

Item W 14a

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Filed: 7/26/04
49th Day: 9/13/04
180th Day: 1/22/05
Staff: Carey
Staff Report: 12/16/04
Hearing Date: 1/12/05



RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-03-013

APPLICANT: Los Angeles County Department of Public Works

PROJECT LOCATION: Within Topanga Creek at its intersection with Oakwood Drive North and South, Santa Monica Mountains, Los Angeles County

PROJECT DESCRIPTION: Reconstruction of two existing, concrete dip crossings, and resurfacing roadways adjacent to the crossings.

LOCAL APPROVALS RECEIVED: Environmental Review Board review May 19, 2003, California Department of Fish and Game Streambed Alteration Agreement May 13, 2003

SUBSTANTIVE FILE DOCUMENTS: Biological Resources Report, dated August 29, 2002, prepared by Kean Biological Consulting

STAFF NOTE

This application was filed on July 26, 2004. Under the provisions of the Permit Streamlining Act, the application must be acted on by January 22, 2005. Accordingly, the Commission must act on Application 4-03-013 at the January 2005 hearing.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed development with special conditions regarding revised plans, construction timing, disposal of excavated material, and construction responsibilities. As conditioned, the proposed project will minimize impacts to water quality and ESHA, consistent with the policies of the Coastal Act.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

I. STAFF RECOMMENDATION

MOTION: *I move that the Commission approve Coastal Development Permit No 4-03-013 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMITS:

The Commission hereby approves the Coastal Development Permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permits complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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

4. **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.

5. **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. Revised Plans

Prior to the issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, revised project plans that incorporate a low flow stream crossing utilizing a boxed or standard culvert design. The low flow crossing and culvert design shall be designed to minimize disturbance to the streambed and allow for the movement of aquatic animals through the culverts.

2. Disposal of Excavated Material

Prior to issuance of a coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material, including the concrete removed from the existing crossing, from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of the material.

3. Construction Responsibilities and Debris Removal

The applicant shall, by accepting this permit, agree: a) that no stockpiling of dirt or construction materials shall occur in any riparian areas on the subject site including the stream bed or banks, b) that the staging area for the proposed project shall be limited to non-riparian areas only; and c) the permittee shall remove from the riparian area any and all debris that result from the construction period.

4. Timing of Construction

By acceptance of this permit, the applicant agrees that construction shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if approved by the Executive Director.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to reconstruct two existing, concrete dip crossings, and to resurface the roadways adjacent to the crossings. The proposed project sites are located where two separate sections of Oakwood Drive cross Topanga Creek. Oakwood Drive North and Oakwood Drive South are each a short segment of roadway that extend from Topanga Canyon Boulevard, across Topanga Creek, and provide access to existing residential development. Exhibit 1 shows these roads.

The two existing concrete pavement dip crossing are proposed to be reconstructed in place using eight-inch concrete on four-inch crushed miscellaneous base. The applicant's project description includes the following elements:

In order to minimize adverse impacts to water quality, construction will be carried out in the dry season when there is little or no water flowing in the creek. Any flows within the creek during construction will be diverted away to attain a dry work environment. The redirection of flow would prevent any adverse impact to water quality. Best Management Practices would be employed to prevent construction materials and debris from entering the creek. The construction equipment will be properly maintained to prevent pollutants from entering the creek. After construction, any excavated material will be properly disposed of by the contractor as required by the project specifications. The construction activities would temporarily impact approximately 0.46 acre.

Exhibits 2 and 3 are the plans for each crossing.

B. Environmentally Sensitive Habitat

Section 30230 of the Coastal Act states that:

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 states:

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.

Section 30240 states:

(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.

Section 30107.5 of the Coastal Act, defines an environmentally sensitive area as:

"Environmentally sensitive area" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

Sections 30230 and 30231 of the Coastal Act require that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural 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.

The proposed project is located within the active channel of Topanga Creek. Topanga Creek is one of many riparian corridors in the Santa Monica Mountains that the Commission has considered to meet the definition of ESHA. As stated in the ESHA findings adopted by the Commission for the City of Malibu LCP, some 49 streams connect inland areas with the coast, and there are many smaller drainages as well, many of which are "blue line." Riparian woodlands occur along both perennial and intermittent streams in nutrient-rich soils. Partly because of its multi-layered vegetation, the riparian community contains the greatest overall biodiversity of all the plant communities in the area¹. At least four types of riparian communities are discernable in the Santa Monica Mountains: walnut riparian areas, mulefat-dominated riparian areas, willow riparian areas and sycamore riparian woodlands. Of these, the sycamore riparian woodland is the most diverse riparian community in the area. In these habitats,

¹ Ibid.

the dominant plant species include arroyo willow, California black walnut, sycamore, coast live oak, Mexican elderberry, California bay laurel, and mule fat. Wildlife species that have been observed in this community include least Bell's vireo (a State and federally listed species), American goldfinches, black phoebes, warbling vireos, bank swallows (State listed threatened species), song sparrows, belted kingfishers, raccoons, and California and Pacific tree frogs.

