

## CALIFORNIA COASTAL COMMISSION

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

Filed: 5-13-97  
 49th Day: 7-1-97  
 180th Day: 11-9-97  
 Staff: SPF-VNT *ja*  
 Staff Report: 5-14-97  
 Hearing Date: June 10-13, 1997  
 Commission Action:

STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-97-064

APPLICANT: William Armstrong Agent: Alan Armstrong

PROJECT LOCATION: 3504 Las Flores Canyon Road, City of Malibu; Los Angeles County

PROJECT DESCRIPTION: Construction of a 1,200 square foot, 17 foot high trailer on a permanent foundation to replace a 720 square foot trailer destroyed by fire. The trailer will use the existing utilities, landscaping, and septic system.

Lot area:	22 acres
Building coverage:	1,200 sq. ft.
Pavement coverage:	7,300 sq. ft.
Landscape coverage:	20,000 sq. ft.
Parking spaces:	50 existing
Ht abv fin grade:	17 ft.

LOCAL APPROVALS RECEIVED: Approval in concept from the City of Malibu

SUBSTANTIVE FILE DOCUMENTS: Malibu/Santa Monica Mountains Land Use Plan.  
 Coastal Development Permit 4-95-244 (Armstrong).

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing the reconstruction of a structure lost by fire. The proposed structure exceeds the existing structure by 480 square feet; however, there is no new grading or changes to the septic system proposed. There is a minor enlargement of the existing foundation to accommodate the larger structure. Staff recommends approval of the project with special conditions regarding geologist recommendations, an assumption of risk deed restriction, and a wild fire waiver of liability.

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. Plans Conforming to Geologic Recommendation

All recommendations contained in the Addendum No. 3 to Geologic Reconnaissance Report and Geotechnical Foundation Engineering Investigation and Report, dated June 5, 1996, prepared by Ralph Stone and Company, Inc., shall be incorporated into all final design and construction including foundation and drainage. All

plans must be reviewed and approved by the consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the consultants' review and approval of all project plans.

The final plans approved by the consultants 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 consultants shall require an amendment to the permit or a new coastal permit.

## 2. Assumption of Risk

Prior to the issuance of the coastal development permit, applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that: (a) the applicant understands that the site may be subject to extraordinary hazard from landsliding, erosion, flooding, mud flows, and debris flows, and the applicant assumes the liability from such hazards that; (b) the applicant hereby unconditionally waives any future claims of liability on the part of the California Coastal Commission and agrees to indemnify and hold harmless the California Coastal Commission, its officers and employees relative to the California Coastal Commission's approval of the project for any damage from such hazards. 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.

## 3. 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, operation, 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.

The Commission hereby finds and declares as follows:

### A. Project Description and Background

The applicant is proposing the reconstruction of a trailer used as a classroom which was destroyed by fire in February of 1997. The new structure will be 1,200 square feet in size and 17 feet high; the structure will use the existing foundation, landscaping, utilities, and septic system. No additional appurtenant structures are required. However, as the proposed classroom is larger, the foundation will need to be extended.

Pursuant to P.R.C. Section 30610(g)(1) no Coastal Permit is required for the replacement of a structure destroyed by disaster, if the structure(s) does not exceed either floor area, height, or bulk of the destroyed structure by 10%. The previous trailer was 720 square feet; the proposed trailer is 480 square feet larger. In this case, since the proposed structure exceeds the size of the previous trailer by 67%, a Coastal Development Permit is required.

This trailer was previously burned down and replaced after the 1993 Topanga Firestorm. The City of Malibu issued an exemption for the replacement of this trailer, and one other trailer under the City of Malibu's permit PV-93-018. In addition to the two trailers on site, there were also two buildings designated as the "school house" and a debris wall on site at the time of the 1993 Topanga Firestorm. The debris wall was replaced under an exemption as well. The school house was rebuilt as a larger structure with a new septic system. That project was approved by the Commission under coastal development permit 4-95-244 (Armstrong). Exhibit 2 reflects the development on site prior to the fire. The existing school facility was issued a Conditional Use Permit (CUP) on April 27, 1982, by the County of Los Angeles. This CUP is valid and allows for up to 200 students on the site.

