CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
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Hearing Date: November 14-17, 1995
Commission Action:

TU18j

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-95-205

APPLICANT: Tuna Canyon Corporation - Law Offices of Hassett & Assoc.

AGENT: Paul Mangaudis - B & E Engineers

PROJECT LOCATION: Intersection of Pacific Coast Highway and Tuna Canyon Road, City of Malibu, Los Angeles County.

PROJECT DESCRIPTION: Upgrade of existing dirt drainage swales, totalling approximately 1,713 feet, on bluff face through the brushing and regrading/scraping of these swales and through the installation of concrete lined swales. This project also includes the construction of a grouted rip-rap energy dissipator on the bank of Tuna Canyon Creek.

LOCAL APPROVALS RECEIVED: Approval in Concept City of Malibu Public Works Department.

SUBSTANTIVE FILE DOCUMENTS: California Coastal Act of 1976, as of January 1995, Malibu Local Coast Plan - Research Analysis and Appendices, Significant Ecological Areas of the Santa Monica Mountains Report (Friesen), Tuna Canyon Significant Ecological Area No. 10, prepared by Michael Brandman Associates for the County of Los Angeles Regional Planning Department, dated November, 1995.

SUMMARY OF STAFF RECOMMENDATION:

The applicant proposes the upgrade of several existing dirt drainage swales, totalling 1713 feet in length, along a bluff adjacent to and above Pacific Coast Highway within the Tuna and Pena Canyon Significant Watershed Area. The project involves the brushing and regrading/scraping of an existing 10' wide swale, which has suffered from surface riling as a result of erosion, and requires upgrading of its drainage components in order to operate properly. The applicant proposes to improve drainage by installing a concrete line

drainage swales (v-ditches) along 1,027 feet the improved swales. The design also includes a 100' concrete chute that drains onto a grouted rip-rap energy disipator on the west bank of Tuna Canyon Creek. Sections of the swales that have eroded away are proposed to be filled in during construction activities which will involve a total of approximately 420 cubic yards of balance grading (cut and fill). The applicant further proposes to revegetate areas disturbed by grading and other construction activities with a hydroseed mix consisting of native flora species. One section of swale, approximately 700', has operated as a minor feeder trail to the main section of the Tuna Canyon trail, and the proposed project will once again allow passage on this trial due the proposed improvements which will leave the outside section of the trail open to passage with an average width of over 3 feet.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

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

5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

1. Coastal Bluff & Riparian Woodland Mitigation Program

Prior to the commencement of work, the applicant shall submit, for the review and approval of the Executive Director, a coastal bluff & riparian woodland mitigation program for the construction site which includes the following:

1. A Preliminary Biological Survey of all areas to be disturbed as a result of the proposed development activities. This survey shall provide a list of all existing bluff face and riparian species located within the envelope of development, and shall include a list of any riparian tree species, such as oaks, sycamore, alders, cottonwood, walnuts, etc., regardless of caliper size or height. Any riparian tree species should be clearly marked on a site plan, as should any other significant vegetation located within the envelope of development.

2. A Conceptual Restoration/Mitigation Plan shall be designed and implemented to address the findings of the preliminary biological survey. This mitigation plan shall provide the framework for the revegetation and installation, and be implemented as the approved plan for the restoration project. The specifications shall include a schedule of activities, a final list of plant materials, and description of the methods, such as hydroseeding, to be used during implementation of the plan. This plan shall also provide for the mitigation of riparian tree species damaged beyond recovery or destroyed by development activities in such a manner that these trees are replaced in kind at a ratio of 10:1 for any specimen with a diameter breast height (DBH) of 3 inches or greater, and at a ratio of 3:1 for those with a DBH of less than 3 inches. The plan shall also include a monitoring program which addresses maintenance criteria for weeding, re-planting and other mid-program corrections. The applicant shall monitor site restoration for three years, and shall submit at the end of a three year period, a final detailed report shall be submitted for review and approval of the Executive Director. If this report indicates that the restoration project has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised, or supplemental restoration program shall be processed as an amendment to this Coastal Development Permit.

2. Erosion Control Plans

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

1. Description of temporary drainage and erosion control features such as sandbagging, tarping, or any alternative best management practices for containing stockpiled material and minimizing erosion from staging and construction areas. The temporary plans shall also include an illustration of where these measure shall be applied on a site plan.

2. Time frame for the placement and removal of the temporary erosion control measures, and a maintenance schedule and criteria for maintenance.

3. Required Approvals

Prior to the commencement of work, the applicant shall provide to the Executive Director of the Commission, a copy of a valid U.S. Army Corp of Engineers permit, California Regional Water Quality Board approval, and California Department of Fish & Game Streambed Alteration Agreement, or letters of permission, or evidence that such approvals are not required.

