

CALIFORNIA COASTAL COMMISSION

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



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RECORD PACKET COPY

Filed: July 9, 1996
49th Day: August 27, 1996
180th Day: January 5, 1997
Staff: Betz-V *WB*
Staff Report: July 25, 1996
Hearing Date: August 13-16, 1996

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-96-086

APPLICANT: John and Jennifer Gonzalez AGENT: None

PROJECT LOCATION: 645 Latigo Canyon Rd., Los Angeles County

PROJECT DESCRIPTION: Construct 3242 sq. ft., 25 ft. high, two story, with basement, log single family residence with septic tank and leach trenches, water tank, access drive and turnaround, rip rap flow dissipators, and fencing. 1823 cu. yds. of cut and fill and import of 14 cu. yds. of material.

| | |
|--------------------|-----------------------------|
| Lot Area | 4.88 acres |
| Building Coverage | 1800 sq. ft. |
| Pavement Coverage | 2500 sq. ft. |
| Landscape Coverage | 12,500 sq. ft. |
| Parking Spaces | 3 or 4 open |
| Zoning | A-1-1 |
| Plan Designation | Rural Land 1, 1 du/10 acres |
| Project Density | .2 dua |
| Ht abv fin grade | 25 feet |

LOCAL APPROVALS RECEIVED: Approval in Concept, Department of Regional Planning dated 5-9-96; Sewage Disposal System Approval for Design Purposes Only, County of Los Angeles, Department of Health Services, dated 6-27-96.

SUBSTANTIVE FILE DOCUMENTS: "Engineering Geologic Report Proposed Residential Development Vic. 645 Latigo Canyon Road Malibu" by Geoplan, Inc., dated January 5, 1996, and Preliminary Geotechnical Investigation Proposed Residence at 645 Latigo Canyon Road, Malibu, California" by Strata-Tech, Inc., dated January 22, 1996; Certified Malibu/Santa Monica Mountains Land Use Plan; Coastal Permits 4-96-022, Smith, 4-95-196, Russell.

SUMMARY OF STAFF RECOMMENDATION:

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

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. 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.

2. FUTURE IMPROVEMENTS

Prior to the 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, stating that the subject permit is only for the development described in the coastal development permit 4-96-086, and that any future additions or improvements to the property, including clearing of vegetation and grading, will require an amendment to permit 4-96-086 or will require an additional permit from the Coastal Commission or its successor agency. The removal of vegetation consistent with special condition four (3) (f) of this permit 4-96-086 is permitted. The document shall be recorded as a covenant with the land binding all successors and assigns in interest to the subject property, and shall be recorded free of prior liens.

3. LANDSCAPE AND EROSION CONTROL PLANS

Prior to issuance of permit, the applicant shall submit a landscape plan prepared by a licensed landscape architect and an erosion control plan prepared by a licensed engineer 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.
- 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. Landscaping of the water tank and residence shall be required for purposes of screening and softening the visual impacts of the structures. Native, visually compatible plant type species shall be used. Such planting shall be adequate to provide ninety (90) percent coverage within one (1) year 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.
- d) The erosion control plan shall assure that run-off from the roof, patios, and all other impervious surfaces on the subject parcel are collected and discharged in a non-erosive manner which avoids ponding on the pad area. Site drainage shall not be accomplished by sheet

flow runoff over the face of the slope which descends to a drainage area on the southern portion of the parcel. The erosion control plan shall include revegetation of the remediated slope with drought-tolerant, native species more specifically described in the landscape plan above. The plan shall also include application of geotextiles or other appropriate materials to prevent erosion of the slope surface during establishment of new plantings.

- (e) By the acceptance of this permit, the applicant agrees to maintain the drainage devices on a yearly basis in order to insure that the system functions properly. Should the device fail or any erosion result from drainage from the project, the applicant or successor interests shall be responsible for any necessary repairs and restoration.
- (f) Vegetation within 50 feet of the proposed house may be removed to mineral earth. Selective thinning, for purposes of fire hazard reduction, shall be allowed in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. However, in no case should vegetation thinning occur in areas greater than a 200 foot radius of the main structure. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. The fuel modification plan shall be reviewed and approved by the Los Angeles County Forestry Department.

4. 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 two reports, "Engineering Geologic Report Proposed Residential Development Vic. 645 Latigo Canyon Road Malibu" by Geoplan, Inc., dated January 5, 1996, and Preliminary Geotechnical Investigation Proposed Residence at 645 Latigo Canyon Road, Malibu, California by Strata-Tech, Inc., dated January 22, 1996, including issues related to site preparation, foundations, and drainage, 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.

5. 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.

IV. Findings and Declarations.

A. Project Location and Description

The project site is located on 4.88 acres in a mountainous area in the unincorporated portion of the Santa Monica Mountains near the northern Coastal Zone boundary. (Exhibits I and II) The proposed development includes a 3242 sq. ft., 25 ft. high, two story log single family residence with a basement and without a garage. The proposal also includes a septic tank and leach trenches, water tank for firefighting purposes, access drive, turnaround, three rip rap flow dissipators, fencing, 1823 cu. yds. of cut and fill, importation of 14 cu. yds. of fill material, and 12,500 sq. ft. of landscaping. (see Exhibits III and IV).

The project site is on a small knoll west of a hairpin turn. Just offsite to the west of the project entrance, there are three large water tanks fronting immediately on Latigo Canyon Road. The knoll is on a secondary ridge down which Latigo Canyon Road runs between higher elevations to the southeast and Kanan Dume Road, located in a canyon to the west. The site overlooks and is visible from Kanan Dume Road, a portion of which is outside the Coastal Zone, as well as Latigo Canyon Road, both uphill (east) and downhill (west) of the project site, and is visible from surrounding residences, roads, hills and ridges.

The project site has evidence at the crest of the knoll of being burned over in recent years. There is also evidence of past grading and vegetation removal at the crest, constituting a rudimentary building pad, as well as an old access road around the pad. The site is otherwise undeveloped and there is no record of a coastal development for this previous development.