Riparian communities are the most species-rich to be found in the Santa Monica Mountains. Because of their multi-layered vegetation, available water supply, vegetative cover and adjacency to shrubland habitats, they are attractive to many native wildlife species, and provide essential functions in their lifecycles². During the long dry summers in this Mediterranean climate, these communities are an essential refuge and oasis for much of the areas' wildlife.

Riparian habitats and their associated streams form important connecting links in the Santa Monica Mountains. These habitats connect all of the biological communities from the highest elevation chaparral to the sea with a unidirectional flowing water system, one function of which is to carry nutrients through the ecosystem to the benefit of many different species along the way.

The streams themselves provide refuge for sensitive species including: the coast range newt, the Pacific pond turtle, and the steelhead trout. The coast range newt and the Pacific pond turtle are California Species of Special Concern and are proposed for federal listing³, and the steelhead trout is federally endangered. The health of the streams is dependent on the ecological functions provided by the associated riparian woodlands. These functions include the provision of large woody debris for habitat, shading that controls water temperature, and input of leaves that provide the foundation of the stream-based trophic structure.

The importance of the connectivity between riparian areas and adjacent habitats is illustrated by the Pacific pond turtle and the coast range newt, both of which are sensitive and both of which require this connectivity for their survival. The life history of the Pacific pond turtle demonstrates the importance of riparian areas and their associated watersheds for this species. These turtles require the stream habitat during the wet season. However, recent radio tracking work⁴ has found that although the Pacific pond turtle spends the wet season in streams, it also requires upland habitat for

² Walter, Hartmut. Bird use of Mediterranean habitats in the Santa Monica Mountains, Coastal Commission Workshop on the Significance of Native Habitats in the Santa Monica Mountains. CCC Hearing, June 13, 2002, Queen Mary Hotel.

³ USFWS. 1989. Endangered and threatened wildlife and plants; animal notice of review. Fed. Reg. 54:554-579. USFWS. 1993. Endangered and threatened wildlife and plants; notice of 1-year petition finding on the western pond turtle. Fed. Reg. 58:42717-42718.

⁴ Rathbun, G.B., N.J. Scott and T.G. Murphy. 2002. Terrestrial habitat use by Pacific pond turtle in a Mediterranean climate. *Southwestern Naturalist*. (*in Press*).

refuge during the dry season. Thus, in coastal southern California, the Pacific pond turtle requires both streams and intact adjacent upland habitats such as coastal sage scrub, woodlands or chaparral as part of their normal life cycle. The turtles spend about four months of the year in upland refuge sites located an average distance of 50 m (but up to 280 m) from the edge of the creek bed. Similarly, nesting sites where the females lay eggs are also located in upland habitats an average of 30 m (but up to 170 m) from the creek. Occasionally, these turtles move up to 2 miles across upland habitat⁵. Like many species, the pond turtle requires both stream habitats and the upland habitats of the watershed to complete its normal annual cycle of behavior. Similarly, the coast range newt has been observed to travel hundreds of meters into upland habitat and spend about ten months of the year far from the riparian streambed⁶. They return to the stream to breed in the wet season, and they are therefore another species that requires both riparian habitat and adjacent uplands for their survival.

Riparian habitats in California have suffered serious losses and such habitats in southern California are currently very rare and seriously threatened. In 1989, Faber estimated that 95-97% of riparian habitat in southern California was already lost⁷. Writing at the same time as Faber, Bowler asserted that, "[t]here is no question that riparian habitat in southern California is endangered."⁸ In the intervening 13 years, there have been continuing losses of the small amount of riparian woodlands that remain. Today these habitats are, along with native grasslands and wetlands, among the most threatened in California.

