

Item W14b

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

Filed: 11/02/04
49th Day: 12/21/04
180th Day: 5/1/05
Staff: Carey
Staff Report: 12/16/04
Hearing Date: 1/12/05



RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-04-004

APPLICANT: Los Angeles County Department of Public Works

PROJECT LOCATION: Adjacent to Old Topanga Canyon Road, near 790 Old Topanga Canyon Road, Santa Monica Mountains, Los Angeles County

PROJECT DESCRIPTION: Removal of 265 sq. ft. of grouted riprap, placement of 1,234 sq. ft. of ungrouted riprap to protect public roadway, placement of topsoil between riprap, planting of willows, reconstruction of damaged roadway shoulder and drainage berm on streambank.

LOCAL APPROVALS RECEIVED: N/A

SUBSTANTIVE FILE DOCUMENTS:

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed development with special conditions regarding riparian restoration, rip rap planting, 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 4-04-004 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. Riparian Mitigation and Restoration Plan

Prior to the issuance of a Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a riparian restoration and mitigation plan, prepared by a qualified biologist or resource specialist, for the 969 sq. ft. area of vegetation removed by the approved project. Within 90 days of completion of the project approved pursuant to this permit the applicant shall implement the approved riparian restoration and mitigation plan.

A. The riparian restoration and mitigation plan shall include, but not limited to the following criteria:

- 1) Permanent loss of riparian habitat as a result of the proposed project shall be mitigated at a ratio of 3:1. Riparian and native vegetation temporarily disturbed or removed by construction activities shall be replanted with appropriate riparian or native plant species.
- 2) A written ecological assessment of the proposed restoration/mitigation area. The restoration/mitigation site shall contain disturbed riparian habitat and be located within the Old Topanga Canyon watershed.
- 3) Statement of goals, objectives and performance standards.
- 4) Proposed restoration description and plans including site plan; topography survey; profiles; and section views of the project illustrating how the project fits into the surrounding landscape, how the project area will appear immediately subsequent to construction, and how the project area will appear once the goals are realized.
- 5) Vegetation specifications providing information on removal methods for exotic species, salvage of existing vegetation, revegetation methods and vegetation maintenance. The plan shall include details regarding the types, sizes, and location of plants to be placed within the mitigation area.
- 6) The applicant shall comply with all requirements of the approved plan.

B. Monitoring

The applicant shall retain a qualified biologist, or other resource specialist to monitor the restoration area for a period of five (5) years minimum. An annual monitoring report on the mitigation area shall be submitted for the review and approval of the Executive Director for each of the five years. If replacement plantings are required, the applicant shall submit, for the review and approval of the Executive Director, a replacement planting program, prepared by a qualified biologist, or other resource specialist, which specifies replacement plant locations, size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful.

2. Rip Rap Planting Program

Prior to the issuance of a Coastal Development Permit, the applicant shall submit, for the review and approval of the Executive Director, a plan for the replanting of the ungrouted rip rap slope with willows, prepared by a qualified biologist or resource specialist. Said plan shall include a statement of goals, objectives and performance standards. Within 90 days of completion of the project approved pursuant to this permit the applicant shall implement the approved riprap planting plan.

Three (3) years from the date of completion of the riprap planting, the applicant shall submit for the review and approval of the Executive Director a monitoring report, prepared by a qualified biologist or other Resource Specialist, that certifies the on-site revegetation is in conformance with the riprap planting plan approved pursuant to this special condition. If replacement plantings are required, the applicant shall submit, for the review and approval of the Executive Director, a replacement planting program, prepared by a qualified biologist, or other resource specialist, which specifies replacement plant locations, size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful. The monitoring report shall include photographic documentation of plant species and plant coverage.

3. 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.

4. 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.

