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STAFF REPORT: REGULAR CALENDAR

Application No.: **4-14-0291**

Applicant: **Gabriel Hill &** [redacted]

Agent: **Robert Leese – Cahill & Leese Architects**

Project Location: **1944 Corral Canyon Road,
Santa Monica Mountains, Los Angeles County
(APN: 4457-008-048)**

Project Description: **Construction of a 693 sq. ft., one-story addition to an existing 1,275 sq. ft., two-story single family residence with an existing detached 693 sq. ft. garage. The total habitable area for the proposed project will be 1,968-sf (excluding garage). The proposed project also includes the construction of a new 480 sq. ft. pool, new septic system, widening the driveway, and 302 cu. yds. of grading (140 cu. yds. of cut and 162 cu. yds. of fill). Finally, the proposed project will replace 85-linear feet of a 4.5-ft. high failing retaining wall, with the new wall encroaching 22-in. further within the protected zone of a healthy oak tree.**

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed development with conditions.

The project site is located on a 0.34-acre property at 1944 Corral Canyon Road, in the Malibu Bowl Small Lot Subdivision, in the Santa Monica Mountains area of unincorporated Los Angeles County (APN 44457-008-048) (Exhibits 1-10).

The applicants propose to construct a 693 sq. ft. one-story addition to an existing two-story single family residence (constructed in 1927, prior to the effective date of the Coastal Act) including 302 cu. yds. of associated grading (140 cu. yds. of cut and 162 cu. yds. of fill). The proposed addition will result in a 1,968 sq. ft. single family residence. In addition, the project includes the interior remodel of the existing residence, replacement of a septic tank with a new 1,200-gallon tank, widening and leveling of the existing driveway, the addition of a 6 ft. high retaining wall on the downhill side of the driveway, the replacement and realignment of a 4-½ ft. high retaining wall on the uphill side of the driveway with a 6-ft high retaining wall, and the addition of an infinity edge swimming pool. Finally, the applicants request approval for encroachment within the protected zone of a single oak tree in order to replace and realign an uphill retaining wall in order to widen the driveway.

The subject property is a narrow rectangular lot, with the long axis along a general east-west line. The subject property is accessed from the southeastern corner of the site via a short private driveway that immediately abuts Corral Canyon Road. The subject property is surrounded by existing suburban-style residential development to the north, south, west and east, and is located approximately 950 feet south from wildland areas of Malibu Creek State Park.

There is one California live oak (*Quercus agrifolia*) growing on this site (#1). The replacement of the retaining wall will occur entirely within the north-side dripline of Oak Tree #1. According to the Oak Tree Report prepared for the project, this oak is in excellent health and the arborist indicated that the proposed development impact to the oak tree will be mild and with careful monitoring the oak tree should sustain the additional encroachment without long-term injury. The proposed removal of the retaining wall and construction of a new retaining wall is required for two reasons: 1) to ensure structural integrity of the wall and prevent failure of the slope behind the wall; and 2) to widen the existing driveway to meet minimum requirements for emergency access of the site.

Nonetheless, the encroachment into the root zone and within the drip line of Oak Tree #1 could induce deleterious impacts to the tree's vigor and long-term viability. Special Condition No. 8 requires the applicant to place temporary fencing or flags to protect this oak tree during construction. Special Condition No. 9 requires the applicant to monitor the tree for a ten year period and, if as a result of development actions associated with this permit, Oak Tree #1 dies or suffers reduced health, the applicant is required to plant replacement oak trees, at a ratio of 10:1 and monitor the replacement trees for no less than ten years, as mitigation.

Additionally, Special Conditions No. 3, 4, and 5 require that drainage plans, interim erosion control plans, and pool/spa drainage and maintenance plans, be developed and implemented in order to avoid or minimize impacts to water quality from the development. Further, Special Condition No. 6 requires that that any future structures, additions, change in landscaping or intensity of use at the project site are reviewed through a coastal development permit in order to ensure that cumulative impacts are avoided. Finally, Special Condition No. 7 requires the

applicant to record a deed restriction setting forth the terms and conditions of this permit. As conditioned, the permit is consistent with the applicable policies of the Coastal Act.

The standard of review for the proposed project is the Chapter Three policies of the Coastal Act. In addition, the policies of the certified (1986) Malibu – Santa Monica Mountains Land Use Plan (LUP) serve as guidance.[1]

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[1] Please note that the Coastal Commission has approved Local Coastal Program Amendment No. LCP-4-LAC-14-0108-4 with suggested modifications (April 10, 2014) to approve the 2014 Land Use Plan. The County of Los Angeles has not yet accepted the suggested modifications. Additionally, the 2014 Local Implementation Program has not yet been considered by the Coastal Commission. As such, the policies of the 1986 Malibu – Santa Monica Mountains Land Use Plan continue to serve as guidance, as of this date.

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Appendix 1 Substantive File Documents

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LOCAL APPROVALS RECEIVED:

1. Las Virgenes Water District, Financial Arrangements for Water Service, dated Apr. 19, 2013
2. County of Los Angeles Department of Regional Planning, Site Plans Approval, dated Apr. 22, 2013;
3. County of Los Angeles Department of Regional Planning, Oak Tree Permit # 2013-00009, dated Apr. 22, 2013;
4. County of Los Angeles Department of Public Works, Geotechnical & Materials Engineering Division, Soils Engineering Review, dated May 21, 2013;
5. County of Los Angeles Fire Department, Emergency Access roadway requirements, dated July 01, 2013 (revised Dec. 28, 2013);
6. County of Los Angeles Department of Public Health, On-Site Sewage Disposal System Conceptual Approval, dated Feb. 3, 2014.

I. MOTION AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve Coastal Development Permit No. 4-14-0291 pursuant to the staff recommendation.

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:

The Commission hereby approves a 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 permit 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. Plans Conforming to Geotechnical Engineer's Recommendations

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in all of the geology, geotechnical, and/or soils reports referenced as Substantive File Documents. These recommendations, including recommendations concerning foundations, sewage disposal, and drainage, shall be incorporated into all final design and construction plans, which must be reviewed and approved by the consultant prior to commencement of development.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require amendment(s) to the permit(s) or new Coastal Development Permit(s).

2. Assumption of Risk, Waiver of Liability and Indemnity

By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from wildfire and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability,

claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

3. Permanent Drainage and Polluted Runoff Control Plan

A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, two (2) copies of a final Drainage and Runoff Control Plan, including supporting calculations. The plan shall be prepared by a qualified licensed professional and shall incorporate Best Management Practices (BMPs) including site design and source control measures designed to control pollutants and minimize the volume and velocity of stormwater and dry weather runoff leaving the developed site. In addition to the specifications above, the qualified licensed professional shall certify in writing that the final Drainage and Runoff Control Plan is in substantial conformance with the following minimum requirements:

(1) The plans incorporate long-term post-construction Best Management Practices (BMPs) that protect water quality and minimize increases in runoff volume and rate. Structural treatment control is generally unnecessary for Minor category projects. BMPs should be prioritized in the following manner:

a. Site Design BMPs: Project design features that reduce the creation or severity of potential pollutant sources, or reduce the alteration of the project site's natural stormwater flow regime. Examples are minimizing impervious surfaces, preserving native vegetation, and minimizing grading.

b. Source Control BMPs: Methods that reduce potential pollutants at their sources and/or avoid entrainment of pollutants in runoff, including schedules of activities, prohibitions of practices, maintenance procedures, managerial practices, or operational practices. Examples are covering outdoor storage areas, use of efficient irrigation, and minimizing the use of landscaping chemicals.

Projects shall incorporate Low Impact Development (LID) techniques in order to minimize stormwater quality and quantity impacts from development, unless a credible and compelling explanation is provided as to why such features are not feasible and/or appropriate. LID strategies use small-scale integrated and distributed management practices, including minimizing impervious surfaces, infiltrating stormwater close to its source, and preservation of permeable soils and native vegetation.

(2) Landscaping materials shall consist primarily of non-invasive, native species, and other low-maintenance plant selections which have low water and chemical treatment demands. An efficient irrigation system designed based on hydrozones and utilizing drip emitters or micro-sprays or other efficient design shall be utilized for any landscaping requiring water application.

(3) All slopes shall be stabilized in accordance with provisions contained in the Landscaping and/or Erosion and Sediment Control Conditions for this Coastal Development Permit.

(4) Runoff shall be conveyed off site in a non-erosive manner. Energy dissipating measures shall be installed in critical locations.

(5) Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the affected area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

B. The final Drainage and Runoff Control Plan shall be in conformance with the site/ development plans approved by the Coastal Commission. Any necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed professional shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

4. Interim Erosion Control Plans and Construction Responsibilities

A. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director an Interim Erosion Control and Construction Best Management Practices Plan, prepared by a qualified, licensed professional. The qualified, licensed professional shall certify in writing that the Interim Erosion Control and Construction Best Management Practices (BMPs) plan are in conformance with the following requirements:

1. Erosion Control Plan

(a) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the plan and on-site with fencing or survey flags.

(b) Include a narrative report describing all temporary run-off and erosion control measures to be used during construction.

(c) The plan shall identify and delineate on a site or grading plan the locations of all temporary erosion control measures.

(d) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps); temporary drains and swales; sand bag barriers; silt fencing; stabilize any stockpiled fill with geofabric covers or other appropriate cover; install geotextiles or mats on all cut or fill slopes; and close and stabilize open trenches as soon as possible. Basins shall be sized to handle not less than a 10 year, 6 hour duration rainfall intensity event.

(e) The erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.

(f) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

(g) All temporary, construction related erosion control materials shall be comprised of bio-degradable materials (natural fiber, not photo-degradable plastics) and must be removed when permanent erosion control measures are in place. Bio-degradable erosion control materials may be left in place if they have been incorporated into the permanent landscaping design.

2. Construction Best Management Practices

(a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.

(b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.

(c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.

(d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.

(e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.

(f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

(g) Debris shall be disposed of at a permitted disposal site or recycled at a permitted recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.

(h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.

(i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.

(j) The discharge of any hazardous materials into any receiving waters shall be prohibited.

(k) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.

(l) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity

(m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

B. The final Interim Erosion Control and Construction Best Management Practices Plan shall be in conformance with the site/ development plans approved by the Coastal Commission. Any necessary changes to the Coastal Commission approved site/development plans required by a qualified, licensed professional shall be reported to the Executive Director. No changes to the Coastal Commission approved final site/development plans shall occur without an amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

5. Pool and Spa Drainage and Maintenance

By acceptance of this permit, the applicant agrees to install a no chlorine or low chlorine purification system and agrees to maintain proper pool water pH, calcium and alkalinity balance to ensure any runoff or drainage from the pool or spa will not include excessive amounts of chemicals that may adversely affect water quality or environmentally sensitive habitat areas. In addition, the applicant agrees not to discharge chlorinated or non-chlorinated pool water into a street, storm drain, creek, canyon drainage channel, or other location where it could enter receiving waters.

6. Future Development Restriction

This permit is only for the development described in this Coastal Development Permit. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the development governed by this Coastal Development Permit. Accordingly, any future structures, future improvements, or change of use to the permitted structures authorized by this permit, including but not limited to, any grading, clearing or other disturbance of vegetation**,** shall require an amendment to this Coastal Development Permit from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

7. Deed Restriction

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

8. Oak Tree Protection

To ensure that any oak trees located on the subject property are protected during construction activities, temporary protective barrier fencing shall be installed around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees within 25feet of any grading, construction, staging or storage activities and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then flagging shall be installed on trees to be protected. The permittee shall also follow the oak tree preservation recommendations that are enumerated in the Oak Tree Report referenced in the Substantive File Documents.

9. Oak Tree Monitoring

The applicant shall retain the services of a biological consultant or arborist with appropriate qualifications acceptable to the Executive Director to monitor Oak Tree #1, to determine if the tree is adversely impacted by the encroachment. An annual monitoring report shall be submitted for the review and approval of the Executive Director for each of the ten years. Should Oak Tree #1 be lost or suffer worsened health or vigor as a result of this project, the applicant shall plant replacement trees on the site at a rate of 10:1. If replacement plantings are required, the applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, prepared by a qualified biologist, arborist, or other qualified resource specialist, which specifies replacement tree locations, planting specifications, and a ten-year monitoring program with specific performance standards to ensure that the replacement planting program is successful. An annual monitoring report on the oak tree replacement area shall be submitted for the review and approval of the Executive Director for each of the 10 years. Upon submittal of the replacement planting program, the Executive Director shall determine if an amendment to this coastal development permit, or an additional coastal development permit is required.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The applicants, Mr. & Mrs. Gabriel Hill & [redacted], propose to construct a 693 sq. ft. one-story addition to an existing two-story single family residence (constructed in 1927, prior to the effective date of the Coastal Act) including 302 cu. yds. of associated grading (140 cu. yds. of cut and 162 cu. yds. of fill). The proposed addition will result in a 1,968 sq. ft. single family residence. In addition, the project includes the interior remodel of the existing residence, replacement of a septic tank with a new 1,200-gallon tank, widening and leveling of the existing driveway, the addition of a 6 ft. high retaining wall on the downhill side of the driveway, the replacement and realignment of a 4-½ ft. high retaining wall on the uphill side of the driveway, and the addition of an infinity edge swimming pool. The existing driveway is proposed to be widened from 10 feet to 15 feet wide to meet the minimum requirements of the Fire Department. Finally, the applicants request approval for encroachment within the drip line of a single oak tree in order to replace and realign the uphill retaining wall.

The project site is located on a 0.34-acre property at 1944 Corral Canyon Road, in the Malibu Bowl Small Lot Subdivision, in the Santa Monica Mountains area of unincorporated Los Angeles County (APN 4457-008-048). The subject property is accessed from a private driveway that extends from Coral Canyon Road at the southeastern corner of the site. The subject property is surrounded by existing suburban-style residential development to the north, south, west and east, and is located approximately 950 feet south from wildland areas of Malibu Creek State Park. Elevations on the property range from approximately 1240 to 1154 feet above mean sea level from the top of the relatively flat developed knoll and descend down to the gently northern-sloping undeveloped portion of the site.

The existing developed portions of this site are landscaped with mostly non-native succulents, other ornamental plants, and some native plants, in addition to one mature California live oak tree along the southern property line. Although the site does contain a few native plants, the majority of this vegetation is located within the existing 200 ft. fuel modification zones for the neighboring residences to the east, west, south and north of the subject site. Moreover, because the subject site is surrounded by existing suburban-style development on all four sides, the portions of the site currently hosting native plants are small, isolated plantings and do not, therefore, constitute environmentally sensitive habitat areas (ESHA). Thus, the subject site does not contain ESHA. In addition, because the proposed development is surrounded by existing residential development on neighboring properties with overlapping fuel modification zones, the fuel modification requirements for the existing residence with the proposed addition will not result in any new vegetation clearance in offsite areas and will not result in any loss of ESHA.

The proposed addition's ridgeline of the gable roof will have a maximum height of 16-feet at above finished grade. The development has been clustered together and designed to reduce landform alteration and removal of native vegetation. The proposed development is compatible with the character of other residential development in the area. The proposed structure height is consistent with the maximum height (35 feet above existing grade) that the Commission has

permitted in past decisions in the Santa Monica Mountains and with the maximum height (35 feet) allowed under the guidance policies of the Malibu/Santa Monica Mountains LUP. In addition, the development would be partially screened by existing vegetation on site. As such, the proposed development is sited and designed to minimize impacts to visual resources to the extent feasible.

B. OAK TREE PROTECTION

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 30250(a) of the Coastal Act states:

> *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of the surrounding parcels.*

Section 30251 of the Coastal Act states:

> *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 of 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.*

1. Protection of Oaks

The project site is located within a disturbed oak woodland and chaparral habitat, in a small lot subdivision, where the past creation of urban-scale parcels has resulted in a higher density of residential development. The subject site itself is disturbed and while there are oak trees present in the small lot subdivision, understory plant species and connectivity to other woodland areas are lacking and therefore the site is not considered to be an environmentally sensitive habitat area. However, through past permit actions in the Santa Monica Mountains, the Commission has found that native oak trees are an important coastal resource, even where they are not part of a larger woodland that qualifies as ESHA. Native trees prevent the erosion of hillsides and stream banks, moderate water temperatures in streams through shading, provide food and habitat, including nesting, roosting, and burrowing to a wide variety of wildlife. Individual oak trees such as those on or adjacent to the subject site do provide habitat for a wide variety of wildlife species. As required by Section 30250 of the Coastal Act, the proposed new development can be approved only where it will not have impacts on coastal resources. Additionally, oak trees are an important component of the visual character and scenic quality of the area and must be protected in order to ensure that the proposed development is visually compatible with this character, as required by Section 30251 of the Coastal Act.

Oak trees are easily damaged. They are shallow-rooted and require air and water exchange near the surface. The oak tree root system is extensive, stretching as far as 50 feet beyond the spread of the canopy, although the area within the "protected zone" (the area around an oak tree that is five feet outside the dripline or fifteen feet from the trunk, whichever is greater) is the most important. Oaks are therefore sensitive to surrounding land uses, grading or excavation at or near the roots and irrigation of the root area particularly during the summer dormancy. Improper watering and disturbance to root areas are the most common causes of tree loss. Oak trees in residentially landscaped areas often suffer decline and early death due to conditions that are preventable. Damage can take years to become evident and by the time the tree shows obvious signs of disease it is usually too late to restore the health of the tree.

Obviously, the removal of an oak tree results in the total loss of the habitat values of the tree. Encroachments into (in other words, portions of the proposed structures, or grading will be located within) the protected zone of an oak tree can also result in significant adverse impacts. Encroachments of development will result in impacts including, but not limited to: root cutting or damage, compaction, trunk or branch removal or trimming, changes in drainage patterns, and excess watering. Changes in the level of soil around a tree can affect its health. Excavation can cut or severely damage roots and the addition of material affects the ability of the roots to obtain air or water. Soil compaction and/or pavement of areas within the protected zone will block the exchange of air and water through the soil to the roots and can have serious long term negative effects on the tree. The impacts to individual oak trees range from minor to severe lessening of health, (including death) depending on the location and extent of the encroachments.

In order to ensure that oak trees are protected so that development does not have impacts on coastal resources and so that the development is compatible with the visual character of the area the Commission has required, in past permit actions, that the removal of native trees, particularly oak trees, or encroachment of structures into the root zone be avoided unless there is no feasible alternative for the siting of development.

2. Project Consistency

The Oak Tree Report, listed in the Substantive File Documents, indicates that one oak tree is present within the vicinity of the proposed project and a second oak tree is located on the neighboring lot to the south of the proposed development area.

a. Oak Tree Encroachment

The applicant has submitted an oak tree report, referenced in the Substantive File Documents, which evaluated the health of the oak trees located within the vicinity of the proposed development location. The applicant's report identified that Oak Tree #1 would require encroachment within the dripline in order to accommodate the proposed development. As previously mentioned above, Oak Tree #1 has a 9-ft diameter canopy and its trunk is located approximately 8ft., 2in. from the existing uphill retaining wall. The proposed project includes the removal of 85 feet of this retaining wall because the wall is failing and listing away from the slope. The wall is proposed to be reconstructed both to ensure structural integrity as well as to widen the existing driveway. Therefore, Oak Tree #1 could sustain significant construction encroachments from the proposed development. The Commission has permitted encroachment within the protected zone of oak trees only where it is not feasible to avoid such an intrusion and still provide a reasonable economic use of a legal parcel. In this case, there is already an economic use of the property and so the encroachment within the dripline of an oak tree must be avoided if there are feasible alternatives to the encroachment. However, Oak Tree #1 is located in close proximity to the existing development and the information provided by the Oak Tree Report indicates this oak is in excellent health and the arborist indicated that the proposed development impact to the oak tree will be mild and with careful monitoring the oak tree should sustain the additional encroachment without long-term injury. Additionally, the proposed removal of the retaining wall and construction of a new retaining wall is required for two reasons: 1) to ensure structural integrity of the wall and prevent failure of the slope behind the wall; and 2) to widen the existing driveway to meet minimum requirements for emergency access of the site. Therefore, the requested encroachment within the dripline of Oak Tree #1 is approvable because the alternative, relocating the existing home or removing a portion of the exterior wall, is infeasible given the minor impacts associated with the oak tree encroachment. As noted, should Oak Tree #1 die following the development of the project, the applicant is required to plant ten (10) new oaks. The applicant is required to monitor the replacement trees for no less than ten years and provide a supplemental planting plan if the initial tree plantings are unsuccessful.

b. Oak Tree Protection Measures and Monitoring

The proposed project does not include the removal of any oak trees. The applicant shall follow the oak tree preservation recommendations contained in the Oak Tree Report referenced in the substantive file documents. Additionally, the Commission requires the applicant to install temporary protective barrier fencing around the protected zones (5 feet beyond dripline or 15 feet from the trunk, whichever is greater) of all oak trees in proximity to the proposed development and retained during all construction operations. If required construction operations cannot feasibly be carried out in any location with the protective barrier fencing in place, then temporary flagging must be installed on all oak trees to ensure protection during construction.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Sections 30240, 30250, and 30251 of the Coastal Act:

Special Condition 8: Oak Tree Protection
Special Condition 9: Oak Tree Monitoring

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30240, 30250, and 30251 of the Coastal Act with regard to oak tree protection.

