

CALIFORNIA COASTAL COMMISSION

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

Filed: 3/25/96
49th Day: 5/13/96
180th Day: 9/21/96
Staff: J. Johnson
Staff Report: 4/17/96
Hearing Date: 5/7-10/96
Commission Action:
7253A

STAFF REPORT: CONSENT CALENDAR**Thild**

APPLICATION NO.: 4-96-039

APPLICANT: Massan, Inc. c/o Bahman Kaveh

PROJECT LOCATION: 6047 Cavalleri Road, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct a two-story 8,772 sq. ft., 25 ft. high single family residence and three car garage, pool and spa, retaining walls, entry gates, fences, septic system, and grade 995 cubic yards of material.

Lot area:	2.25 acres
Building coverage:	8,089 sq. ft.
Pavement coverage:	10,486 sq. ft.
Landscape coverage:	10,000 sq. ft.
Parking spaces:	3
Plan Designation:	Rural Land III and Residential I
Zoning:	1 du/ 2 and 1 du/ 1 acres
Project Density:	1 du/ 2 acres
Ht abv fin grade:	25 ft.

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department dated 2/20/96; Geology and Geotechnical Engineering Review Sheet Approval, City of Malibu, Geology and Geotechnical Engineering Review Department, dated 8/22/95; In Concept Approval for Septic System, Department of Environmental Health, City of Malibu, dated 2/13/96.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; Coastal Permit 5-90-112, Advance Marble; Coastal Permit 4-95-191, Damian; Coastal Permit 4-95-237, Perman; Coastal Permit 4-95-243, Cortazzo.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends approval of the proposed project with five (5) Special Conditions addressing plans conforming to the consulting geologist's recommendations, a wild fire waiver of liability, a landscape and erosion control plan, design restrictions, and a future developments restriction.

The project site is located within a partially developed subdivision about two-thirds of a mile north of Pacific Coast Highway between Zuma and Ramirez Canyons. The vacant site is relatively flat along Cavalleri Road and slopes west to an unnamed drainage. The Commission approved a smaller residence with substantially more grading in 1990. An offer to dedicate a trail easement along the eastern boundary of this property along Cavalleri Road was recorded. The Coastal Slope Trail traverses along the trail easement.

I. STAFF RECOMMENDATION

Approval with Conditions

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that, as conditioned, 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. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION.

Prior to the issuance of the permit the applicant shall submit, for the review and approval by the Executive Director, evidence of the geology consultant's review and approval of all project plans. All recommendations contained in the four (4) reports, 1) "Update Geotechnical Report for 6047 Cavalleri Road, Malibu, CA"; and Response to City of Malibu Geology Review Sheet Dated February 6, 1995, Portion of Parcel 21, R.S. 54, 6047 Cavalleri Road, Malibu, California"; 2) "Update Geotechnical Report for 6047 Cavalleri Road, Malibu, CA", dated February 1991; 3) "Update Geotechnical Report for 6047 Cavalleri Road, Malibu, CA", dated December 15, 1988; and 4) "Preliminary Soils and

Engineering Geologic Investigation Report for Proposed Single-Family Residences, A Portion of Parcel 21 R.S. 54, Pages 37-39 Cavalleri Road, Malibu, California, dated 9-6-88; all completed by Geosystems, Inc. including issues related to site preparation, foundation design, retaining wall design, temporary excavations, surface drainage control, floor slabs, pavement and locations of sewage disposal systems, shall be incorporated in the final project plans. All plans must be reviewed and approved by the geologic consultants.

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 which may be required by the consultant shall require an amendment to the permit or a new coastal permit.

2. WILD FIRE WAIVER OF LIABILITY

Prior to the issuance of the coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses, of liability arising out of the acquisition, design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

3. LANDSCAPE AND EROSION CONTROL PLAN

Prior to issuance of permit, the applicant shall submit a landscape and erosion control plan prepared by a licensed landscape architect for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- a) All graded areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes. To minimize the need for irrigation and to screen or soften the visual impact of development all landscaping shall consist primarily of native, drought resistant plants as listed by the California Native Plant Society, Los Angeles - Santa Monica Mountains Chapter, in their document entitled Recommended Native Plant Species for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant species which tend to supplant native species shall not be used. The plan shall include vertical elements, such as trees, which break up the appearance of the proposed structure and partially screens the structure from Cavalleri Road and Coastal Slope Trail and trail easement to the east, the Coastal Slope Trail to the southwest, and the Santa Monica Mountains National Recreation Area to the northwest and west.
- b) All disturbed areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes according to the approved landscape plan within thirty (30) days of final occupancy of the residence. Such planting shall be adequate to provide one hundred (100) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage.

- c) Should grading take place during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved disposal location.

4. DESIGN RESTRICTIONS

Prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which restricts the color of the subject structures and roofs to colors compatible with the colors of the surrounding environment. White tones shall not be acceptable. All windows and glass for the proposed structure shall be of non-glare glass. The document shall run with the land for the life of the structure approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens.

5. FUTURE DEVELOPMENTS RESTRICTION

Prior to the issuance of the coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that any future structures, additions, or improvements related to the residence and associated development approved under coastal development permit number 4-96-039, will require a permit from the Coastal Commission or its successor agency. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the interest conveyed.