In addition to direct habitat loss, streams and riparian areas have been degraded by the effects of development. For example, the coast range newt, a California Species of Special Concern has suffered a variety of impacts from human-related disturbances⁹. Human-caused increased fire frequency has resulted in increased sedimentation rates, which exacerbates the cannibalistic predation of adult newts on the larval stages.¹⁰ In addition impacts from non-native species of crayfish and mosquito fish have also been documented. When these non-native predators are introduced, native prey organisms are exposed to new mortality pressures for which they are not adapted. Coast range

⁵ Testimony by R. Dagit, Resource Conservation District of the Santa Monica Mountains at the CCC Habitat Workshop on June 13, 2002.

⁶ Dr. Lee Kats, Pepperdine University, personal communication to Dr J. Allen, CCC.

⁷ Faber, P.A., E. Keller, A. Sands and B.M. Massey. 1989. The ecology of riparian habitats of the southern California coastal region: a community profile. U.S. Fish and Wildlife Service Biological Report 85(7.27) 152pp.

⁸ Bowler, P.A. 1989. Riparian woodland: An endangered habitat in southern California. Pp 80-97 in Schoenherr, A.A. (ed.) Endangered plant communities of southern California. Botanists Special Publication No. 3.

⁹ Gamradt, S.C., L.B. Kats and C.B. Anzalone. 1997. Aggression by non-native crayfish deters breeding in California newts. *Conservation Biology* 11(3):793-796.

¹⁰ Kerby, L.J., and L.B. Kats. 1998. Modified interactions between salamander life stages caused by wildfire-induced sedimentation. *Ecology* 79(2):740-745.

newts that breed in the Santa Monica Mountain streams do not appear to have adaptations that permit co-occurrence with introduced mosquito fish and crayfish¹¹. These introduced predators have eliminated the newts from streams where they previously occurred by both direct predation and suppression of breeding.

Therefore, because of the essential role that riparian plant communities play in maintaining the biodiversity of the Santa Monica Mountains, because of the historical losses and current rarity of these habitats in southern California, and because of their extreme sensitivity to disturbance, the native riparian habitats in the Santa Monica Mountains meet the definition of ESHA under the Coastal Act.

More specifically: Topanga Canyon is a large coastal canyon which supports varied native riparian vegetation and wildlife. It also contains extensive residential development. The canyon bottom and adjacent northfacing slopes contain diverse riparian woodlands with stands of bay, maple and cottonwood in addition to the more common oak and sycamore woodlands. Tributary canyons draining into Topanga, such as Red Rock, Hondo, and Greenleaf, also support dense native woodlands. The chaparral and coastal sage scrub covering many of the slopes in the Topanga watershed are well developed and typical of undisturbed brush habitats in the coastal Santa Monica Mountains. (Los Angeles County Malibu/Santa Monica Mountains Land Use Plan)

To assist in the determination of whether a project is consistent with Sections 30230, 30231, and 30240 of the Coastal Act, the Commission has, in past coastal development permit actions for new development in the Santa Monica Mountains, looked to the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) for guidance. The 1986 LUP has been found to be consistent with the Coastal Act and provides specific standards for development within the Santa Monica Mountains. In its findings regarding the certification of the Malibu/Santa Monica Mountains LUP, the Commission emphasized the importance placed by the Coastal Act on protection of sensitive environmental resources finding that:

Coastal canyons in the Santa Monica Mountains require protection against significant disruption of habitat values, including not only the riparian corridors located in the bottoms of the canyons, but also the chaparral and coastal sage biotic communities found on the canyon slopes.

Specifically, Policy 78 of the LUP, in concert with the Coastal Act, provides that stream road crossings shall be undertaken by the least environmentally damaging feasible method and that road crossings should be accomplished by bridging, unless other methods are determined by the ERB to be less damaging. In addition, Policy 82 of the LUP, in concert with the Coastal Act, provides that grading shall be minimized to ensure that the potential negative effects of runoff and erosion on watershed and streams is minimized. Further, Policies 84 and 94, in concert with the Coastal Act, provide that

¹¹ Gamradt, S.C. and L.B. Kats. 1996. Effect of introduced crayfish and mosquitofish on California newts. Conservation Biology 10(4):1155-1162.

disturbed areas shall be revegetated with native plant species within environmentally sensitive habitat areas and significant watersheds.

The applicant proposes to reconstruct two existing, concrete dip crossings, and to resurface the roadways adjacent to the crossings. The proposed project is located within Topanga Creek, where it is crossed in two places by Oakwood Drive. The two existing concrete pavement dip crossings are proposed to be reconstructed in place using eight-inch concrete on four-inch crushed miscellaneous base.