C. HAZARDS AND GEOLOGIC STABILITY

Section 30253 of the Coastal Act states, in pertinent part, that 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, 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.*

The proposed development is located in the Malibu/Santa Monica Mountains area, an area historically subject to significant natural hazards including, but not limited to, landslides, erosion, flooding and wild fire. The submitted geology, geotechnical, and/or soils reports referenced as Substantive File Documents conclude that the project site is suitable for the proposed project based on the evaluation of the site's geology in relation to the proposed development. The reports contain recommendations to be incorporated into the project plans to ensure the stability and geologic safety of the proposed project, the project site, and the adjacent properties. To ensure stability and structural integrity and to protect the site and the surrounding sites, the Commission requires the applicant to comply with the recommendations contained in the applicable reports, to incorporate those recommendations into all final design and construction plans, and to obtain the geotechnical consultant's approval of those plans prior to the commencement of construction.

Additionally, to minimize erosion and ensure stability of the project site, the project must include adequate drainage and erosion control measures. In order to achieve these goals, the Commission requires the applicant to submit drainage and interim erosion control plans.

Although the conditions described above render the project sufficiently stable to satisfy the requirements of Section 30253, no project is wholly without risks. Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from natural hazards, including wildfire and erosion, those risks remain substantial here. If the applicant nevertheless chooses to proceed with the project, the Commission requires the applicant to assume the liability from these associated risks. Through the assumption of risk condition, the applicant acknowledges the nature of the fire and/or erosion hazard that exists on the site and that may affect the safety of the proposed development.
The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30253 of the Coastal Act and as a response to the risks associated with the project:

Special Condition 1: Plans Conforming to Geotechnical Engineer's Recommendations
Special Condition 2: Assumption of Risk, Waiver of Liability and Indemnity
Special Condition 4: Interim Erosion Control

For the reasons set forth above, the Commission finds that, as conditioned, the proposed project is consistent with Section 30253 of the Coastal Act.

D. WATER QUALITY

Section 30231 of the Coastal Act states that:

> *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, minimizing alteration of natural streams.*

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality and aquatic resources because changes such as the removal of native vegetation, the increase in impervious surfaces, and the introduction of new residential uses cause increases in runoff, erosion, and sedimentation, reductions in groundwater recharge, and the introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutants, as well as effluent from septic systems.

The subject property is located outside of any "Significant Watershed" area, as designated by the certified Malibu/Santa Monica Mountains Land Use Plan. However, this property is approximately 3,200 feet upslope and to the west of the Corral Canyon creek bed which is an ephemeral stream drainage on the U.S. Geological Survey (USGS) topography map of the area.

The proposed development will result in an increase in impervious surfaces, which leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site and eventually be discharged to coastal waters, including streams, wetlands, and estuaries. The pollutants commonly found in runoff associated with residential use can reduce the biological productivity and the quality of such waters and thereby reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to minimize the potential for such adverse impacts to water quality and aquatic resources resulting from runoff both during construction and in the post-development stage, the Commission requires the incorporation of Best Management Practices designed to control the volume, velocity and pollutant load of stormwater and dry weather flows leaving the developed site, including: 1) site design, source control and/or treatment control measures; and 2) implementing erosion sediment control measures during construction and post construction.

Additionally, the applicant's geologic consultants have concluded that the site is suitable for the proposed septic system and that there would be no adverse impact to the site or surrounding areas from the use of a septic system. The County of Los Angeles Environmental Health Department has given in-concept approval of the proposed septic system, indicating that it meets the plumbing code requirements. The Commission has found that conformance with the provisions of the plumbing code is protective of water resources.

Additionally, the Commission requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restriction are imposed on the subject property.

The following special conditions are required, as determined in the findings above, to assure the project's consistency with Section 30231 of the Coastal Act:

Special Condition 3: Permanent Drainage and Polluted Runoff Control Plans
Special Condition 4: Interim Erosion Control Plans and Construction Responsibilities

Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. CUMULATIVE IMPACTS

Section 30250(a) of the Coastal Act states:

> *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted where 50 percent of the usable parcels in the area have been developed and the*

created parcels would be no smaller than the average size of the surrounding parcels.

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (l) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Section 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:

…the incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

1. Small Lot Subdivision.

The proposed project involves the construction of a 693 sq. ft. addition to an existing 1,275 sq. ft. single family residence within a small lot subdivision. The proposed addition will expand the floor plan of the existing residence and result in a 1,968 sq. ft. single family residence. Small lot subdivisions in the Santa Monica Mountains are designated areas generally comprised of residentially-zoned parcels of less than one acre, but more typically ranging in size from 4,000 to 5,000 square feet. The Commission has found that the total buildout of these dense subdivisions would result in a number of adverse cumulative impacts to coastal resources, particularly given the small size and steepness of most of the parcels. The future development of the existing undeveloped small lot subdivision parcels will result in tremendous increases in demands on road capacity, services, recreational facilities, beaches, water supply, and associated impacts to water quality, geologic stability and hazards, rural community character, and contribution to fire hazards.

In order to minimize the cumulative impacts associated with developing these parcels, Policy 271(b)(2) of the certified 1986 Malibu/Santa Monica Mountains LUP, which has been used as guidance by the Commission in past permit actions and is still the applicable guidance, requires that new development in small lot subdivisions comply with the Slope Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope Intensity Formula appropriate for determining the maximum level of development that may be permitted in small lot subdivision areas, to minimize the cumulative impacts of such development,

consistent with the policies of the Coastal Act. Additionally, the Commission has, through coastal development permit actions, consistently applied the Slope Intensity Formula to new development in small lot subdivisions. The basic concept of the formula assumes the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on resources. Following is the formula and description of each factor used in its calculation:

Slope Intensity Formula
GSA = (A/5) × ((50-S)/35) + 500
GSA = the allowable gross structural area of the permitted development in square feet. The GSA includes all substantially enclosed residential and storage areas, but does not include garages or carports designed for storage of autos.
A = the area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.
S = the average slope of the building site in percent as calculated by the formula:
S = I × L/A × 100
I = contour interval in feet, at not greater than 25-foot intervals, resulting in at least 5 contour lines
L = total accumulated length of all contours of interval "I" in feet
A = the area being considered in square feet

2. Project Consistency

The proposed project site is located in the Malibu Bowl Small Lot Subdivision, an area subject to the provisions of the slope intensity formula. As previously stated, the subject property consists of one (1) parcel.

The applicant has submitted a GSA calculation in conformance to Policy 271(b)(2) of the 1986 Malibu/Santa Monica Mountains LUP. This calculation arrived at a maximum GSA of 1,976 sq. ft. of habitable space based on the area and slope of the project site. Staff has confirmed that the applicant's calculations conform to the formula used by the Commission in past permit decisions (the three variables are Area = 14,986-sf, Length = 983-sf, and Interval = 5-ft). The proposed 1,968 sq. ft. of habitable space (693 sq. ft. addition to an existing 1,275 sq. ft. single family residence) is consistent with the maximum allowable GSA of 1,976 sq. ft.

As designed, the proposed project will conform to the GSA allowed for the parcel, thereby minimizing cumulative impacts to coastal resources. However, future improvements on the subject property could cause adverse cumulative impacts on the limited resources of the subdivision. The Commission, therefore, requires a future improvements restriction on this lot, which would ensure that any future structures, additions, change in landscaping or intensity of use at the project site that may otherwise be exempt from coastal permit requirements, are reviewed by the Commission for consistency with the resource protection policies of the Coastal Act.

Additionally, the Commission requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

The following special conditions are required to assure the project's consistency with Sections 30250 and 30252 of the Coastal Act, as well as the Los Angeles County LUP:

Special Condition 6: Future Development Restriction
Special Condition 7: Deed Restriction

The Commission therefore finds that the proposed project, only as conditioned, is consistent with Sections 30250(a) and 30252 of the Coastal Act, as well as the guidance policies of the Malibu/Santa Monica Mountains Land Use Plan.

F. LOCAL COASTAL PROGRAM (LCP) PREPARATION

Section 30604(a) of the Coastal Act states that:

> *a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local coastal program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).*

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal 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 to Chapter 3 policies of the Coastal Act. Los Angeles County is currently preparing a local coastal program for the Santa Monica Mountains. The preceding sections provide findings that the proposed projects will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the projects and are accepted by the applicant. As conditioned, the proposed development will avoid or minimize adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. The following special conditions are required to assure the project's consistency with Section 30604 of the Coastal Act:

Special Conditions 1 through 9

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).

G. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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 incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures, which will minimize all adverse environmental effects, have been required as special conditions. The following special conditions are required to assure the project's consistency with Section 13096 of the California Code of Regulations:

Special Conditions 1 through 9

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX 1

Substantive File Documents

1. Certified Malibu/Santa Monica Mountains Land Use Plan (1986);
2. "Oak Tree Report," prepared by Tree Life Concern Inc., dated Feb. 18, 2013;
3. Limited Geologic Report – Percolation Testing and Seepage Pit Design Recommendations, prepared by GeoConcepts, Inc., dated Feb. 20, 2013;
4. Financial Arrangements for Water Service, from Las Vingenes Water District, dated Apr. 19, 2013
5. Oak Tree Permit # 201300009, from Los Angeles County Department of Regional Planning, dated Apr. 22, 2013;
6. Emergency Access roadway requirements, from Los Angeles County Fire Department, dated July 01, 2013 (revised Dec. 28, 2013);
7. "Onsite Wastewater Treatment System Design," prepared by En Situ Engineering, Inc., dated Jan. 10, 2014

