. 4. SP. 8 LAGO DPM WASH FL.  
P. 4. OFF. DMS. REC. 10/22/86  
\*2700 IN A 6"x6" AERIAL TARGET

ALL FIELD ENGINEER MAY ADJUST  
SUBMITTAL ALIGNMENT TO MEET  
FIELD CONDITIONS.

SCALE: 1" = 40'  
PLAN

PROJECT NO. 402338  
DATE: 10/22/86

**EXHIBIT NO. 4**  
**APPLICATION NO.**

**4-96-058**

**SECTION D - D**  
FROM STA 3+10 TO 4+25 & STA 5+00 TO 5+25  
NO SCALE

**HUME ROAD**  
AT 300 FEET E/O RAMBLA PACIFIC  
CASH CONTRACT NO. 1386  
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
JOB RESUBMITTAL

SHEET 2 OF 3