4. Drainage Structure Maintenance Responsibility

The applicant agrees that should the project drainage structure fail or result in any erosion of the bluff, the applicant shall be responsible for any necessary repairs or restoration of the eroded areas.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes the upgrade of several existing dirt drainage swales, totalling 1713 feet in length, along a bluff adjacent to and above Pacific Coast Highway within the Tuna and Pena Canyon Significant Watershed Area. The project involves the brushing and regrading/scraping of an existing 10' wide swale, which has suffered from surface riling and gullying as a result of erosion, and requires upgrading of its drainage components in order to operate properly. The applicant proposes to improve drainage by installing a concrete line drainage swales (v-ditches) along 1,027 feet the improved swales. The design also includes a 100' concrete chute that drains onto a grouted rip-rap energy disipator on the west bank of Tuna Canyon Creek. Sections of the swales that have eroded away are proposed to be filled in during construction activities which will involve a total of approximately 420 cubic yards of balance grading (cut and fill). The applicant further proposes to revegetate areas disturbed by grading and other construction activities with a hydroseed mix consisting of native flora species. One section of swale, approximately 700', has operated as a minor feeder trail to the main section of the Tuna Canyon trail, and the proposed project will once again allow passage on this trial due the proposed improvements which will leave the outside section of the trail open to passage with an average width of over 3 feet.

On October 12, 1994, the City of Malibu issued the applicant a Notice to Correct Storm Drain Deficiences, thus requiring the applicant to conduct the proposed development as there exist concerns regarding the ability of the existing drainage system to operate properly. The project as proposed will divert runoff from flowing onto PCH. The City of Malibu Public Works Department has give the applicant approval in concept.

The applicant has submitted site plans for the project site which indicate that the swale has also served as a trial. The trail is believed to have been used in the past as a minor feeder trail to the main section of the Tuna Canyon Trail; however, the trail has not been used for sometime as the trail head, located along the bank of Tuna Canyon Creek, has washed away, and sections of the trail are not passable due to intense surface riling. The proposed project will improve most sections of the trail, and provide, on average, a 3 foot wide section of trial within the area of development activity.

B. Environmentally Sensitive Habitat Areas.

Sections 30230 and 30231 of the Coastal Act are designed to protect and enhance, or restore where feasible the biological productivity and quality of coastal waters, including streams:

Section 30230:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values:

Section 30240:

(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.

Although the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) is no longer legally applicable to land within the City of Malibu, it does continue to provide guidance as to types and resource protection necessary to impliment coastal act policy. As described in the County's original LUP submittal:

Tuna Canyon Significant Watershed Area

The Tuna Canyon Significant Watershed Area is recognized for its various natural resource and unique habitat values. The Malibu/Santa Monica Mountains Land Use Plan (LUP) Research Analysis & Appendices describes the Tuna Canyon Watershed as follows:

Tuna and Pena Canyons

These two adjoining watersheds are nearly undisturbed with the exception of several concentrated ranch areas and a winding narrow road (Tuna Canton Road). Tuna and Pena Canyons are considered sensitive because of a combination of factors including the presence of healthy vegetation, well developed riparian woodlands, year-round water, and the near lack of significant development (with the exception of upper Tuna Canyon).

In addition to dense stands of sycamore, oak and bay, these canyons also support white alders (lower half of Tuna Canyon), black cottonwood, and giant chain ferns (Los Angeles County Museum of Natural History Foundation, 1982).

The Significant Ecological Areas of the Santa Monica Mountains Report (R.D. Friesen Ph.D.) describes the significance of the Tuna Canyon SEA as follows:

Tuna and Pena Canyons support extensive riparian area dominated by Western Sycamores and Coast Live Oaks in their main canyon bottoms. Lateral canyons are drier, and dominated by California Bay-Laurel. Such riparian areas are uncommon in Los Angeles County. The stream in central Tuna Canyon is perennial and supports White Alders and Black Cottonwood. The Alders are strong indicators of perennial water flow. The understory of this riparian corridor supports a variety of shrubs, and herbs, indicating large specimens of the Giant Chain Fern (Woodwardin fimbriata).

The Tuna Canyon SEA also supports extensive Live Oak Woodlands in its southerncentral and northwest parts. Such woodlands are increasingly uncommon in Los Angeles County. The riparian and Live Oak Woodlands of Tuna Canyon SEA are particularly important habitat for a number of animals. A variety of small amphibians, reptiles, and mammals utilize the moist stream banks and litter scattered on the canyon bottoms. Other small animals utilize drier areas higher up slope. Larger wildlife species, including Mountain Lions, Mule Deer, and a variety of raptorial birds utilize these habitats regularly. Some species, such as Cooper's Hawk, forage in riparian habitat. Red-shouldered Hawks generally confine themselves entirely to Oak-Woodland - Riparian Woodland habitat. Other species utilize the trees as perching and nesting sites. The SEA is an important wintering and resting ground for many migratory birds utilizing the Pacific Flyway.

Present Impacts upon Ecological Resources in the Tuna Canyon SEA

Tuna and Pena Canyons have been relatively undisturbed by human activities generally because of the steep canyon walls and the lack of roads. The Chaparral and Coastal Sage Scrub communities are in good condition as are the Riparian and Oak Woodlands. For this reason, the Tuna Canyon SEA serves to preserve the diversity and integrity of these biological communities within Los Angeles County.