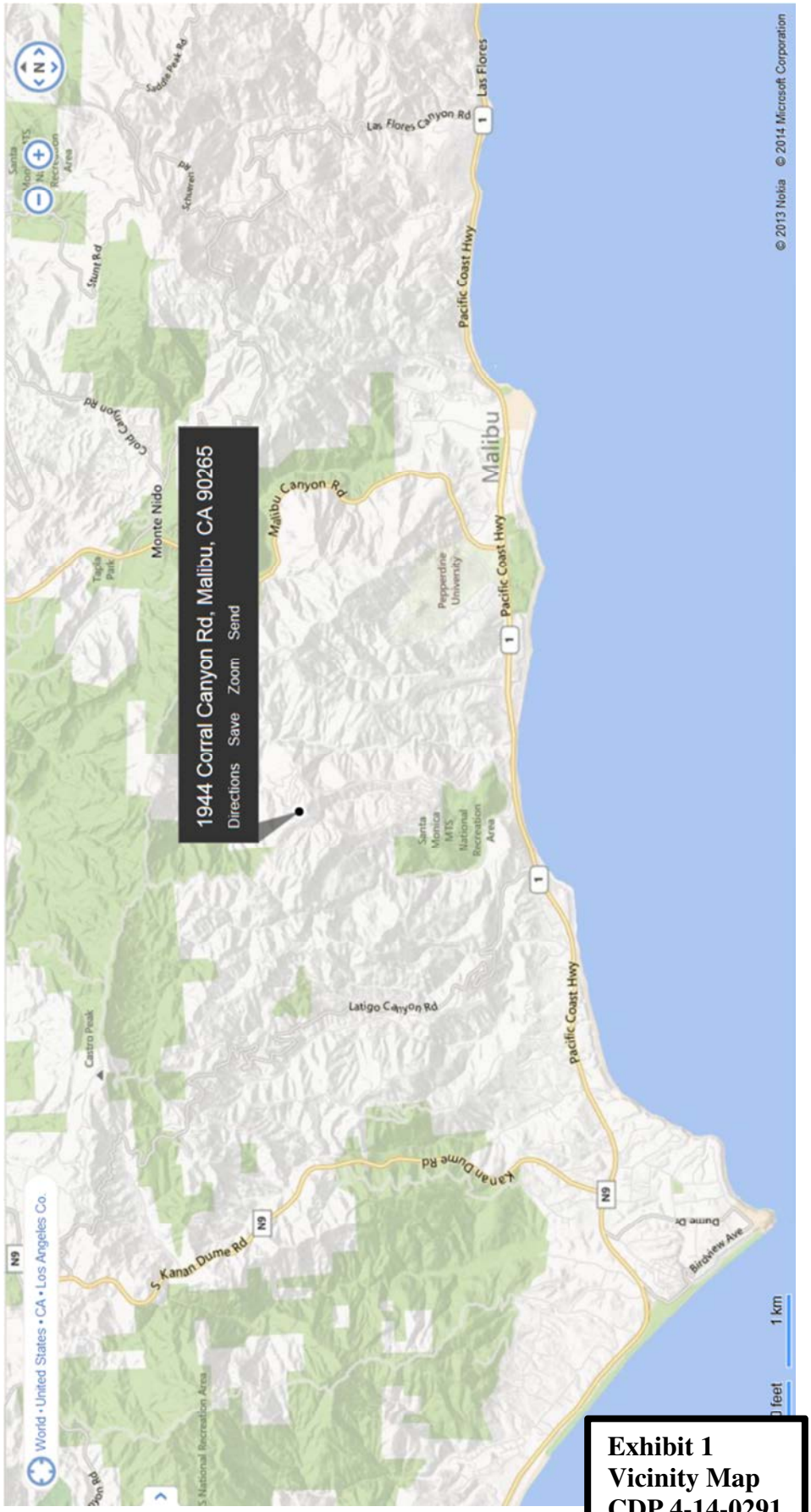


Exhibit 1
Vicinity Map
CDP 4-14-0291

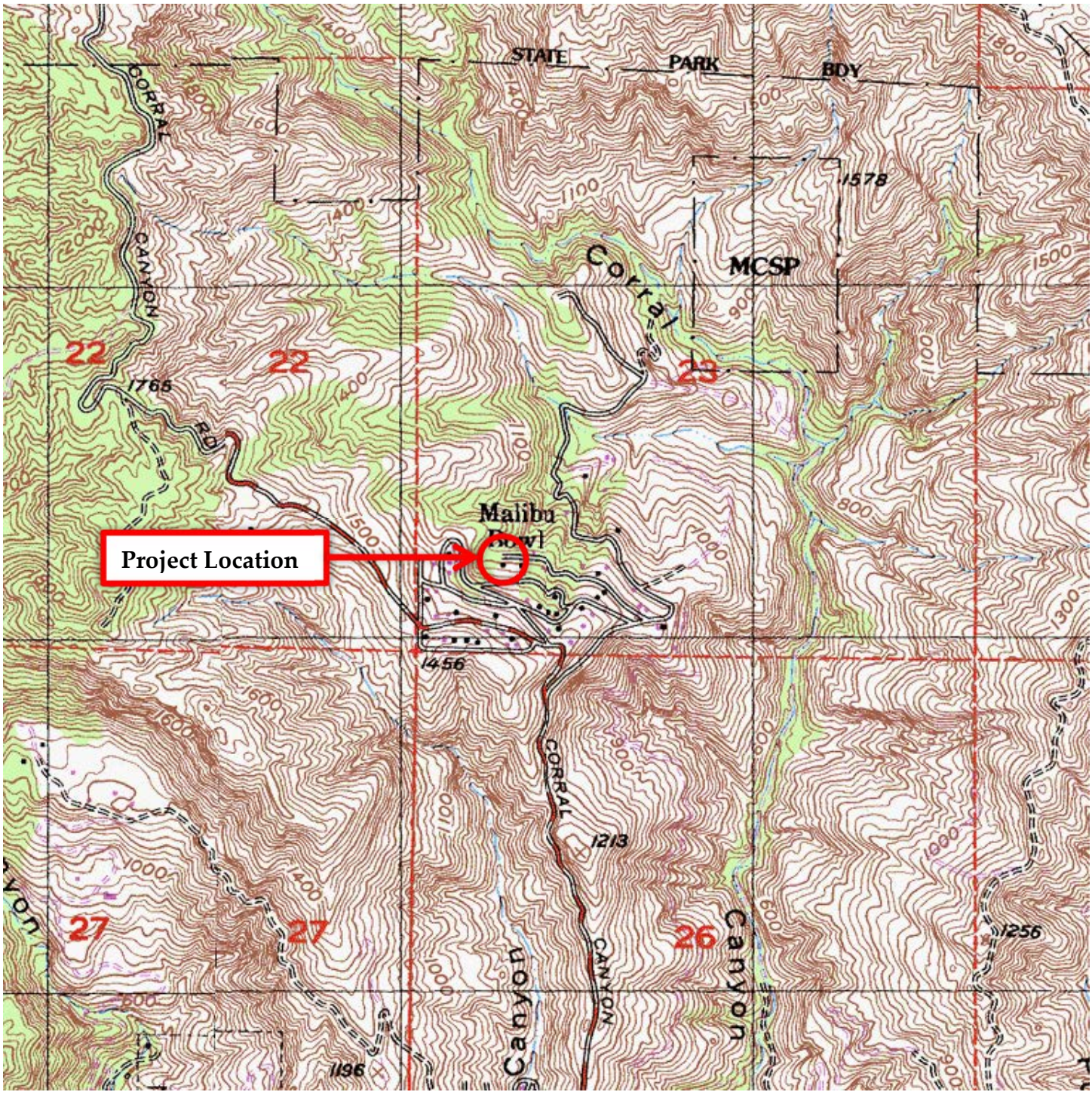


Exhibit 2
USGS Topographic Map
CDP 4-14-0291

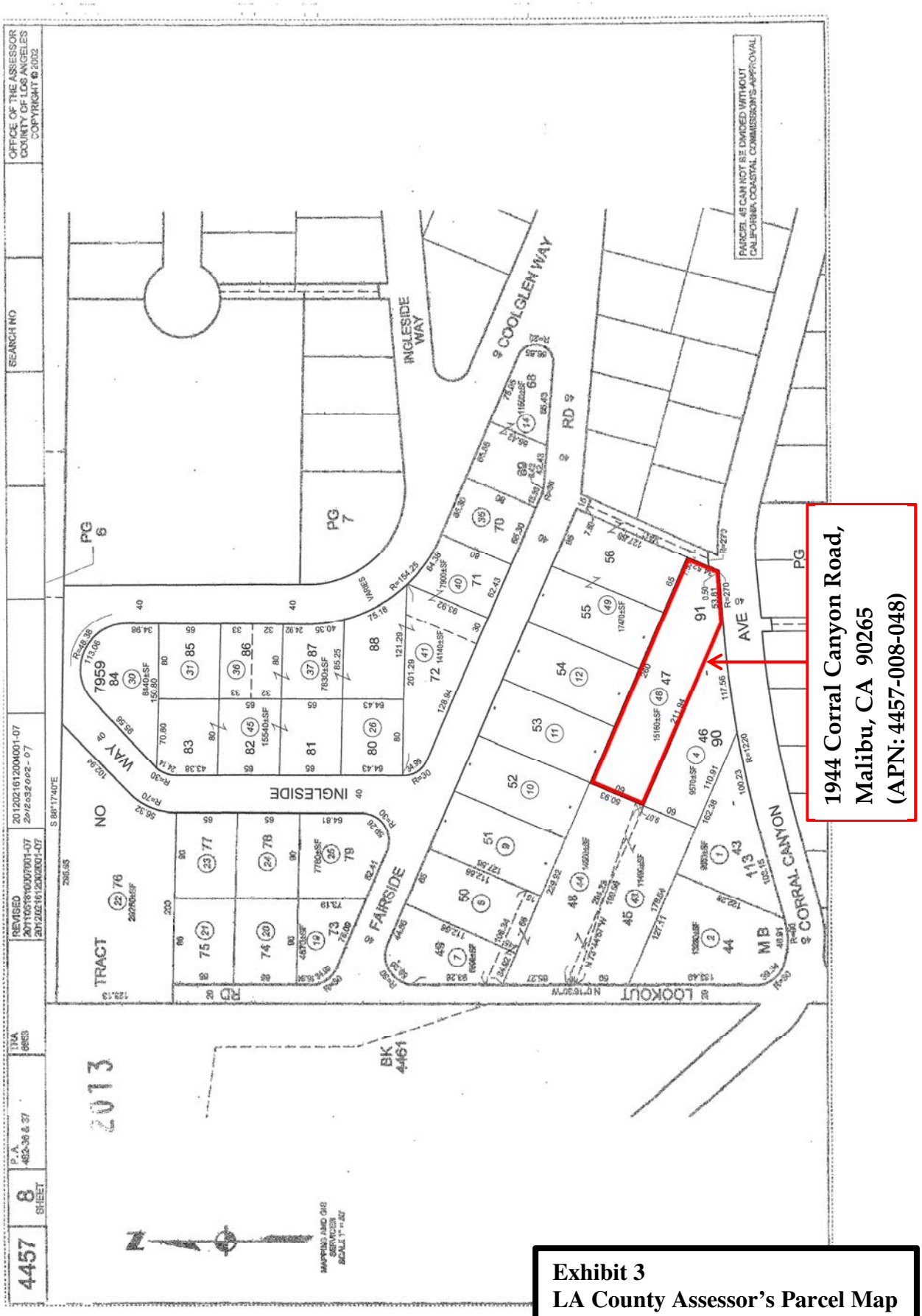
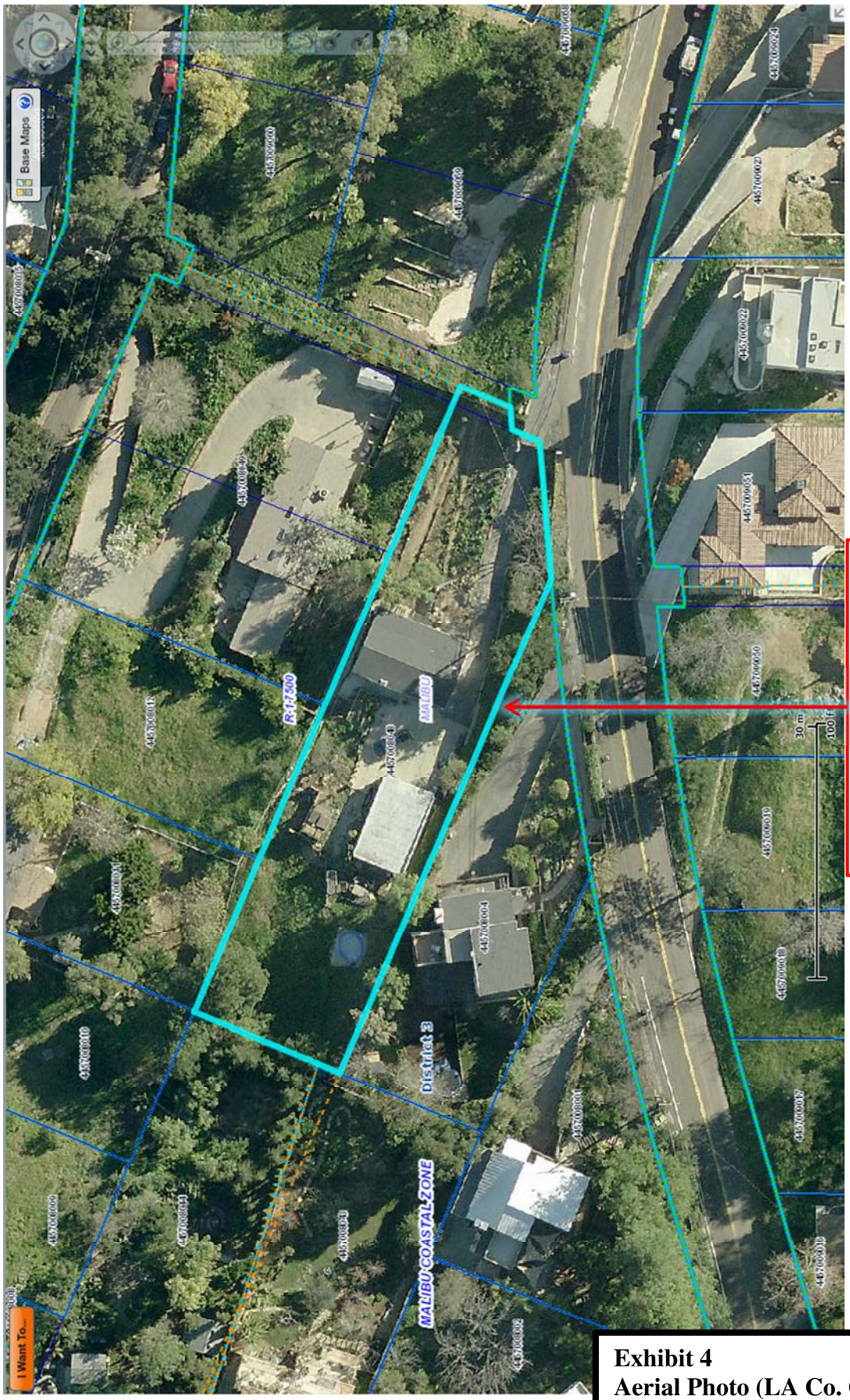


Exhibit 3
LA County Assessor's Parcel Map
CDP 4-14-0291



1944 Corral Canyon Road, Malibu, CA 90265 (APN: 4457-008-048)

Exhibit 4
Aerial Photo (LA Co. GIS3-Net)
CDP 4-14-0291

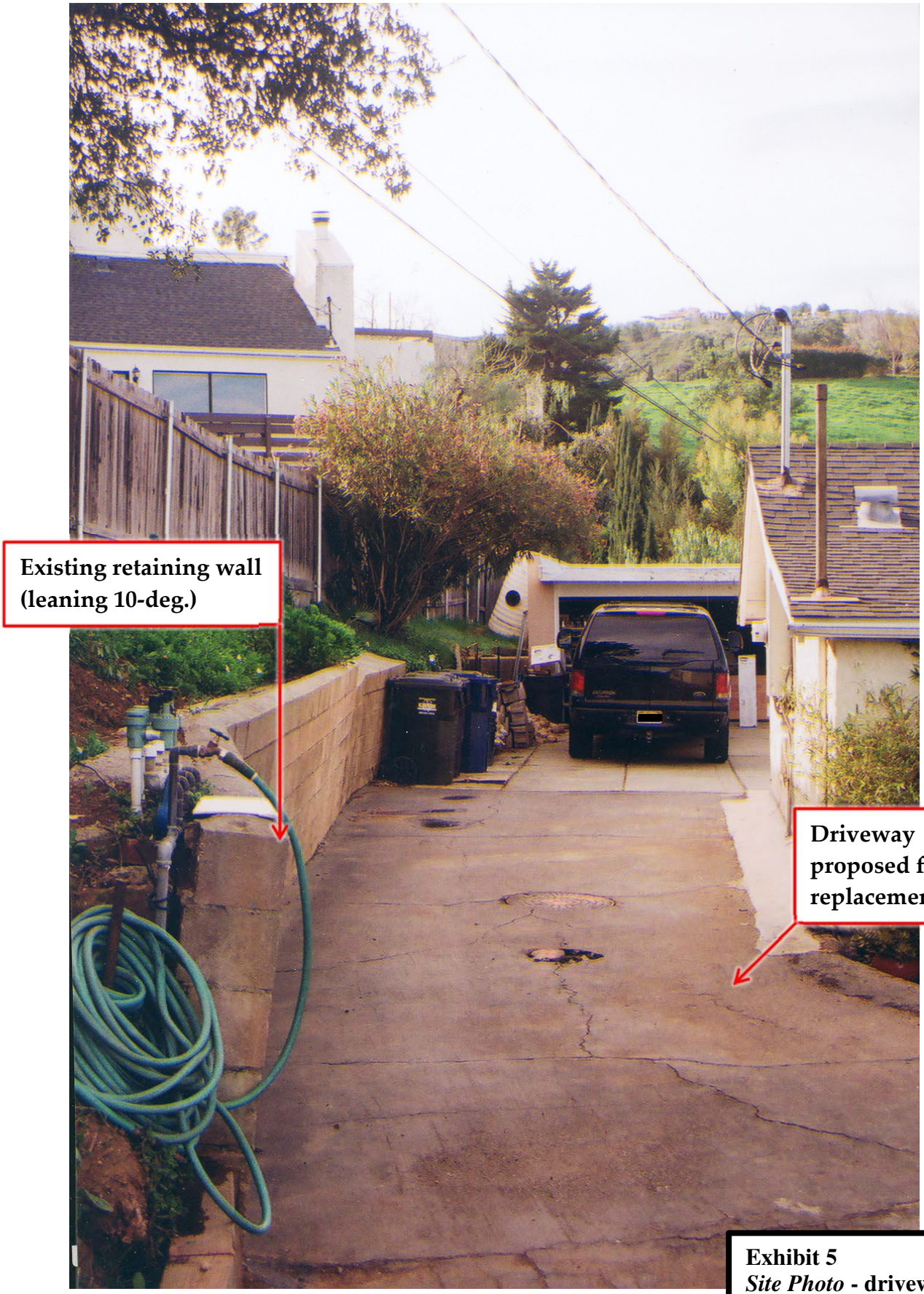


Exhibit 5
***Site Photo* - driveway**
CDP 4-14-0291

Exhibit 6
***Site Photo* - retaining wall & Oak Tree #1**
CDP 4-14-0291

Exhibit 7
Site Photo **- driveway from Coral Canyon Rd.**
CDP 4-14-0291

Exhibit 8
***Site Photo* - existing residence & driveway**
CDP 4-14-0291

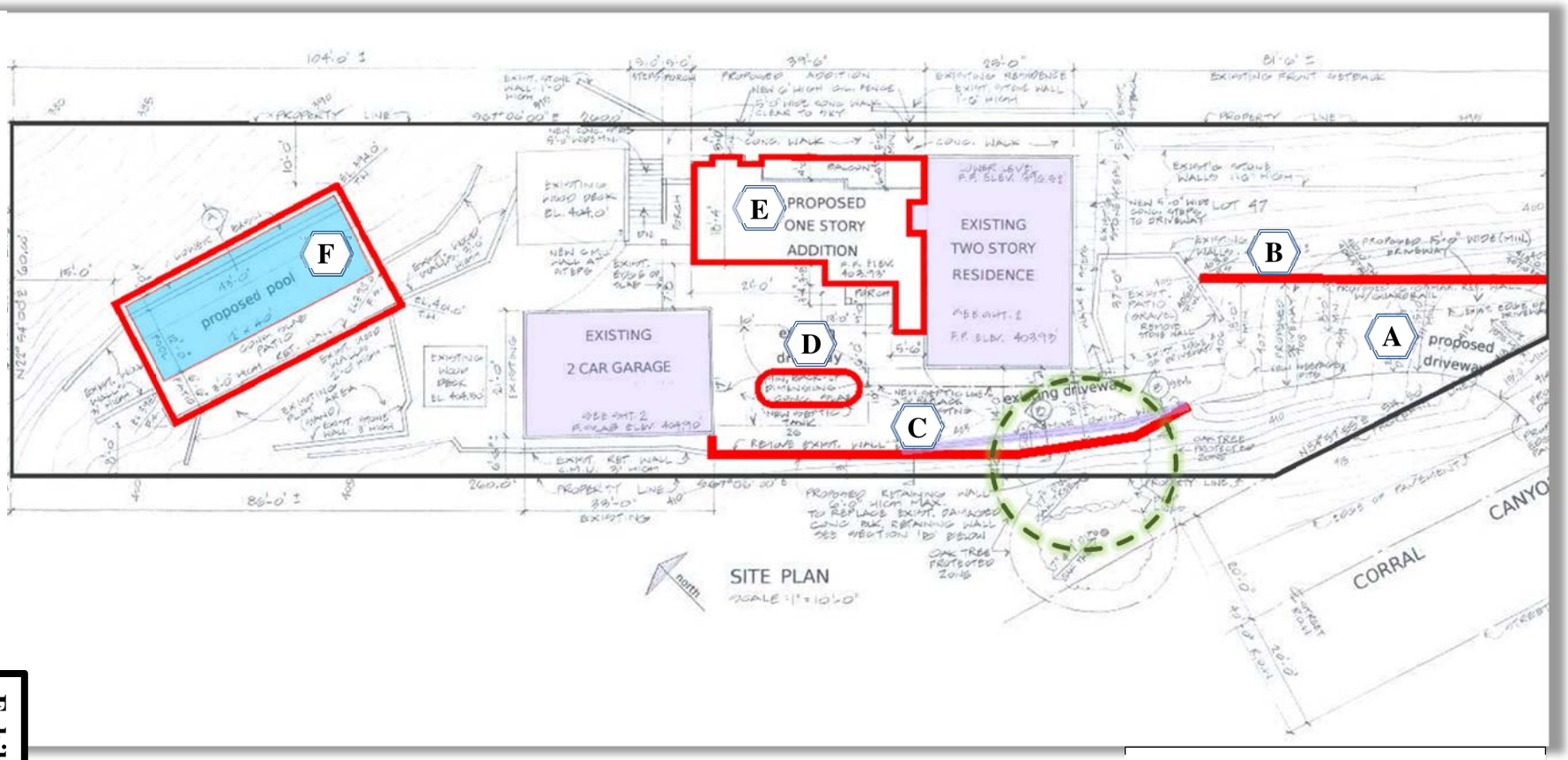


Exhibit 9
Proposed development – *detail*
CDP 4-14-0291

Proposed new development:

A. Driveway replacement

B. Retaining Wall - uphill

C. Retaining Wall - downhill

D. Septic System

E. Home Addition – 1-story

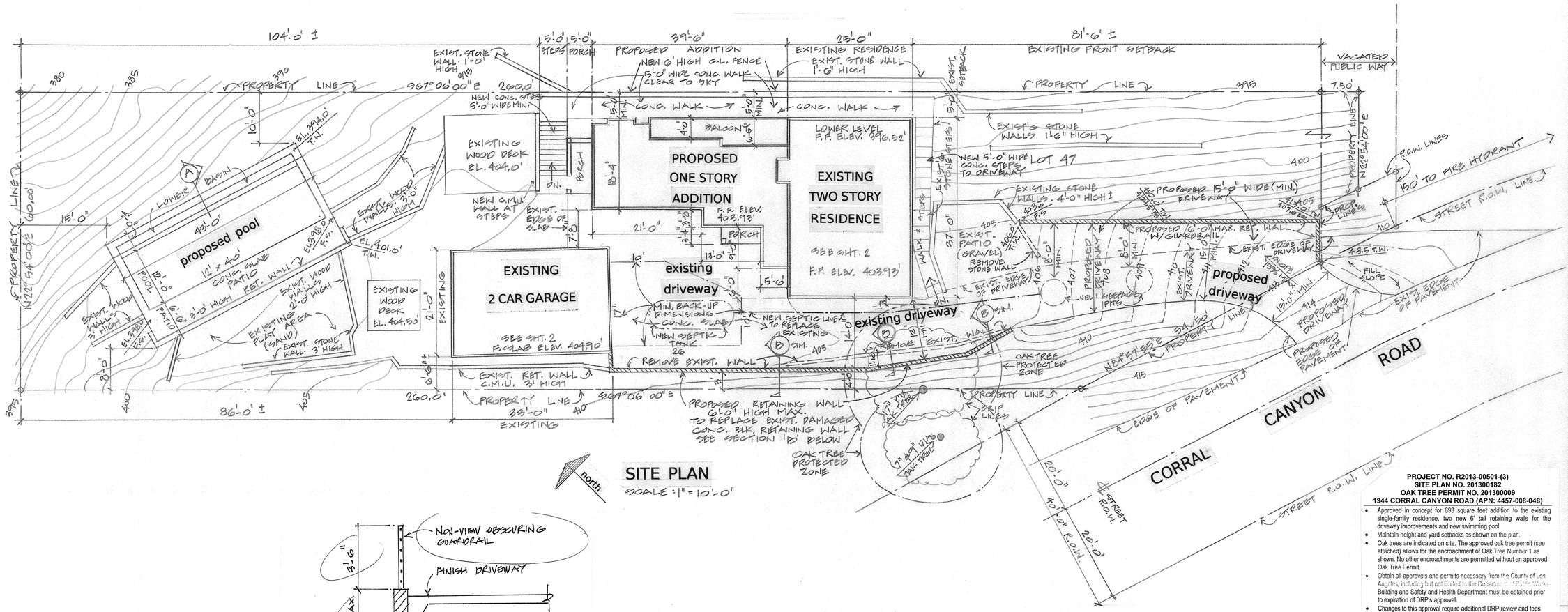
F. Swimming Pool

Architectural & Civil Engineering Site Plans

1) 1 – Site Plan
2) 1 – Site Plan
3) S – Topographic Survey
4) 2 – Existing Floor Plans
5) 3 – Proposed Floor Plans
6) 4 – Elevations
7) 5 – Roof Plan
8) 6 – Sections
9) 7 – Sections
10) *C1* – Grading & Drainage Cover Sheet
11) *C2* – Grading & Drainage Plan
12) *C3* – Grading & Drainage Plan
13) *C4* – Septic Plan
14) *C5* – Septic Plan

OWNERS:
GABRIEL HILL & TRINA COLETTI
1944 CORRAL CANYON ROAD
MALIBU, CA. 90265

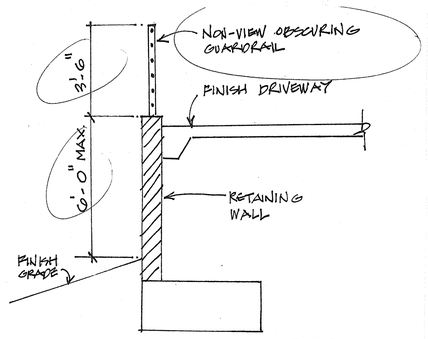
APPLICANT:
ROBERT LEESE
CAHILL & LEESE ARCHITECTS
3347 MOTOR AVENUE, SUITE 100
LOS ANGELES, CA. 90034



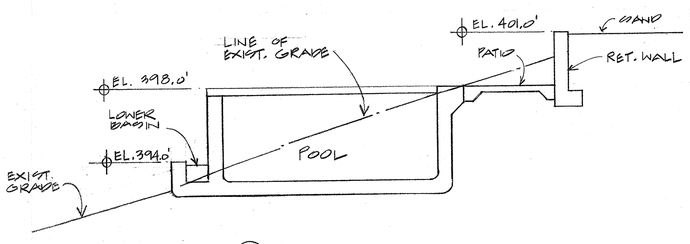
north

SITE PLAN

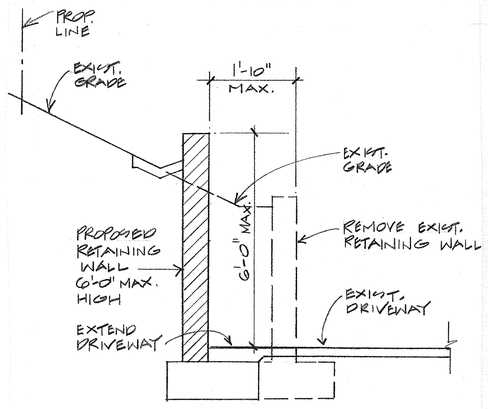
SCALE: 1" = 10'-0"



DRIVEWAY RETAINING WALL
SCALE: 3/8" = 1'-0"



(A) POOL SECTION
SCALE: 1/4" = 1'-0"



SECTION
(B) DRIVEWAY RETAINING WALL
SCALE: 1/2" = 1'-0"

GROSS STRUCTURAL AREA (GSA) CALCULATION:
SEE SURVEY, SHEET S
A = 14,986 SQ.FT.
I = 5 FEET
L = 982
S = 5' X 982/14,986 X 100 = 32.76%
GSA = (A/5) X (50 - S)/35 + 500
GSA = 14,986/5 X (50 - 32.76)/35 + 500 = 1,976 SQ.FT.
ALLOWABLE FLOOR AREA NOT INCLUDING GARAGE : 1,976 SQ.F

FLOOR AREAS:

EXISTING FLOOR AREA:
UPPER LEVEL_____ 925 SQ.FT.
LOWER LEVEL_____ 350 SQ.FT.
TOTAL EXISTING FLOOR AREA_____ 1,275 SQ.FT.