The area around the crest has been recently graded or regraded, including brush removal, which appears, from the staff site visit, to be for purposes of investigating the site for alternative locations for septic pits, leach trenches and/or leach field. This area of recent grading as well as the old road will be covered by the grading associated with the proposed project. The remainder of the site will remain ungraded except for conveyance of runoff and three rip rap flow dissipators and the leach trenches. (see Exhibit V).

The property ranges from approximately 1960 ft. to 1820 ft. above sea level with the development proposed at a finished elevation of approximately 1950 ft. The proposed development will be keyed into the side of the knoll slightly which will mitigate the impact on public views to some extent. (see Exhibit V) The top of the knoll, previously reaching an elevation of 1957.4 ft., will be lowered and partially cut off. Below this elevation, there will be site preparation and grading of a level pad at the approximate 1950 ft. elevation, as adjusted to facilitate runoff.

The location of the coastal zone boundary relative to the property and proposed development was recently determined under Boundary Determination 12-96, June 3, 1996. The boundary runs roughly northwest to southeast and is located just northwest of the proposed driveway.

B. 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.

In addition, the certified Los Angeles County Land Use Plan includes the following policies regarding protection of visual resources, which are used as guidance and are applicable to the proposed development. These policies have been applied by the Commission as guidance, in the review of development proposals in the Santa Monica Mountains.

P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrological, water percolation and runoff) to maximum extent feasible.

P129 Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.

P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:

- be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.

- minimize the alteration of natural landforms.

- be landscaped to conceal raw-cut slopes.

- be visually compatible with and subordinate to the character of its setting.

- be sited so as not to significantly intrude into the skyline as seen from public viewing places.

P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.

The property ranges from approximately 1960 ft. to 1820 ft. above sea level with the development proposed at a finished elevation of approximately 1950 ft. The project site is on a small knoll overlooking and visible from Kanan Dume Road, a portion of which is outside the Coastal Zone, as well as Latigo Canyon Road, both uphill (east) and downhill (west) of the project site, and is visible from surrounding hills and ridges, a trail and parks, as discussed in greater detail below.

The applicant had originally proposed the project with 2640 cu. yds. of grading, but has now reduced this to 1823 cu. yds. (letter and plans received on June 28, 1996). The change results in no export of material from the site in comparison to the 1,500 cu. yds. originally proposed. The decrease in grading results from minor changes including the shape and topography of the building pad area, an increase in driveway slope, a change in configuration of the fire vehicle turn around area, and a change on the configuration of fill adjacent to the northeast corner of the building pad to more closely conform to the surrounding property.

The development constitutes infill of a developed area of single family residences visible from the Kanan Dume Road, a designated scenic highway. The surrounding area is characterized by lower intensity rural-type residential development. Areas of the Santa Monica Mountains National Recreation Area, as shown on the project location map (see Exhibit I) are located to the north, west and southwest. The property is also visible from the Backbone Trail, which is located approximately one-third of a mile south of the project site.

The impact on views from the park areas is partly blocked by intervening topography. The remaining view onto the site "blends" with surrounding development, decreasing the impact of subject project as a separate, distinguishable feature. The view from the Backbone Trail, however, is more direct and less mitigated.

The view impact is mitigated partially by the revised design which shows the residence being built up to 10 ft. below the highest point on the knoll. This point is what remains after removal of approximately five additional feet at the top in comparison to the original, natural grade. (See Exhibit VI) The view impact is also decreased by location of the residence in the approximate middle of the lot and approximately one hundred feet from the edge of the pavement of Latigo Canyon Road to the east. The most prominent view impact is on the area to the northeast, which is outside the coastal zone. View impact is lessened from Latigo Canyon Road by the building pad being located approximately fifteen feet above the roadway.

Access to the proposed residence will be directly off of Latigo Canyon Road and will not impact on views from surrounding areas to the south, west and north, albeit the cut and driveway will be briefly visible from Latigo Canyon Road on the east. The proposed development site is the most suitable location for a residence on this site. The proposed residence is a low profile design for a two story residence at a maximum of 25 feet high from finished grade and is compatible with surrounding development. The proposed grading (1500 cu. yds.) will create a building pad just large enough to accommodate the residence, fire turn around area and a small yard. Therefore, the applicant has minimized grading for the proposed project.

However, the site will be visible from several public view areas including Kanan Dume Road, Backbone Trail and surrounding park lands. Development sited on visible ridgelines and prominent knolls is made more visually intrusive by the use of bright colors or white tones. The use of earth tones for buildings and roofs minimizes the visual impact of structures and helps blend in with the natural setting. As a log building, the house is expected to be stained a neutral color according to the applicant. However, the Commission finds a deed restriction (special Condition # 1) which limits the future color of the residence and other structures, such as the water tank, is necessary to avoid future adverse impacts on surrounding views. In addition, the Commission finds it necessary to require a future development restriction (Special

Condition # 2) to ensure that any future development that might otherwise be exempt from Commission permit requirements is reviewed by the Commission for conformity with the visual resource policies of the the Coastal Act.

Further, the use of native plant material in landscaping plans can soften the visual impact of construction and development in the Santa Monica Mountains. The use of native plant materials to revegetate graded areas not only reduces the adverse affects of erosion, which can degrade visual resources in addition to causing siltation pollution in nearby streams, but ensures that the natural appearance of the site remains after development. Therefore, the Commission finds it necessary to require the applicant to submit final landscaping and erosion control plans designed to minimize and control erosion and screen or soften the visual impact of the development.

The Commission, therefore, finds that only as conditioned will the proposed project be consistent with Section 30251 of the Coastal Act.

C. 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.

In addition, the certified Los Angeles County Land Use Plan includes the following policies regarding hazards, which are applicable to the proposed development. These policies have been applied by the Commission as guidance, in the review of development proposals in the Santa Monica Mountains.

