

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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Hearing Date: December 8, 1998

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-98-197

APPLICANT: Christopher Shea and James Hawkins

AGENT: Hawkins and Shea, Inc.

PROJECT LOCATION: 2909 Valmere Drive, Malibu; Los Angeles County

PROJECT DESCRIPTION: Application for a three-level, 35 ft. high, 1,309 sq. ft. single family residence with a attached two-car garage, driveway, septic system, and retaining walls. The applicant is also requesting after-the-fact approval for a minor lot line adjustment involving two lots.

Single Family Residence:

Lot area:	5,723 sq. ft.
Building Coverage:	1,800 sq. ft. new proposed
Pavement Coverage:	800 sq. ft. new proposed
Parking Spaces:	2 new proposed
Landscape Coverage:	2,973 sq. ft. proposed
Ht. Above finished grade:	35 ft.

Lot Line Adjustment:

Lot	Lot 25 Tract Map 9456	Lot 45 Tract Map 9456
Applicant	Shea	Hamilton
Existing Lot Size	5,723 sq. ft.	7,110 sq. ft.
Proposed Lot Size	6,313 sq. ft.	6,520

LOCAL APPROVALS RECEIVED: Los Angeles County Regional Planning "Approval-in-Concept"; Los Angeles County Health Department Approval; Los Angeles County Regional Planning Certificate of Regional Planning No. 100,979; Los Angeles County Certificate of Compliance dated October 5, 1998; Los Angeles County Department of Pubic Works Approval dated November 27, 1990.

SUBSTANTIVE FILE DOCUMENTS: Malibu/ Santa Monica Mountains Land Use Plan; Building Plans prepared by Hawkins and Shea, Inc., AIA dated June 14, 1993; Fire Department and Fuel Modification Plans; Site Plans of Lot Line Adjustment; Geologic and Soils Engineering Investigation prepared by California Geo Systems dated November 22, 1989; Update Soils and Engineering-Geologic Report prepared by Geo Systems dated June 3, 1998; Letter of Approval from Mark Hamilton, owner of lot 45; Coastal Development Permit 5-90-233A (Hinderfeld); Coastal Development Permit 5-89-229A (Hinderfeld); Coastal Development Permit 5-89-434 (Skeisvoll).

SUMMARY OF STAFF RECOMMENDATION

The applicant is proposing to construct a three-level, 35 ft. high from existing grade, 1,309 sq. ft. single family residence with an attached two car garage, driveway, retaining walls, and septic system. In addition, the proposed project includes a request for after-the-fact approval for a minor lot line adjustment recorded in 1990 without the benefit of a coastal development permit. Staff recommends approval of the proposed project attached with five (5) special conditions involving landscaping and fuel modification plans, wild fire waiver of liability, future improvements deed restriction, drainage and erosion control plans, and plans conforming to geologic recommendations.

The subject site is not geologically suitable to construct an adequate sewage system and septic pits as required by the Los Angeles County Health Department for the proposed project, therefore the applicant is proposing to construct the seepage pits on an off site parcel. The applicant has provided proof of an existing legal easement on the parcel for septic pits and sewer system and ingress/ egress purposes. The purpose of the proposed lot line adjustment is to provide the applicant a legal means to install the necessary piping to connect the septic system with the single family residence.

The proposed project is located on a 5,723 sq. ft. parcel within the El Nido small lot subdivision in the unincorporated portion of Malibu. The maximum allowable Gross Structural Area (GSA), as calculated by the slope intensity-GSA formula, equals 1,009 sq. ft., which is 300 sq. ft. less than the area of the proposed development. Thus, the applicant is proposing to transfer 300 sq. ft. of development credit from another lot within the El Nido small lot subdivision to satisfy the Commission's requirements for mitigation of cumulative impacts.

The Commission finds that as conditioned the proposed project does not cause any significant adverse environmental or visual effects and is consistent with all applicable Chapter Three sections of the Coastal Act.

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, as conditioned, 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 governments 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 effects 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. Landscaping and Fuel Modification Plans

Prior to the issuance of the coastal development permit, the applicant shall submit landscaping and fuel modification plans prepared by a licensed landscape architect for review and approval by the Executive Director. The plans shall incorporate the following criteria:

- (a) All disturbed 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, Santa Monica Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated October 4, 1994. Invasive, non-indigenous plant species that lend to supplant native species shall not be used.

