

CALIFORNIA COASTAL COMMISSION

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

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Permit Application No. 4-97-014
Date 3/10/97

ADMINISTRATIVE PERMIT**Th3a**

APPLICANT: County of Los Angeles, Department of Beaches & Harbors

PROJECT DESCRIPTION: Replace half of Arizona Crossing over Zuma Creek which provides secondary ingress/egress and emergency access to Zuma County Beach.

PROJECT LOCATION: 29600 Pacific Coast Highway, Los Angeles County

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

Date: April 8-11, 1976

Time: 9:00 a.m.

Place: Waterfront Hilton Beach Resort
21100 Pacific Coast Highway
Huntington Beach, CA 92648
(714) 960-7873

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: Title: Regulatory Supervisor

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 this permit is reported to the Commission. 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 in the application for permit, subject to any special conditions 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 project during its development, 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, 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, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

Recent storms have damaged a portion of the secondary ingress/egress route and emergency access to Zuma County Beach. The applicant proposes to remove one half (100 feet long, 12 feet wide) of a damaged, existing Arizona Crossing over Zuma Creek and replace the removed section with a new concrete structure. The dimensions of the roadway replacement are 100 feet long, 12 feet wide, and 1 to 3 feet deep. The replacement will include two cut-off walls and placement of a five-foot wide, three foot deep ungrouted rip-rap at the downstream end of the crossing to prevent headward erosion of the Arizona Crossing. The entire replacement will be constructed at grade, with the cut-off falls and ungrouted rip-rap placed at or below grade.

The stream section in which the Arizona Crossing is located carries an ephemeral flow, principally during period of winter storm run-off; no ponding occurs on the project site, though a small lagoon forms immediately downstream of the Arizona Crossing. Adjacent vegetation is dominated by Willow (Salix spp.), Cattail (Typha spp.) and a variety of introduced weedy species.

The proposed project would not impact any aquatic or riparian habitat not already displaced by the existing Arizona Crossing, but would be confined to the existing road right-of-way. Construction during the rainy season, however, could generate elevated levels of sediments which could adversely impact the small coastal lagoon at the mouth of Zuma Creek. Special Condition #1 would ensure that sedimentation would be reduced by confining construction to the non-rainy season when there is no surface flow at the Arizona Crossing.

Because of the wide, low character of the stream corridor in this location bridging the Zuma Creek crossing is not practicable. The proposed method of maintaining the existing Arizona Crossing is the least intrusive means of maintaining access and internal circulation within Zuma State Beach. The project will not increase the size or change the intensity of uses of the existing associated recreational development. Nor will public access be adversely affected by the project. The Executive Director therefore finds that the proposed project is consistent with the applicable provisions of Chapter 3 of the California Coastal Act.