The project site is located in the lower reaches of Las Flores Canyon. In recent years this canyon has been affected by fire, flooding, debris flows, and landslides. The majority of these hazards have resulted following the Old Topanga Firestorm of 1993. The project site was not directly affected by post-fire flooding in 1994 & 1995; however, the adjacent creek did experience extremely high flood waters, and the stretch of Las Flores Canyon Road adjacent to the site was impacted by mud flows and debris flows.

Currently on site there are three structures. A retaining wall separates these structures from Las Flores Creek. These structures are permitted with the existing appurtenances, such as septic systems and landscaping. The proposed trailer is located on the other side of the wall, closer to the stream.

#### B. Hazards

The proposed project involves the replacement of a structure lost by fire. The structure is located on a site developed and operating as a school. There is a retaining wall on site which separates the three other buildings on site from the creek. Those structures are built west of the wall; the creek lies east of the wall. The proposed replacement structure is not located west of the retaining wall. The proposed structure encroaches within 40 feet of the stream. However, the majority of the structure lies over fifty feet from the stream.

The proposed development is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains 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 vegetation, thereby contributing to an increased potential for erosion and landslide on the property. Due to the project's close proximity to the creek, and its location in an area prone to fire, flood, and geologic hazards, the project must be reviewed against Section 30253 of the Coastal Act.

Section 30253 of the Coastal Act states:

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 project has received an approval-in-concept from the City of Malibu. Along with this approval-in-concept, the project was reviewed by geologist for the City of Malibu. The project has received a favorable geologic review sheet. Moreover, the applicant has provided two addendum reports addressing the conditions on site for the construction of this trailer from the consulting geotechnical and civil engineer. The consulting geotechnical consultant, Ralph Stone and Company, Inc., in Addendum 2, dated August 29, 1995, of the Geologic Reconnaissance Report and Geotechnical Foundation Engineering Investigation and Report stated:

Declaration for Compliance with Building Code Section 309

It is the opinion of the undersigned, based upon data obtained as outlined in this geotechnical and geologic engineering report, that if constructed in accordance with our recommendations and the recommendations of the other project consultants, and properly maintained the proposed structures will be safe against hazard from landslide, damaging settlement, or slippage, and that the proposed building or grading construction will have no adverse effect on the geotechnical stability of property outside of the building site. The nature and extent of the data obtained for purposes of this declaration are, in the opinion of the undersigned, in conformance with generally accepted practice in the area. The described findings and statements of professional opinion do not constitute a guarantee or warranty, express or implied.

In addendum 3, dated June 5, 1996, the consulting geotechnical engineer added that:

The proposed construction involves the restoration that will cause no significant change in the geological character of the site or the local environment from that existing prior to the loss. No geologic hazard is apparent.

The consulting geotechnical engineer included recommendations in the third addendum which, if carried out pursuant to the geologist's recommendations, are designed to increase the stability and overall safety of the structure. Both addenda also refer to the original Geologic Reconnaissance Report and Geotechnical Foundation Engineering Investigation and Report, dated October 21, 1994, and prepared by Ralph Stone and Company, Inc. These recommendations involve the expansion of the foundation. As previously mentioned, the consulting geologist has indicated, based on the recommendations made by the consulting geologist, that the structure will be safe from hazard of landslide, slippage, and settlement. To ensure the recommendations of the geotechnical consultant is incorporated into the project plans, the Commission finds it necessary to require the applicant to submit project plans certified by the consulting geotechnical engineer as conforming to their recommendations, as noted in special condition 1.

The proposed trailer was originally destroyed in the 1993 firestorm. It was re-built and was again destroyed by a fire in February of 1997. The 1993

firestorm destroyed over 450 structures as well as 18,000 acres of land, most of which was covered by chaparral habitat. Development in this chaparral habitat has complicated the fire flood cycle through the advent of fire suppression as wildfires are aggressively fought and extinguished as soon as they begin. However, fire plays an important role in the removal of dead woody debris, and further aids in the regeneration of chaparral habitat. The removal of frequent, low intensity burns has led to the massive buildup of woody materials in the Santa Monica Mountains, and has led to the creation of large, high intensity fires that burn out of season, and in such a manner that they are nearly impossible to control. The Topanga fire of 1993 was such a fire. Furthermore, the intensity of these fires in terms of temperature, and total acreage lost may have an impact on the ability of the chaparral ecosystem to recover in an adequate and timely fashion. The lack of ability of this ecosystem to recover impacts the duration and intensity of erosion associated hazards. Furthermore, any development located within this habitat is continually affected by the fire/flood cycle.