- P147 Continue to evaluate all new development for impact on, and from, geologic hazard.
- P149 Continue to require a geologic report, prepared by a registered geologist, to be submitted at the applicant's expense to the County Engineer for review prior to approval of any proposed development within potentially geologically unstable areas including landslide or rock-fall areas and the potentially active Malibu Coast-Santa Monica Fault Zone. The report shall include mitigation measures proposed to be used in the development.
- P154 Continue to review development proposals to ensure that new development does not generate excessive runoff, debris, and/or chemical pollution that would have a significantly negative impact on the natural hydrologic system.
- P156 Continue to evaluate all new development for impact on, and from, fire hazard.

The proposed development is located in the Santa Monica Mountains area which is generally considered to be subject to an unusually high number of natural hazards. Geologic hazards common to the 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.

The Commission reviews the proposed project's risks to life and property for development such as proposed in this application in areas where there are geologic, flood and fire hazards. Regarding the geologic and flood hazards, the applicant submitted two geologic reports titled: "Engineering Geologic Report Proposed Residential Development Vic. 645 Latigo Canyon Road Malibu" by Geoplan, Inc., dated January 5, 1996, and Preliminary Geotechnical Investigation Proposed Residence at 645 Latigo Canyon Road, Malibu, California by Strata-Tech, Inc., dated January 22, 1996. These second report concludes that:

... the proposed building site will be unaffected by landslide, slippage, or settlement, provided construction is conducted in accordance with the recommendations of the project consultants and the constraints of the applicable sections of the Building Code. No adverse affect upon adjoining properties will result.

The recommendations in the second Geotechnical report address the a number of issues and recommend further review of main structure foundation excavation, presaturation checks of main and appurtenant slabs, drainage and rock placement, and backfill behind retaining walls over three feet high. 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.

Minimizing the erosion of the site is important to reduce geological hazards and minimize sediment deposition in nearby environmentally sensitive habitat area including a significant watershed and significant oak woodlands. In addition, the recommendations of the consulting geologists emphasize the importance of proper drainage and erosion control measures to ensure the stability of development on the site. For these reasons the Commission finds it necessary to require a drainage/erosion control plan prepared by a licensed engineer to minimize erosion on the site and sedimentation offsite in this significant watershed and environmentally sensitive habitat area.

Therefore, the Commission finds it necessary to require the applicant to submit: (1) project plans that have been certified in writing by the consulting geology consultant as conforming to their recommendations, for the final project design, grading and drainage plans for the residence; and (2) a drainage/erosion control plan to minimize erosion and provide for surface discharge in a non-erosive manner. With conditions number three (3) and four (4) requiring these plans, the project will be consistent with the above-noted Coastal Act and Land Use Plan policies.

In addition, the site will be selectively cleared of native brush pursuant to the County Fire Department (i.e. Forrestry Department) requirements for clearing and thinning the area 200 feet from the residence. The replacement plants provided in the landscape plan will minimize and control erosion, as well as screen and soften the limited visual impact of the proposed development from the equestrian trail below the building pad. Special Condition number four (4) also requires a landscape plan that provides for the use of native plant materials, plant coverage and replanting requirements and

the submittal of a fuel modification plan approved by Los Angeles County Forestry Department, and sediment basins if grading occurs during the rainy season.

Additionally, due to the fact that 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.

Thus, the Commission finds that only as conditioned to incorporate all recommendations by the applicant's consulting geologist; provide for an assumption of risk; a wild fire waiver of liability; and require a landscape and erosion control plan will the proposed project be consistent with Section 30253 of the Coastal Act.

D. Septic System

The Commission recognizes that the potential build-out of lots in the Santa Monica Mountains, 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 primary leach trench, and a standby leach trench, as made necessary because the percolation tests indicate seepage pits would not work. The site contains basalt, which is clay-rich and tight, and andesite, with effluent being absorbed into fractures with the rock mass not permeable. (Geoplan, Inc. letter of January 5, 1996 included in their January 5, 1996 Engineering Geology Report) This design was approved by the County of Los Angeles, Department of Health Services. The leach trench(s) will be at the edge of the pad and fed by a septic tank.

The Commission has found in past permit actions that compliance with the County of Los Angeles health and safety codes will minimize any potential for waste water discharge that could adversely impact coastal waters and streams. Therefore, the Commission finds that the proposed septic system is consistent with Sections 30231 and 30250 of the Coastal Act.