PROPOSED ADDITION:_____ 693 SQ.FT.

TOTAL PROPOSED & EXISTING LIVEABLE AREA:
1,968 SQ.FT.

ALLOWABLE GSA FLOOR AREA_____1,976 SQ.FT.
(1,976 SQ.FT. > 1,968 SQ.FT.)

EXISTING 2 CAR GARAGE_____693 SQ.FT.

TOTAL STRUCTURES FLOOR AREA___ 2,661 SQ.FT.

PROJECT STATISTICS:

PROJECT DESCRIPTION:
ONE STORY ADDITION TO AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE WITH EXISTING DETACHED 2 CAR GARAGE. PROJECT ALSO INCLUDES NEW POOL, NEW SEPTIC SYSTEM, NEW RETAINING WALL TO REPLACE EXISTING FAILING RETAINING WALL AND NEW 15'-0" WIDE (MIN.) DRIVEWAY WITH NEW 6'-0" HIGH (MAX.) RETAINING WALL.

ADDRESS: 1944 CORRAL CANYON ROAD, MALIBU

A.P.N.: 4457-008-005 (OLD)
4457-008-048 (NEW)

LEGAL DESCRIPTION: LOT 47, TRACT 7959
MAP BOOK 113,PAGES 90-91, RECORDS OF COUNTY OF LOS ANGELES

LOT SIZE: 14,986 SQ.FT.

STORIES: 2 EXISTING: 1 STORY PROPOSED ADDITION.

HEIGHT: 24'-0"

PROJECT NO. R2013-00501-(3)
SITE PLAN NO. 201300182
OAK TREE PERMIT NO. 201300009
1944 CORRAL CANYON ROAD (APN: 4457-008-048)

- Approved in concept for 693 square feet addition to the existing single-family residence, two new 6' tall retaining walls for the driveway improvements and new swimming pool.
- Maintain height and yard setbacks as shown on the plan.
- Oak trees are indicated on site. The approved oak tree permit (see attached) allows for the encroachment of Oak Tree Number 1 as shown. No other encroachments are permitted without an approved Oak Tree Permit.
- Obtain all approvals and permits necessary from the County of Los Angeles, including but not limited to the Department of Public Works Building and Safety and Health Department must be obtained prior to expiration of DRP's approval.
- Changes to this approval require additional DRP review and fees and may be subject to additional requirements.

Approved: 12/11/2013
Expires: 12/11/2016

CAHILL & LEESE ARCHITECTS
3347 MOTOR AVE., SUITE 100, LOS ANGELES, CA 90034 TEL. (310) 202-9343

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265

OWNERS:
GABRIEL HILL & TRINA COLETTI
1944 CORRAL CANYON ROAD
MALIBU, CA. 90265

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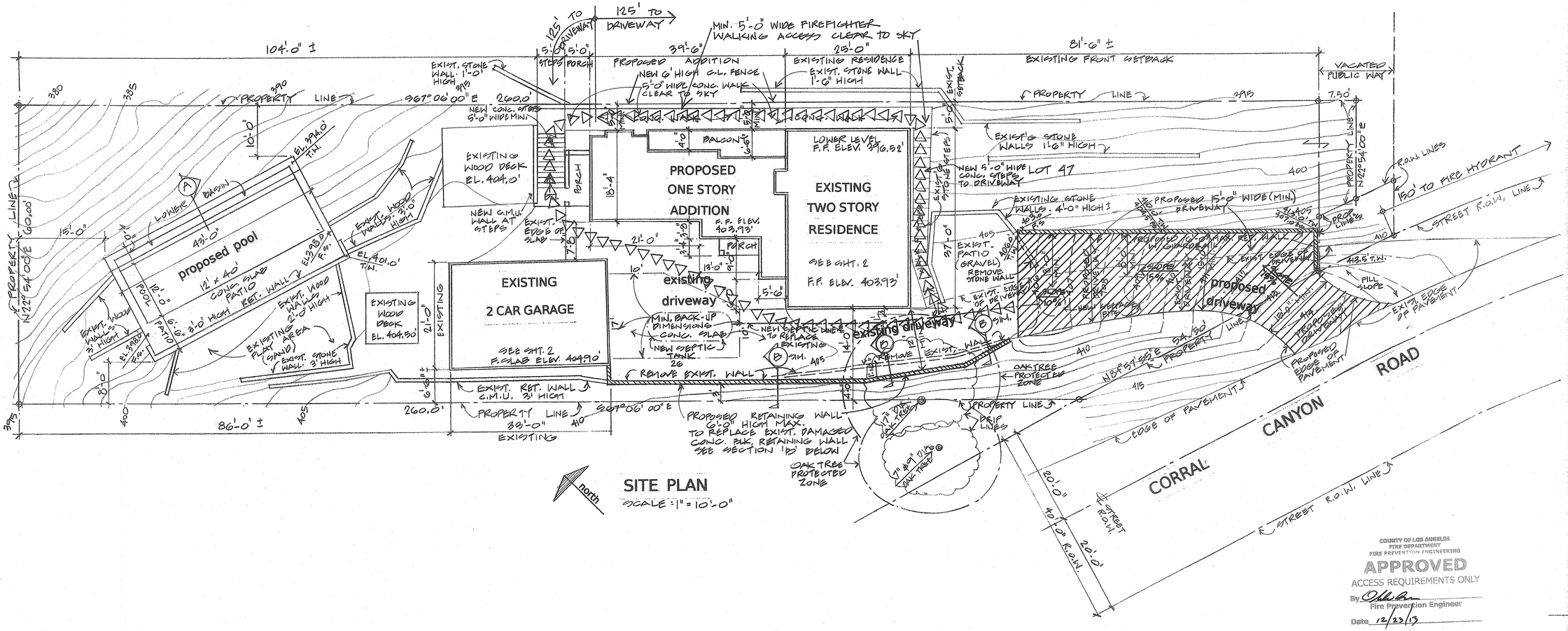
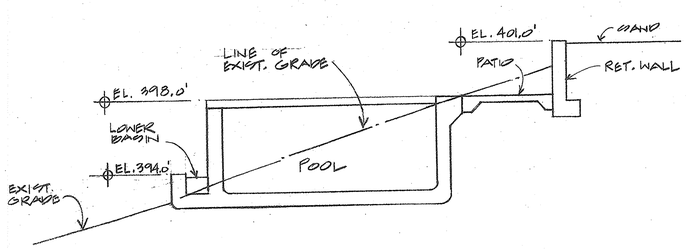
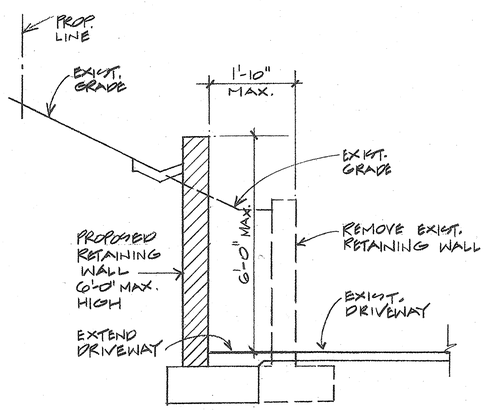


north

SITE PLAN
SCALE: 1" = 10'-0"



Ⓐ POOL SECTION
SCALE: 1/4" = 1'-0"



SECTION
Ⓑ DRIVEWAY RETAINING WALL
SCALE: 1/2" = 1'-0"

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L = 982
S = 5' X 982/14,986 X 100 = 32.76%
GSA = (A/5) X (50 - S)/35 + 500
GSA = 14,986/5 X (50 - 32.76)/35 + 500 = 1,976 SQ.FT.
ALLOWABLE FLOOR AREA NOT INCLUDING GARAGE : 1,976 SQ.F

FLOOR AREAS:

EXISTING FLOOR AREA:
UPPER LEVEL_____ 925 SQ.FT.
LOWER LEVEL_____ 350 SQ.FT.
TOTAL EXISTING FLOOR AREA_____ 1,275 SQ.FT.

PROPOSED ADDITION:_____ 693 SQ.FT.

TOTAL PROPOSED & EXISTING LIVEABLE AREA:
1,968 SQ.FT.

ALLOWABLE GSA FLOOR AREA_____1,976 SQ.FT.
(1,976 SQ.FT. > 1,968 SQ.FT.)

EXISTING 2 CAR GARAGE_____693 SQ.FT.

TOTAL STRUCTURES FLOOR AREA___ 2,661 SQ.FT.

PROJECT STATISTICS:

PROJECT DESCRIPTION:
ONE STORY ADDITION TO AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE WITH EXISTING DETACHED 2 CAR GARAGE. PROJECT ALSO INCLUDES NEW POOL, NEW SEPTIC SYSTEM, NEW RETAINING WALL TO REPLACE EXISTING FAILING RETAINING WALL AND NEW 15'-0" WIDE (MIN.) DRIVEWAY WITH NEW 6'-0" HIGH (MAX.) RETAINING WALL.

ADDRESS: 1944 CORRAL CANYON ROAD, MALIBU

A.P.N.: 4457-008-005 (OLD)
4457-008-048 (NEW)

LEGAL DESCRIPTION: LOT 47, TRACT 7959
MAP BOOK 113,PAGES 90-91, RECORDS OF COUNTY OF LOS ANGELES

LOT SIZE: 14,986 SQ.FT.

STORIES: 2 EXISTING: 1 STORY PROPOSED ADDITION.

HEIGHT: 24'-0"

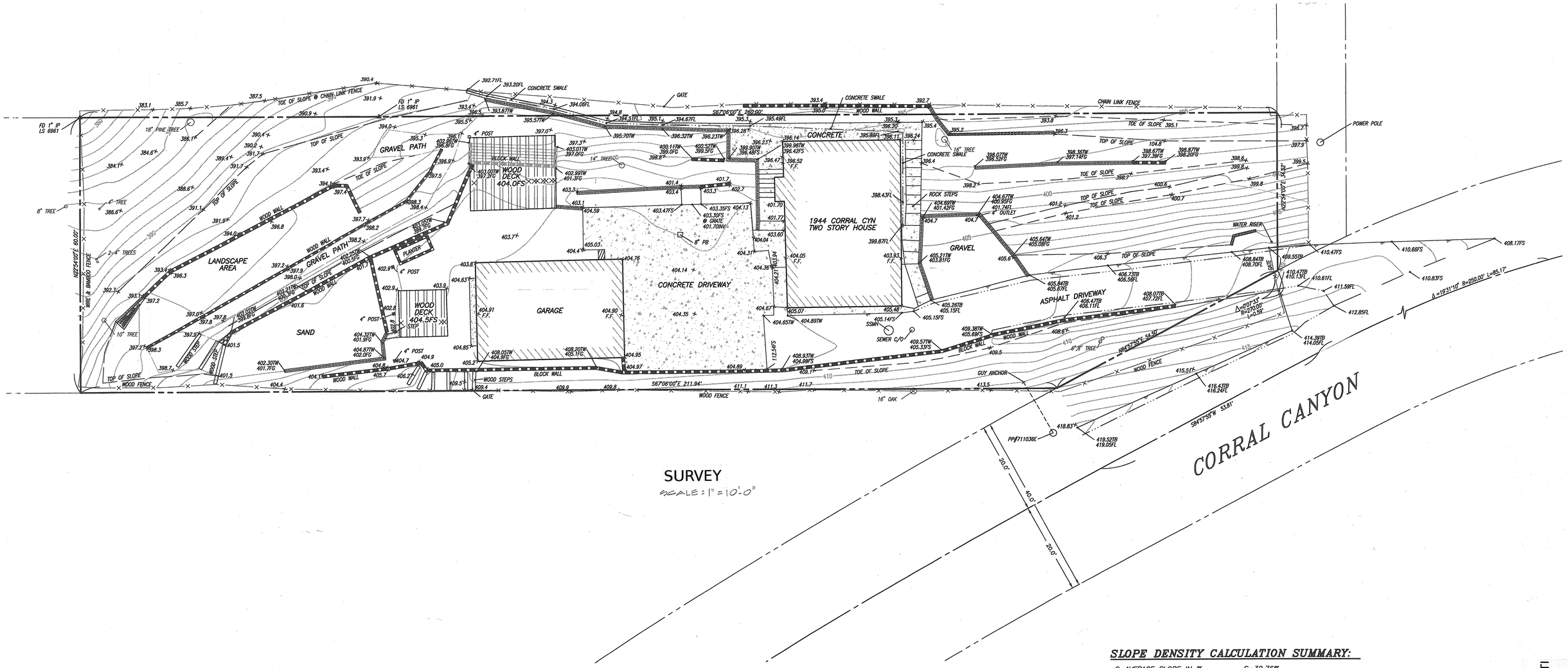
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION ENGINEERING
APPROVED
ACCESS REQUIREMENTS ONLY
By _____
Fire Prevention Engineer
Date 12/23/13

CAHILL & LEESE ARCHITECTS
3347 MOTOR AVE., SUITE 100, LOS ANGELES, CA 90034 TEL. (310) 202-9343

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265

DEC 12 2013

1



SURVEY

SCALE: 1" = 10'-0"

GRAPHIC SCALE 1"=10' — 0 10 20 30 40

LEGEND

CAB	CABLE TV
C/O	CLEAN OUT
EDS.	EDISON
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISH SURFACE
H.P.	HIGH POINT
INV.	INVERT
PB	PULL BOX
P.P.	POWER POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BERM (ASPHALT)
TEL.	TELEPHONE
T.G.	TOP GRATE
T.W.	TOP WALL
W.M.	WATER METER
W.V.	WATER VALVE
12.34	SPOT ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	SITE WALL
	ROCK/RUBBLE WALL
	EDGE OF ASPHALT

SLOPE DENSITY CALCULATION SUMMARY:

S=AVERAGE SLOPE IN %	S=32.76%
I=CONTOUR INTERVAL	I=5
L=SUM OF CONTOUR LENGTH	L=982
A=AREA IN SQUARE FEET	A=14,986
S=(I X L X 100) /A	S=(I X L X 100) /A

PREPARED FOR:

GABRIEL HILL
1944 CORRAL CANYON
MALIBU, CA. 90265

LEGAL DESCRIPTION

A.P.N. 4457-008-005
LOT 47, TRACT NO. 7959
(113 MB 90/91)

BENCH MARK

BM # 11691 ELEV.=34.824
L&BR IN S CB CORRAL CYN RD 300MM (1')
E/O BCR 8.5M (28') S/O C/L & 26.5M
(87') ELY/O C/L PACIFIC COAST HWY @
PP #X8807E NAVD 88 DATUM

ADD 1000.00' TO ELEV'S SHOWN HEREON

NOTE:

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

#	REVISIONS	DATE

PREPARED BY
PEAK SURVEYS INC.
CIVIL ENGINEERING & LAND SURVEYING
2488 TOWNSGATE RD suite D
WESTLAKE VILLAGE CA 91361
(805) 497-0102 FAX(805) 495-7014
www.peakinc.com

COUNTY OF LOS ANGELES
TOPOGRAPHY
1944 CORRAL CANYON

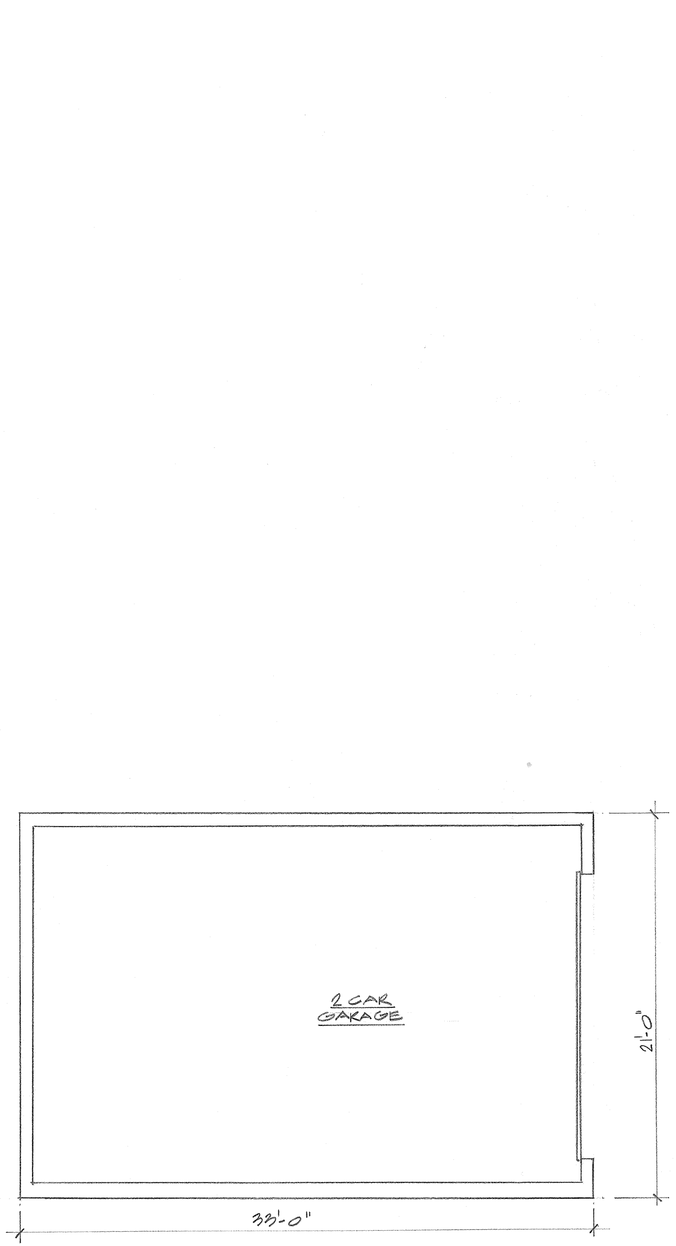
DRAWN BY / DATE	CHECKED BY / DATE	SHEET
CB SEPT 2012		1 OF 1 S

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265

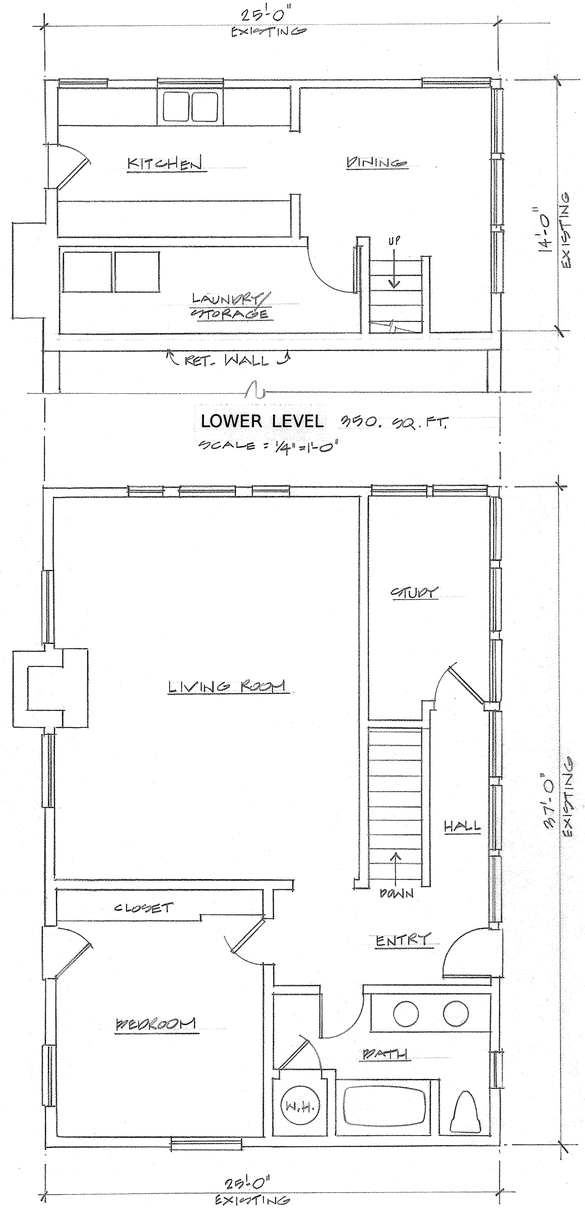
THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.