Erosional processes following the firestorm of 1993 have had a major impact upon Las Flores Canyon, and to a lesser extent, surrounding the proposed building site. In December of 1994, the Commission issued an exemption to the applicant for the construction of a 210' long, 4' high concrete debris wall to replace a 10' high timber and concrete debris wall destroyed by the 1993 firestorm. Although the proposed development is not protected by this wall, the wall has been effective in protecting the project site from extremely high flood waters, mud flows, and debris flows in Las Flores Creek. The applicant states that this wall, and the previous wall, have been effective in protecting the site from flooding, debris flows and mudflows following firestorms which occurred both in 1970 and 1993. Moreover, the past flows did not directly impact the project site, although they did completely encircle the site temporarily disrupting access along Las Flores Canyon Road.

The City of Malibu's Flood Plain Ordinance requires that any structure located within a FEMA designated 100 year flood plain must be located a minimum of 1.0 feet above the FEMA 100 year base flood elevation (BFE). The proposed project has received a FEMA elevation certificate. Based on this certificate, the FEMA BFE at the project site is 154.9', and the foundation of the structure is located an elevation of 157.4'. This places the structure 2.5' above the 100 year flood plain, which will aid in minimizing the potential for future flood damage at the proposed development site.

The applicant has provided geologic information regarding the feasibility of the site for development from a geologic standpoint, and provided information that the project is located above the recorded flood plain. However, due to the potential natural hazards associated with this site, such as debris flow, landslide, and flood, the Commission can only approve the project if the applicant assumes the liability from the associated risks, as noted in special condition 2. This responsibility is carried out through the recordation of a deed restriction. The assumption of risk deed restriction, when recorded against the property will show that the applicant is aware of and appreciates the nature of the hazards which exist on the site and which may adversely affect the stability or safety of the proposed development. It should be noted that an assumption of risk deed restriction for natural hazards is commonly required for development throughout the greater Malibu/Santa Monica Mountains region in areas where there exist potentially hazardous conditions, or where previous hazardous activities have occurred either directly upon or adjacent

to the site in question. The California Coastal Commission has required such deed restrictions for other development in Las Flores Canyon. Previously, the applicant did record an assumption of risk deed restriction for the construction of the new school house [4-95-244 (Armstrong)]. However, as that assumption of risk deed restriction only addressed that particular development, a new assumption of risk deed restriction is required for this development.

In addition, fire is an inherent threat to the indigenous coastal sage scrub and coastal bluff floral community of the Malibu region. Wild fires often denude hillsides in the Santa Monica Mountains of all vegetation, thereby contributing to an increased potential for erosion and landslide on the property. 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 can only approve the project if the applicant assumes the liability from the associated risks. Through the waiver of liability (Special Condition 3) 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.

Furthermore, to ensure that any future expansion of this structure is also developed in such a manner that it will not be subject to flood damage and that it maintains an adequate set back from Las Flores Creek, consistent with Section 30253 of the Coastal Act, the Commission, in past permit actions, has required applicants to record a future improvements deed restriction which requires any improvement or addition to be reviewed by the Commission for compliance with the Chapter Three policies of the Coastal Act. However, in this case, a future improvements deed restriction was recorded against the entire property under the coastal development permit 4-95-244 for the construction of school house. Since this restriction runs with the land, binding all future successors in interest in the property, there is no need to require the current land owner, and applicant, to record another future improvements deed restriction.

The Commission find that, only as conditioned for the geologic recommendations, recordation of an assumption of risk deed restriction, and a wild fire waiver of liability, is the proposed project consistent with Section 30253 of the Coastal Act.

#### C. Environmentally Sensitive Habitat Areas

Sections 30230 and 30231 of the Coastal Act are designed to protect and enhance, or restore where feasible, marine resources and 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.