F. 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).

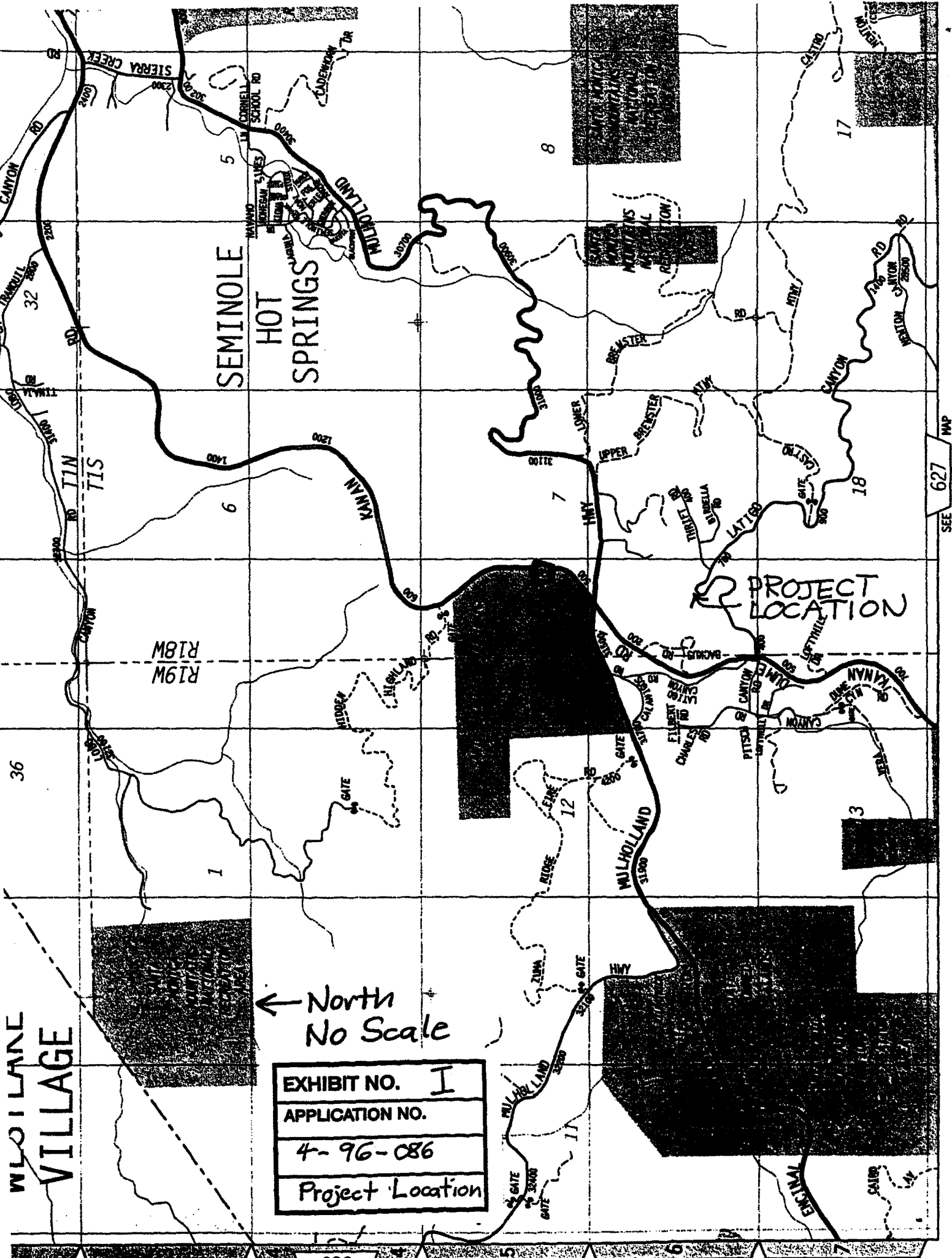
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections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

G. 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 design restrictions, future development conditions, landscape and erosion control plans, plans conforming to the consulting geologist's recommendations, and a wild fire waiver of liability. 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.

WLOILANE
VILLAGE



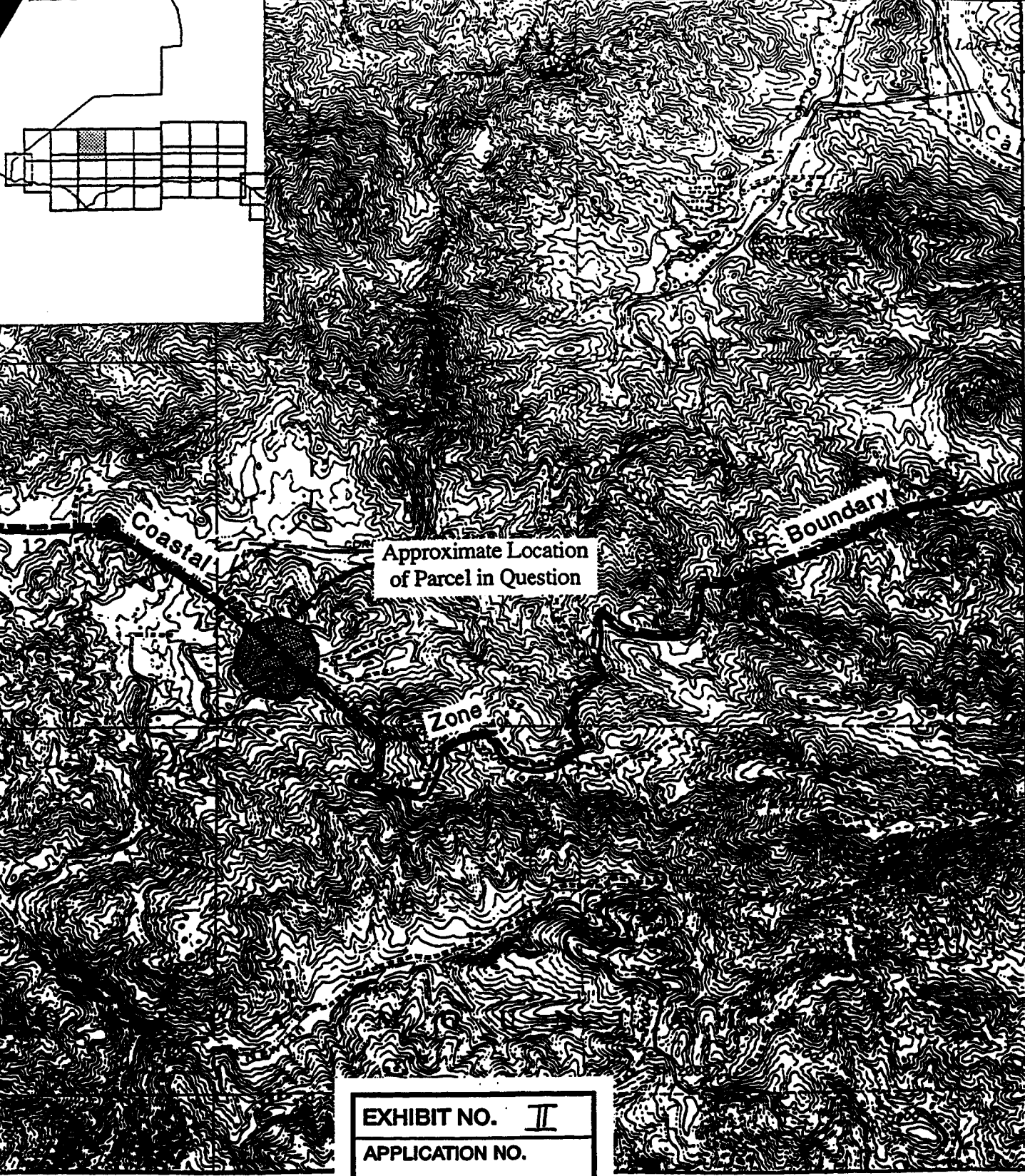
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| EXHIBIT NO. | I |
| APPLICATION NO. | 4-96-086 |
| Project Location | |