The applicant submitted a Biological Resources Report, dated August 29, 2002, prepared by Kean Biological Consulting for the subject project site. The report describes the area of Topanga Creek at the project sites as containing "disturbed riparian scrub" habitat. The report identifies two special status plants (Malibu baccharis and Sonoran maiden fern) and two special status animals (silvery legless lizard and two-striped garter snake) for which there is appropriate habitat on the subject sites so they may occur on the site, although none were found during the biological survey. A Yellow warbler was observed during the survey, although the biologist concluded that the riparian habitat was likely to be too poorly developed for the bird to nest in the project area and that it was migrating through the area. The report states that: "Topanga Creek upstream and downstream of the project area is too intermittent to support other special status species including southwestern pond turtle or steelhead trout". Additionally, the report states that: "Some bat species may use the project area for foraging but no bat roosting habitat is present at the project sites".

The Biological Resources Report concludes that: "All work required for repaving of the two dip crossings where Topanga Creek crosses Oakwood Drive will remain within the roadway and thus not result in any impacts to adjacent riparian habitat; thus only very minimal indirect impacts would result on plant communities and the wildlife habitat they support".

While the proposed project will be located within the footprint of the existing crossings, the reconstruction will nonetheless extend the life of these structures which have ongoing impacts on the stream. Stream alterations such as these crossings occupy habitat area and can interfere with the passage of fish and other aquatic wildlife. The concrete surface reflects more sunlight and will be hotter than the natural streambed. Additionally, vehicles passing through the streamflow can directly impact fish and other wildlife moving or foraging in the water. Further, vehicles moving through the water introduce pollutants including petroleum hydrocarbons including oil and grease from heavy metals, and brake dust. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These

impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

In order to avoid water quality impacts from vehicles crossing a stream and riparian areas, as well as direct impacts to fish and other animals, the Commission has consistently prohibited the alteration of natural streams for the purpose of stream road crossings, except where there is no other feasible alternative to provide access to public recreation areas or development on legal parcels, and the alteration does not restrict movement of fish or other aquatic wildlife. The Commission has rather required stream crossings to be accomplished by bridging, with bridge columns located outside of the stream bed and banks.

At staff's request, the applicant considered alternatives to the proposed project, including bridge, culverts, dry crossing, and the proposed project. The applicant provided the following analysis of each alternative:

1. Bridge crossing. This alternative handles large storms and provides an all weather dry crossing. However, the cost of this alternative is very high and the required grading and construction of the abutments will cause large environmental impact on the adjacent area.
2. Four 36" PCC culverts to handle portion of the storm water. This alternative only provides protection for less than one year storm flow, and costs approximately \$430,000. This alternative is not cost effective. Also, the construction of the culverts would cause environmental impacts on considerably large area due to the required grading at the inlet and outlet locations.
3. Construction of concrete crossings with 6" to 12" culvert to provide a dry crossing during low flow season. The small diameter culvert can be clogged easily and would require high maintenance.
4. Construction of "In-kind" dip crossings in replacement of the deteriorated crossings will maintain the existing condition, and cost \$54,000. This alternative minimizes the environmental impact on surrounding area.

The other obvious alternative is the "no project" alternative. Staff would note that there is existing residential development on Oakwood Drive that can only be accessed by crossing Topanga Creek. As such, some creek crossing will need to be provided and the existing dip crossings are deteriorating and will eventually fail entirely. Therefore, the "no project" alternative is not feasible.

Additionally, staff agrees that given the topography of the area and proximity of existing development to the crossings, replacing the dip crossings with bridges would not seem to be feasible. Staff also agrees that the installation of large culverts as described by the applicant in the second alternative would likely require significant grading and stream alteration to install. However, dry crossings whereby small culverts are placed under the crossing so that vehicles will not drive through low stream flows, could be used to replace the existing dip crossings. Although the applicant states that such a dry

crossing would require maintenance to clear the culverts of debris periodically, it did not state that such crossings would be infeasible in the subject locations.

The installation of dry crossings in the subject project sites would minimize impacts to Topanga Creek, including impacts to water quality by limiting the length of time during the year that vehicles would be driving through the stream flow. Low flows would pass under the crossing, so that direct impacts to aquatic wildlife and water quality from vehicles would be minimized during these periods. When the flow exceeds the capacity of the culverts, water would flow over the crossing. During higher flows, vehicles would then still impact the stream, but the frequency of the impacts would be reduced from those associated with the proposed dip crossings. **Special Condition No. 1** requires the applicant to provide revised plans that include a dry crossing rather than a dip crossing at Oakwood Drive North and South. As redesigned, the dry crossings would reduce impacts to Topanga Creek and enhance water quality, consistent with Sections 30230 and 30231 of the Coastal Act. Impacts could only be further reduced by the installation of a bridge with all support columns located outside of the stream bed and banks. However, as discussed above, the construction of a bridge in the subject locations is not feasible.