The Phase I Study for the Tuna Canyon Significant Ecological Area No. 10, prepared by Michael Brandman Associates for the County of Los Angeles Regional Planning Department, dated November, 1995, indicates the presence of Diegan Coastal Sage Scrub on the south facing bluffs above PCH. This habitat is described as follows:

The steep, generally south-facing slopes along the immediate coast within the SEA support coastal sage scrub vegetation. Large shrubs of laurel sumac in a matrix dominated by coastal sagebrush typify this community in the area. Other common shrubs in this community include California buckwheat (Eriogonum fasiculatum), ashy-leaved buckwheat (Eriogonum cinereum), black sage, and California bush sunflower. Spanish bayonet, California wishbone-bush (Mirabilis californica), giant wild rye, giant needlegrass (Stipa coronata), and small-flowered needle grass (Stipa lepida) are less conspicuous components of the coastal sage scrub. This fairly open vegetation supports a sparse cover of annual, non-native grasses and annual herbs.

ESHA Issue Analysis

The applicant proposes the upgrade of several existing dirt drainage swales, totalling 1713 feet in length, along a bluff adjacent to and above Pacific Coast Highway within the Tuna and Pena Canyon Significant Watershed Area. The project involves the brushing and regrading/scraping of an existing 10' wide swale, which has suffered from surface riling and gullying as a result of erosion, and requires upgrading of its drainage components in order to operate properly. The applicant proposes to improve drainage by installing a concrete line drainage swales (v-ditches) along 1,027 feet the improved swales. The design also includes a 100' concrete chute that drains onto a grouted rip-rap energy disipator on the west bank of Tuna Canyon Creek. This section of Tuna Canyon Creek has been disturbed due to debris clearance activities conducted periodically to allow flows to cross under PCH.

Sections of the swales that have eroded away are proposed to be filled in during construction activities which will involve a total of approximately 420 cubic yards of balance grading (cut and fill). One section of swale, approximately 700', has operated as a minor feeder trail to the main section of the Tuna Canyon trail, and the proposed project will once again allow passage on this trial due the proposed improvements which will leave the outside section of the trail open to passage with an average width of over 3 feet. The applicant further proposes to revegetate areas disturbed by grading and other construction activities with a hydroseed mix consisting of native flora species.

The Coastal Act requires that environmentally sensitive habitat areas "be maintained, enhanced, and where feasible, restored." Although the extensive disturbance of habitat is not anticipated during the upgrade of the proposed swale/trail, potential for damage does exist. Although the applicant proposes the hydroseeding of native vegetation on the areas development disturbed by grading, the proposed list of plants to be revegetated does not reflect those species commonly associated with the coastal bluffs of the Santa Monica Mountains. Special Condition #1 of the permit requires that the applicant submit for the review and approval of the Executive Director, a Coastal Bluff & Riparian Woodland Mitigation Program for the proposed project site. This program includes a preliminary biological survey of the proposed development site which identifies the existing native bluff and riparian species located within the envelop of construction activities. Additionally, this program requires the development of a conceptual restoration/mitigation plan that identifies the methods to be used to revegetate the site, what species shall be used, and how impacts to the riparian woodland will be mitigated should they occur. This program also includes a 3 year monitoring period to assure that restoration/mitigation efforts are successful.

The Coastal Act requires that new development assure "stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area..." and "ESHA's shall be protected against any significant disruption of habitat values..." Special Condition #2 requires the applicant to provide, for the review and approval of the Executive Director, erosion control plans for all the project sites during the construction phase. These plans shall include a description of temporary drainage and erosion control structures, and alternative best management practices for containing stockpiled material and minimizing erosion at all project sites. These plans shall also include site plans illustrating the location of these measures on site, and the applicant shall further submit a time frame for the placement, maintenance, and removal of these measures.

Special Condition #3 requires that the applicant provide the Executive Director with a copy of a valid U.S. Army Corp of Engineers permit, California Regional Water Quality Board approval, and California Department of Fish & Game Streambed Alteration Agreement, prior to the commencement of construction. If these permits and agreements are not required, then the applicant shall provide the Executive Director with evidence that such approvals are not required. Therefore, the Commission finds that the project, as conditioned is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

C. Public Access and Safety

The Coastal Act mandates the Coastal Commission to require maximum public access for every project and to reserve lands suitable for coastal recreation for the purpose. The Coastal Act also requires each development to provide adequate recreation lands to serve the needs of the development. Sections 30213 and 30223 of the Coastal Act provide as follows:

Section 30213

> Lower cost visitor and recreation facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

The applicant proposes the upgrade of an existing dirt drainage swale along a bluff adjacent to and above Pacific Coast Highway. The applicant has submitted site plans for the project site which indicate that the swale has also served as a trial. The project involves the brushing and regrading/scraping of the existing 10' wide swale/trail, which has suffered from surface riling as a result of erosion, making trial un-passable in sections. Sections of the swale/trail eroded away are proposed to be filled in during construction activities which will involve a total of approximately 420 cubic yards of balance grading (cut and fill).

The applicant has submitted plans that indicate that following construction of the gunited v-ditches on the existing swale there will remain a trail on the outside section of the trial 3' in width on average. This does not appear on any designate County Master Plan trail maps, and has been in accessible for some time as the trail head located along the bank of Tuna Canyon Creek was washed away by flood waters over the last several years, and the main section of the trail has suffered from erosion and the growth of weeds and other invasive plant materials. The trail is not a listed as a designated trail on any trial system map of the Santa Monica Mountains, and is believed to have operated, at one time, as one of several feeder trails to Tuna Canyon Trail.