IV. Findings and Declarations.

A. Project Location and Description

The project site is located within a partially developed subdivision about two-thirds of a mile north of Pacific Coast Highway between Zuma and Ramirez Canyons in the Point Dume area. (Exhibits 1, and 2) The vacant two acre site is relatively flat along Cavalleri Road and descends to the west into an unnamed drainage and up along the opposite bank. This drainage leads west to Zuma Creek. The property is topographically situated on the west side of a broad north-south ridge. The proposed residence is located on the relatively flat, gently sloping, portion of the property. The property ranges from 320 feet above sea level at the southwest corner to 396 feet on the north-east corner of the property. The slope gradient ranges from 10:1 from Cavalleri Road for most of the property to 5:1 as the slope drops into the drainage at the northwest portion of the property. Drainage is by sheet flow runoff to the west trending canyon on the western portion of the property. The lot is covered with grasses and a small area of shrubbery.

To the west of this property is substantial acreage owned by the Santa Monica Mountains National Recreation Area. The Coastal Slope Trail is located on the applicant's property along Cavalleri Road and to the west of this property. An offer to dedicate an easement for a hiking and equestrian trail for public use was recorded as a result of coastal permit 5-90-112. The trail easement has not been accepted at this time. The applicant's proposed fence and entry gates along Cavalleri Road are located beyond this easement.

The applicants proposes to construct a two-story 8,772 sq. ft., 25 ft. high single family residence with a three car garage, pool and spa, fences, various retaining walls, entry gates, and a septic system. (Exhibits 3 - 7) Site grading requires 995 cubic yards of material to create a building pad and the driveway. (Exhibit 8)

The Los Angeles County Land Use Plan designates the lot as Residential I and Rural Land III, one dwelling unit per acre and one dwelling unit per two acres, respectively. The City of Malibu designates the zoning on the lot as Rural Residential five acre minimum lot size. The project meets the land use and minimum zoning densities in the Los Angeles County Land Use Plan.

B. Geologic and Fire Hazards

Section 30253 of the Coastal Act states, in 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, geologic 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 area which is generally considered to be subject to an unusually high number of natural hazards. Geologic hazards common to the Malibu area include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. Regarding the geologic and flood hazards, the applicant submitted four geologic reports titled: 1) "Update Geotechnical Report for 6047 Cavalleri Road, Malibu, CA"; and Response to City of Malibu Geology Review Sheet Dated February 6, 1995, Portion of Parcel 21, R.S. 54, 6047 Cavalleri Road, Malibu, California"; 2) "Update Geotechnical Report for 6047 Cavalleri Road, Malibu, CA", dated February 1991; 3) "Update Geotechnical Report for 6047 Cavalleri Road, Malibu, CA", dated December 15, 1988; and 4) "Preliminary Soils and Engineering Geologic Investigation Report for Proposed Single-Family Residences, A Portion of Parcel 21 R.S. 54, Pages 37-39 Cavalleri Road, Malibu, California, dated 9-6-88; all completed by Geosystems, Inc. These reports address the geology issues by concluding:

It is the finding of this firm that the proposed building and or grading will be safe and that the property will not be affected by any hazard from landslide, settlement or slippage and the completed work will not adversely affect adjacent property in compliance with the county code, provided our recommendations are followed.

In addition, we have recently visited the site to determine changes in geotechnical conditions. The site visit revealed that no changes in geotechnical conditions have occurred from those described in our report dated September 6, 1988.

The recommendations in the Geotechnical report address the following issues: site preparation, foundation design, retaining wall design, temporary excavations, surface drainage control, floor slabs, pavement and locations of sewage disposal systems. Based on the findings and recommendations of the consulting geologist, the Commission finds that the development is consistent with PRC Section 30253 so long as all recommendations regarding the proposed development are incorporated into project plans and the project addresses the issues noted below. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting geology consultant as conforming to their recommendations, noted in condition number one (1) for the final project design, grading and drainage plans for the residence.

The Commission imposed an applicant's assumption of risk condition on coastal permit number 5-90-112 for this project site for the construction of a prior residence. The assumption of risk was recorded on the property, however, the prior coastal permit expired. Since that permit expired and the residence was never constructed, the assumption of risk does not apply to this project. A review of the submitted geology reports indicate that there are no extra-ordinary hazards on the site. The consulting geologist concludes that the proposed development will not be affected by any hazard from landslide, settlement or slippage and will not adversely affect adjacent property provided the geologist's recommendations are followed. The only risk of harm identified by the geologist is the highly expansive soil characteristic of the site. As noted in the geology report, dated June 26, 1995: "In order to mitigate differential settlement due to cut and fill transitions, the proposed building area should be overexcavated to provide a 3-foot minimum compacted blanket of fill below the bottom of all foundations". Additional recommendations regarding strengthening the footings and slabs were made in the 9-6-88 geology report. Therefore, the Commission finds that an assumption of risk condition is not necessary for this property and the proposed development in this application.

Additionally, however, because the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission will only approve the project if the applicant assumes liability from the associated risks. Through the waiver of liability, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development, as incorporated by condition number two (2).

Minimizing the erosion of the site is important to reduce geological hazards and minimize sedimentation of the drainage and oak woodland, savannah, riparian and wetland habitat in Zuma Creek downstream from the project site. The applicant has submitted a Grading and Drainage Plan indicating that surface runoff from the proposed impervious surfaces will be routed in underground subdrains to water dispersion devices on the west side of the property part way down the slope. To ensure that all disturbed areas and soils are adequately stabilized with landscaping after construction, the Commission finds it necessary to require condition number three (3), a landscape and erosion control plan be completed on the project site.