5. 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 the removal of 265 sq. ft. of grouted riprap, and placement of 1,234 sq. ft. of ungrouted riprap to protect public roadway. The applicant states that past storm events have eroded the stream bank and undermined the existing grouted riprap slope protection. The existing riprap is just upstream of a private driveway bridge that crosses Old Topanga Creek. The proposed riprap will cover the area of the undermined grouted riprap and extend further upstream. The new riprap slope protection will be placed with filter fabric beneath the rock and 40 cu. yds. of topsoil will be placed in the pockets between the rocks. The applicants also propose to plant these soil pockets with willows. Finally, the project includes the reconstruction of an 80-foot long stretch of damaged roadway shoulder and drainage berm along Old Topanga Canyon Road in the Topanga area of the Santa Monica Mountains. The project requires 616 cu. yds. of grading (372 cu. yds. cut and 244 cu. yds. fill), including the topsoil. The entire proposed project is within the Los Angeles County road right-of-way.

The proposed project is part of an overall road repair project along Old Topanga Canyon Road comprised of three locations. The other two locations are outside of the Coastal Zone and are not part of this application.

C. 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 Old Topanga Creek. Old Topanga Creek is a tributary of Topanga Creek and 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

¹ Ibid.

community in the area. In these habitats, 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.

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 76 of the LUP, in concert with the Coastal Act, limits stream alterations. 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 disturbed areas shall be revegetated with native plant species within environmentally sensitive habitat areas and significant watersheds.

The applicant surveyed the biological resources on the proposed project site. The survey states that:

...Adjacent to the roadway is coast live oak woodland. A creek parallels the roadway shoulder of OTCR [Old Topanga Canyon Road]. A few scattered sycamores (*Platanus racemosa*) and arroyo willows are present along the creek. Very little understory is present, and there is a small patch of giant reed (*Arundo donax*) in the project area. Birds identified on the project area include northern flicker (*Colaptes auratus*), Bullock's oriole (*Icterus bullockii*), house wren (*Troglodytes aedon*), yellow-rumped warbler (*Dendroica coronata*), California towhee and lesser goldfinch.

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

Additionally, the applicant submitted a Negative Declaration prepared for the overall Old Topanga Canyon Road project (including two other sites that are outside of the Coastal Zone). This document states that no endangered, threatened, or rare species were observed at the project locations. Southwestern pond turtles (*Clemmys marmorata pallida*), a species of special concern, have been found in the general Old Topanga Canyon area, but no turtles were found on the subject project site.

In order to protect streams and riparian ESHA, the Commission has consistently required new development to provide a buffer between structures and the outer edge of riparian vegetation. A buffer provides a transition between development and the habitat, reduces the intrusion of humans and domestic animals, and provides area for runoff from development to be infiltrated. The Commission has typically required a buffer of at least 100 feet around riparian ESHA for new development.

In this case, the proposed project includes the placement of ungrouted rock riprap as slope protection along a stream bank. Given that the slope protection is needed on the streambank to prevent erosion of the shoulder and eventually the road itself, it would not be possible for such a development to provide a buffer.

Old Topanga Canyon Road is a two-lane road that existed prior to the effective date of the Coastal Act. This road is publicly maintained and provides access to existing development. As is the case with many roads located within narrow stream valleys, the road is located very close to the stream. The road cannot feasibly be relocated. The applicant evaluated various other alternative slope protection methods including a-jacks, amorflex, gabions, gabion mattresses, and soldier pile wall. Due to the narrowness of the channel and the steepness of the banks, the applicant concluded that there is no other feasible alternative to the proposed project with the possible exception of using a retaining wall. However, the use of a wall would likely have greater impacts than the proposed project. Additionally, a wall could not be vegetated and would be more visually intrusive.

Nonetheless, the proposed project will result in significant adverse impacts to the riparian vegetation of the streambank. The Commission notes that seasonal streams, such as the creek located on the subject site provide important habitat for riparian plant and animal species. Section 30231 of the Coastal Act provides that the quality of coastal waters and streams shall be maintained and restored whenever feasible. In past permit actions, the Commission has found that new development within riparian areas, such as the proposed project, results in potential adverse effects to riparian habitat and marine resources from increased erosion, contaminated storm runoff, disturbance to wildlife, and loss of riparian plant and animal habitat. As discussed above, the Coastal Act requires that environmentally sensitive habitat areas, such as the subject site, be maintained, enhanced, and where feasible, restored.