SPECIAL CONDITIONS:1. Timing of Work

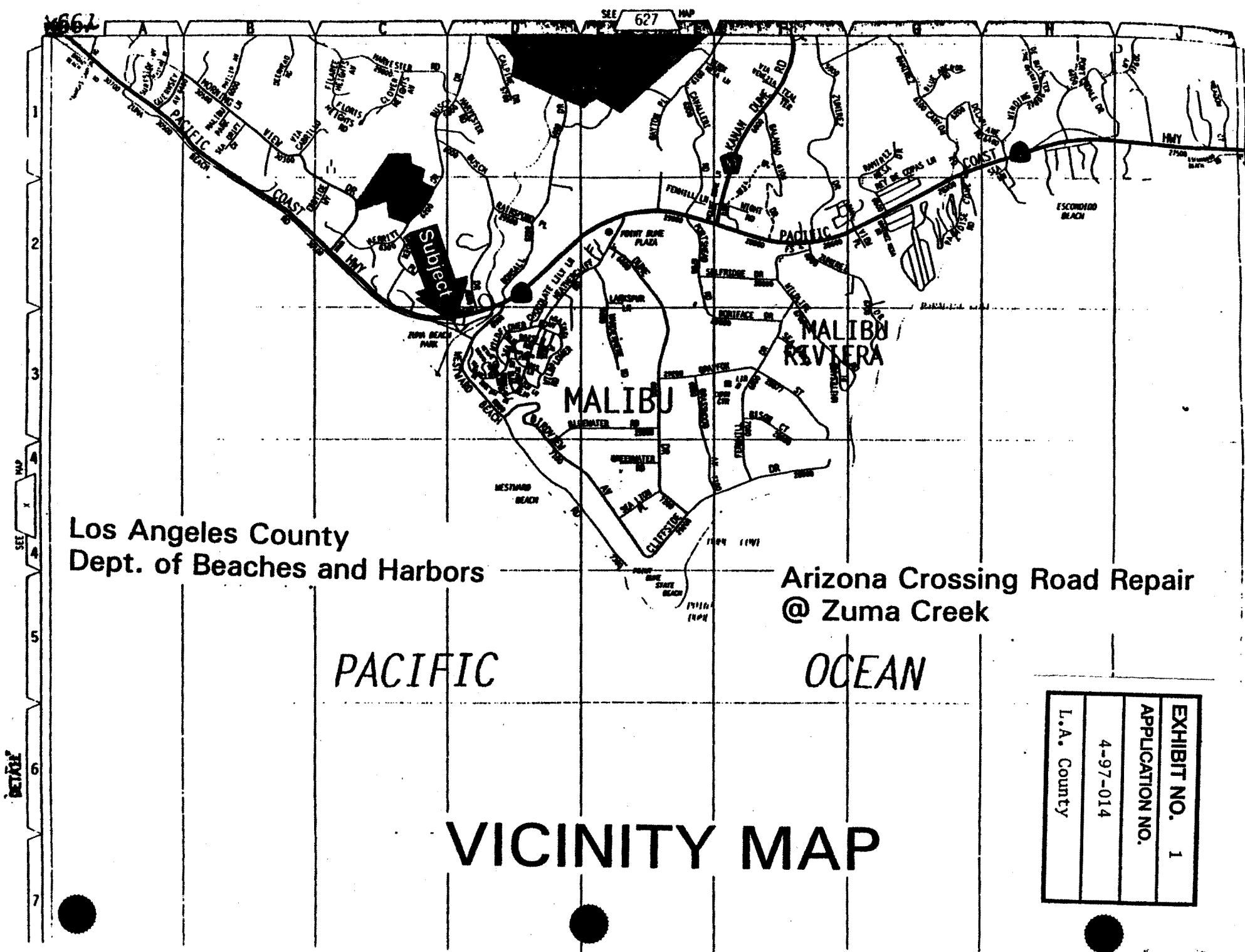
By acceptance of this permit the applicant agrees that all work shall be completed between April 15 and October 15 to avoid working in an active, flowing channel, and to prevent the generation of elevated levels of sediments within the stream corridor.

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing



A County Dept. of Beaches and Harbors
 Arizona Crossing Road Repair
 Zuma Creek
 Sheet 2 of 4