The Commission finds that only as conditioned to incorporate all recommendations by the applicant's consulting geologist, the wild fire waiver of liability, and the landscape and erosion control plan will the proposed project be consistent with Section 30253 of the Coastal Act.

C. Visual Impacts

Section 30251 of the Coastal Act states that:

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.

The project site is located about two-thirds of a mile inland from Pacific Coast Highway, bounded by a residence to the north, a residence to the east across Cavalleri Road, a vacant lot to the south, and vacant land owned by the Santa Monica Mountains National Recreation Area to the west. This area is characterized by lower intensity rural-type residential development.

To the west of this property is substantial acreage owned by the Santa Monica Mountains National Recreation Area. The Coastal Slope Trail traverses from the west between two lots to the south of the applicant's property. From there it reaches Cavalleri Road and travels along Cavalleri Road north to Kanan Dume Road and crosses the applicant's property along the eastern boundary. An offer to dedicate an easement for a hiking and equestrian trail for public use was recorded as a result of coastal permit 5-90-112. The trail easement has not been accepted at this time. The applicant's fence along Cavalleri Road is located beyond this easement.

The project site is visible from both the Coastal Slope Trail and the Santa Monica Mountains National Recreation Area. Dramatic coastal views, including islands off the Southern California coast, are available from various points in the Santa Monica Mountains National Recreation Area including the Zuma Ridge Trail and the Backbone Trail both which the Coastal Slope Trail connects. These extraordinary coastal views are central to the coastal mountain recreation experience and together with the fauna, flora, and climate specific to this area, are among the coastal resource values protected by the public access and recreation policies of the Coastal Act.

In conclusion, the residence will be visible from public viewing areas along the Coastal Slope Trail and from the Santa Monica Mountains National Recreation Area, both public viewing areas. In order to ensure that the color of the structures and the potential glare of the glass windows will not create adverse visual impacts, the Commission finds it necessary to require the applicant to use colors compatible with the the colors found in the surrounding area for exterior materials of the proposed structure and non-glare glass for all proposed windows and other glass as required by condition number four (4). Furthermore, to ensure that any future development that might otherwise be exempt from the Commission coastal permit requirements is reviewed by the Commission for conformity with the visual resource policies, and other coastal policies as appropriate, the Commission finds that it is necessary to impose a future development restriction as specified in special condition number five (5).

Additionally, visual impacts can be further mitigated by requiring all graded areas and the perimeter of the structures to be adequately landscaped. The landscaping should consist of native, drought resistant plants. The landscape plan should be designed to minimize and control erosion, as well as, screen and soften the visual impact of the structures as visible from the Coastal Slope Trail and the Santa Monica Mountains National Recreation Area. Therefore, condition number three (3) requires the applicant to submit a landscape and erosion control plan meeting the above requirements to minimize the visual impact as a result of the proposed project. The Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

D. Septic System

The Commission recognizes that the potential build-out of lots in Malibu, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards. The Coastal Act includes policies to provide for adequate infrastructure including waste disposal systems. 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, and minimizing alteration of natural streams.

Section 30250(a) of the Coastal Act states in part that:

New residential, ... development, ... shall be located within, ... existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The proposed development includes constructing a septic system for the new residence to provide for adequate sewage disposal. (Exhibit 9) The applicant's geology and soils report indicates that the percolation rate exceeds the maximum Plumbing Code requirements for the project. The applicant has submitted a conceptual approval for the sewage disposal system from the Department of Environmental Health Services, City of Malibu. This approval indicates that the sewage disposal system for the project in this application complies with all minimum requirements of the City of Malibu Plumbing Code. The Commission has found in past permit actions that compliance with the health and safety codes will minimize any potential for waste water discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Sections 30231 and 30250 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 Chapter 3 (commencing with Section 30200) 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 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 of Malibu's ability to prepare a Local Coastal Program for this area of Malibu that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

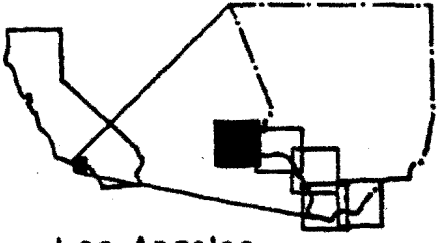
F. California Environmental Quality Act

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of 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 that would substantially lessen any significant adverse impacts that the activity may have on the environment.