The applicant proposes, as part of the project, to fill the spaces between the rocks with topsoil and to plant willows in the topsoil. This proposed planting will allow the streambank to be vegetated. The willows will provide shading so that the stream will not

be excessively heated from sunlight reflected off the rocks. The willows can also provide limited habitat for birds and other wildlife. However, the full range of plants and animals found in a healthy riparian habitat will never occupy the proposed riprap area because of the occupation of this area with rocks. So, although planting with willows will reduce the impacts of placing the 1,234 square feet of riprap, it does not mitigate the impacts on riparian habitat. In order to truly mitigate the impacts of the proposed project, the Commission finds it necessary to require the applicant to restore an area of disturbed riparian habitat that will not be subject to the disturbance of slope protection, at a ratio of 3:1. The total square footage of new impact that must be mitigated is 969 sq. ft. (1,234 sq. ft. of new riprap minus the 265 sq. ft. of area that was already covered by the existing grouted riprap. The restoration may be in the same area as the proposed project, if suitable disturbed riparian habitat exists. If suitable area is not available near the site, it may be located within the same watershed. This will ensure that riparian habitat is enhanced within the same drainage system where the impacts will occur. **Special Condition No. 1** requires the applicant to develop, implement, and monitor a restoration plan for a disturbed riparian habitat area within the Old Topanga Canyon watershed. **Special Condition No. 2** requires the applicant to develop, implement, and monitor a plan for the planting of the riprap slope with willows to ensure that the planting is successful.

In addition to the permanent impacts of the placement of the rip rap, 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 site 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. 4** 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/riprap removed from the streambank, from the site. Finally, **Special Condition No. 5** requires the applicant 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.

E. Local Coastal Program

Section 30604 of the Coastal Act states:

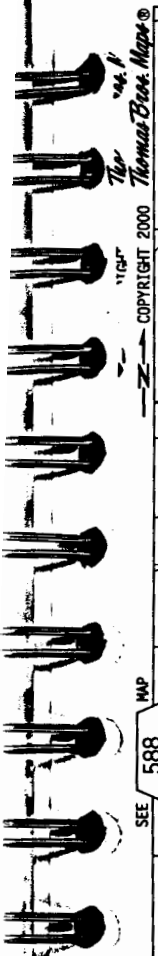
a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the 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).