SEE 627 MAP

B C D E F G H I J K L M N O

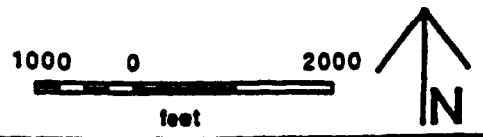
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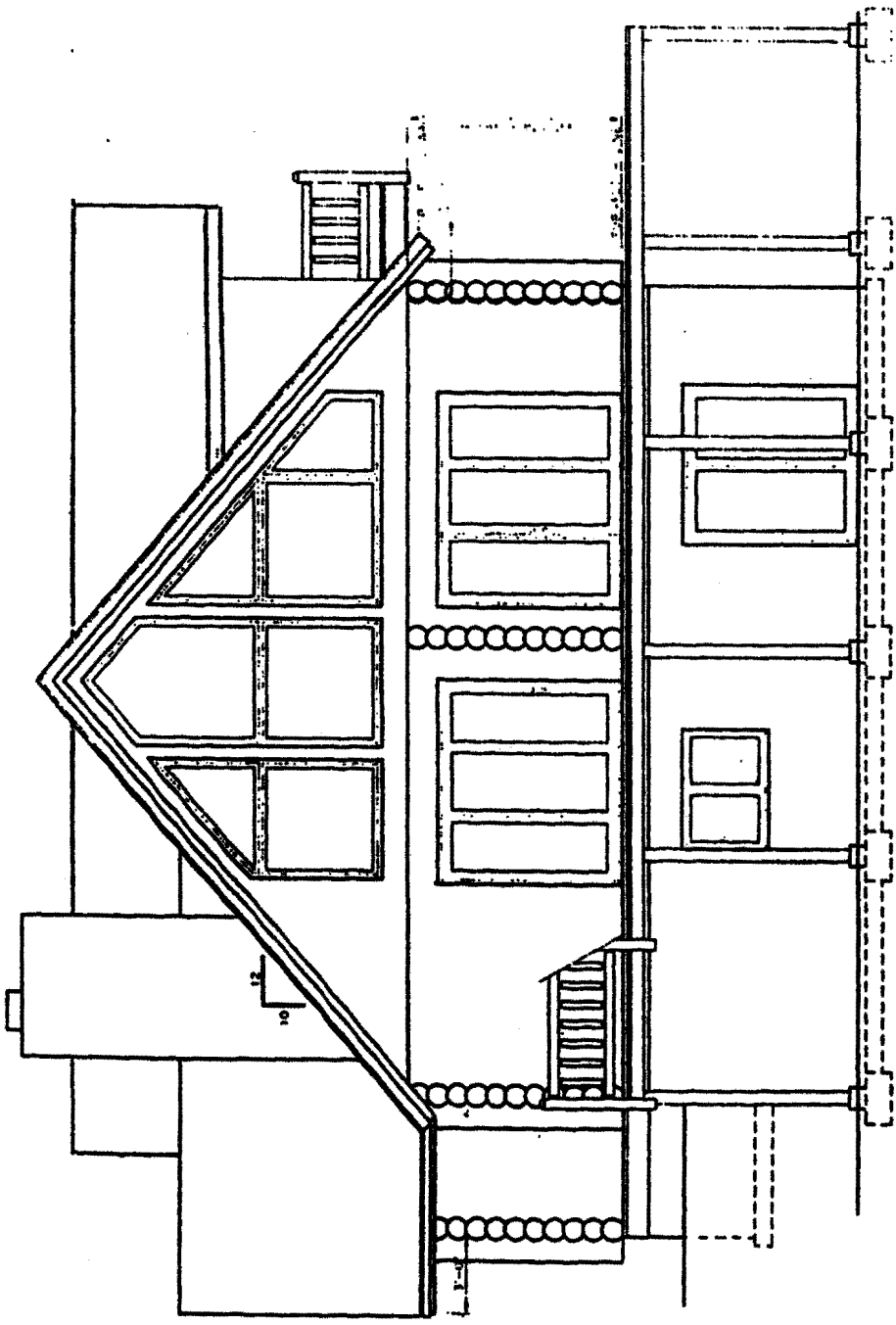


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| EXHIBIT NO. II |
| APPLICATION NO. |
| 4-96-086 |
| Project Location |



County of Los Angeles

no scale



Right Elevation

CUSTOM DESIGNED

7877 GALLATH ROAD MODEL LOG HOMES CALL 781-521-8811, V1

| | | | |
|-----------------------------------|---------------------------|-----------------------|-----------------|
| John and Jennifer Gonzalez | DATE 30 OCT 95 | SCALE 1/4" = 1'-0" | DRAWN BY JWG |
| | SOLD BY J. Gray | | |
| Exterior Elevations | | NO. | NO. |