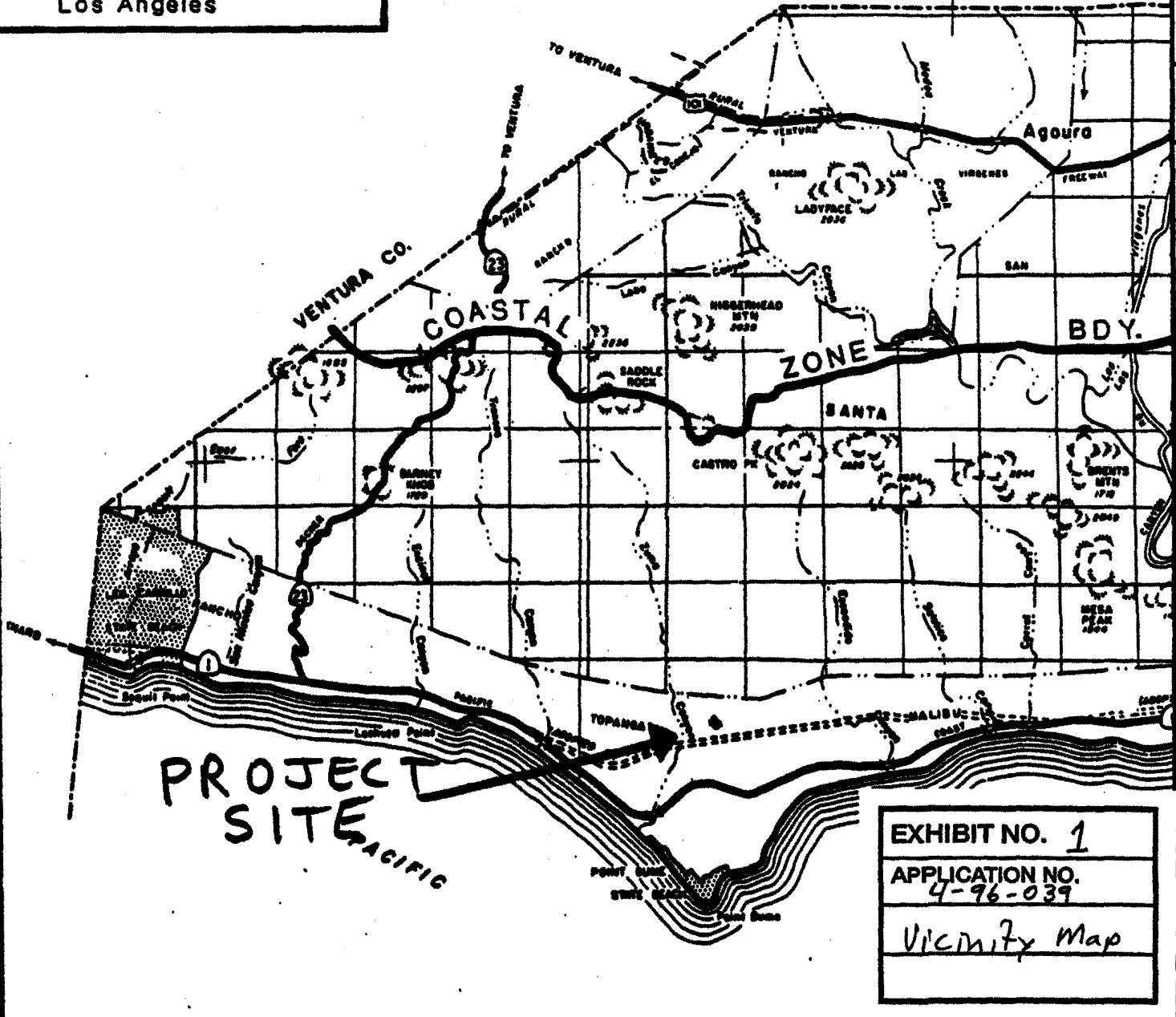
As discussed above, the proposed project has been mitigated to incorporate plans conforming to the consulting geologist's recommendations, a wild fire waiver of liability, a landscape and erosion control plan, design restrictions and a future development restriction. As conditioned, there are no feasible alternatives or mitigation measures available, beyond those required, which would 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, is the least environmentally damaging feasible alternative and is found consistent with the requirements of CEQA and the policies of the Coastal Act.