The proposed project will improve the trail system as the project involves the scraping/grading and brushing of the swale/trial, improving drainage and access along the bluff face. The project also involves the grading of approximately 420 cubic yards of grading, cut and fill balance. This grading will allow for the filling of ruts and riles which have developed due to sever erosion of the existing swale/trial system. The upgrading of the existing drainage system through the placement of a gunited v-ditch will prevent the further erosion of the trial system, and should result in the addition of an additional feeder trail to the main section of the Tuna Canyon Trail. The Commission find that as proposed the project is consistent with sections 30213 and 30223 of the Coastal Act.

D. Grading/Landform Alteration & Visual Resources

Sections 30251 and 30253 of the Coastal Act state:

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Section 30253

New development shall:

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

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter landforms along bluffs and cliffs.

The applicant proposes the upgrade of several existing dirt drainage swales, totalling 1713 feet in length, along a bluff adjacent to and above Pacific Coast Highway within the Tuna and Pena Canyon Significant Watershed Area. The project involves the brushing and regrading/scraping of an existing 10' wide swale, which has suffered from surface riling as a result of erosion, and requires upgrading of its drainage components in order to operate properly. The applicant proposes to improve drainage by installing a concrete line drainage swales (v-ditches) along 1,027 feet the improved swales. The design also includes a 100' concrete chute that drains onto a grouted rip-rap energy disipator on the west bank of Tuna Canyon Creek. Sections of the swales that have eroded away are proposed to be filled in during construction activities which will involve a total of approximately 420 cubic yards of balance grading (cut and fill). The applicant further proposes to revegetate areas disturbed by grading and other construction activities with a hydroseed mix consisting of native flora species. One section of swale, approximately 700', has operated as a minor feeder trail to the main section of the Tuna Canyon trail, and the proposed project will once again allow passage on this trial due the proposed improvements which will leave the outside section of the trail open to passage with an average width of over 3 feet.

The Coastal Act requires that new development assure "stability and structural integrity, and neither create nor contibute significantly to erosion, geologic instability, or destruction of the site or surrounding area..." and that "ESHA's shall be protected against any significant disruption of habitat values..." To assure that erosion does not impact the development site or surrounding area during construction, or following construction before revegetation has a chance to establish, Special Condition #2 requires the applicant to provide, for the review and approval of the Executive Director, erosion control plans for the project site. This plan shall include a description of temporary drainage and erosion control structures, and alternative best management practices for containing stockpiled material and minimizing erosion throughout the project site. This plan shall also include a site plan illustrating the location of these measures on site, and the applicant shall further submit a time frame for the placement, maintenance, and removal of these measures. Special Condition #4 further requires the applicant to agrees that should if the proposed drainage improvements fail or result in any erosion of the bluff, the applicant shall be responsible for any necessary repairs or restoration of the eroded areas.

Additionally, to assure that all areas of habitat disturbed by the proposed development are restored and enhanced, Special Condition #1 of the permit requires that the applicant submit for the review and approval of the Executive Director, a Coastal Bluff & Riparian Woodland Mitigation Program for the proposed project site. This program includes a preliminary biological survey of the proposed development site which identifies the existing native bluff and riparian species located within the envelop of construction activities. Additionally, this program requires the development of a conceptual restoration/mitigation plan that identifies the methods to be used to revegetate the site, what species shall be used, thus assuring erosion control following construction activities. The restoration program will further enhance the scenic qualities of the site, and it should be noted that the proposed draiange structures will, for the most part, not be visible from PCH, Tuna Canyon Road, or other public lands, with the exception of the minor drainage chute above Tuna Canyon Creek. Therefore the Commission finds that the proposed project as conditioned is consistent with Sections 30251 and 30253 of the Coastal Act.

E. Local Coastal Program.

Section 30604 of the Coastal Act states that:

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

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu and the Santa Monica Mountains which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of 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)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project, as conditioned will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned , has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