The applicant seeks approval of a 1,200 square foot structure to replace the existing 720 square foot structure destroyed by fire. This proposed structure will utilize the existing septic system, utilities and landscaping. The proposed project site is located adjacent to an area recognized by the Commission as an environmentally sensitive habitat area (ESHA), and Significant Oak Woodland. The Coastal Act requires that when development occurs in or adjacent to streams or riparian habitat that the habitat be protected or enhanced when feasible.

In addition, Oak woodlands, and associated riparian habitat, have been identified, by the Fish & Game Commission Hardwood Policies (adopted March 1, 1985), as "extremely important to the fish & wildlife resources of California." They are recognized for supporting a "wide variety of wildlife species by providing food, nesting, and roosting cover, and in many instances, important understory vegetation. In addition, hardwoods benefit fishery resources by preventing the erosion of hillsides and stream banks, moderating water temperatures by shading, and contributing nutrients and food-chain organisms to waterways."

The project site is located adjacent to an area containing unique and sensitive riparian resources associated with the Santa Monica Mountains which provide an important source of habitat for the wildlife of the mountains. However, it should be noted that although the above mentioned species exist on site, the riparian habitat of this section of Las Flores Creek is in a degraded state of transition as it is still recovering from the 1993 firestorm and the floods of 1994 and 1995.

As mentioned above, the project involves the construction of a new trailer to replace a previously existing trailer destroyed by fire. The new trailer is located on the foundation of the old structure, and does not encroach any



closer to the ESHA than the previous structure. The foundation for the trailer will be enlarged, on the western side of the foundation to accommodate the larger trailer. Since the ESHA is east of the foundation, the foundation will not be expanded toward the ESHA. One corner of the proposed trailer encroaches within 40 feet of the stream. However, this portion of the trailer is in the same location as the previous trailer. The majority of the trailer is set back an average of 50 feet from the centerline of Las Flores Creek and does not encroach upon the riparian canopy of the ESHA. In past Commission actions the Commission has consistently required a development setback of 50 feet from the riparian canopy. There is no significant riparian vegetation or habitat other than a few large sycamore and oak trees. Given that the school is located on a narrow lot between the Las Flores Canyon Road and the Creek there are no preferable building sites for the proposed structure. Therefore, given the site constraints the proposed structure location is the least environmentally damage alternative.

The Commission has also consistently required 50 foot setbacks for septic leach fields from riparian corridors. This setback is to ensure there is adequate area between the leach field and the creek to filter effluent sufficiently before it percolates into creek. The existing leachfield is set back more than 50 feet from the creek. The applicant is not proposing any changes or expansion of the existing septic system. The applicant has received approval from the City's Department of Environmental Health to use the existing septic system.

In past permit actions, the Commission has required that sites adjacent to ESHAs be landscaped to minimize erosion of the site and siltation into the creek. In this case, the applicant is using the existing landscaping on site, and is not disturbing any new areas outside the foundation of the structure. Therefore, there is no need to require a landscaping plan.

The Commission finds that, as proposed, the project is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

#### D. Cumulative Impacts

Section 30250(a) of the Coastal Act provides that new development be located within or near existing developed areas able to accommodate it, with adequate public services, where it will not have significant adverse effects, either individually or cumulatively, on coastal resources:

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

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

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

The Coastal Act requires that new development be permitted only where public services are adequate and only where public access and coastal resources will not be cumulatively affected by such development. The Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the Malibu/Santa Monica Mountains area in past permit actions. The cumulative impact problem stems from the existence of thousands of undeveloped and poorly sited parcels in the mountains along with the potential for creating additional parcels and/or residential units through subdivisions and multi-unit projects.