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Los Angeles



PROJECT SITE
PACIFIC

EXHIBIT NO. 1
APPLICATION NO. 4-96-039
Vicinity Map

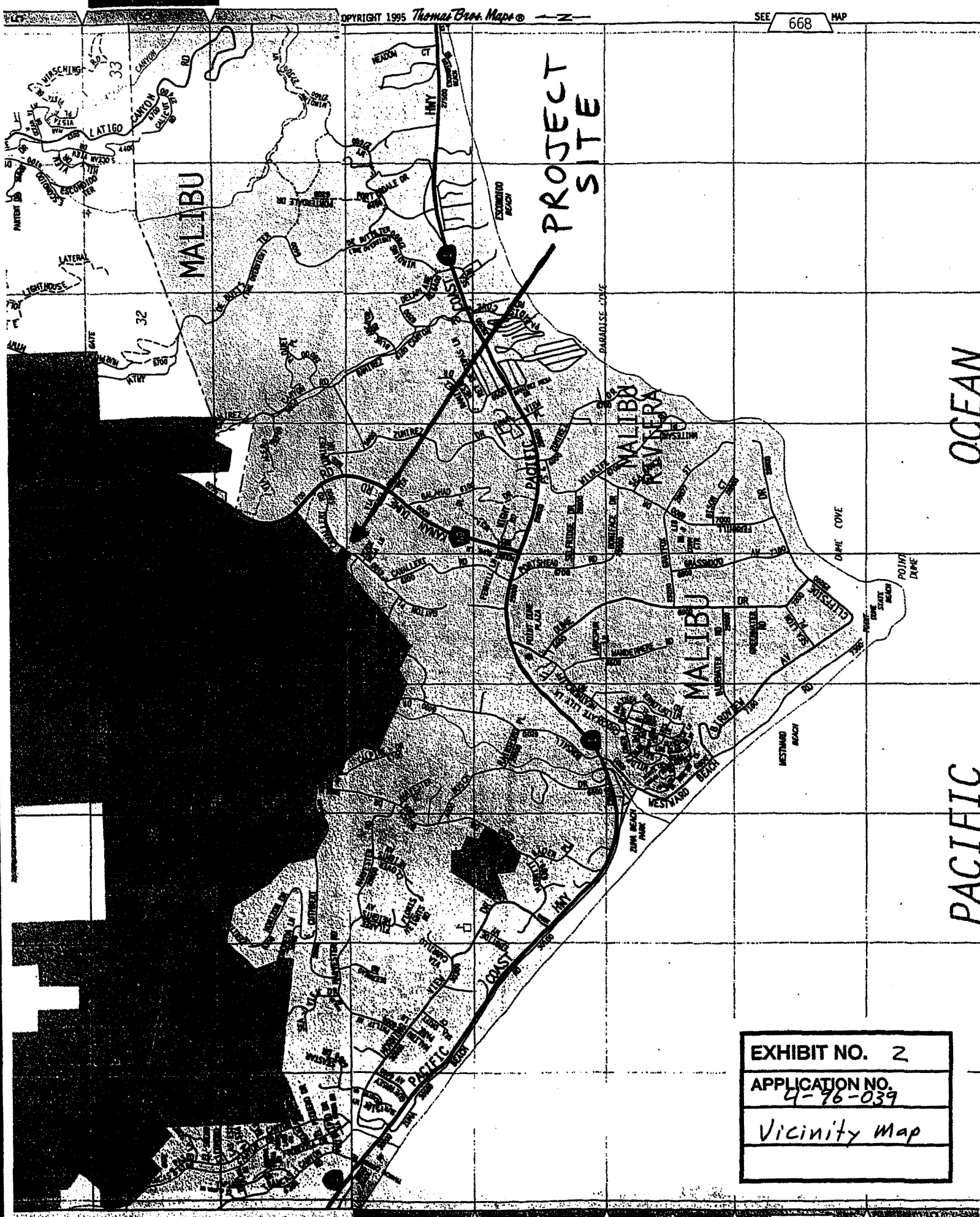


LOCATION MAP



County of Los Angeles

Sheet 1 of 5



PROJECT
SITE

OCEAN

PACIFIC

EXHIBIT NO. 2
APPLICATION NO. 4-76-039
Vicinity Map



CONSULTANTS

CONSULTANTS

CONSULTANTS

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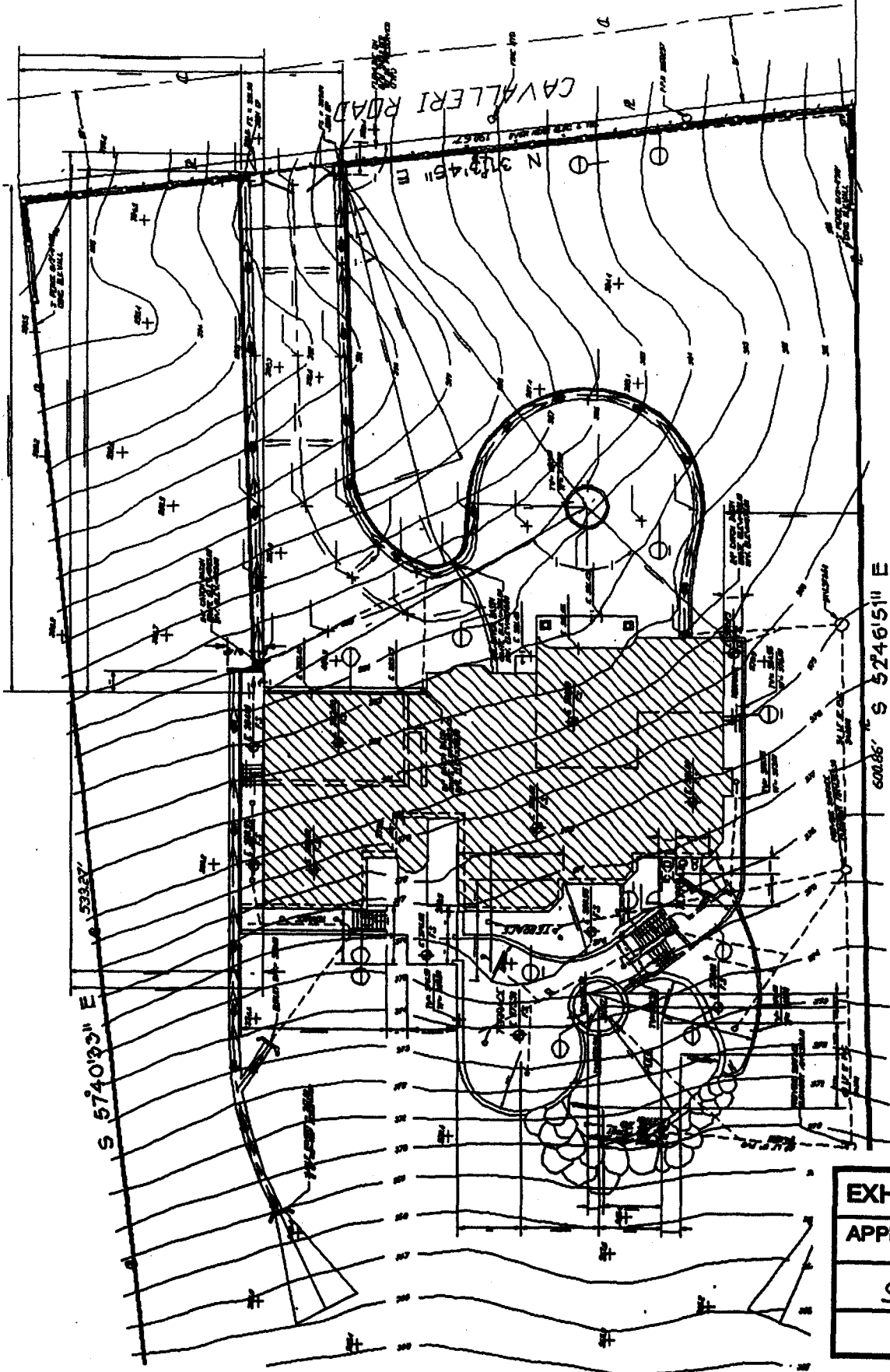
CONSULTANTS