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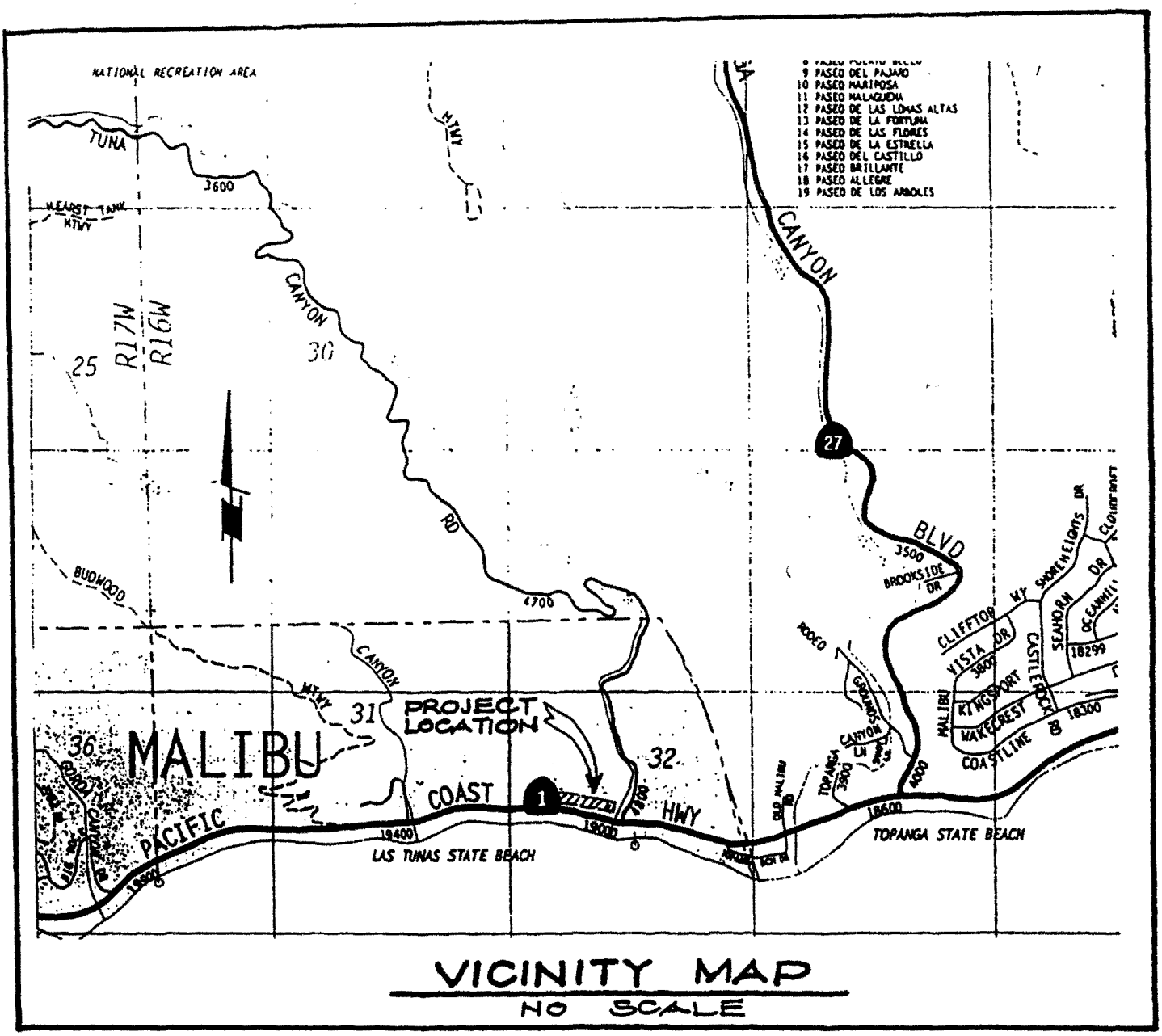
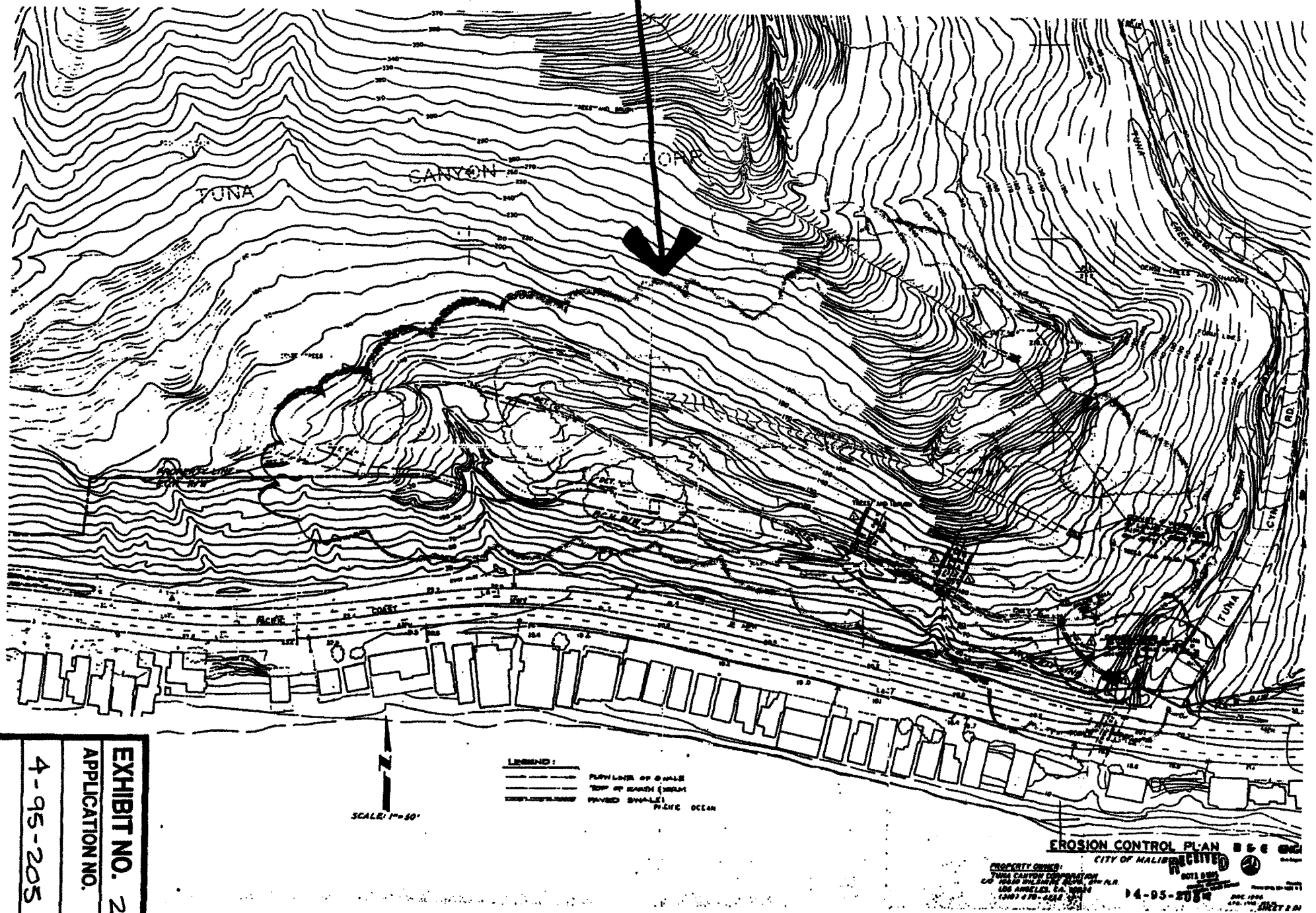