F. 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.

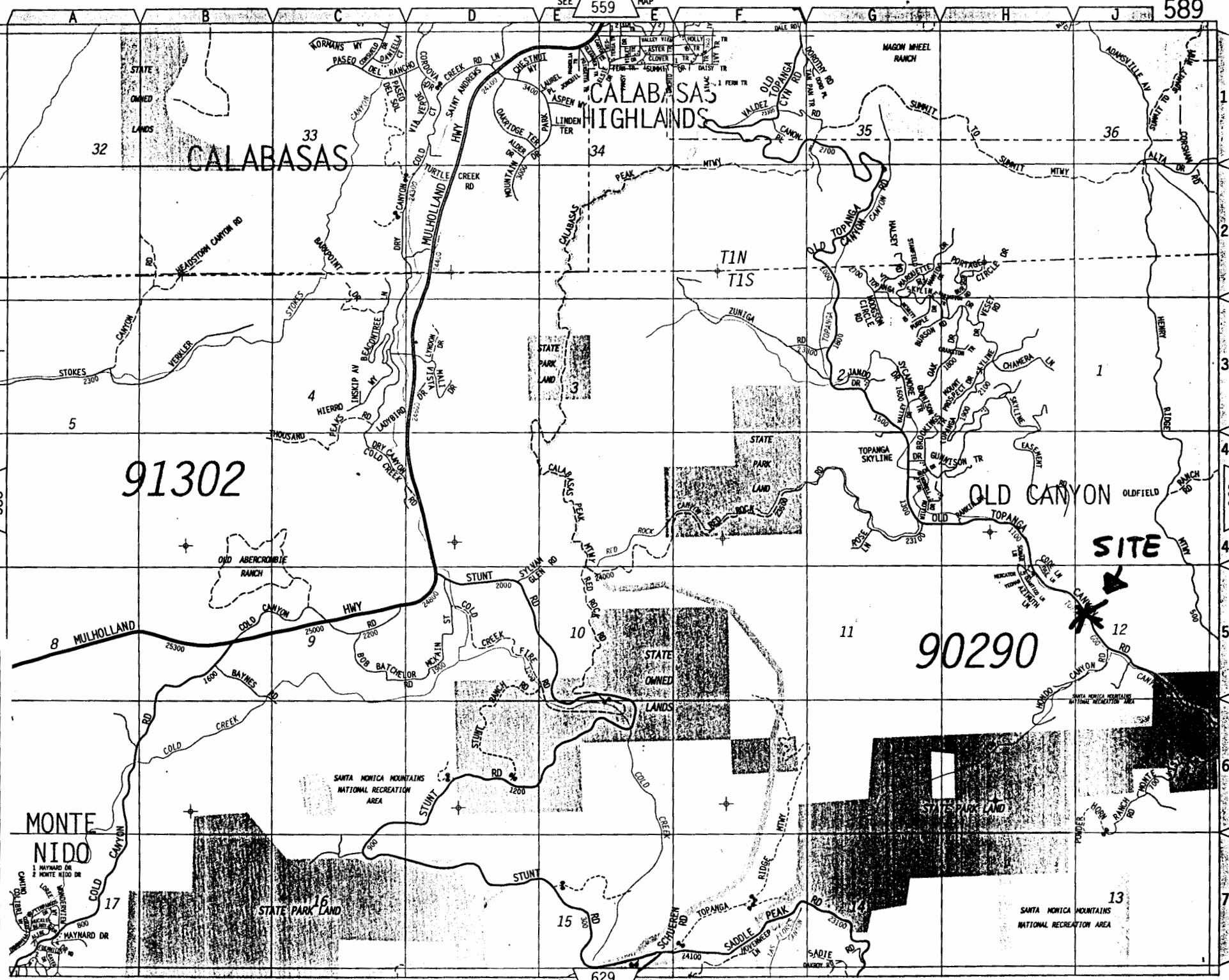


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SEE 588 MAP

SEE 559 MAP

589



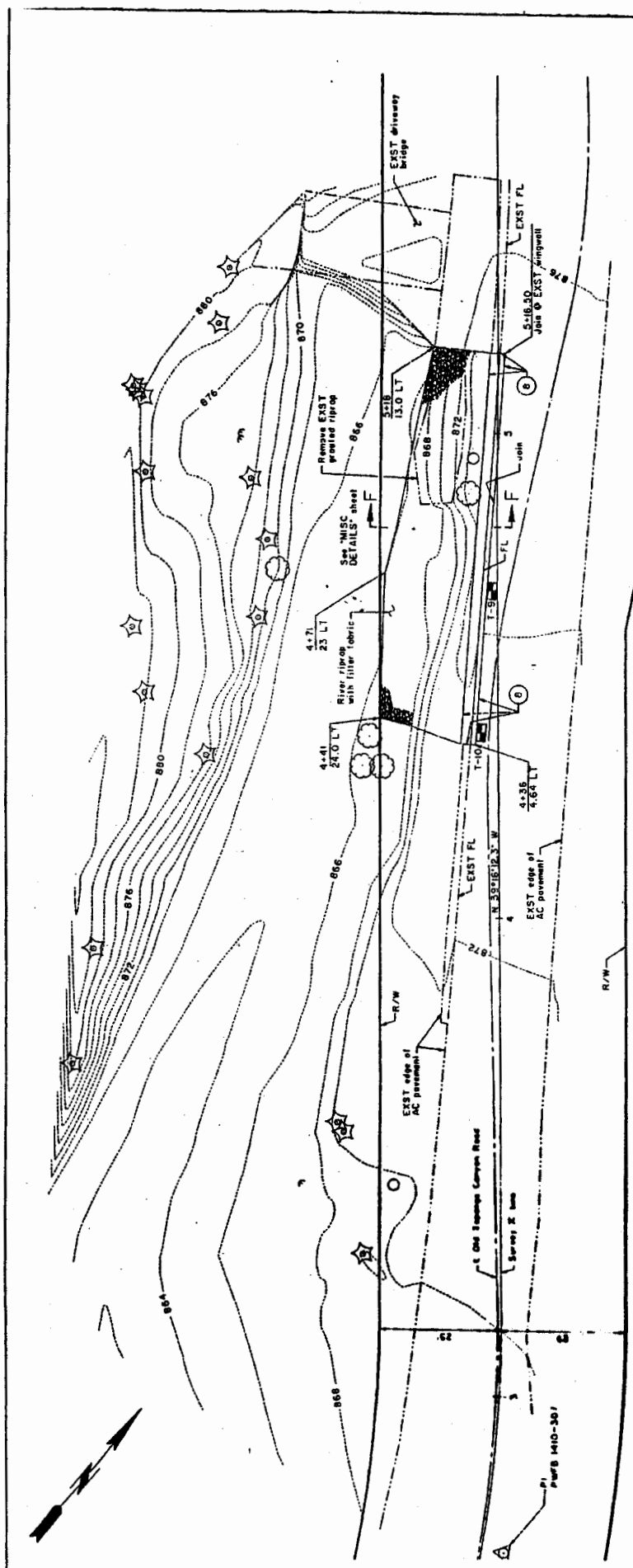
91302

90290

SITE

Exhibit 1
Permit 4-04-004
Vicinity Map

SEE 629 MAP



PLAN
1" = 10'

BENCH MARK

(MALIBU 1990)
P.I. 28
P4 P-IP PLUS 8 LACD Eng. log
DM 8" 45' 51y FH @ edge of AC
@ House 764 Old Topanga Cr. Rd.
Per PWPB 1410-307, Elevation 867.69

THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL.