GARAGE FLOOR PLAN 693 SQ.FT.
SCALE : 1/4" = 1'-0"



UPPER LEVEL 923 SQ.FT.
SCALE : 1/4" = 1'-0"

EXISTING FLOOR PLANS

CAHILL & LEESE ARCHITECTS 3347 MOTOR AVE., SUITE 100, LOS ANGELES, CA 90034 TEL. (310) 202-9343

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265

FLOOR AREAS:

EXISTING FLOOR AREA:
UPPER LEVEL_____ 925 SQ.FT.
LOWER LEVEL_____ 350 SQ.FT.
TOTAL EXISTING FLOOR AREA_____ 1,275 SQ.FT.

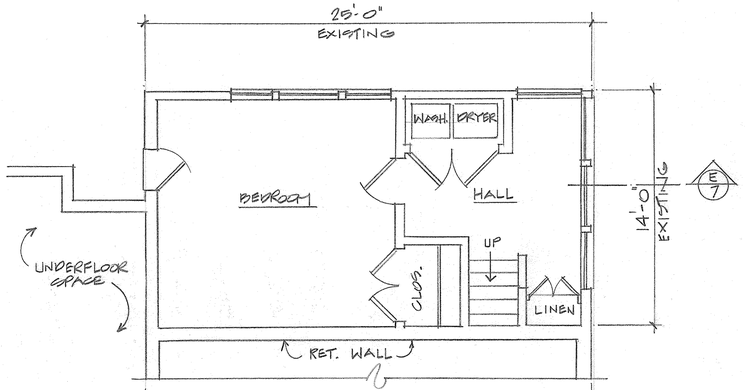
PROPOSED ADDITION:_____ 693 SQ.FT.

TOTAL PROPOSED & EXISTING LIVEABLE AREA:
1,968 SQ.FT.

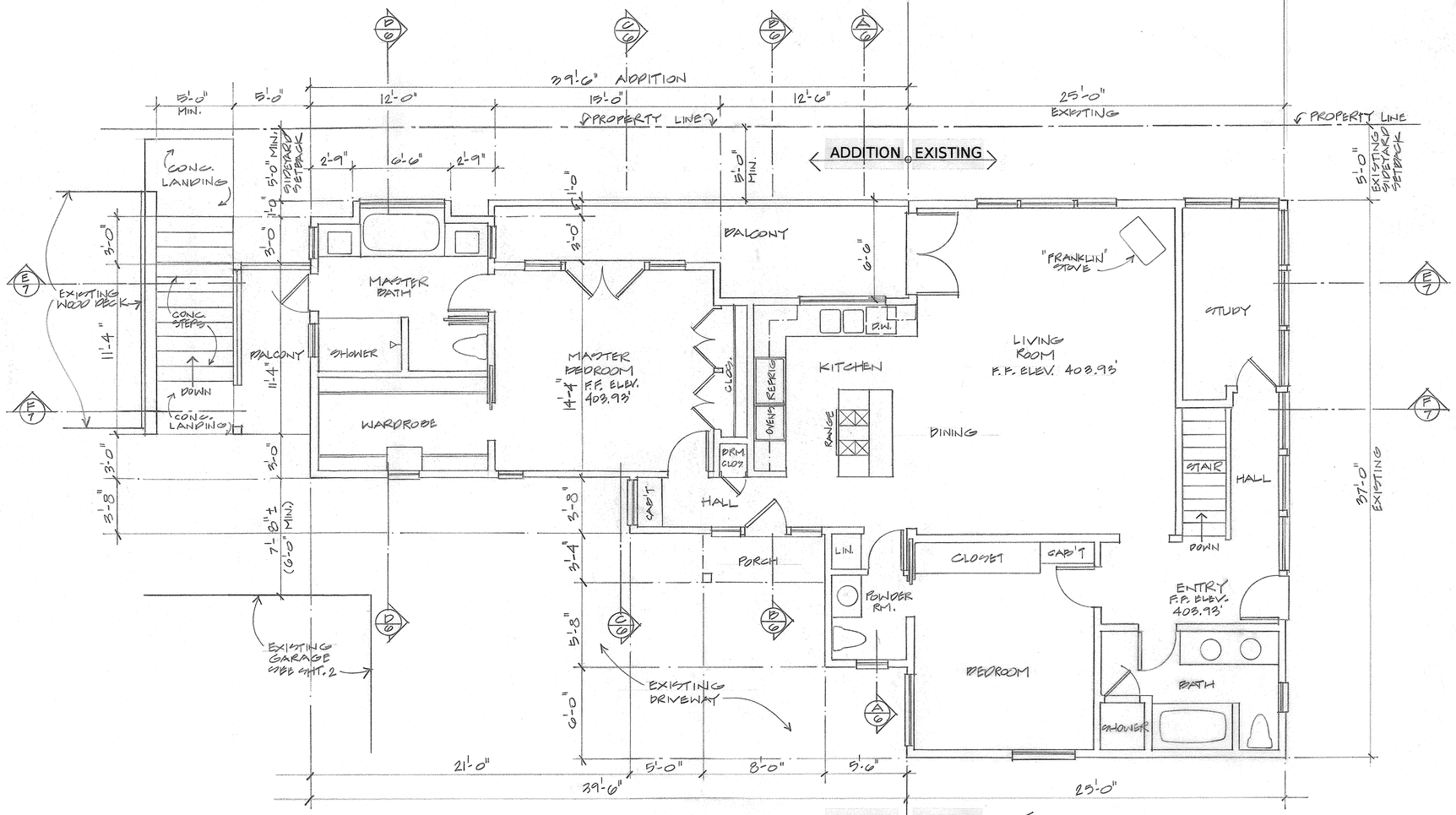
ALLOWABLE GSA FLOOR AREA_____1,976 SQ.FT.
(1,976 SQ.FT. > 1,968 SQ.FT.)

EXISTING 2 CAR GARAGE_____693 SQ.FT.

TOTAL STRUCTURES FLOOR AREA___ 2,661 SQ.FT.



LOWER LEVEL



UPPER LEVEL

north

PROPOSED FLOOR PLANS

SCALE : 1/4" = 1'-0"

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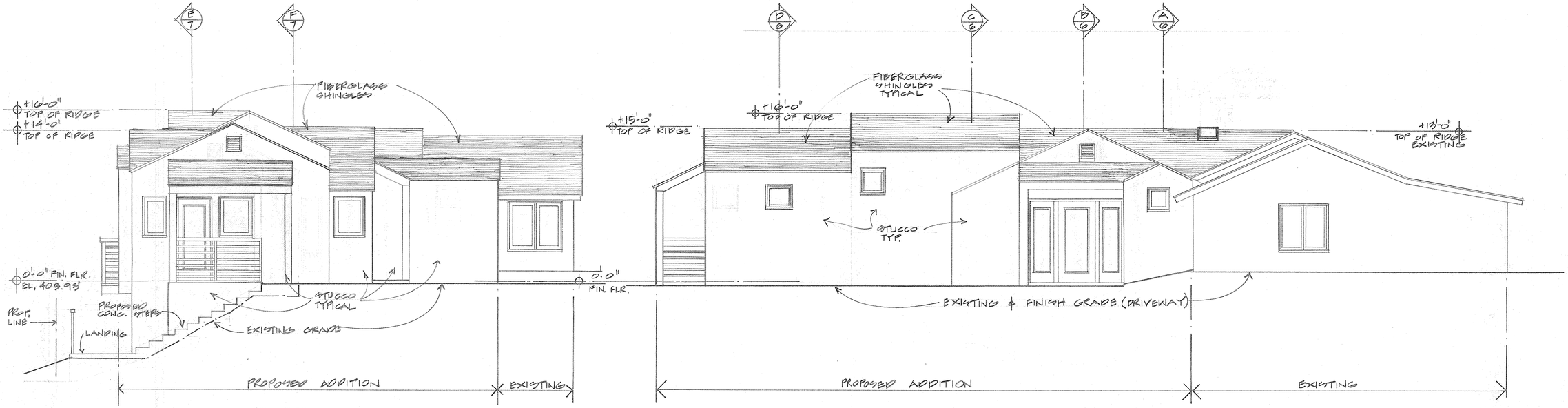
ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265

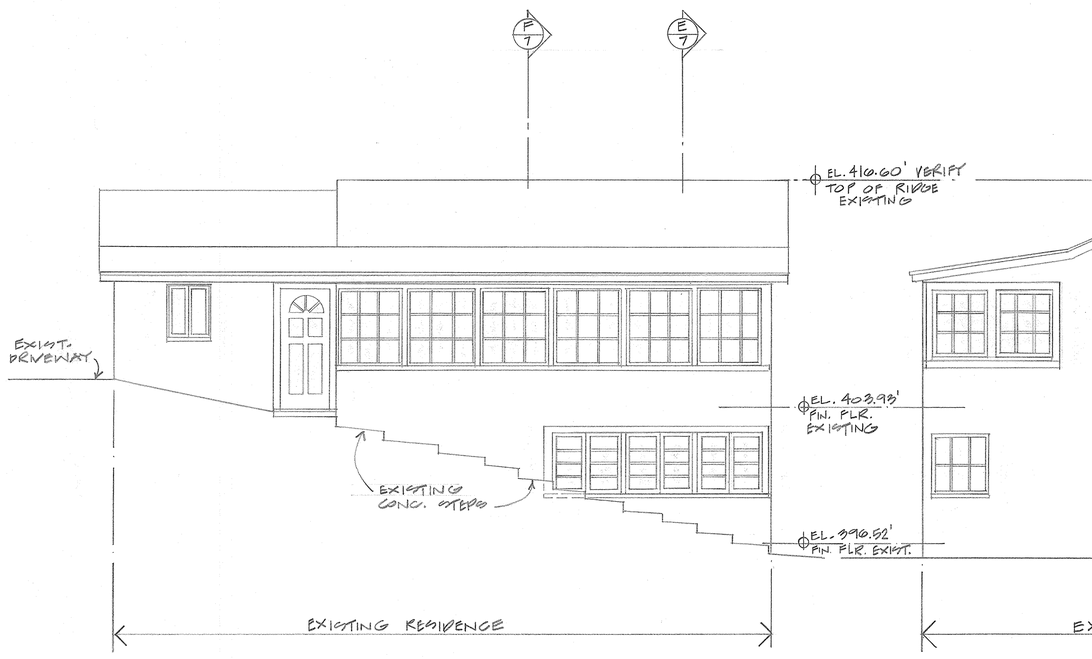


NORTHWEST ELEVATION

SCALE: 1/4" = 1'-0"

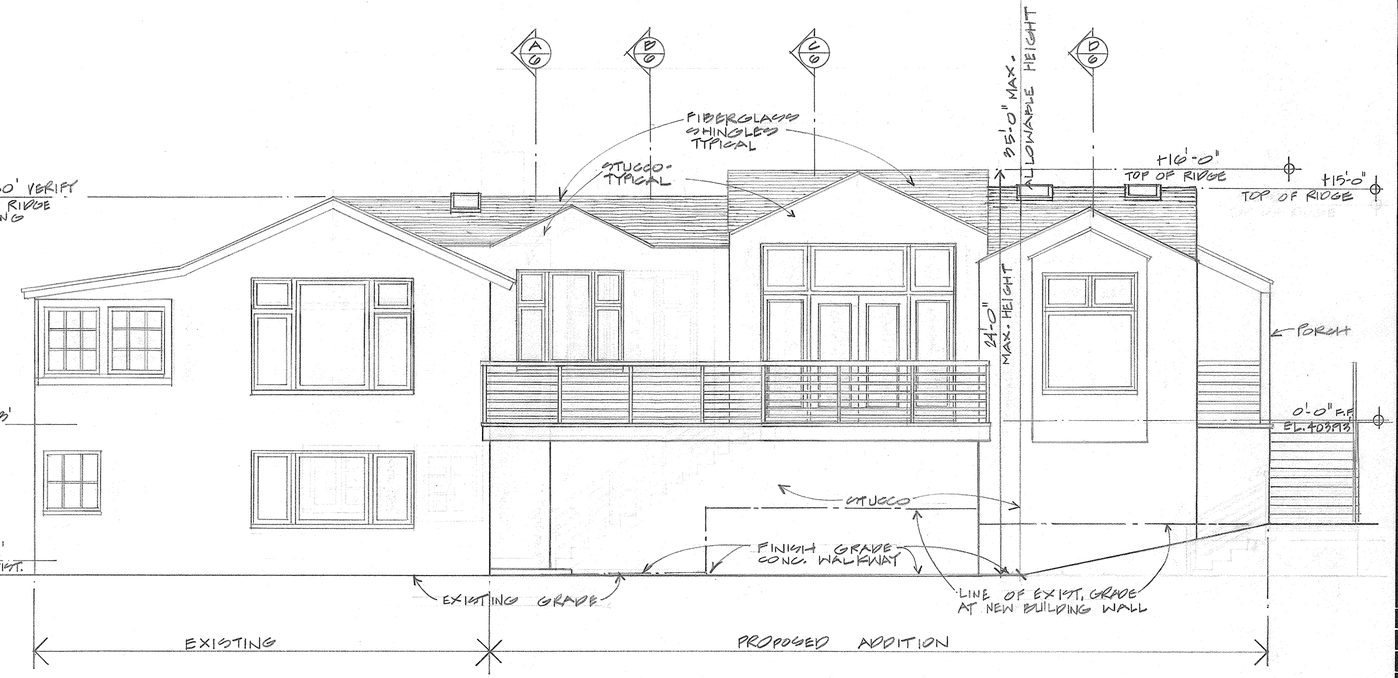
SOUTHWEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

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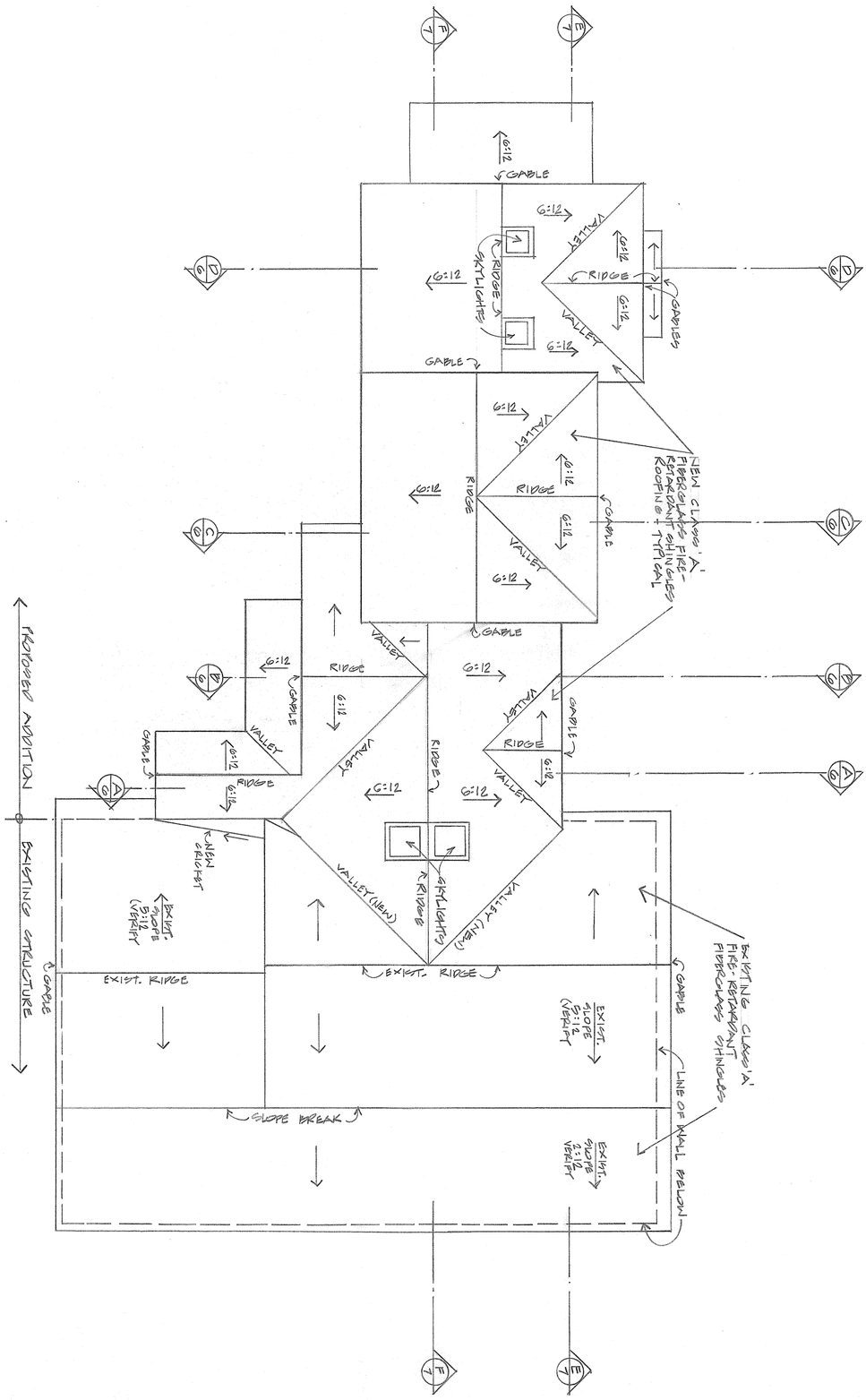

ROOF PLAN

SCALE: 1/4"=1'-0"