VICINITY MAP

NO SCALE

EXHIBIT NO. 1
APPLICATION NO.
4-93-205



RECEIVED

EXHIBIT NO. 2

APPLICATION NO.

4-95-205

GENERAL NOTES:

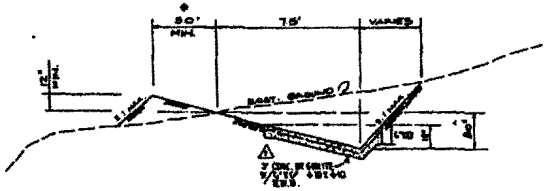
1. ALL EARTH BERM FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION PER ASTM METHOD D-1557.
2. AREAS OVER WHICH EARTH BERM FILLS AREA TO BE PLACED SHALL BE CLEARED, GRUBBED AND SCARIFIED TO PROVIDE A BOND BETWEEN THE EXISTING GROUND AND FILL MATERIAL.
3. SMOOTH TRANSITION FROM EARTH SWALE TO PAVED SWALE SHALL BE PROVIDED WITH A MINIMUM 5' LONG TRANSITION CONSISTING OF 5" THICK CONCRETE OR GUNITE WITH #3@8" EACH WAY.
4. CUT AND FILL SLOPE AREAS SHALL BE HYDROSEEDED OR GUNITED.
5. RIPRAP NOTES:
   a) ROCKS FOR GROUTED RIPRAP SHALL BE GOOD QUALITY BROKEN CONCRETE AND/OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 8 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 18". THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
   b) THERE SHALL BE A GROUT BED OF AT LEAST 6 INCHES BENEATH THE FIRST LAYER OF ROCK. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MINIMUM SPACING BETWEEN ROCKS SHALL BE 6 INCHES.
   c) SURFACE ROCKS SHALL BE EMBEDDED FROM ½ TO ⅔ OF THEIR MAXIMUM DIMENSION.
6. INSTALL 1 ROW OF SANDBAGS 18" HIGH WITHIN THE GRADED EARTH SWALES @ 50' O.C. UNTIL SUCH TIME THAT THE VEGETATION OF THE HYDROSEED IS ESTABLISHED.

HYDROSEED MIX

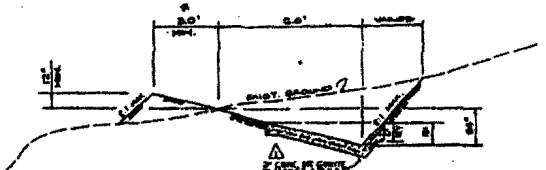
THE FOLLOWING HYDROSEED MATERIALS ARE TO BE APPLIED OVER NON-IRRIGATED GRADED AREAS*

NAME	RATE/ACRE	PURITY%	GERMINATION%
ERIOPHYLLUM CONFERTIFLORUM	1	98	75
ESCHSCHOLZIA CALIFORNICA	1	98	75
GNAPHALIUM CALIFORNICUM	1	98	75
HYDROPHYLLUM VIRGINICUM	1	98	75
LASTHENIA CHRYSOSTOMA	1	98	75
LOTUS SCOPARIUS	1	98	75
LUPINUS SUCCULENTUS	1	98	75
NEMOPHILA MENZIESII	1	98	75
PHACELIA CAMPANULARIA	1	98	75
PLANTAGO INSULARIS	1	98	75
SISYMBRIUM ORIENTALE	1	98	75
TOTAL POUNDS PER ACRE	11		

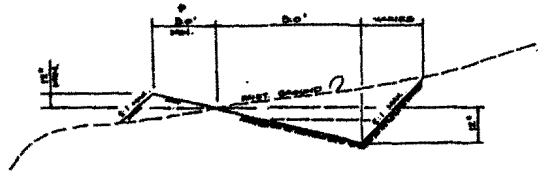
NOTE:
1. HYDROSEED IS TO BE APPLIED TO ALL NON-IRRIGATED GRADED AREAS AS DESIGNATED BY ENGINEER.