In addition, the Commission notes that construction activity within an environmentally sensitive stream channel, such as the proposed project, will result in the potential generation of debris and/or presence of equipment and materials that could be subject to streamflow. Further, if construction site materials are discharged into the marine environment or left inappropriately/unsafely exposed on the project site, such discharge to the marine environment would result in adverse effects to sensitive riparian habitat. To ensure that adverse effects to the marine environment are minimized, **Special Condition No. 3** requires the applicant to ensure that stockpiling of construction materials shall not occur in any riparian areas on the subject sites including the streambed or banks, that the staging area for the proposed project shall be limited to non-riparian areas only; and that the applicant shall remove from the riparian area any and all debris that result from the construction period. Further, **Special Condition No. 2** requires that the applicant provide evidence to the Executive Director of the location of the disposal site for all excess excavated material, including the concrete removed from the existing crossing, from the site. Finally, **Special Condition No. 4** reiterates the applicant's proposal to carry out the project during the dry season which will also ensure that impacts from construction are minimized. The Commission finds that, as conditioned, the proposed project will maintain and enhance the quality of coastal waters and minimize impacts to environmentally sensitive habitat area, consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

C. Local Coastal Program

Section 30604 of the Coastal Act states:

- 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).

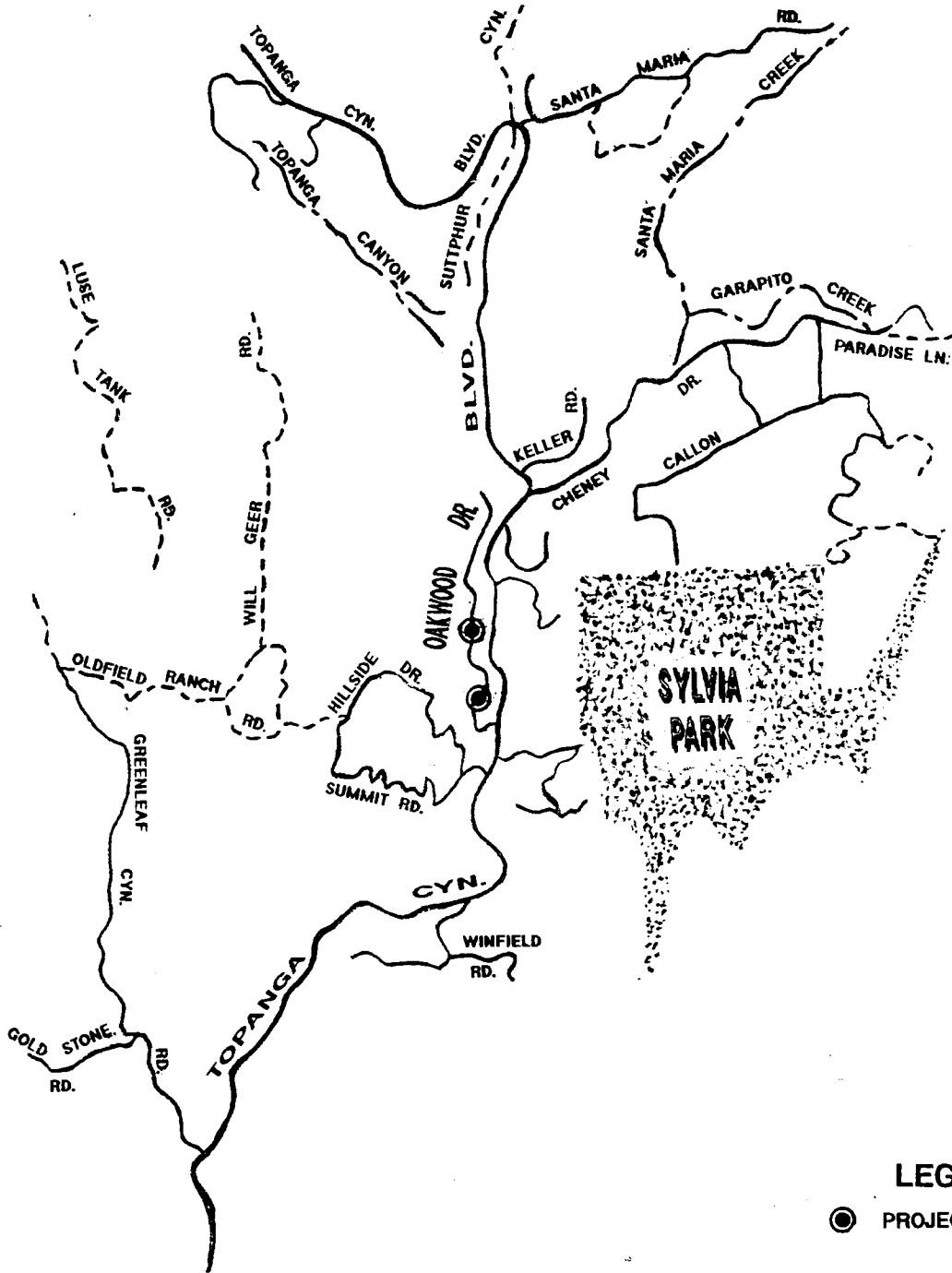
Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding 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 are 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 of Los Angeles' ability to prepare a Local Coastal Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

D. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a 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)(A) 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 effect that the activity may have on the environment.

The Commission finds that 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.

LOS ANGELES COUNTY
 DEPARTMENT OF PUBLIC WORKS
OAKWOOD DRIVE, ET. AL.

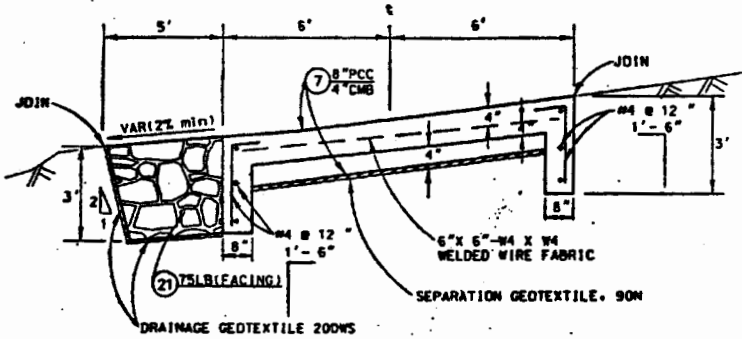


LEGEND
 ● PROJECT LOCATION

LOCATION MAP

THOM. BROS. 590 / B3 & 4

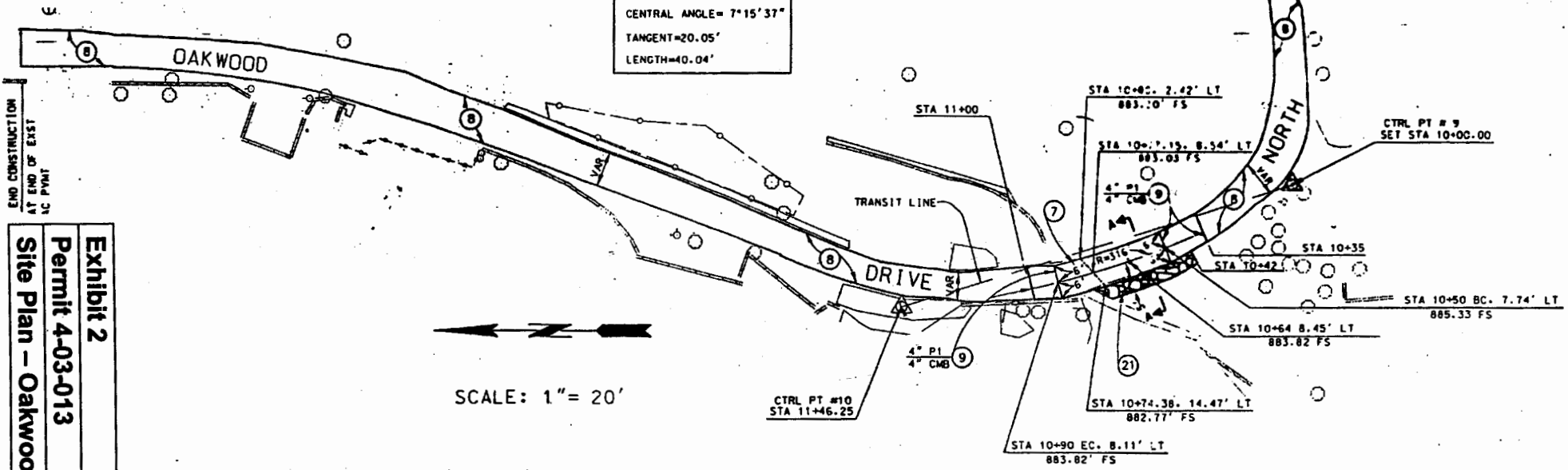
Exhibit 1
Permit 4-03-013
Vicinity Map



SECTION A-A
NO SCALE
STA 10+50 TO STA 10+90

BM PT #13 (LSTB) : PUBL 1510, PAGE 64 (1998 MALIBU)
ELEVATION 900.82
FD 60 @ 2.75 FT W/D C/L TOPANCA CYN BLVD
AND @ 90 FT S/O OAKWOOD DR NORTH