Although the new development proposed is for the construction of a trailer to replace a trailer destroyed by fire, the project raises issues relative to the cumulative impacts associated with the construction, or expansion, of accessory structures on site. The Commission notes that concerns about the potential adverse impacts on coastal resources and coastal access would occur with any further development of the subject property because of the extensive development already on the site. There are currently two structures and one trailer on site in addition to the trailer proposed as a part of this permit. The continued buildout of the site, beyond that existing and proposed, would result in adverse impacts on the ESHA and stream from vegetation and habitat removal for fuel modification purposes. In addition, increased impervious surfaces could result in increased erosion and sedimentation of the adjacent creek adversely impacting the riparian habitat of Las Flores Creek. Furthermore, due to high ground water levels, there exist few if any addition areas to create leach fields for the expansion of future septic systems on site. To ensure that any future development that might otherwise be exempted from Commission permit requirements is reviewed by the Commission for conformity with the ESHA, water quality and cumulative impact policies of the Coastal Act, the Commission has, in past actions, required the recordation of a future improvements deed restriction. However, in this case, as noted in the preceding section, a future improvements deed restriction was recorded against the entire property and there is not need to require the recordation of another future improvements deed restriction.

The Commission finds, that as proposed, the project is consistent with Section 30250(a) 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 of Malibu's ability to prepare a Local Coastal Program 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 Chapter Three policies of the Coastal Act.