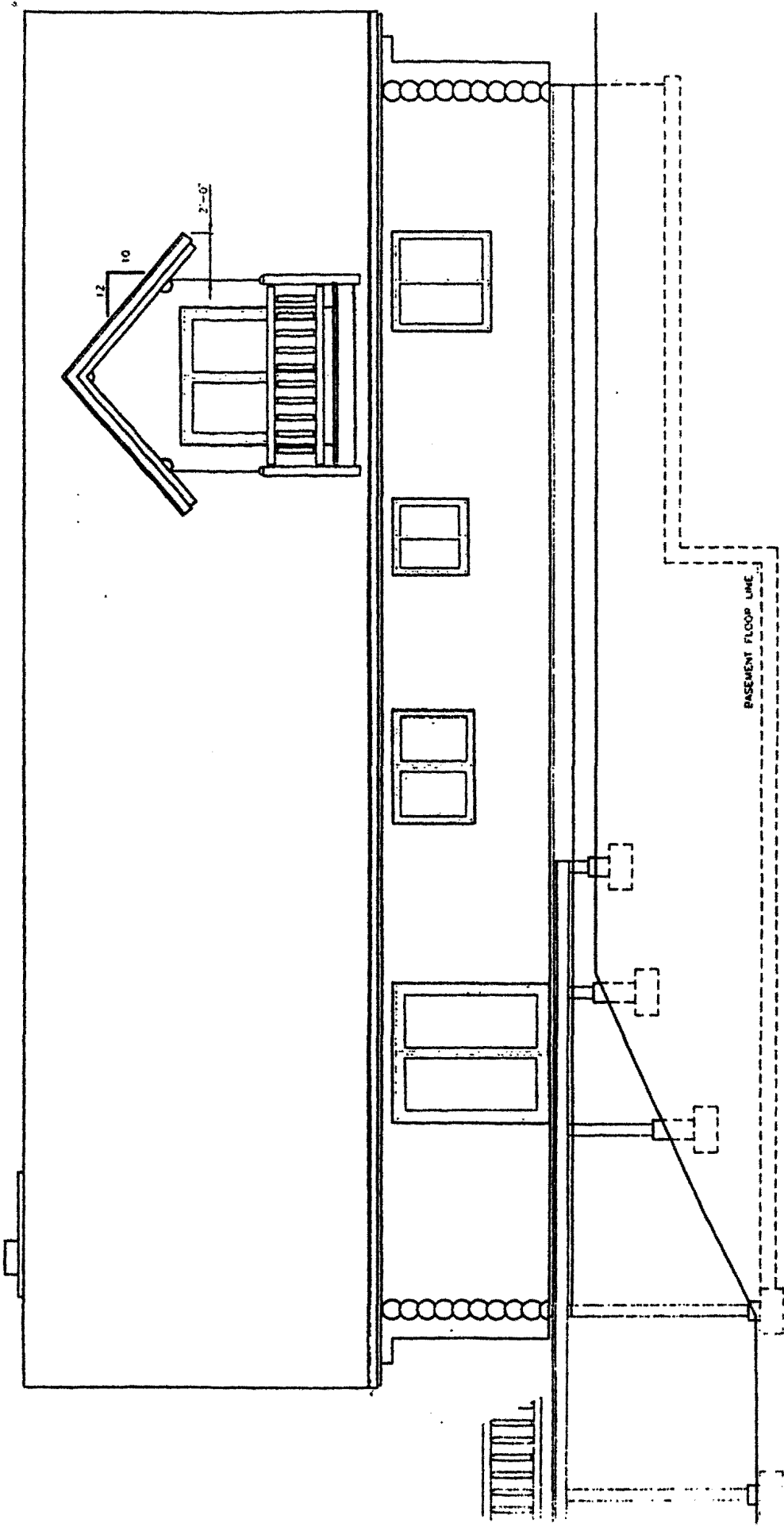
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95-030

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| EXHIBIT NO. <i>III a</i> |
| APPLICATION NO. |
| <i>4-96-086</i> |
| <i>Proposed Residence</i> |

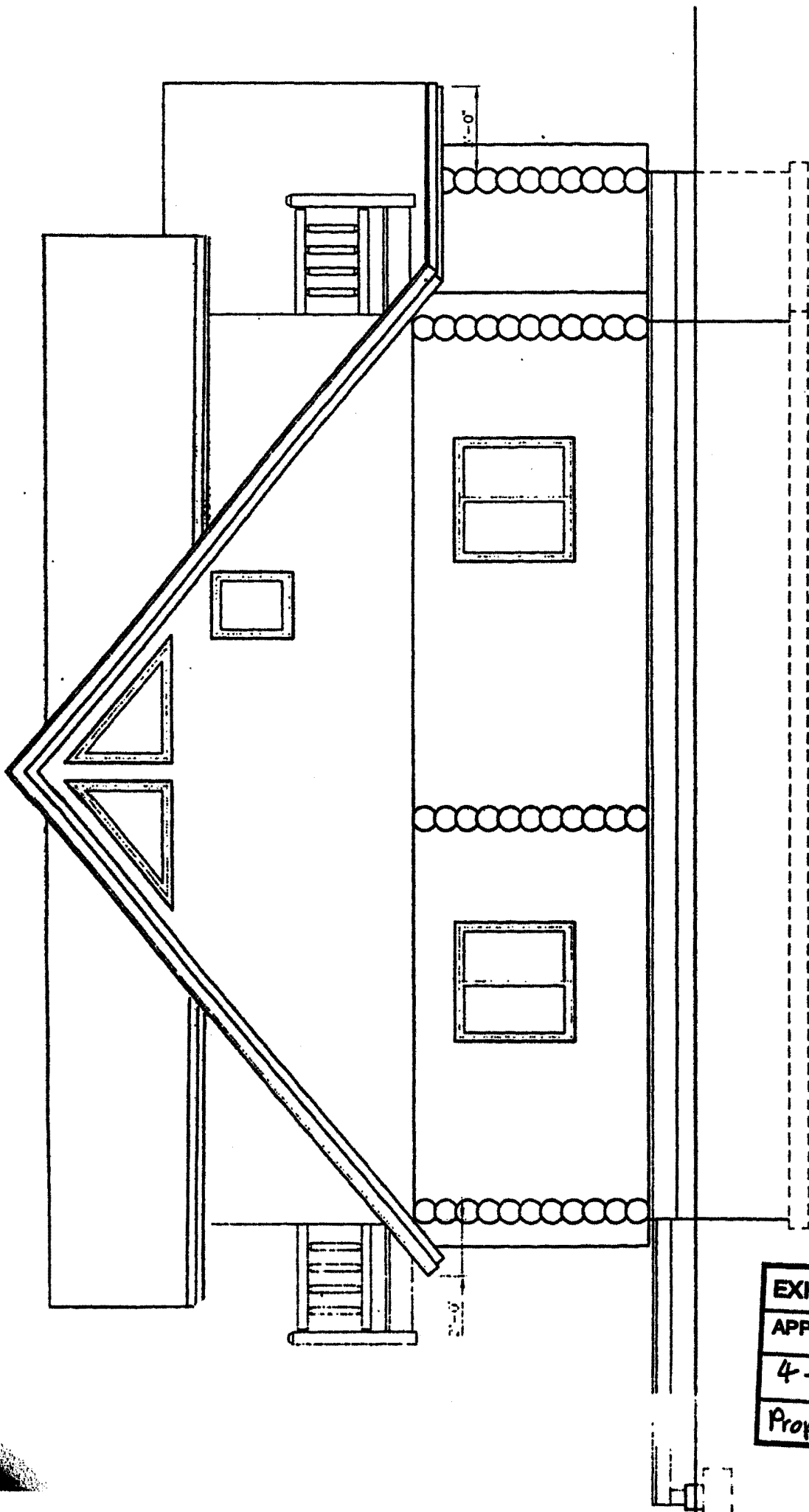
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Rear Elevation