CONSULTANTS

SINGLE-FAMILY
RESIDENCES
6047 CAVALLERI RD.
MALIBU, CA 90265

LEVEL

A1-0



S 57°40'33" E

533.57'

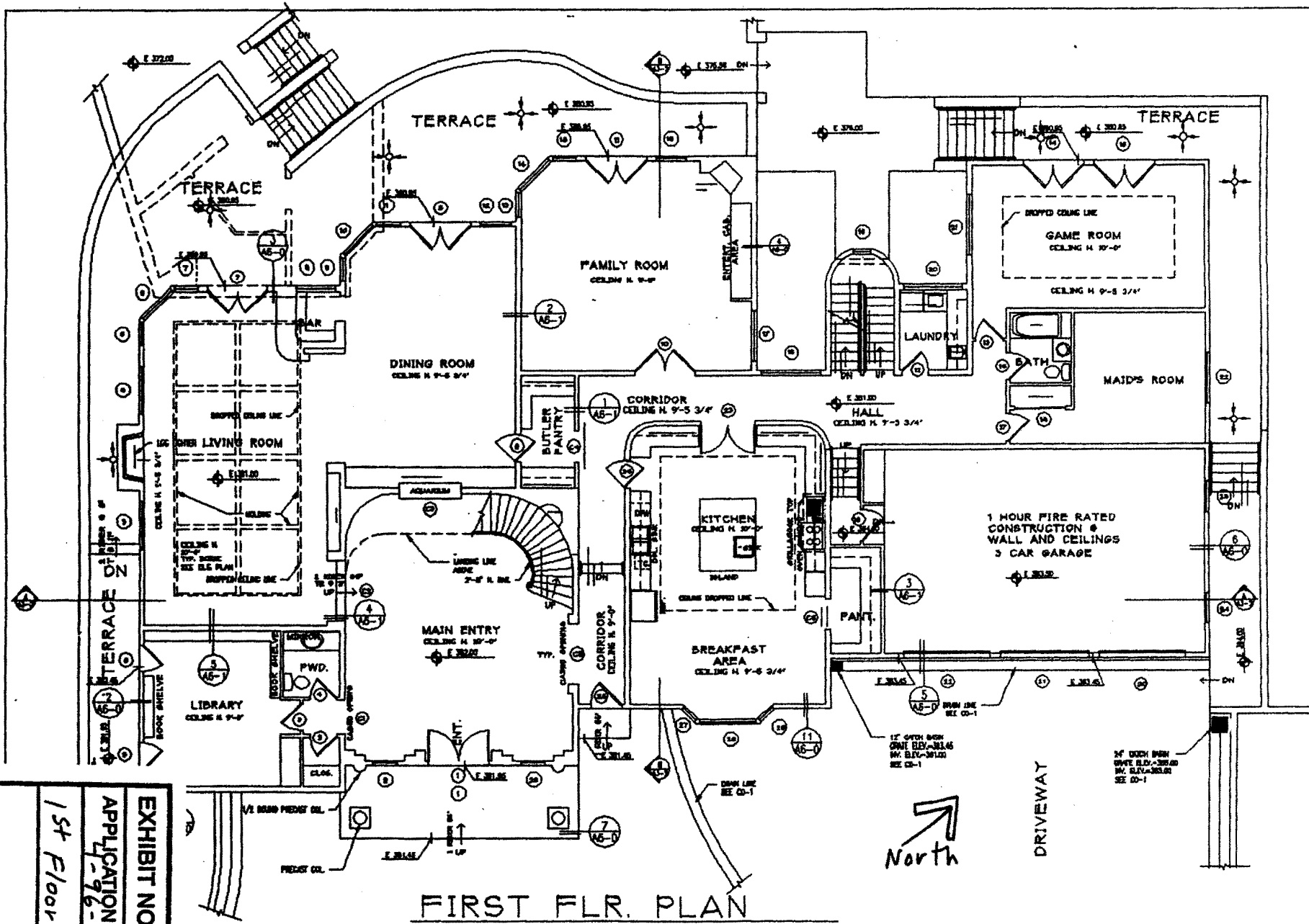
N 31°34'51" E

CAVALLERI ROAD

602.86' S 52°46'51" E

SITE PLAN

EXHIBIT NO.	3
APPLICATION NO.	4-96-039
Site Plan	



FIRST FLR. PLAN

SCALE 1/4"=1'-0"



DRIVEWAY



COPYRIGHT NOTICE

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SINGLE-FAMILY
RESIDENCES
6047 CAVALLERI RD.
MALIBU, CA 90265

LEVEL

A2-0

1/4"=1'-0"