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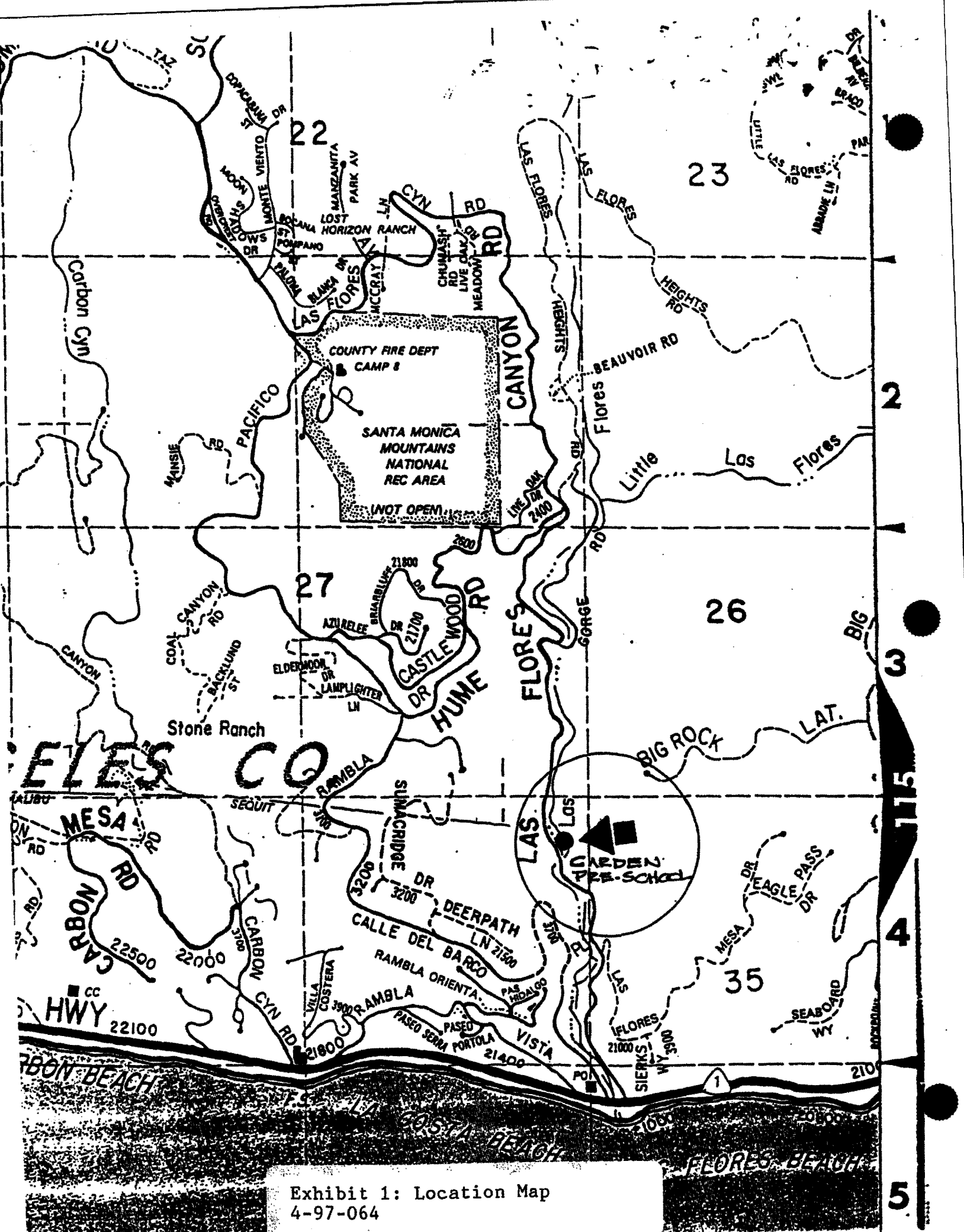
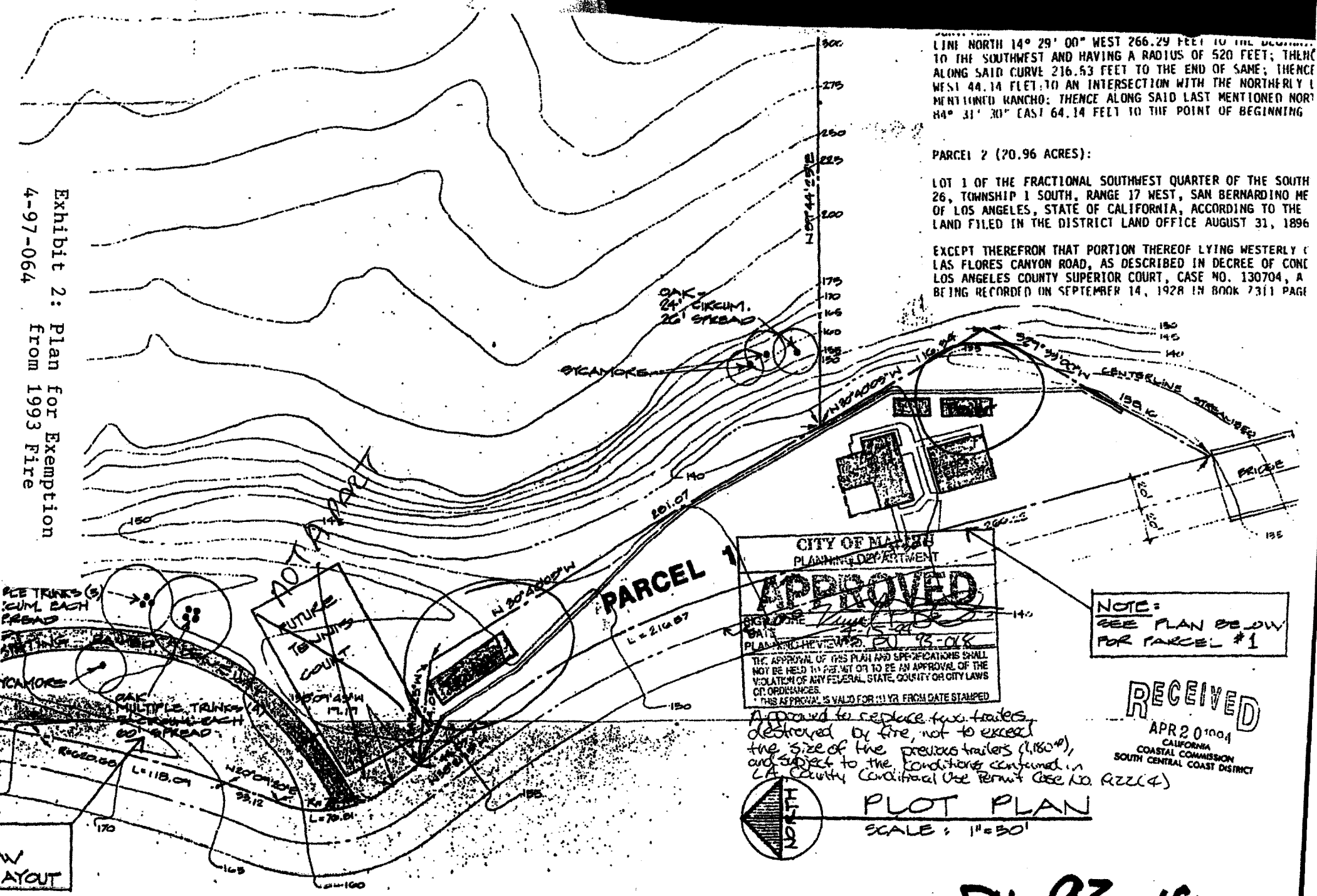