⊙ CURVE DATA
RADIUS=316'
CENTRAL ANGLE= 7°15'37"
TANGENT=20.05'
LENGTH=40.04'



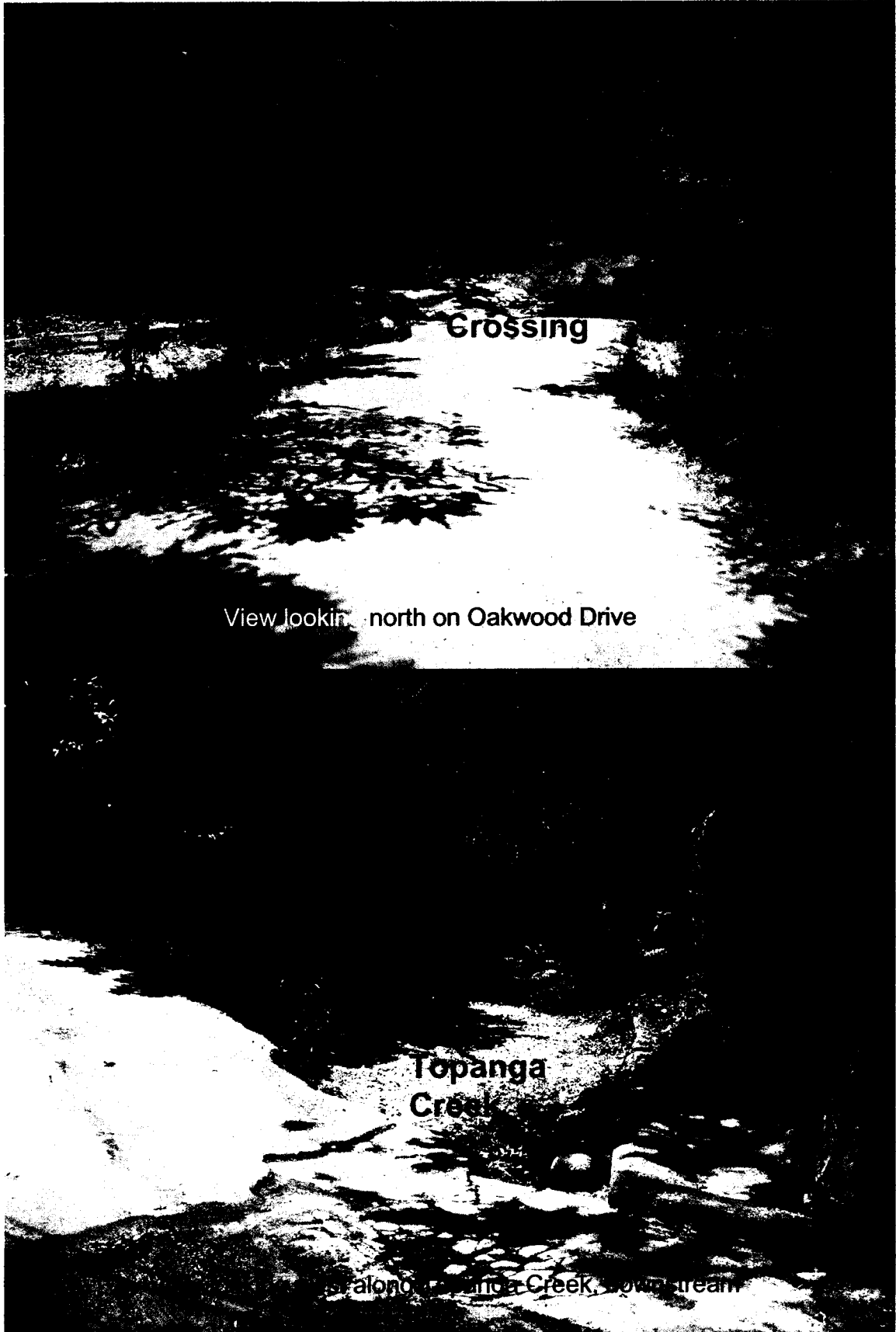
SCALE: 1" = 20'