EXHIBIT NO. 4

APPLICATION NO. 4-96-039

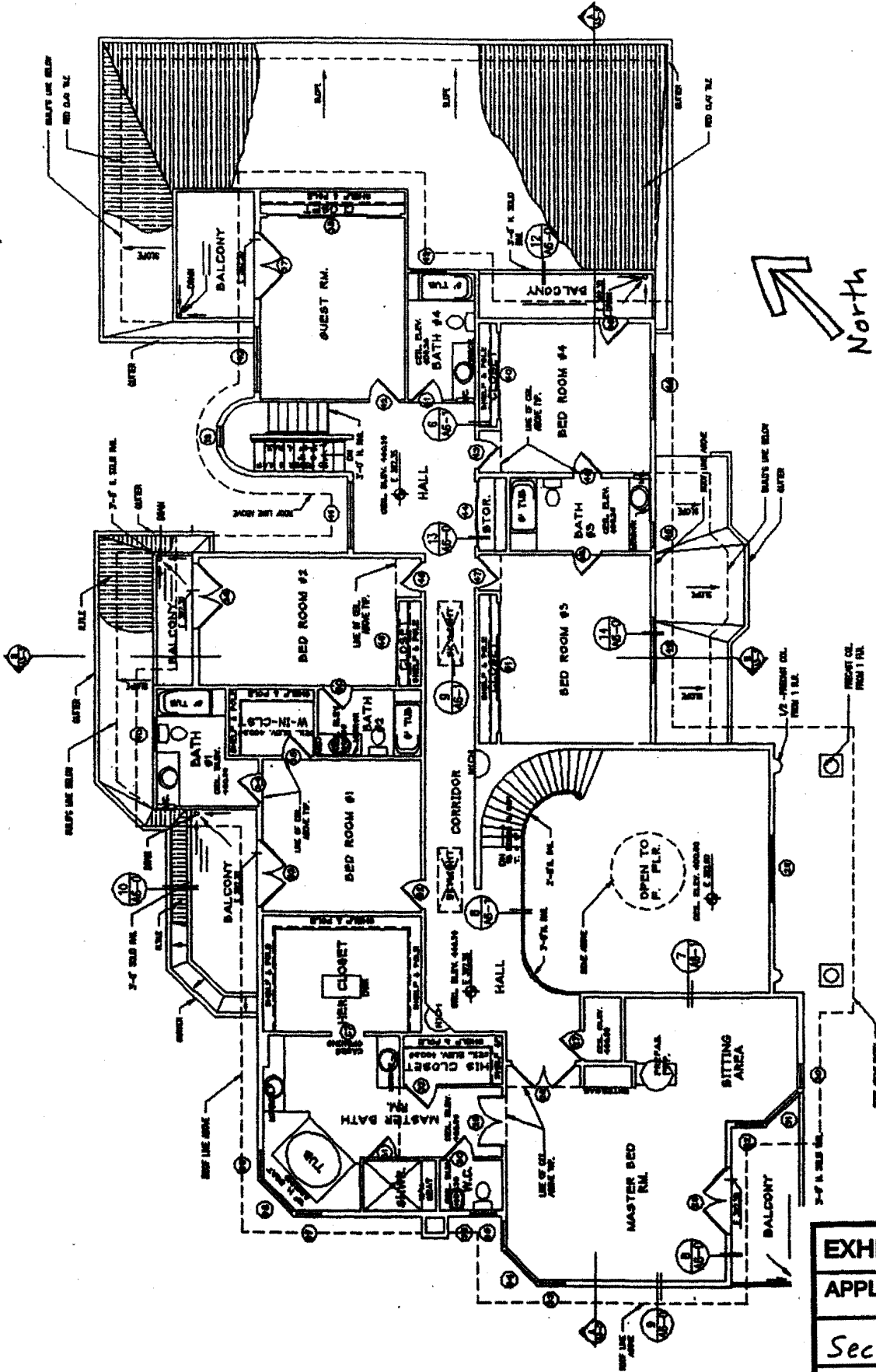
1st Floor Plan



CONSULTANTS
 OPTIMIST OFFICE
 1111 15th St, N.W.
 Atlanta, GA 30335
 404.525.1234