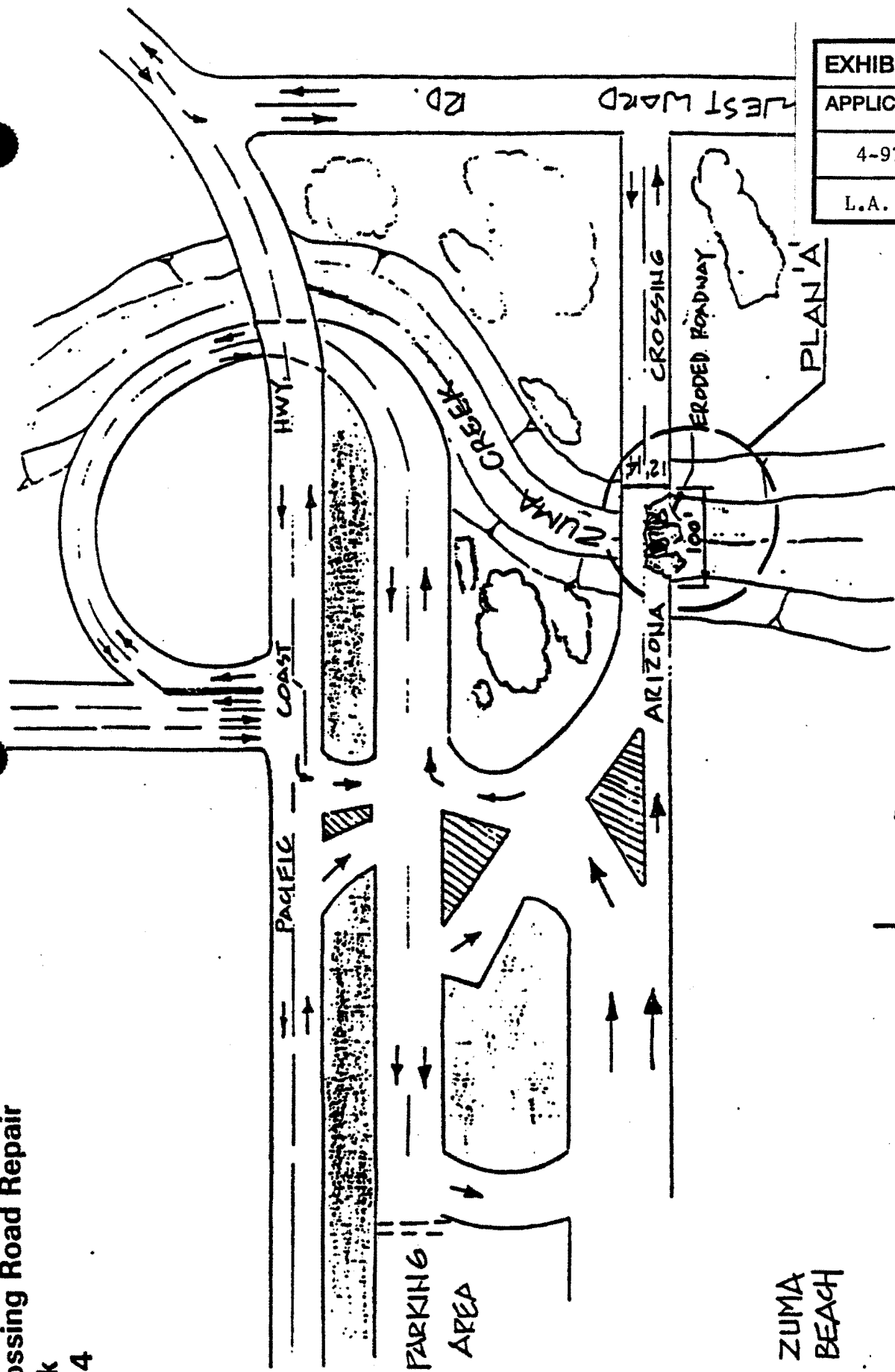
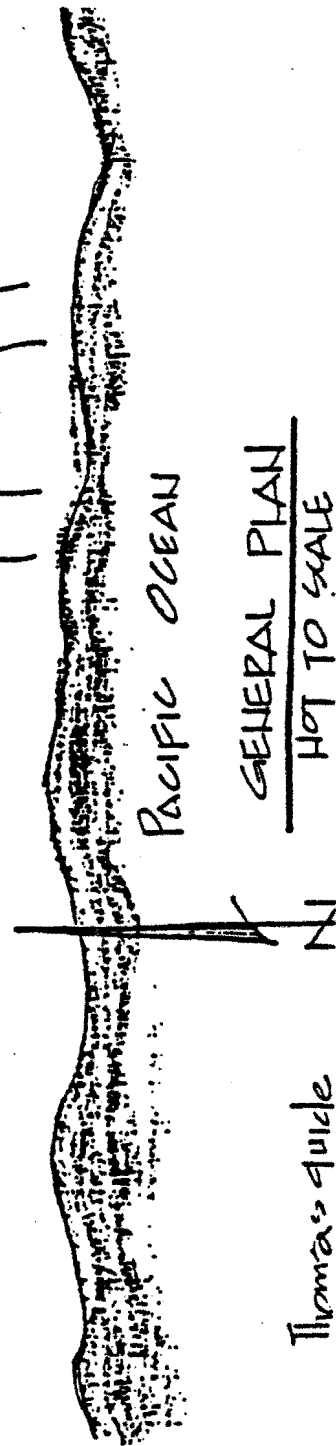