DETAIL "A"
NO SCALE

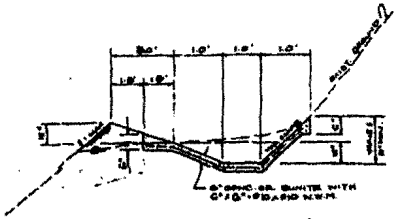


DETAIL "B"
NO SCALE

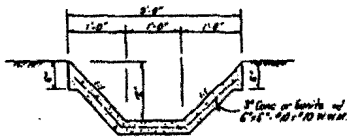


DETAIL "C"
NO SCALE

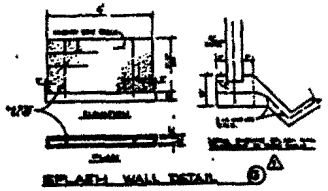
* EARTH BERM MAY BE INCREASED TO BALANCE CUT AND FILL.

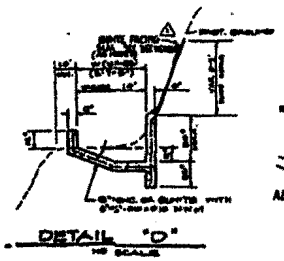


DETAIL "E"
NO SCALE

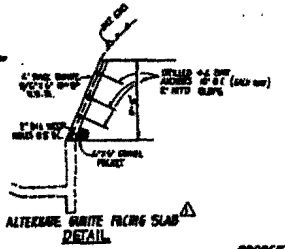


SLOPE DOWNDRAIN DETAIL "F" ⚠

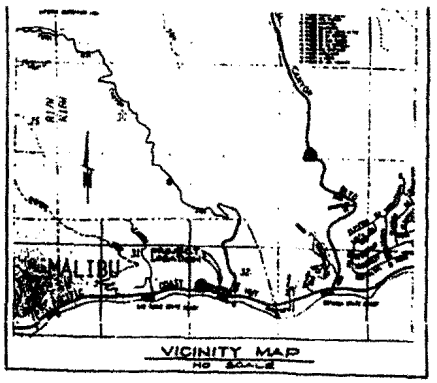




DETAIL "D"
NO SCALE



ALTERNATE GUNITE FACING SLAB ⚠ DETAIL



VICINITY MAP
NO SCALE

EROSION CONTROL PLAN
CITY OF MALIBU

PROJECT OWNER:
TUNA CANYON CORPORATION
C/O 10850 WILSHIRE BLVD., 8TH FLR.
LOS ANGELES, CA. 90024
(310) 470-4252

4-95-21

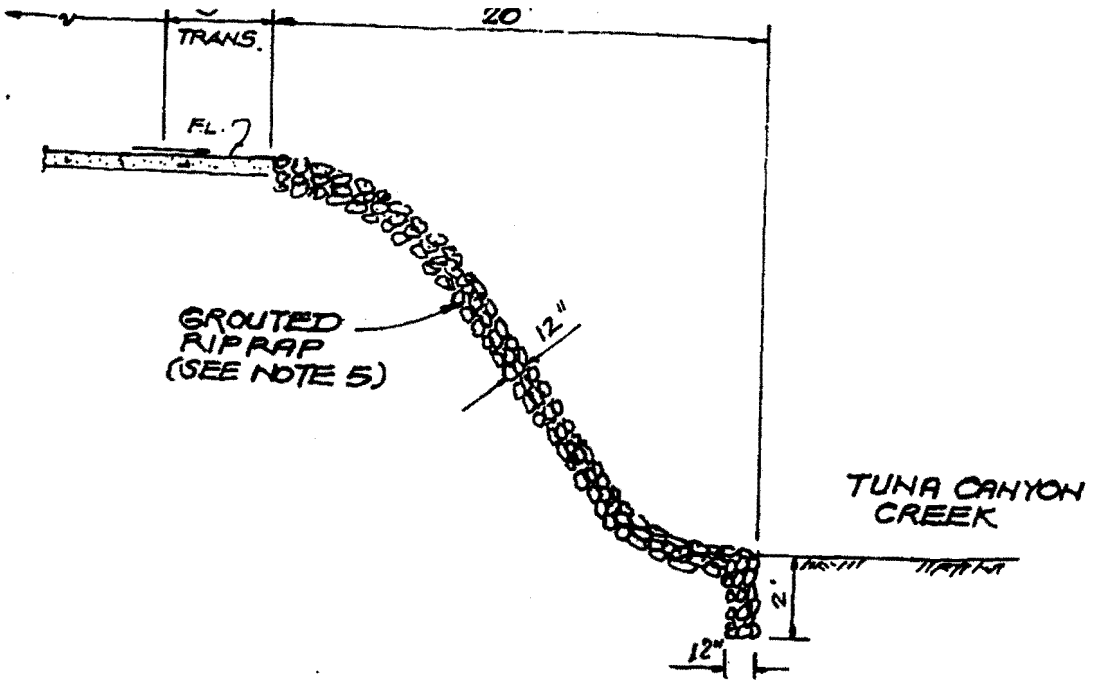
CA. COASTAL C
PLANS APPRO
Date
By
These plans must b
in effect on the proje
site & shown in
building & zoning
officials on review.