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

PLAN - LOCATION 5

OLD TOPANGA CANYON ROAD, ET AL

PROJECT ID NO. RDC0010992

Permit No. 4-04-004 Date 08/20/93 Job No. 1410-307

Sheet 4 of 9

DATE	BY	REVISIONS

Exhibit 2

Permit 4-04-004

Site Plan

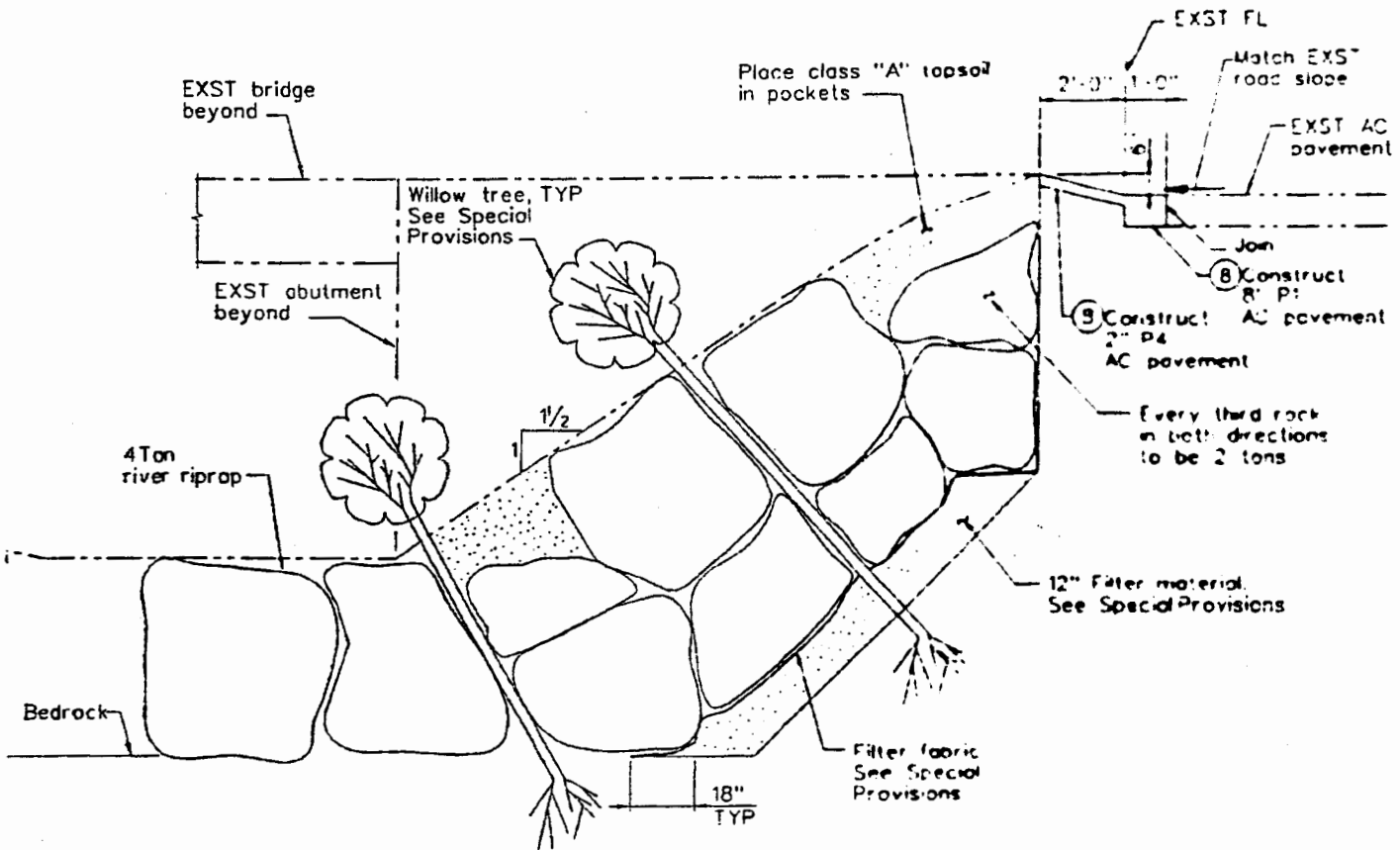
embedment

* For bidding purposes

Use limbs from fallen tree at location 2 for logs

OND DETAIL
1'-0"

SECTION K-K
1/2"-1'-0"



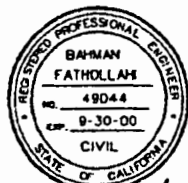
SECTION F-F

TYPICAL WILLOW TREE PLANTING (LOCATION 5)

3/8"-1'-0"

THE CONTRACTOR SHALL VERIFY ALL CONTROLLING FIELD DIMENSIONS BEFORE ORDERING OR FABRICATING ANY MATERIAL

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS



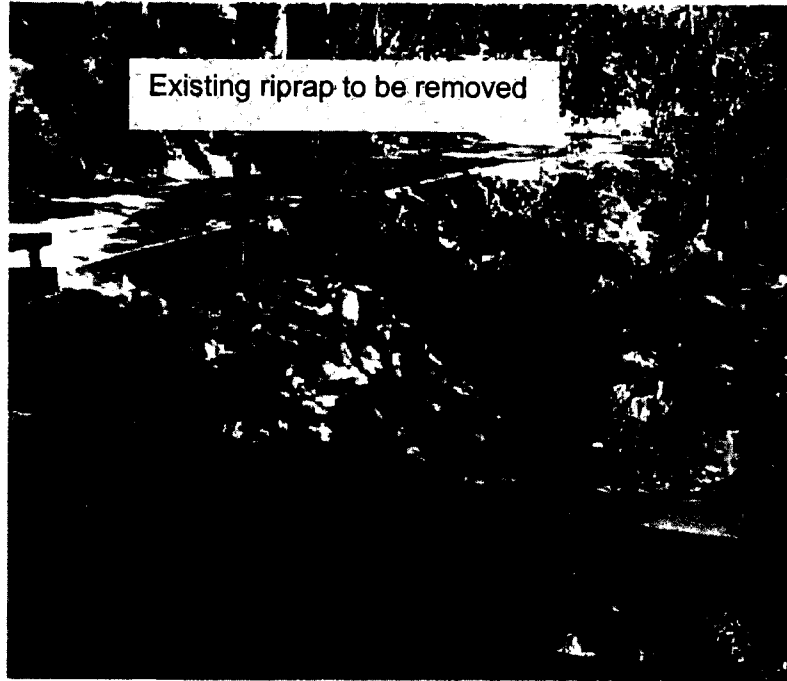
MISCELLANEOUS DETAILS

OLD TOPANGA CANYON ROAD, ET AL
PROJECT ID NO. RDC0010992

Bahman Fathollah 7/25/00
PROJECT ENGINEER DATE

BR. NO. 3798 | JOB X2307133

Exhibit 3
Permit 4-04-004
Riprap Planting Cross Section



Photos provided by Los Angeles County Department of Public Works

Exhibit 4
Permit 4-04-004
Site Photos