CAHILL & LEESE ARCHITECTS 3347 MOTOR AVE., SUITE 100, LOS ANGELES, CA 90034 TEL. (310) 202-9343

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
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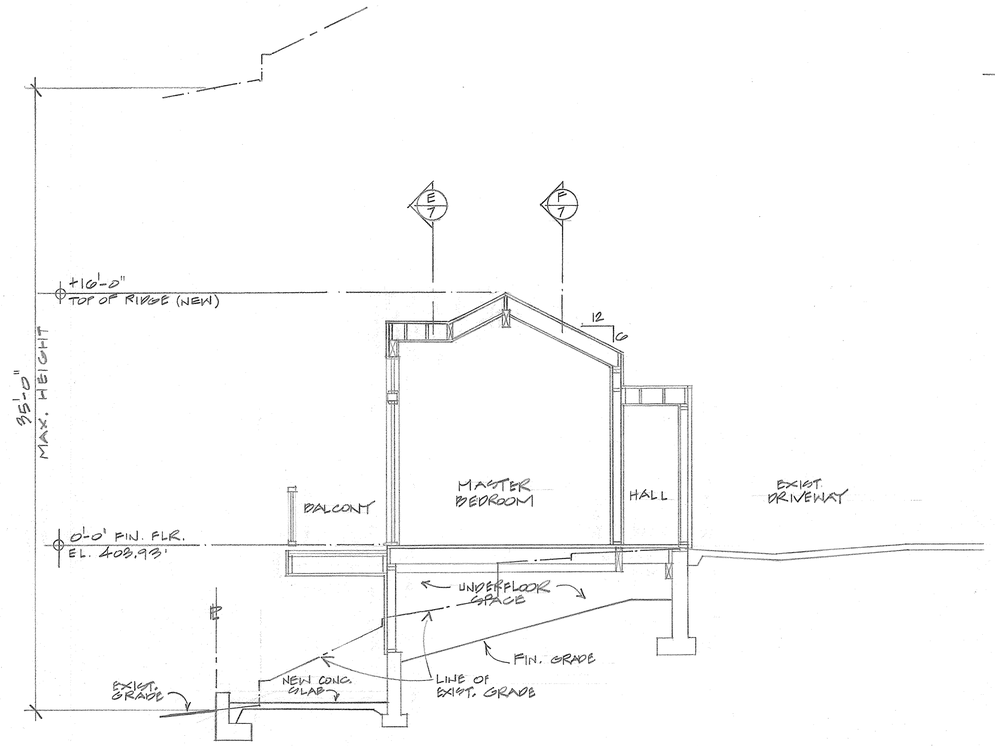
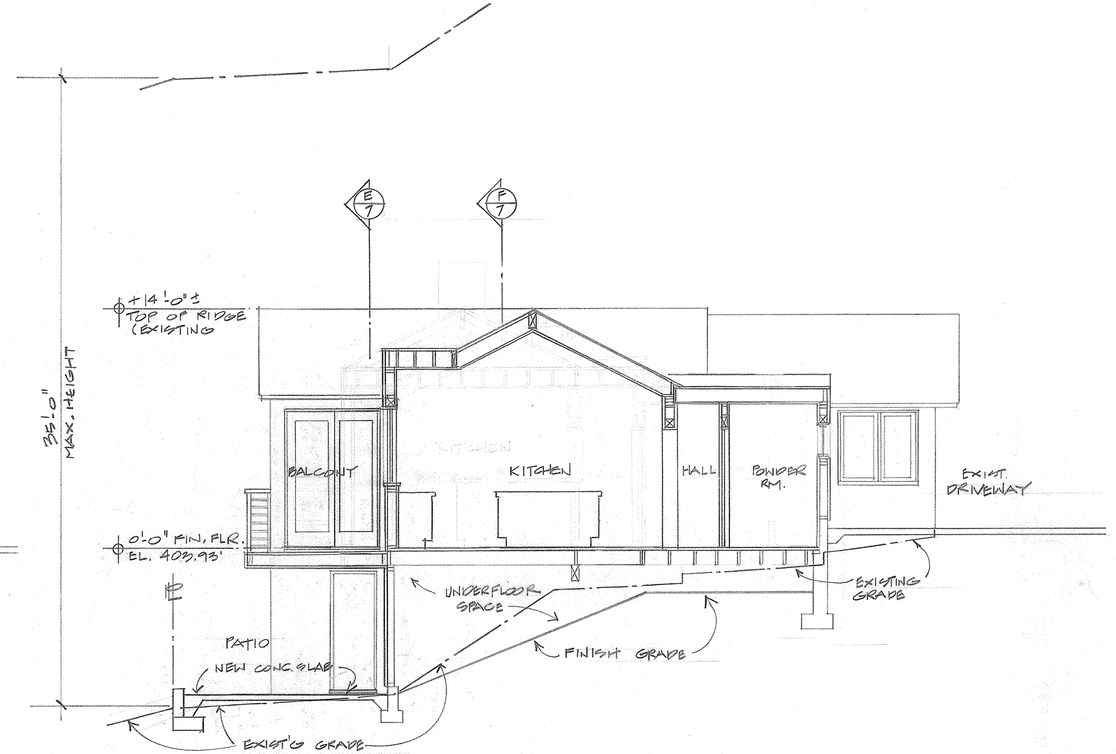
MALIBU, CALIFORNIA 90265



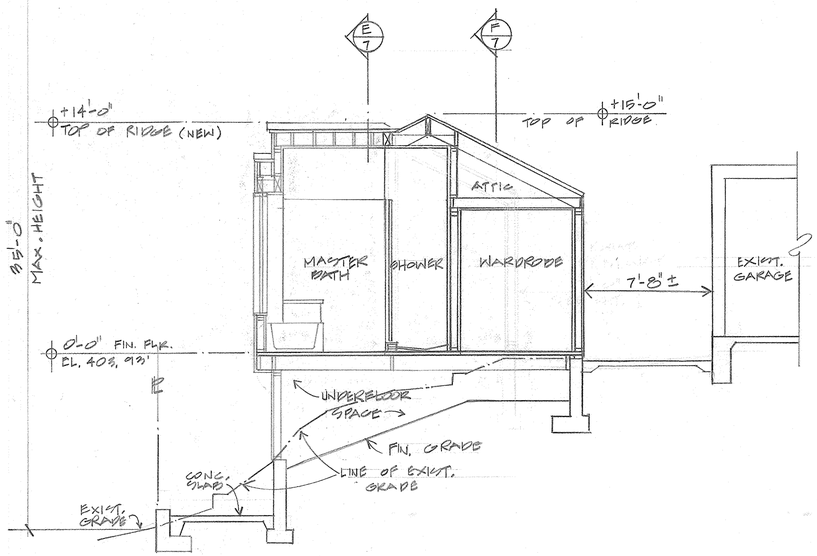
SECTION C

SCALE: 1/4"=1'-0"



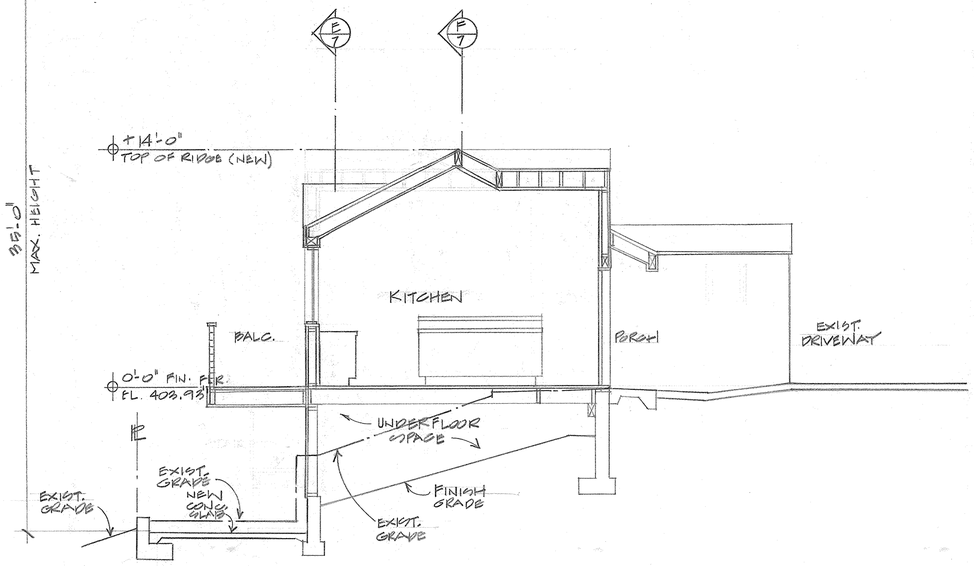
SECTION A

SCALE: 1/4"=1'-0"



SECTION D

SCALE: 1/4"=1'-0"

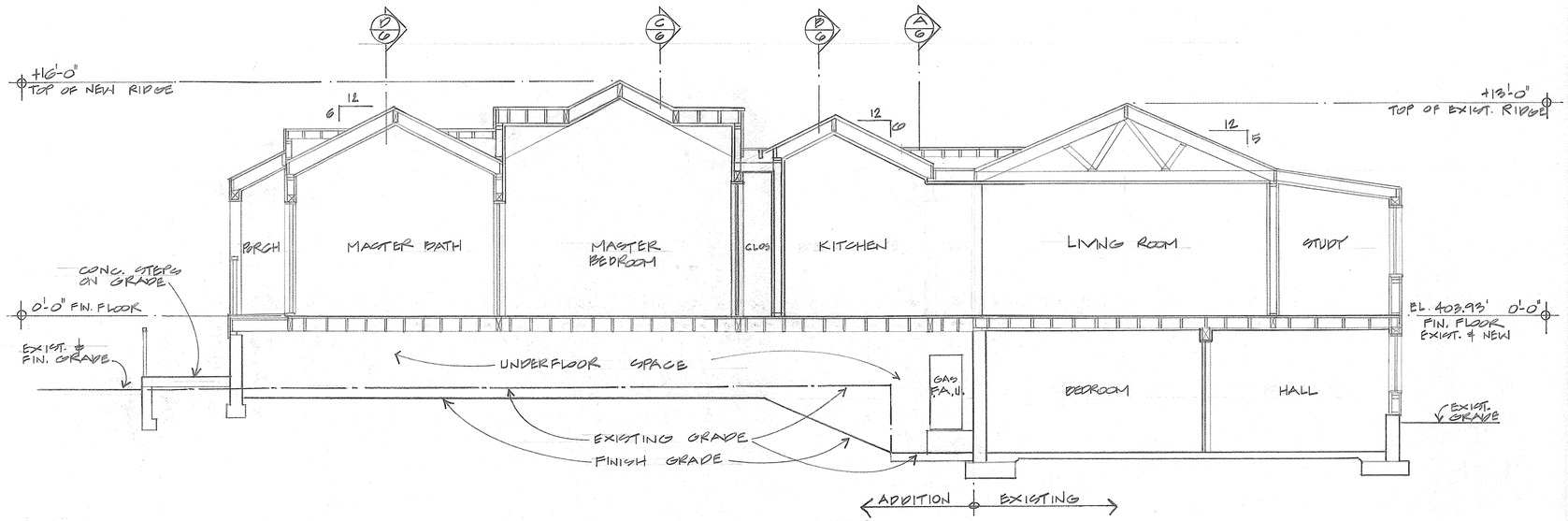


SECTION B

SCALE: 1/4"=1'-0"

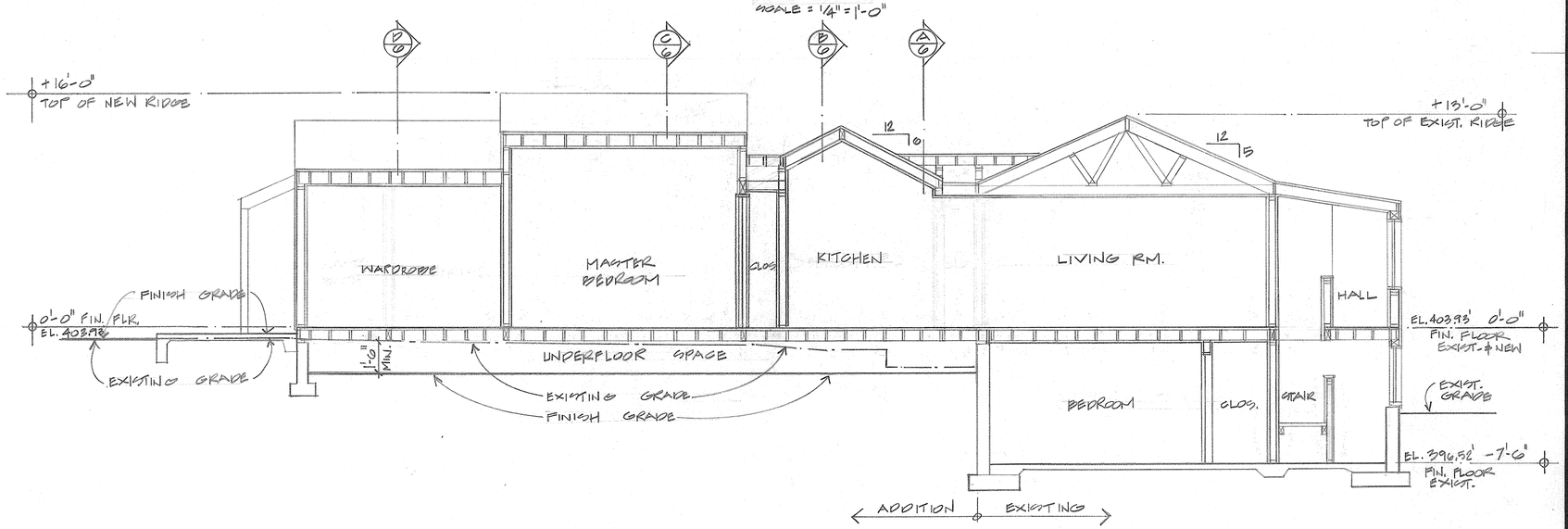
CAHILL & LEESE ARCHITECTS
3347 MOTOR AVE., SUITE 100, LOS ANGELES, CA 90034 TEL. (310) 202-9343

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265



SECTION E

SCALE = 1/4" = 1'-0"



SECTION F

SCALE = 1/4" = 1'-0"

CAHILL & LEESE ARCHITECTS
3347 MOTOR AVE., SUITE 100, LOS ANGELES, CA 90034 TEL. (310) 202-9343

ADDITION TO A RESIDENCE
FOR GABRIEL HILL & TRINA COLETTI
AT 1944 CORRAL CANYON ROAD
MALIBU, CALIFORNIA 90265

PROJECT INFORMATION:

(General Information)

Grading Plan Check No. GR_____ *
Grading Permit No. GR_____ *
Earthwork Volumes Cut 140 (cy), Fill 162 (cy)
Over Excavation/ Alluvial Removal & Compaction _____ (cy) *
Export 0 (cy), Export Location: 0 * Import 22 (cy)
Total Disturbed Area 0.15 (Acres) *
Total Proposed Landscape Area _____ Square Feet *
Total Turf Area _____% (Percent of Total Proposed Landscape) *
Pre-Development Impervious area 0.11 (Acres) *
Post-Development Impervious area 0.15 (Acres) *
Waste Discharge Identification Number (WDID #) N/A
Construction & Demolition Debris Recycle & Reuse Plan RRP ID) _____*

(Property Information)

Property Address 1944 CORRAL CANYON (If exist *)
Tract / Parcel Map No. TRACT NO. 7959 Lot/Parcel No. LOT 47
Property Owner GABRIEL HILL *
Assessors ID Number 4457-008-005 *

(Zoning and Regional Planning Information)

Property Zoning: _____ *
Intended Land Use: RESIDENTIAL *
(For proposed graded areas – i.e ... Single Family Residence)
Certificate of Compliance: CC NO._____
Plot Plan Number: PP NO._____
Conditional Use Permit: CUP NO. N/A Expiration Date: N/A
Oak Tree Permit Number: OTP NO. N/A Expiration Date: N/A
Community Standards District:_____
California Coastal Commission Area: ___Yes, ___No Approved volume: _____(cy)
Coastal Development Permit CDP_____ Expiration Date: _____
Coastal Development Permit CDP_____ Expiration Date: _____
Fish & Game, Army corp of Engineers, Regional Water Control Board, AQMD & Other Permits should be added as applicable. (Permit Number N/A, Expiration Date: N/A)

Note: Items marked * are required on all grading plans.

GENERAL NOTES:

1. All grading and construction shall conform to the 2011 County of Los Angeles Building Codes and the State Model Water Efficiency Landscape Ordinance unless specifically noted on these plans.
2. Any modifications of or changes to approved grading plans must be approved by the Building Official.
3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.
4. Approval of these plans reflect solely the review of plans in accordance with the County of Los Angeles Building Codes and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.
5. All grading and construction activities shall comply with County of Los Angeles Code, Title 12, Section 12.12.030 that controls and restricts the noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown on the grading plans when applicable.)
6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measures have been taken:
   a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
   b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.
7. The location and protection of all utilities is the responsibility of the Permittee.
8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipts for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.
9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.
11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the County of Los Angeles Zoning Code. The protected zone shall mean that area within the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.
    If an oak tree permit is obtained: (Add the following Note:)
    All grading and construction within the protected zone of all oak trees shall be per oak tree permit no.
    All recommendations in the permit and associated oak tree report must be complied with and are a part of the grading plan. A copy of the oak tree permit and associated reports shall be maintained in the possession of a responsible person and available at the site at all times.
12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked, permitted, or inspected per the Grading Permit. A separate retaining wall permit is required for all standard retaining walls.
    Note: This note only applies to standard retaining walls. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.
13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section J101.8 of the County of Los Angeles Building Code. Owner is to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.
14. If grading authorized by this plan is to extend through the rainy season, November 1 Through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October per Section J111.3 of the County of Los Angeles Building Code.
15. Transfer of Responsibility. If the Field Engineer, the Soils Engineer, or the Engineering Geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the Building Official in writing of such change prior to the recommencement of such grading.

INSPECTION NOTES

16. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section J105.7 of the Building Code.)
    (a) Pre-grade – Before the start of any earth disturbing activity or construction.
    (b) Initial – When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.
    (c) Rough – When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.
    (d) Final – When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.
17. In addition to the inspection required by the Building Official for grading, reports and statements shall be submitted to the Building Official in accordance with Section J105 of the County of Los Angeles Building Code.
18. Unless otherwise directed by the Building Official, the Field Engineer for all engineered grading projects shall prepare routine inspection reports as required under Section J105.11 of the County of Los Angeles Building Code. These reports, known as "Report of Grading Activities", shall be submitted to the Building Official as follows:
    1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on the site;
    2. Monthly, at all other times; and
    3. at any time when requested in writing by the Building Official.
    Such "Report of Grading Activities" shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans and specifications, the building code, all grading permit conditions, and all other applicable ordinances and requirements. This form is available at the following website http://dpw.lacounty.gov/bsd/da/default.aspx. "Report of Grading Activities" may be scanned and uploaded at the website or faxed to (310) 530-5482. Failure to provide required inspection reports will result in a "Stop Work Order."
19. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval per Section J105.7 of the County of Los Angeles Building Code.
20. The grading contractor shall submit the statement to the grading inspector as required by Section J105.12 of the County of Los Angeles Building Code at the completion of rough grading.
21. Final grading must be approved before occupancy of buildings will be allowed per Section J105 of the County of Los Angeles Building Code.

DRAINAGE NOTES

22. Roof drainage must be diverted from graded slopes.
23. Provisions shall be made for contributory drainage at all times.
24. All construction and grading within a storm drain easement are to be done per Private Drain PD No. N/A or miscellaneous Transfer Drain MTD No. N/A .
25. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and Section J105.11 of the County of Los Angeles Building Code shall include inspection information and reports on the storm drain installation.

AGENCY NOTES (Add – Applicable Notes)

26. An encroachment permit from (County of Los Angeles Department of Public Works) (CALTRANS) (City of N/A) is required for all work within or affecting road right of way. All work within Road right of way shall conform to (County of Los Angeles Department of Public Works)(CALTRANS) (City of N/A) encroachment permit.
27. An encroachment permit /connection permit is required from the County of Los Angeles Flood Control District for all work within the County of Los Angeles Flood Control District Right of Way. All work shall conform to conditions set by the Permit.
28. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
29. All work within the streambed and areas outlined on grading plans shall conform to:
    - Army Corp 404 Permit Number: N/A
    - California Fish & Game Permit No.: N/A
30. All construction/demolition, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust. Information on rule 403 is available at AQMD's website http://www.aqmd.com.