RECEIVED
OCT 1 0 1995

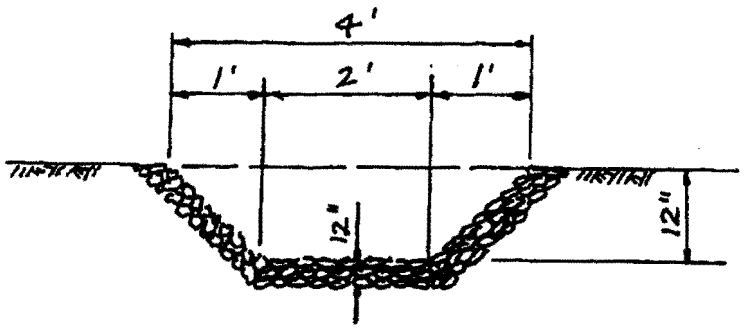
B & E ENGINE

SHEET 1 OF

EXHIBIT NO. 3
APPLICATION NO.
4-95-205



SECTION "1-1"

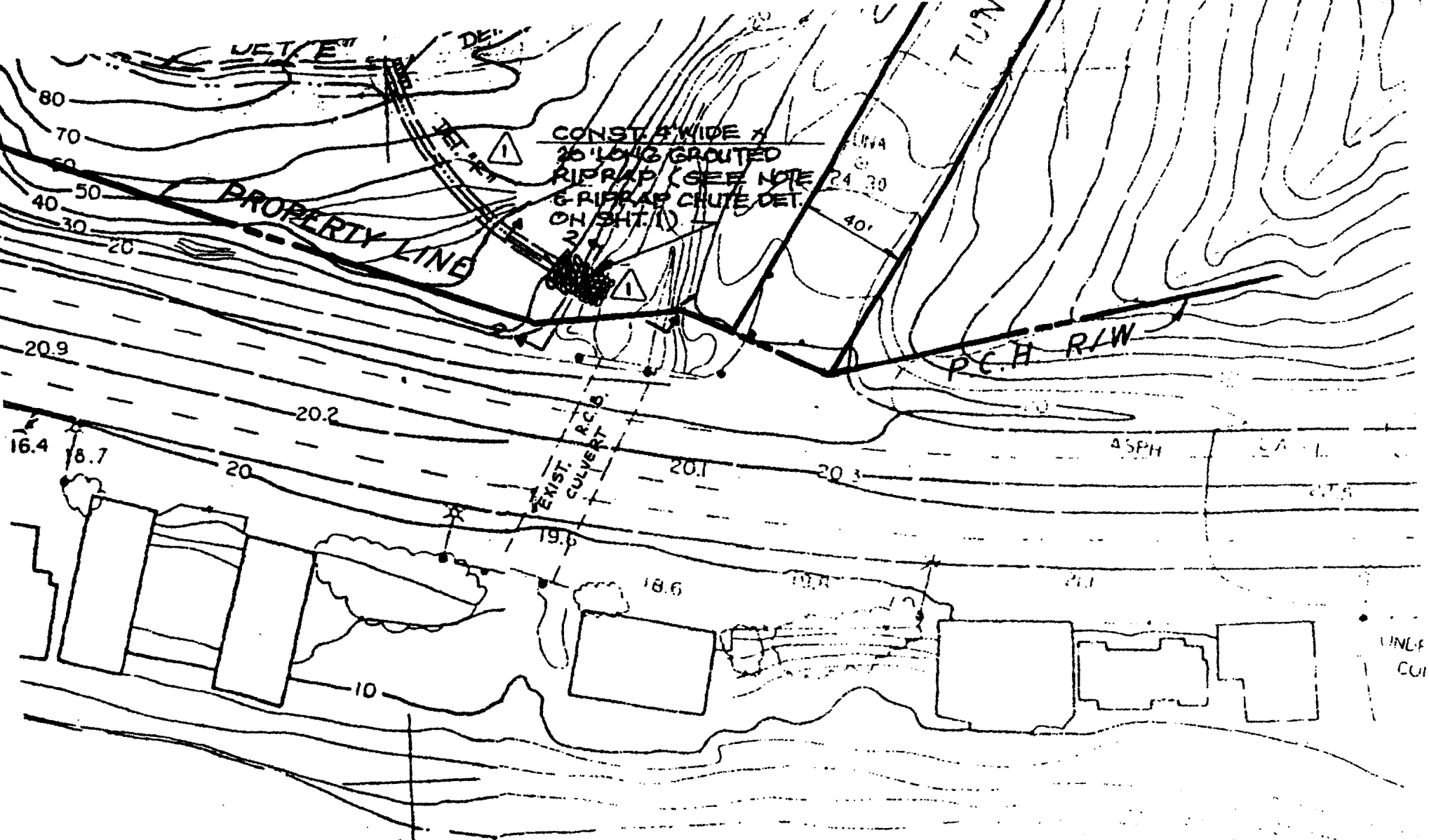


SECTION "2-2"

RIPRAP CHUTE DETAILS

NO SCALE

EXHIBIT NO. 4
APPLICATION NO.
4-95-205



EROSION CONTROL PLAN

CITY OF MALIBU

EXHIBIT NO. 5
APPLICATION NO.
4-95-205

PROPERTY OWNER:
UNA CANYON CORPORATION
10850 WILSHIRE BLVD., 8TH FLR.
LOS ANGELES. CA. 90024
(310) 470-4252

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DEC. 1994
APR. 1995 - REV. #1
SHEET 2 OF 2