Exhibit 1: Location Map  
4-97-064

Exhibit 2: Plan for Exemption  
 4-97-064  
 From 1993 Fire



LINE NORTH 14° 29' 00" WEST 266.29 FEET TO THE POINT OF BEGINNING TO THE SOUTHWEST AND HAVING A RADIUS OF 520 FEET; THENCE ALONG SAID CURVE 216.53 FEET TO THE END OF SAME; THENCE WEST 44.14 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE MENTIONED RANCHO; THENCE ALONG SAID LAST MENTIONED NORTH 44° 31' 30" EAST 64.14 FEET TO THE POINT OF BEGINNING

PARCEL 2 (70.96 ACRES):

LOT 1 OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTH 26, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO ME OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE LAND FILED IN THE DISTRICT LAND OFFICE AUGUST 31, 1896

EXCEPT THEREFROM THAT PORTION THEREOF LYING WESTERLY OF LAS FLORES CANYON ROAD, AS DESCRIBED IN DECREE OF CONC LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 130704, A BEING RECORDED ON SEPTEMBER 14, 1928 IN BOOK 7311 PAGE

CITY OF MALIBU  
 PLANNING DEPARTMENT  
**APPROVED**  
 SIGNATURE: *[Signature]*  
 DATE: 4-15-04  
 PLANNING REVIEW NO. PU 93-018  
 THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD IN PREJUDICE OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.  
 \* THIS APPROVAL IS VALID FOR 11 YR FROM DATE STAMPED

NOTE:  
 SEE PLAN BELOW  
 FOR PARCEL #1

RECEIVED  
 APR 20 2004  
 CALIFORNIA  
 COASTAL COMMISSION  
 SOUTH CENTRAL COAST DISTRICT

Approved to replace two trailers destroyed by fire, not to exceed the size of the previous trailers (1,180 sq ft), and subject to the conditions contained in L.A. County Conditional Use Permit Case No. RZ22(4)



PLOT PLAN  
 SCALE: 1" = 50'