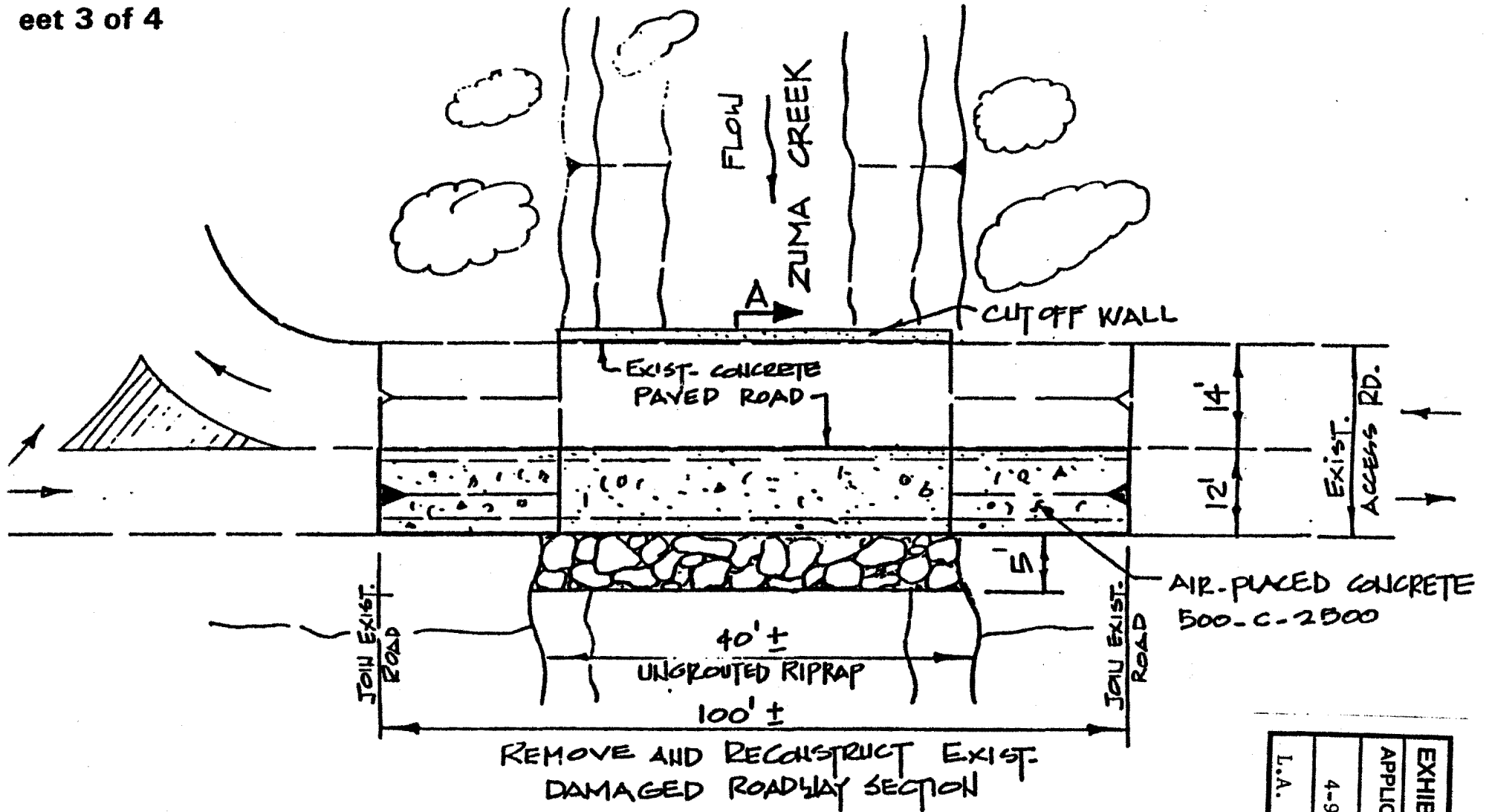