6047 CAVALIERI RD.
 MALDEN, CA 90266
 SINGLE-FAMILY
 RESIDENCES

LEVEL
A2-1
 11/20/04



SECOND FLR. PLAN

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

EXHIBIT NO. 5
APPLICATION NO. <i>4-96-039</i>
Second Floor Plan



CONSULTANTS

CONSULTANTS

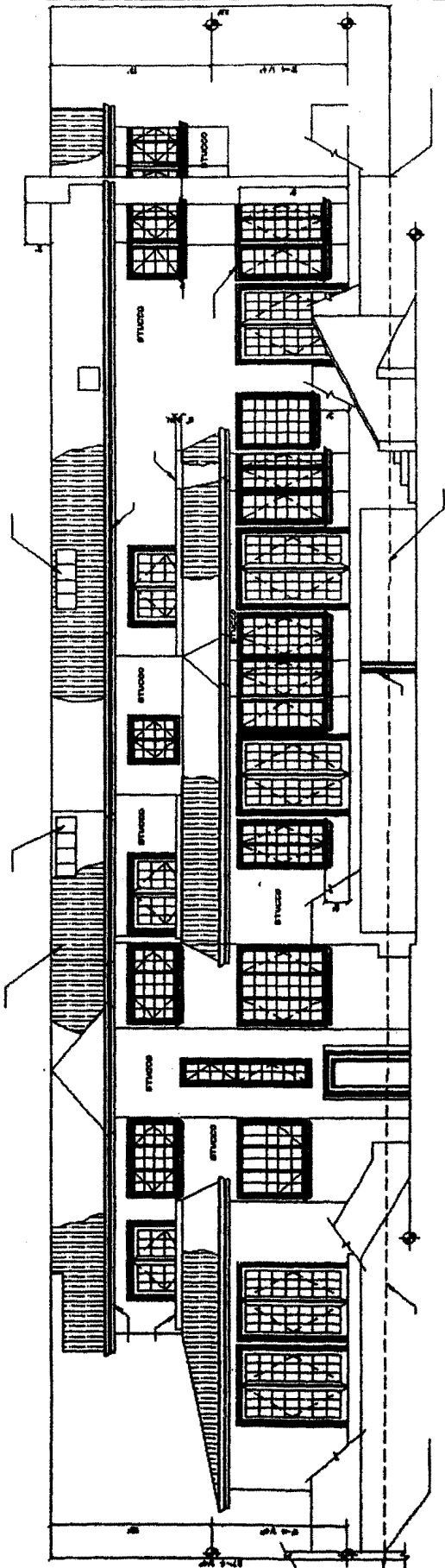
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CONSULTANTS

SINGLE-FAMILY
RESIDENCES
6047 CAVALLERI RD,
MALIBU, CA 90265

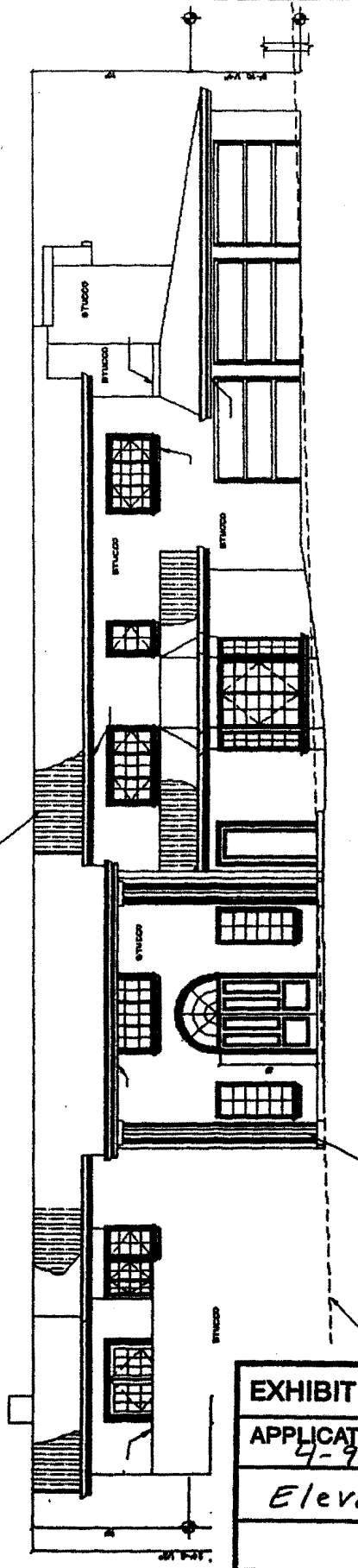
LEVEL

A3-0
1/4"=1'-0"



NORTH WEST ELEVATION

SCALE 1/4\"/>



SOUTH EAST ELEVATION

SCALE 1/4\"/>

EXHIBIT NO. 6
APPLICATION NO. 4-96-039
Elevations

6047 CAVALLEKI RD.
MALIBU, CA 90265

RECEIVED

FEB 22 1996

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

S.F.D.:	5 Bedroom (N)
SEPTIC TANK:	2000 Gallon (N)
DOSING TANK:	1000 Gallon (N)
TREATMENT TANK:	Perc-Rite W - 20 Unit (N)
PRESENT:	2400 Sq. Ft. Zone #1 (N)
	3590 Sq. Ft. Zone #2 (N)
	3610 Sq. Ft. Zone #3 (N)
FUTURE:	None
PERC RATE:	U.S.D.A. Type III (Silt Loam)

NOTES:

1. This approval is for a new 5 bedroom single family dwelling. A new private sewage disposal system shall be installed, as shown.
2. This approval only relates to the minimum requirements of the City of Malibu Uniform Plumbing Code and does not include an evaluation of any geological, or other potential problems, which may require an alternative method of wastewater disposal.
3. This approval is valid for one year or until City of Malibu Uniform Plumbing Code and/or Administrative Policy changes render it noncomplying.

LEGEND

1. Perc-Rite Model W-20 Unit
2. 2000 Gallon Septic Tank
3. 1000 Gallon Dosing Tank
4. Plumbing From Building
5. Suction Line
6. Backflush Return Line
7. Zone Force Main Supply Lines
8. Zone Return Flush Lines
9. Common Return Flush Line
10. Air Vent at Highest Point and Check Valve at Each Zone Return
11. Ram Dripper Line



1" = 40'

CITY OF MALIBU ENVIRONMENTAL HEALTH	
IN-CONCEPT APPROVAL	
SIGNATURE	
2-13-96	<i>L. Young</i>
FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.	

EXHIBIT NO. 9
APPLICATION NO. 7-96-039
Septic Plan