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| EXHIBIT NO. III b |
| APPLICATION NO. |
| 4 - 96 - 086 |
| Proposed Residence |

No Scale



Left Elevation

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| EXHIBIT NO. III c |
| APPLICATION NO. |
| 4 - 96 - 086 |
| Proposed Residence |

No Scale

N 89° 18' 17" E
76.18



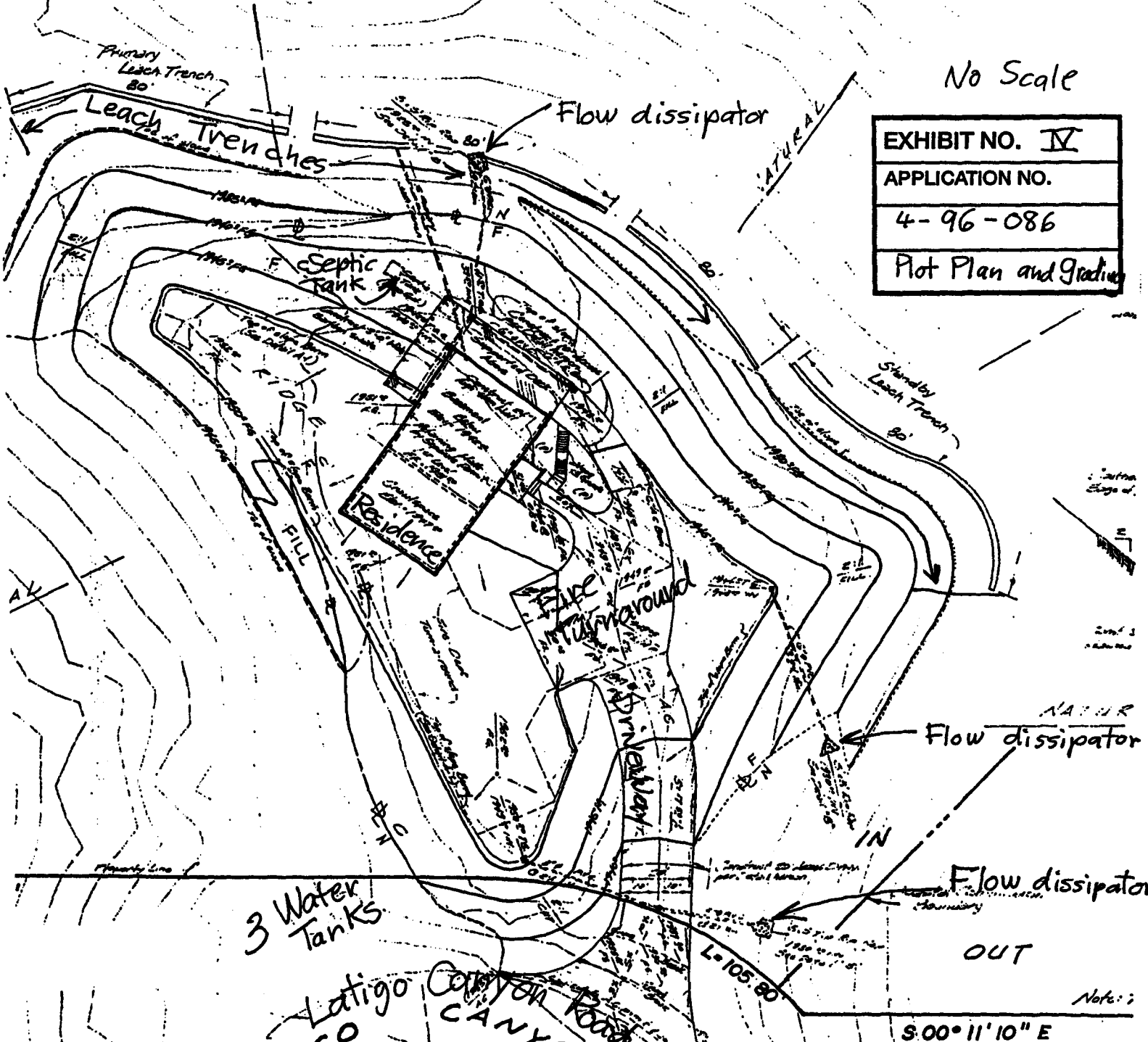
Scale: 1" = 20'
Reduced 53%

N 00° 11' 10" W

493.14'

No Scale

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| EXHIBIT NO. IV |
| APPLICATION NO. |
| 4-96-086 |
| Plot Plan and Grading |