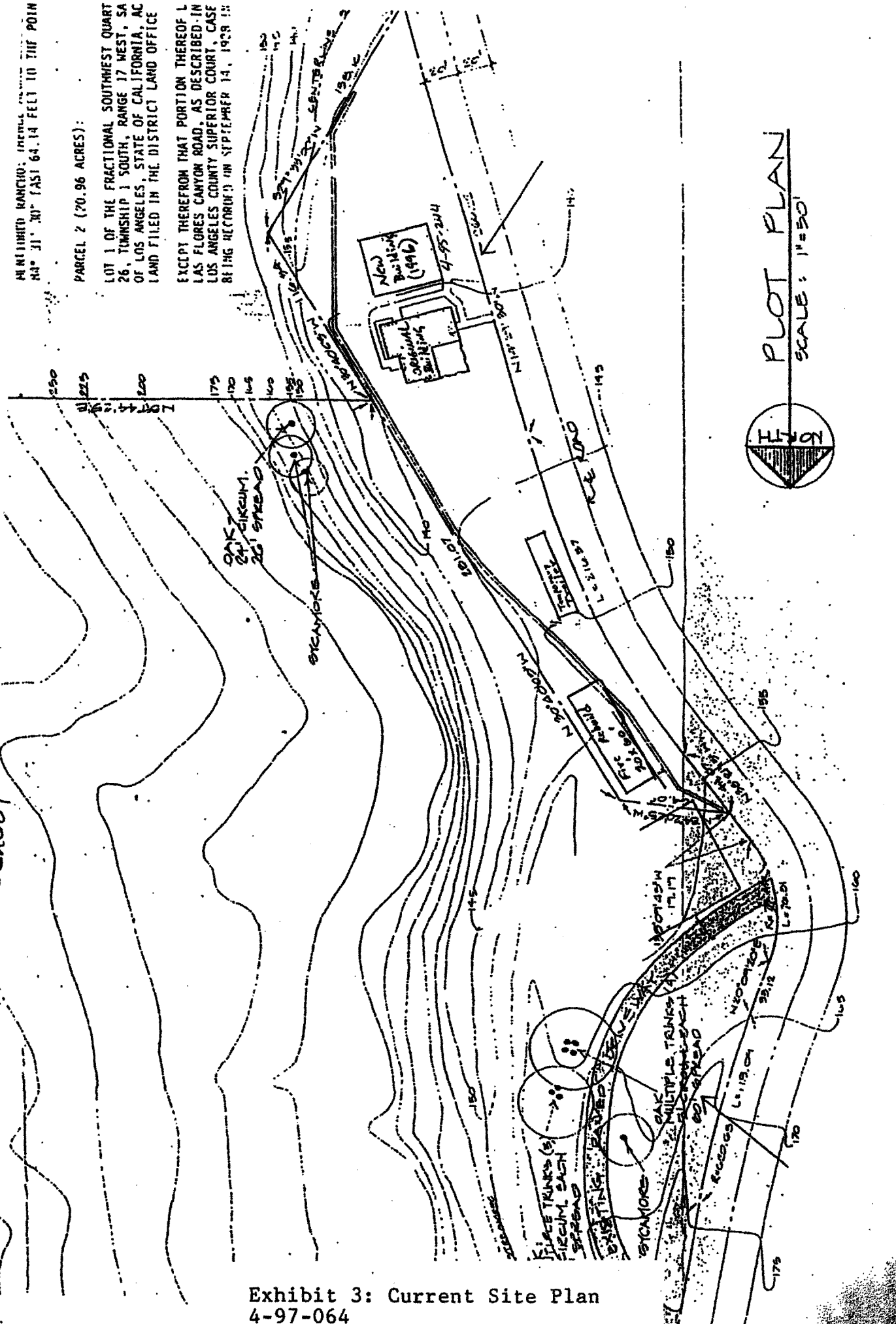
PU 93-18

MIRABILIS RANCHO: INTEREST IN THE POINT  
N4° 31' 30" EAST 64.14 FEET TO THE POINT

PARCEL 2 (20.96 ACRES):

LOT 1 OF THE FRACTIONAL SOUTHWEST QUART  
26, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SA  
OF LOS ANGELES, STATE OF CALIFORNIA, AC  
LAND FILED IN THE DISTRICT LAND OFFICE

EXCEPT THEREFROM THAT PORTION THEREOF L  
LAS FLORES CANYON ROAD, AS DESCRIBED IN  
LOS ANGELES COUNTY SUPERIOR COURT, CASE  
BEING RECORDED ON SEPTEMBER 14, 1928 IN




  
 NORTH  
 PLOT PLAN  
 SCALE: 1"=50'

Exhibit 3: Current Site Plan  
4-97-064

1-97-064

LAS FLORES CANYON RD.  
BU, CA 90265

ASSROOM:	19 F.U.'s (N)
IC TANK:	1500 Gallon (E)
PRESENT:	1 - 4' X 45' Drainfield (E)
FUTURE:	100% (Available)
RC RATE:	Unknown

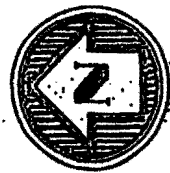
4-97-064

Exhibit 4: Detail of trailer replacement

oval is for a new classroom. ing private sewage disposal all be located and inspected final approval. If the existing ewage disposal system is n another property, then the s shall be joined, or a executed with the City of hold the properties as one until the covenant is released.

oval only relates to um requirements of the alibu Uniform Plumbing does not include an n of any geological, potential problems, require an alternative wastewater disposal.

oval is valid for one ntil City of Malibu lumbing Code and/or ative Policy changes noncomplying.



1" = 20'

CITY OF MALIBU  
ENVIRONMENTAL HEALTH

**IN-CONCEPT APPROVAL**

SIGNATURE  
MAR 24 1997 *L Young*

**FINAL APPROVAL IS REQUIRED  
PRIOR TO THE ISSUANCE OF  
ANY CONSTRUCTION PERMITS.**