END CONSTRUCTION
AT END OF EXIST
AC PVT

Exhibit 2
Permit 4-03-013
Site Plan - Oakwood Drive North

DATE		NO.	DESCRIPTION		COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS OAKWOOD DRIVE, ET AL PROJECT ID NO. RDC0011994
REVISIONS			PROJECT NUMBER		
					SHEET 2 OF 3





Crossing

View looking north on Oakwood Drive

**Topanga
Creek**

View looking south along Topanga Creek, downstream

Exhibit 4
Permit 4-03-013
Oakwood Drive North



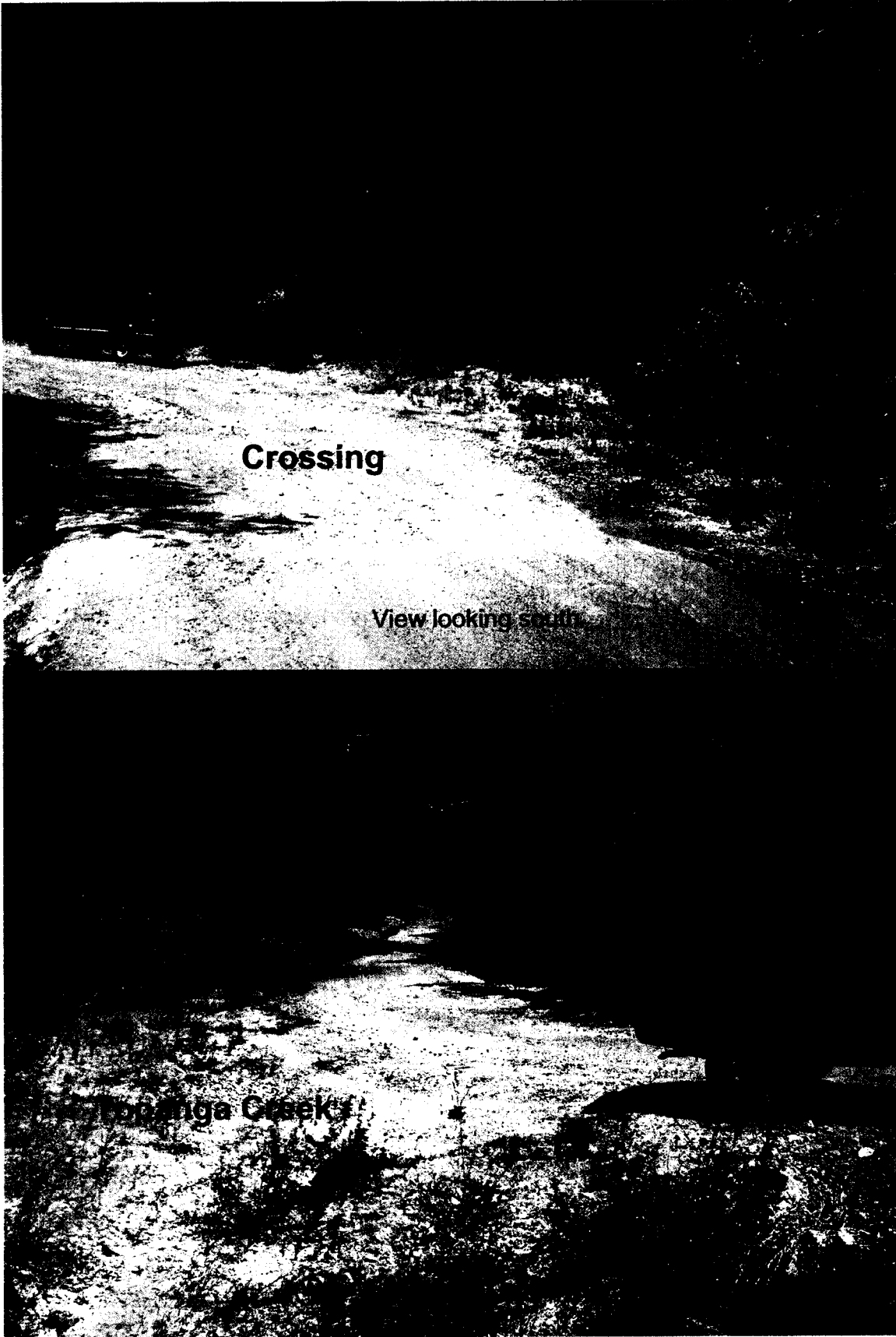


Exhibit 5
Permit 4-03-013
Oakwood Dr. South