EXHIBIT NO. 2
APPLICATION NO.
4-97-014
L.A. County



Thomas Guide



REMOVE AND RECONSTRUCT EXIST.
DAMAGED ROADWAY SECTION

A

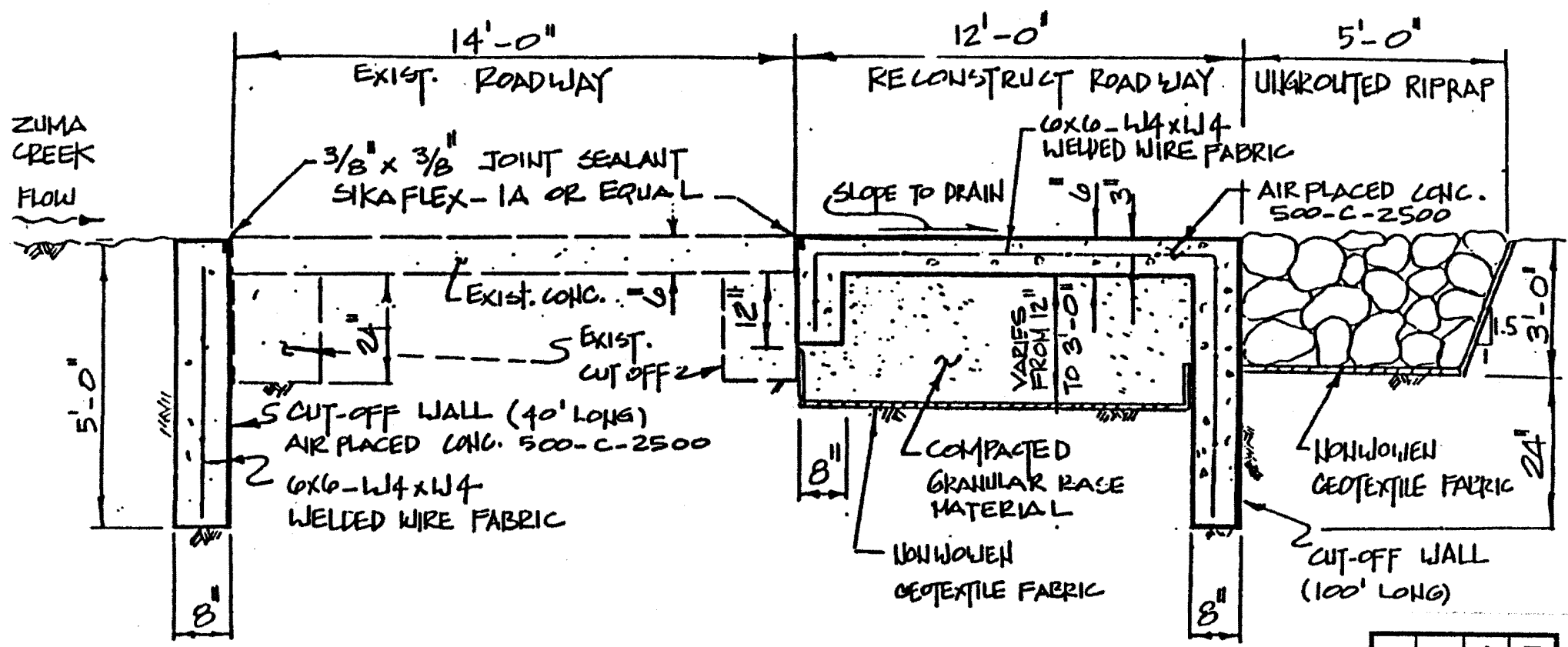
PLAN 'A'

ROADWAY REPAIR LIMIT

1" = 10' TO SCALE

EXHIBIT NO. 3
APPLICATION NO.
4-97-014
L.A. County

County Dept. of Beaches and Harbors
Arizona Crossing Road Repair
uma Creek
Sheet 4 of 4



SECTION A-A
NOT TO SCALE

EXHIBIT NO. 4
APPLICATION NO.
4-97-014
L.A. County