3 Water Tanks

Latigo Canyon Road
CANYON

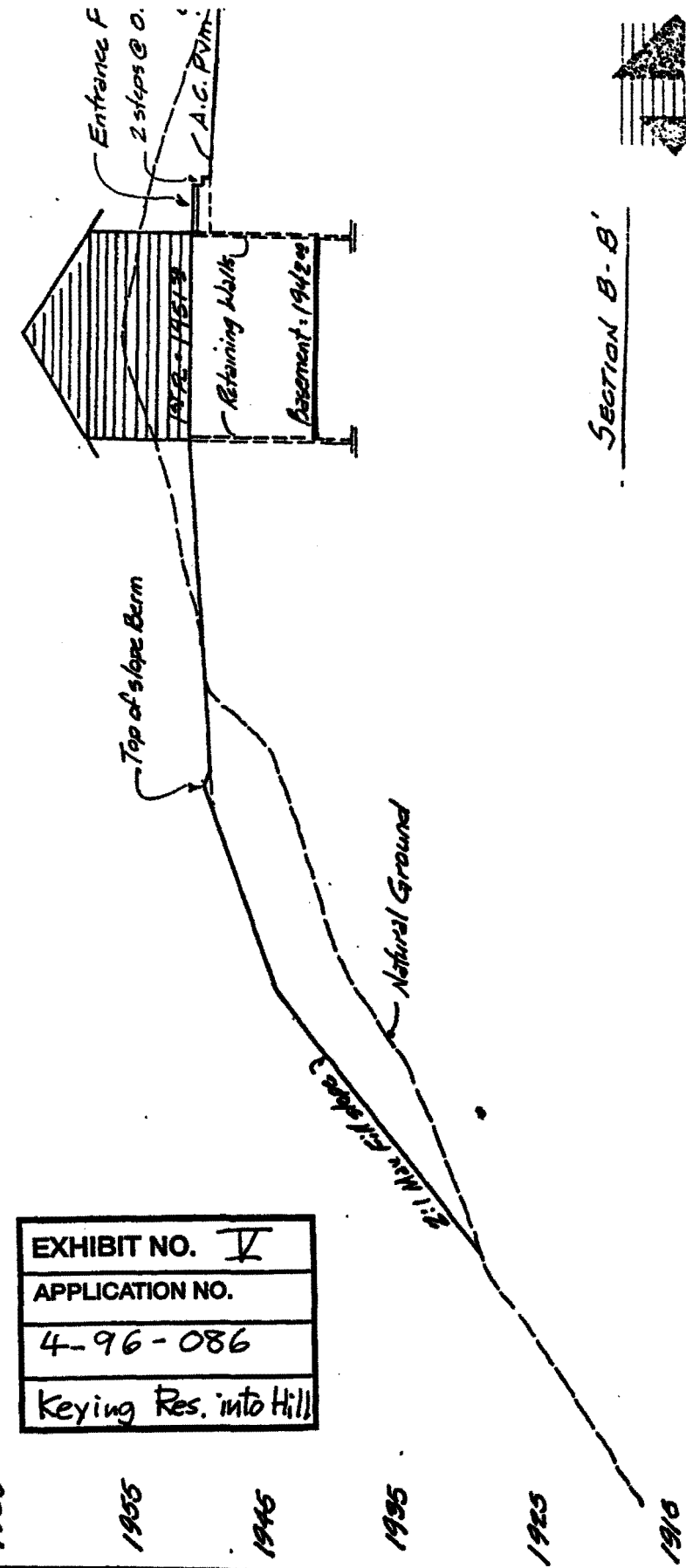
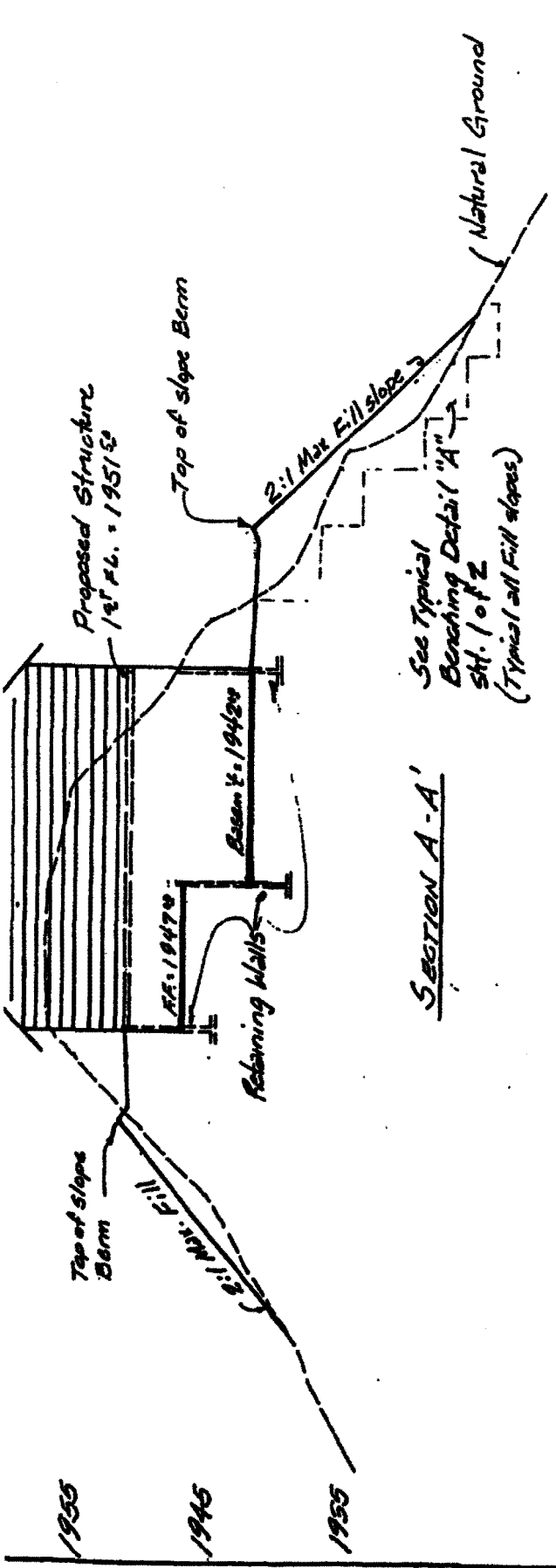
NATURAL
Flow dissipator

Flow dissipator

OUT

S 00° 11' 10" E

Note: 1



| |
|-----------------------|
| EXHIBIT NO. V |
| APPLICATION NO. |
| 4-96-086 |
| Keying Res. into Hill |