GENERAL GEOTECHNICAL NOTES

30. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
31. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section. (900 S. Fremont, Alhambra CA 91803 – 3rd Floor)
32. The Soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
33. Rough grading must be approved by a final engineering geology and soils engineering report. An As-Built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with report recommendations and code provisions (Section J105.12 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.
34. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
35. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

FILL NOTES

36. All fill shall be compacted to the following minimum relative compaction criteria:
    a. 90 percent of maximum dry density within 40 feet below finish grade.
    b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
    The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable. Where not applicable, a test acceptable to the Building Official shall be used. (Section J07.5 of the County of Los Angeles Building Code.)
37. Field density shall be determined by a method acceptable to the Building Official. (Section J107.5 of the County of Los Angeles Building Code.) However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.
38. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
    a. One test for each two-foot vertical lift.
    b. One test for each 1,000 cubic yards of material placed.
    c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
    d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
39. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:
    a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
    b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
    c. Fill soils shall be free of deleterious materials.
40. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a "Standard Test Method for moisture, ash, organic matter, peat or other organic soils" ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.
41. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As Built" grading plan.
42. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (Section J107.8 of the County of Los Angeles Building Code)
43. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (Section J107.2 of the County of Los Angeles Building Code)
44. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As Built" grading plan.
45. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section J107.5 of the County of Los Angeles Building Code.)

PLANTING AND IRRIGATION NOTES:

46. Planting and irrigation on graded slopes must comply with the following minimum guidelines:
    a. The surface of all cut slopes more than 5 feet in height and fill slopes more than 3 feet in height shall be protected against damage by erosion by planting with grass or groundcover plants. Slopes exceeding 15 feet in vertical height shall also be planted with shrubs, spaced at not to exceed 10 feet on centers; or trees, spaced at not to exceed 20 feet on centers, or a combination of shrubs and trees at equivalent spacing, in addition to the grass or groundcover plants. The plants selected and planting methods used shall be suitable for the soil and climatic conditions of the site. Plant material shall be selected which will produce a coverage of permanent planting effectively controlling erosion. Consideration shall be given to deep-rooted planting material needing limited watering, maintenance, high root to shoot ratio, wind susceptibility and fire-retardant characteristics. All plant materials must be approved by the building official. (Section J110.3 of the County of Los Angeles Building Code)
    Note: Planting may be modified for the site if specific recommendations are provided by both the Soils Engineer and a Landscape Architect. Specific recommendations must consider soils and climatic conditions, irrigation requirements, planting methods, fire retardant characteristics, water efficiency, maintenance needs, and other regulatory requirements. Recommendations must include a finding that the alternative planting will provide a permanent and effective method of erosion control. Modifications to planting must be approved by the Building Official prior to installation.
    b. Slopes required to be planted by Section J110.3 shall be provided with an approved system of irrigation that is designed to cover all portions of the slope. Irrigation system plans shall be submitted and approved prior to installation. A functional test of the system may be required. For slopes less than 20 feet in vertical height, hose bibs to permit hand watering will be acceptable if such hose bibs are installed at conveniently accessible locations where a hose no longer than 50 feet is necessary for irrigation. The requirements for permanent irrigation systems may be modified upon specific recommendation of a landscape architect or equivalent authority that, because of the type of plants selected, the planting methods used and the soil and climatic conditions at the site, irrigation will not be necessary for the maintenance of the slope planting. (Section J110.4 of the County of Los Angeles Building Code)
    c. Other governmental agencies may have additional requirements for landscaping and irrigation. It is the responsibility of the applicant to coordinate with other agencies to meet their requirements while maintaining compliance with the County of Los Angeles Building Code.
47. The planting and irrigation systems shall be installed as soon as practical after rough grading. Prior to final grading approval all required slope planting must be well established. (Section J110.7of the County of Los Angeles Building Code)
48. Landscape irrigation system shall be designed and maintained to prevent spray on structures. (Title 31, Section 5.407.2.1)
49. Prior to rough grade approval this project requires a landscape permit. Landscape plans in compliance with the "Model Water Efficient Landscape Ordinance" Title 23, Chapter 2.7 of California Code of Regulations (AB 1881) must be submitted to the Department of Public Works, Land Development Division. (900 S. Fremont Ave, Alhambra – 3RD Floor, CA 91803 (626) 458-4921). To obtain Landscape permit approved plans and Water Purveyor acknowledgment form must be submitted to the local Building and Safety office.

BEST MANAGEMENT PRACTICE NOTES (BMP NOTES) TO BE ADDED TO ALL GRADING PLANS

1. Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
9. As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____
(Owner or authorized agent of the owner)
Signature _____ Date _____
(Owner or authorized agent of the owner)

The following BMPs as outlined in, but not limited to, the California Stormwater Best Management Practice Handbook, January 2003, or the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

EROSION CONTROL BMPs
- EC-1 – SCHEDULING
- EC-2 – PRESERVATION OF EXISTING VEGETATION
- EC-3 – HYDRAULIC MULCH
- EC-4 – HYDROSEEDING
- EC-5 – SOIL BINDERS
- EC-6 – STRAW MULCH
- EC-7 – GEOTEXTILES & MATS
- EC-8 – WOOD MULCHING
- EC-9 – EARTH DIKES & DRAINAGE SWALES
- EC-10 – VELOCITY DISSIPATION DEVICES
- EC-11 – SLOPE DRAINS
- EC-12 – STREAMBANK STABILIZATION
- EC-13 – POLYACRYLAMIDE

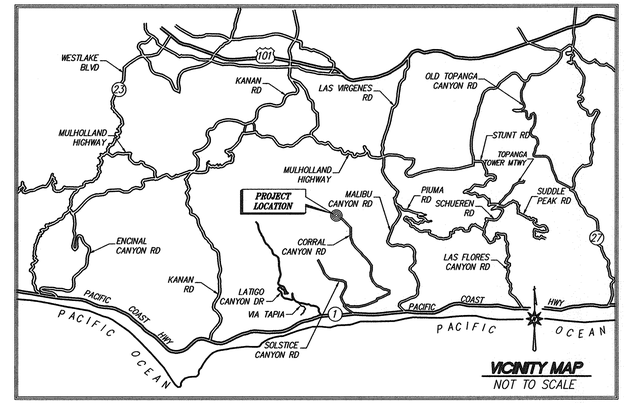
SEDIMENT CONTROL BMPs
- SE-1 – SILT FENCE
- SE-2 – SEDIMENT BASIN
- SE-3 – SEDIMENT TRAP
- SE-4 – CHECK DAM
- SE-5 – FIBER ROLLS
- SE-6 – GRAVEL BAG BERM
- SE-7 – STREET SWEEPING AND VACUUMING
- SE-8 – SAND BAG BARRIER
- SE-9 – STRAW BALE BARRIER
- SE-10 – STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL BMPs
- WE-1 – Wind Erosion Control

TRACKING CONTROL BMPs
- TC-1 – STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 – STABILIZED CONSTRUCTION ROADWAY
- TC-3 – ENTRANCE/OUTLET TIRE WASH

NON-STORM WATER MANAGEMENT BMPs
- NS-1 – WATER CONSERVATION PRACTICES
- NS-2 – DEWATERING OPERATIONS
- NS-3 – PAVING AND GRINDING OPERATIONS
- NS-4 – TEMPORARY STREAM CROSSING
- NS-5 – CLEAR WATER DIVERSION
- NS-6 – ILLICIT CONNECTION/ DISCHARGE
- NS-7 – POTABLE WATER/IRRIGATION
- NS-8 – VEHICLE AND EQUIPMENT CLEANING
- NS-9 – VEHICLE AND EQUIPMENT FUELING
- NS-10 – VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11 – PILE DRIVING OPERATIONS
- NS-12 – CONCRETE CURING
- NS-13 – CONCRETE FINISHING
- NS-14 – MATERIAL AND EQUIPMENT USE OVER WATER
- NS-15 – DEMOLITION ADJACENT TO WATER
- NS-16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs
- WM-1 – MATERIAL DELIVERY AND STORAGE
- WM-2 – MATERIAL USE
- WM-3 – STOCKPILE MANAGEMENT
- WM-4 – SPILL PREVENTION AND CONTROL
- WM-5 – SOLID WASTE MANAGEMENT
- WM-6 – HAZARDOUS WASTE MANAGEMENT
- WM-7 – CONTAMINATED SOIL MANAGEMENT
- WM-8 – CONCRETE WASTE MANAGEMENT
- WM-9 – SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 – LIQUID WASTE MANAGEMENT



VICINITY MAP
NOT TO SCALE

PREPARED FOR:

GABRIEL HILL
1944 CORRAL CANYON
MALIBU, CA. 90265

LEGAL DESCRIPTION

A.P.N. 4457-008-005
LOT 47, TRACT NO. 7959
(113 MB 90/91)

BENCH MARK

BM # 11691 ELEV.=34.824
L&BR IN S CB CORRAL CYN RD 300MM (1')
E/O BCR 8..5M (28') S/O C/L & 26.5M
(67') E.Y./O C/L PACIFIC COAST HWY @
PP #X8807E NAVD 88 DATUM

ADD 1000.00' TO ELEV'S SHOWN HEREON

SOILS ENGINEER

NOTE TO CONTRACTOR:
FINISH FLOOR ELEVATIONS REFLECT TOP OF FINISHED FLOOR, NOT TOP OF CONCRETE SLAB. CONTRACTOR TO VERIFY DEPTH OF FINISH MATERIAL AND ADJUST CONCRETE FORMS ACCORDINGLY FOR PROPER CONCRETE SLAB HEIGHT.

NOTE TO CONTRACTOR:
THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEERS AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

NOTE TO CONTRACTOR:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR WILL FURTHER DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES:
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF, THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

In-grading inspections must be made by the consulting geologist and soils engineer. Monthly in-grading inspection reports must be submitted directly to the Geology and Soils Section by the consultants.

Rough grading must be approved by a final engineering geology and soils engineering report. An As-Build Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with report recommendations and code provisions (Section 3318.1). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.

Foundation, Wall, and pool excavations must be inspected and approved by the consulting geologist and soils engineer prior to the placing of steel of concrete.

AS CIVIL ENGINEER/LAND SURVEYOR OF THE PROJECT, I HAVE REVIEWED AND VERIFIED LOCATIONS AND PURPOSES OF EASEMENTS, AND THEY ARE ACCURATELY DEPICTED ON THESE PLANS. I HAVE VERIFIED THE PROPOSED CONSTRUCTION DOES NOT INTERFERE WITH AND CONFORM WITH THE INTENDED USE OF THE EASEMENT.

CIVIL ENGINEER/LAND SURVEYOR STAMP AND SIGNATURE DATE

LEGEND

CAB	CATCH BASIN
C.B.	CATCH BASIN
EDS.	EDISON
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.L.	FLOW LINE
F.S.	FINISH SURFACE
H.P.	HIGH POINT
INV.	INVERT
P.P.	POWER POLE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
T.C.	TOP CURB
TEL.	TELEPHONE
T.G.	TOP GRATE
T.W.	TOP WALL
W.M.	WATER METER
W.V.	WATER VALVE
834.00	SPOT ELEVATION
834.00	DESIGN ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	SITE WALL
	EASEMENT
	RETAINING WALL
	DRAIN
	PVC PIPE
	CONCRETE
1350	PROPOSED CONTOUR
9	DAYLIGHT LINE
	CATCH BASIN

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

REVIEWED SOILS ENGINEER SOILS ENGINEER DATE	REVIEWED FOR ISSUANCE OF PERMIT PUBLIC WORKS DATE	#	REVISIONS	DATE
REVIEWED GEOLOGIST GEOLOGIST DATE	REVIEWED FOR ISSUANCE OF PERMIT PLANNING DEPT. DATE			

PREPARED BY
PEAK SURVEYS INC.
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2488 TOWNSGATE RD Suite D
WESTLAKE VILLAGE CA 91361
(805) 497-0103 Fax:(805) 495-7014
www.peakinc.com
REGISTERED ENGINEER RCE DATE

COUNTY OF LOS ANGELES
GRADING AND DRAINAGE PLAN COVER SHEET
1944 CORRAL CANYON

DRAWN BY / DATE	DESIGNED BY / DATE	SHEET C1 OF C5
RR 01/22/2014	RR 01/22/2014	

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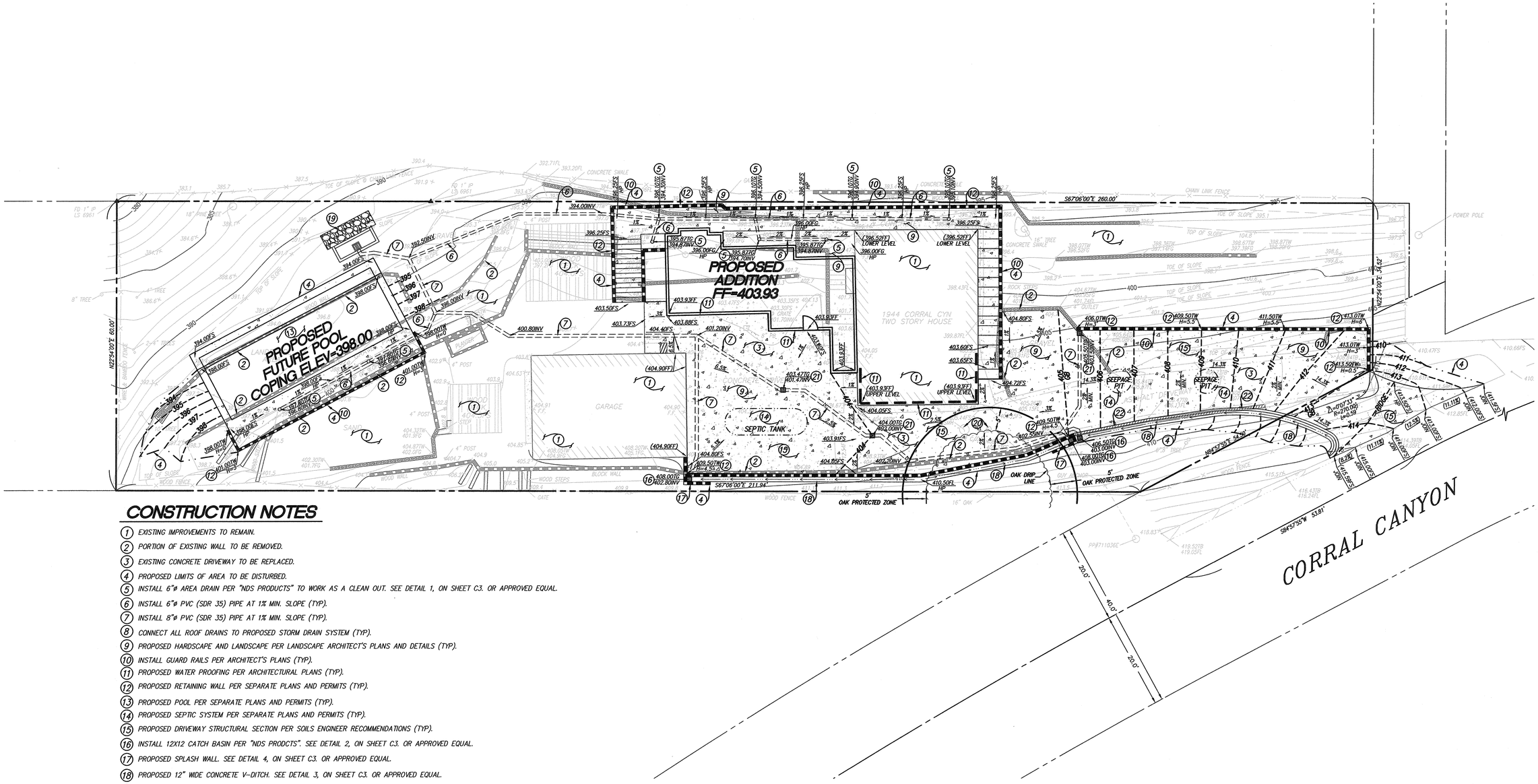
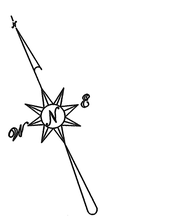


CONSTRUCTION NOTES

1. EXISTING IMPROVEMENTS TO REMAIN.
2. PORTION OF EXISTING WALL TO BE REMOVED.
3. EXISTING CONCRETE DRIVEWAY TO BE REPLACED.
4. PROPOSED LIMITS OF AREA TO BE DISTURBED.
5. INSTALL 6"ø AREA DRAIN PER "NDS PRODUCTS" TO WORK AS A CLEAN OUT. SEE DETAIL 1, ON SHEET C3. OR APPROVED EQUAL.
6. INSTALL 6"ø PVC (SDR 35) PIPE AT 1% MIN. SLOPE (TYP).
7. INSTALL 8"ø PVC (SDR 35) PIPE AT 1% MIN. SLOPE (TYP).
8. CONNECT ALL ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM (TYP).
9. PROPOSED HARDSCAPE AND LANDSCAPE PER LANDSCAPE ARCHITECT'S PLANS AND DETAILS (TYP).
10. INSTALL GUARD RAILS PER ARCHITECT'S PLANS (TYP).
11. PROPOSED WATER PROOFING PER ARCHITECTURAL PLANS (TYP).
12. PROPOSED RETAINING WALL PER SEPARATE PLANS AND PERMITS (TYP).
13. PROPOSED POOL PER SEPARATE PLANS AND PERMITS (TYP).
14. PROPOSED SEPTIC SYSTEM PER SEPARATE PLANS AND PERMITS (TYP).
15. PROPOSED DRIVEWAY STRUCTURAL SECTION PER SOILS ENGINEER RECOMMENDATIONS (TYP).
16. INSTALL 12X12 CATCH BASIN PER "NDS PRODCTS". SEE DETAIL 2, ON SHEET C3. OR APPROVED EQUAL.
17. PROPOSED SPLASH WALL. SEE DETAIL 4, ON SHEET C3. OR APPROVED EQUAL.
18. PROPOSED 12" WIDE CONCRETE V-DITCH. SEE DETAIL 3, ON SHEET C3. OR APPROVED EQUAL.
19. PROPOSED DRAINAGE DISPERSAL OUTLET. SEE DETAIL 5, ON SHEET C3.
20. EXISTING SEPTIC SYSTEM.
21. INSTALL 12X12 CATCH BASIN PER "JENSEN PRODCTS" (TRAFFIC GRATE). SEE DETAIL 6, ON SHEET C3. OR APPROVED EQUAL.
22. EXISTING WOOD CURB TO BE REPLACE WITH 8" C.F. CONCRETE CURB PER A.P.W.A. STANDARD PLAN 120-1, TYPE A1-200 (C.F. 8").



REVIEWED SOILS ENGINEER	REVIEWED FOR ISSUANCE OF PERMIT
SOILS ENGINEER DATE	PUBLIC WORKS DATE
REVIEWED GEOLOGIST	REVIEWED FOR ISSUANCE OF PERMIT
GEOLOGIST DATE	PLANNING DEPT. DATE

#	REVISIONS	DATE

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COUNTY OF LOS ANGELES
GRADING AND DRAINAGE PLAN
1944 CORRAL CANYON

DRAWN BY / DATE	DESIGNED BY / DATE	SHEET C2 OF C5
RR 01/22/2014	RR 01/22/2014	

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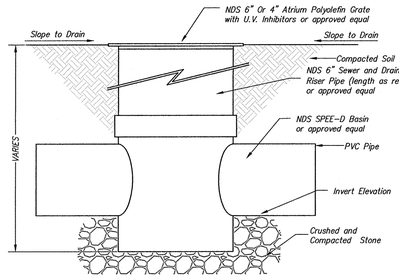
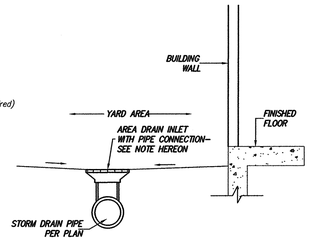
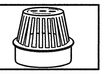




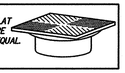
NOTE:

AREA DRAIN INLETS:
ALL CONNECTIONS TO BE PER MANUFACTURER'S RECOMENDATIONS.

PLANTER AREAS: USE CONE TYPE "BEE HIVE" ATRIUM GRATE SUCH AS 6" NDS 80 (GREEN) OR APPROVED EQUAL. U.N.O.



SIDEWALK OR TURF AREAS: USE FLAT DRAIN COVERS SUCH AS 9" SQUARE NDS 950 (GREEN) OR APPROVED EQUAL. U.N.O.

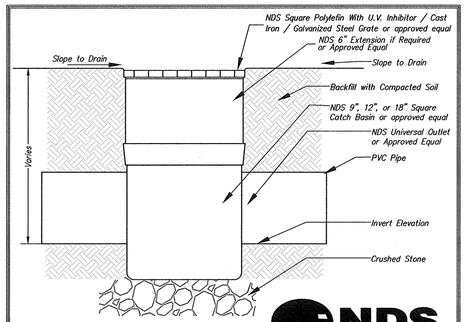


DECK AREAS: USE 4" ROUND, BRASS DROP-IN GRATES SUCH AS NDS 906PB POLISHED BRASS 20/CTN OR APPROVED EQUAL. U.N.O.

NDS
One source. Many solutions.

6"ϕ AREA DRAIN

SCALE: NOT TO SCALE — 1

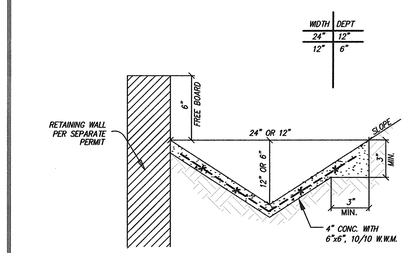


NDS
One source. Many solutions.

12"X12" CATCH BASIN

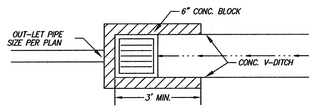
NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN

SCALE: NOT TO SCALE — 2

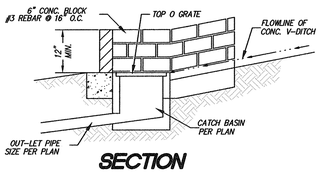


CONCRETE V-DITCH

SCALE: NOT TO SCALE — 3



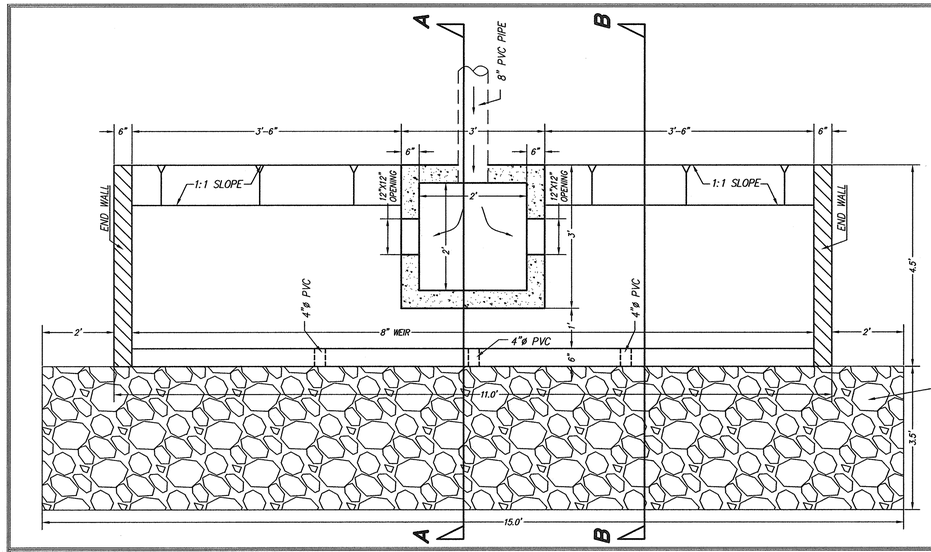
PLAN VIEW

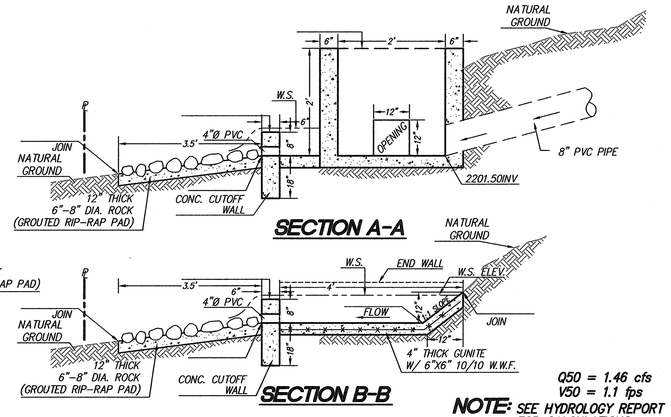


SECTION

SPLASH WALL

SCALE: NOT TO SCALE — 4



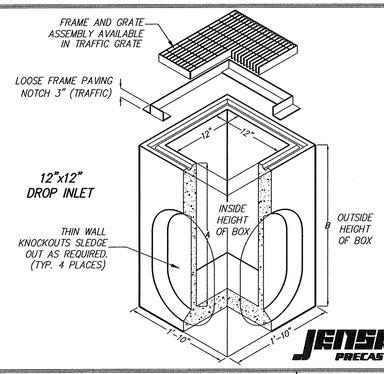


Q50 = 1.46 cfs
V50 = 1.1 fps

NOTE: SEE HYDROLOGY REPORT FOR CALCULATIONS.

DISPERSAL OUTLET

SCALE: N.T.S. — 5



JENSEN PRECAST

12"X12" CATCH BASIN TRAFFIC GRATE

SCALE: NOT TO SCALE — 6

REVIEWED SOILS ENGINEER	REVIEWED FOR ISSUANCE OF PERMIT	#	REVISIONS	DATE
SOILS ENGINEER DATE	PUBLIC WORKS DATE			
REVIEWED GEOLOGIST	REVIEWED FOR ISSUANCE OF PERMIT			
GEOLOGIST DATE	PLANNING DEPT. DATE			

PREPARED BY
PEAK SURVEYS INC.
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(805) 497-0102 Fax:(805) 495-7014
www.peakinc.com
REGISTERED ENGINEER RCE DATE

COUNTY OF LOS ANGELES
GRADING AND DRAINAGE PLAN
1944 CORRAL CANYON

DRAWN BY / DATE	DESIGNED BY / DATE	SHEET C3 OF C5
RR 01/22/2014	RR 01/22/2014	

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STORMWATER POLLUTION PREVENTION PLAN (SWPPP) | WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES:

1. In case of emergency, call _____ at _____
2. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
3. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
4. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
5. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
6. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
7. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
8. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
9. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
10. Every effort should be made to eliminate the discharge of nonstorm water from the project sites at all times.
11. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
12. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
13. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
14. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
15. Developers/contractors are responsible to inspect all Erosion Control Devices and BMP's are installed and functioning properly before and after 0.25 inches or greater predicted or actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
16. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
17. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
18. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
19. As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity."

_____ _____

Civil Engineers/Architects Signature Date

20. The following notes must be on the plan (or submitted as a separate document – prior to plan approval).

As the project owner or authorized agent of the owner, I have read and understand the requirements to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements. I, or my representative, contractor, or developer will make certain that all BMP shown on this plan will be fully implemented, and all erosion control devices will be kept clean and functioning. Periodic inspections of the BMPs will be conducted and a current log, specifying the exact nature of the inspection and any remedial measures, will be kept at the construction site at all times and will be available for the review by the Building Official.

As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the Local SWPPP to reflect current conditions, or failing to properly and/or adequately implement the Local SWPPP may result in revocation of grading and/or other permits or other sanctions provided by law."

_____ _____

Owner or Authorized Representative (Permitee) Date

PREPARED FOR:

GABRIEL HILL
1944 CORRAL CANYON
MALIBU, CA. 90265

LEGAL DESCRIPTION

A.P.N. 4457-008-005
LOT 47, TRACT NO. 7959
(113 MB 90/91)

BENCH MARK

BM # 11691 ELEV.=34.824
L&BR IN S CB CORRAL CYN RD 300MM (1')
E/O BCR 8.5M (28') S/O C/L & 26.5M
(87') ELY/O C/L PACIFIC COAST HWY @
PP #X8807E NAVD 88 DATUM

ADD 1000.00' TO ELEV'S SHOWN HEREON

21. The following BMP from the "California BMP Handbook" – January 2003, must be implemented for all construction activities as applicable.

EROSION CONTROL BMPs
- EC-1 – SCHEDULING
- EC-2 – PRESERVATION OF EXISTING VEGETATION
- EC-3 – HYDRAULIC MULCH
- EC-4 – HYDROSEEDING
- EC-5 – SOIL BINDERS
- EC-6 – STRAW MULCH
- EC-7 – GEOTEXTILES & MATS
- EC-8 – WOOD MULCHING
- EC-9 – EARTH DIKES & DRAINAGE SWALES
- EC-10 – VELOCITY DISSIPATION DEVICES
- EC-11 – SLOPE DRAINS

SEDIMENT CONTROL BMPs
- SE-1 – SILT FENCE
- SE-2 – SEDIMENT BASIN
- SE-3 – SEDIMENT TRAP
- SE-4 – CHECK DAM
- SE-5 – FIBER ROLLS
- SE-6 – GRAVEL BAG BERM
- SE-7 – STREET SWEEPING AND VACUUMING
- SE-8 – SAND BAG BARRIER
- SE-9 – STRAW BALE BARRIER
- SE-10 – STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL BMPs
- WE-1 – WIND EROSION CONTROL

TRACKING CONTROL BMPs
- TC-1 – STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-2 – STABILIZED CONSTRUCTION ROADWAY
- TC-3 – ENTRANCE/OUTLET TIRE WASH

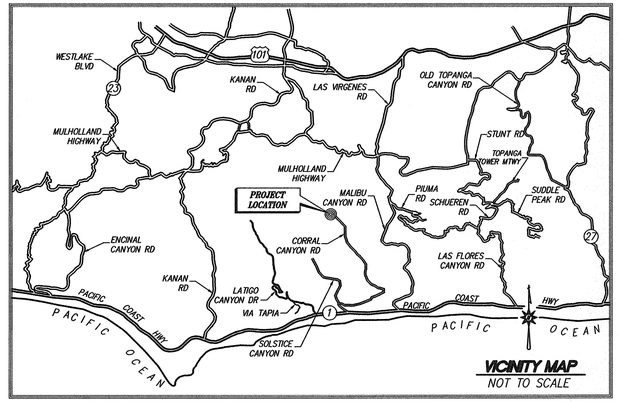
NON-STORM WATER MANAGEMENT BMPs
- NS-1 – WATER CONSERVATION PRACTICES
- NS-2 – DEWATERING OPERATIONS
- NS-3 – PAVING AND GRINDING OPERATIONS
- NS-4 – TEMPORARY STREAM CROSSING
- NS-5 – CLEAR WATER DIVERSION
- NS-6 – ILLICIT CONNECTION/ DISCHARGE
- NS-7 – POTABLE WATER/IRRIGATION
- NS-8 – VEHICLE AND EQUIPMENT CLEANING
- NS-9 – VEHICLE AND EQUIPMENT FUELING
- NS-10 – VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11 – PILE DRIVING OPERATIONS
- NS-12 – CONCRETE CURING
- NS-13 – CONCRETE FINISHING
- NS-14 – MATERIAL AND EQUIPMENT USE OVER WATER
- NS-15 – DEMOLITION ADJACENT TO WATER
- NS-16 – TEMPORARY BATCH PLANTS

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs
- WM-1 – MATERIAL DELIVERY AND STORAGE
- WM-2 – MATERIAL USE
- WM-3 – STOCKPILE MANAGEMENT
- WM-4 – SPILL PREVENTION AND CONTROL
- WM-5 – SOLID WASTE MANAGEMENT
- WM-6 – HAZARDOUS WASTE MANAGEMENT
- WM-7 – CONTAMINATED SOIL MANAGEMENT
- WM-8 – CONCRETE WASTE MANAGEMENT
- WM-9 – SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 – LIQUID WASTE MANAGEMENT

DEVELOPERS/CONTRACTOR SELF-INSPECTION FORM

INSPECTION LOG
The site shall be inspected before and after storm events with 0.25 inches or greater predicted or actual precipitation, and documented on the Construction Site Inspection Checklist Form. Incidents of noncompliance must be reported to the Field Engineer. A log of all inspections, as shown below, shall be kept current and maintained at the job sites at all times.

DATE	INSPECTOR	TYPE OF INSPECTION			OBSERVATIONS – IF POST-STORM – INSPECTION, NOTE SIZE OF STORM IN INCHES
		ROUTINE	PRE-STORM	POST-STORM	



VICINITY MAP
NOT TO SCALE

CONSTRUCTION SITE INSPECTION CHECKLIST

Inspected By: _____

Project: _____

Contractor: _____

Date: _____

Check "Yes" or "No" or "N/A" if not applicable.

YES	NO	N/A	
❑	❑	❑	1. Has there been rain at the site since the last inspection?
❑	❑	❑	2. Are all sediment barriers (e.g., sandbags, straw bales, and silt fences) in place in accordance with the Plan and are they functioning prop
❑	❑	❑	3. If present, are all exposed slopes protected from erosion through the implementation of acceptable soil stabilization practices?
❑	❑	❑	4. If present, are all sediment traps/basins installed and functioning properly?
❑	❑	❑	5. Are all material handling and storage areas reasonably clean and free of spills, leaks, or other deleterious materials?
❑	❑	❑	6. Are all equipment storage and maintenance areas reasonably clean and free of spills, leaks, or any other deleterious materials?
❑	❑	❑	7. Are all materials and equipment properly covered?
❑	❑	❑	8. Are all external discharge points (i.e., outfalls) reasonably free of any noticeable pollutant discharges?
❑	❑	❑	9. Are all internal discharge points (i.e., storm drain inlets) provided with inlet protection?
❑	❑	❑	10. Are all external discharge points reasonably free of any significant erosion or sediment transport?
❑	❑	❑	11. Are all BMPs identified on the Plan installed in the proper locations and according to the specifications for the Plan?
❑	❑	❑	12. Are all structural control practices in good repair and maintained in functional order?

Check "Yes" or "No" or "N/A" if not applicable.

YES	NO	N/A	
❑	❑	❑	13. Are all on-site traffic routes, parking, and storage of equipment and supplies restricted to areas designated in the Plan for those uses?
❑	❑	❑	14. Are all locations of temporary soil stockpiles or construction materials in approved areas and properly contained?
❑	❑	❑	15. Are all seeded or landscaped areas properly maintained?
❑	❑	❑	16. Are sediment controls in place at discharge points from the site?
❑	❑	❑	17. Are slopes free of significant erosion?
❑	❑	❑	18. Are all points of ingress and egress from the site provided with stabilized construction entrances?
❑	❑	❑	19. Is sediment, debris, or mud being cleaned from public roads at intersections with site access roads?
❑	❑	❑	20. Does the Plan reflect current site conditions?

#	REVISIONS	DATE

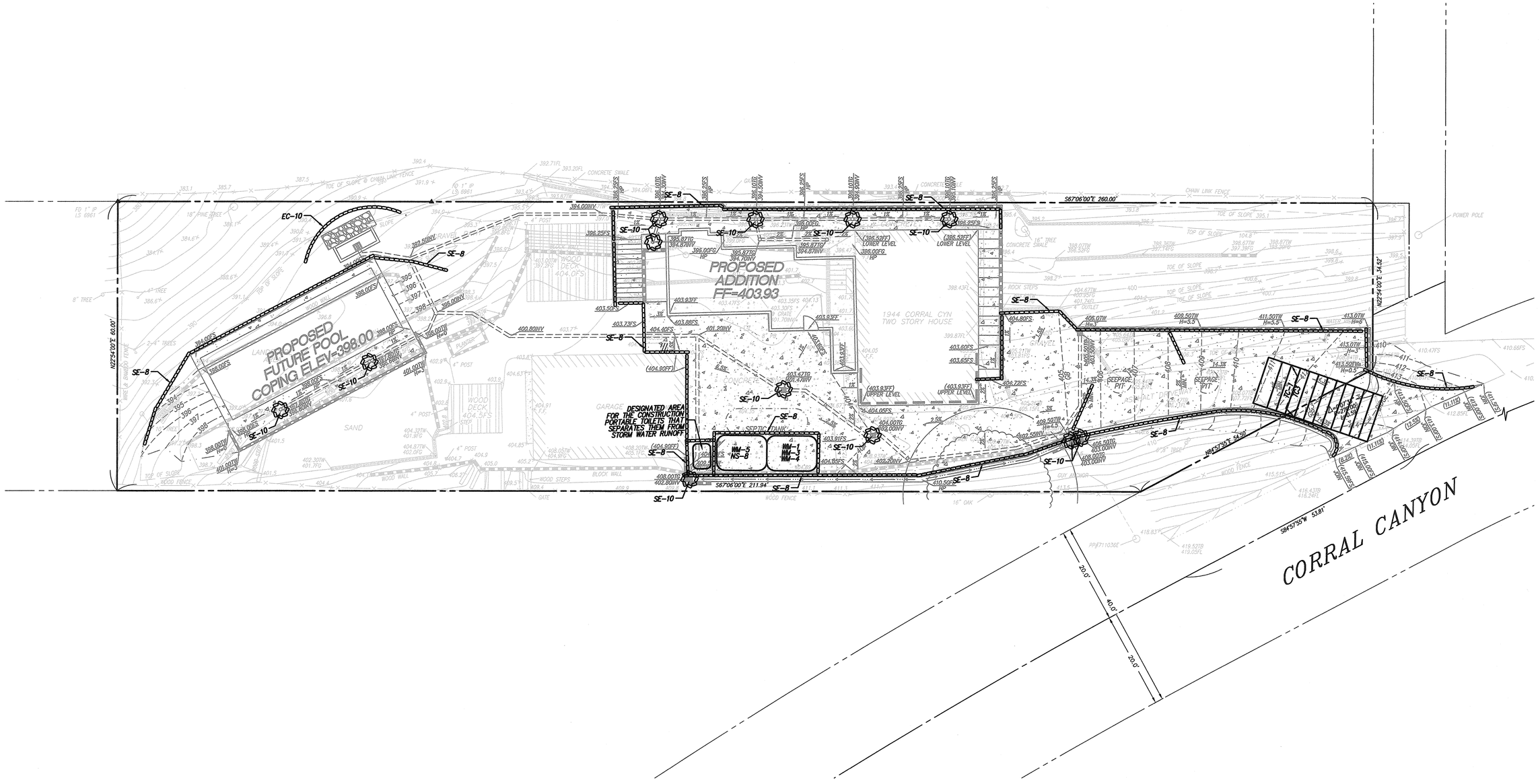
PREPARED BY
PEAK SURVEYS INC.
CIVIL ENGINEERING & LAND SURVEYING
2488 TOWNSGATE RD Suite D
WESTLAKE VILLAGE CA 91361
(805) 497-8102 Fax:(805) 495-7014
www.peakinc.com

REGISTERED ENGINEER RCE DATE

COUNTY OF LOS ANGELES
SWPPP|WWECP PLAN COVER SHEET
1944 CORRAL CANYON

DRAWN BY / DATE: RR 01/22/2014
CHECKED BY / DATE:
SHEET C4 OF C5

G:\PROJECTS\12-5324\DWG\EROSION CONTROL PLAN.dwg 01/22/2014



10' 0 10' 20'

GRAPHIC SCALE: 1" = 10'

NOTE:

- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TRAFFIC LEAVING THE SITE SHOULD BE FREE FROM SEDIMENT TO KEEP ADJACENT STREETS CLEAN AT ALL TIMES.
- REDUCING TRACKING OF SEDIMENTS AND OTHER POLLUTANTS ONTO PAVED ROADS HELP PREVENT DEPOSITION OF SEDIMENTS INTO LOCAL STORM DRAINS AND PRODUCTION OF AIRBORNE DUST.
- IMPLEMENT SE-7, STREET SWEEPING AND VACUUMING, AS NEEDED.

#	REVISIONS	DATE

PREPARED BY
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REGISTERED ENGINEER RCE DATE

COUNTY OF LOS ANGELES
SWPPP|WWECP PLAN
1944 CORRAL CANYON

DRAWN BY / DATE RR 01/22/2014

CHECKED BY / DATE

SHEET C5 OF C5

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