- (b) All disturbed areas shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years from the date of initial planting, and this requirement shall apply to all disturbed soils.
- (c) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with acceptable landscape requirements.
- (d) 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' radius of the main structure, or as determined by the Los Angeles Fire Department. 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. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the County of Los Angeles Fire Department, Fire Prevention Bureau.
- (e) The permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- (f) 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 dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

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, cost expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

3. Future Improvements

Prior to the issuance of a coastal development permit, the applicant as landowner 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 Coastal Commission Permit 4-98-197 that any future additions or improvements to the subject property, that might otherwise be exempt under Public Resource Code Section 30610(a), will require a permit from the Coastal Commission or the local government certified to issue such permit. The deed restriction shall specify that clearance of vegetation consistent with the landscaping and fuel modification plan required in Special Condition 1(d) stated above is permitted.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. Plans Conforming to Geologic Recommendations

Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the geology and geotechnical consultants' review and approval of all project plans. All recommendations contained in the Geologic and Soils Engineering Investigation prepared by California Geo Systems dated November 22, 1989 and the Update Soils and Engineering-Geologic Report prepared by Geo Systems dated June 3, 1998 shall be incorporated into all final design and construction plans including recommendations concerning foundations, slab-on-grade, lateral loads, shrinkage, construction, site prep, caving, pavement, retaining walls, backfill, seepage pit, and drainage. All plans must be reviewed and approved by the geologic consultants as conforming to their recommendations.

5. Drainage and Erosion Control Plans

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a run-off and erosion control plan from a licensed engineer which assures 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. Drainage from the site shall not be accomplished by sheet flow run-off. With the acceptance of this permit, the applicant agrees that should the project's drainage structures fail or result in erosion, the applicant/ landowner or successors in interest shall be responsible

for any necessary repairs and restoration.

6. Condition Compliance

Within 90 days from the date of Commission action on this permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

IV. Findings and Declarations:

A. Project Description and Background:

The applicant is proposing the construction of a three level, 1,309 sq. ft., 35 feet high from existing grade, single family residence with an attached 400 sq. ft. two-car garage, driveway, retaining walls, and a septic system (Exhibit 3-10). The applicant is not proposing any grading.

The proposed project site is located on a 5,723 sq. ft. parcel within the El Nido small lot subdivision in the unincorporated portion of Malibu in Los Angeles County known as Dry Creek Canyon (Exhibit 1 and 2). The current topography of the site is a southwesterly descending lot with ratios of 3:1 (horizontal to vertical). The site currently is vegetated with pine trees and grasses native to the Santa Monica Mountains. In addition, there is a natural drainage course that bisects the property and descends down slope of the site. The maximum allowable Gross Structural Area (GSA), as calculated by the slope intensity formula equals 1,009 sq. ft. The applicant is proposing to increase the maximum gross structural area to 1,309 sq. ft., the size of the proposed residence. At this time, the applicant is proposing to transfer the 300 sq. ft. of extinguished building rights from 2935 Corral Canyon, another lot in the El Nido small lot subdivision, to the subject site to satisfy the development credits needed under the Slope Intensity Formula to and construct the proposed 1,309 sq. ft. single family residence.

According to the Malibu/ Santa Monica Mountains Land Use Plan the subject site is designated "Residential 1". Residential 1 is defined as:

"Residential areas usually characterized by a grouping of housing units on gently sloping or flat terrain often within established rural areas. The maximum residential density standard is one dwelling per acre average."

Although the site is less than one acre, the Land Use Plan does not preclude one residence on a legally subdivided lot provided it can be developed in conformance with the Coastal Act and Malibu Land Use Plan (LUP) policies. The surrounding lots have been developed with single family residences similar in size to the proposed project.

On October 14, 1993 Coastal Development Permit 5-90-233A (Hinderfeld) was approved for the subject site to increase the square footage of the previously approved single family residence by 300 sq. ft. for a total of 1,309 sq. ft. Attached to the coastal development permit was a special condition requiring revised plans or the submittal of evidence that all potential for future development has been permanently extinguished on a lot within El Nido small lot subdivision. At the same Commission hearing, the Commission approved Coastal Development Permit 5-89-

299A (Hinderfeld) for the relocation of a previously approved single family residence across two lots, revise the maximum allowable gross structural area/ slope intensity formula calculation of 1,159 sq. ft. and transfer 300 sq. ft. of the development rights to another lot within El Nido small lot subdivision.

The Commission found that by combining the two lots and transferring a portion of the development credit the overall effect would be to "retire" a portion of the development potential for these lots. Instead of constructing two single family residences with maximum Gross Structural Areas of 1,069 sq. ft. and 1,102 sq. ft., consecutively, the applicant proposed to construct a 1,159 sq. ft. single family residence which traverse both lots and transfer 300 sq. ft. of development rights to another lot within the small lot subdivision. In reviewing the coastal development permit the Commission found that because all three lot were located within the El Nido small lot subdivision, the project would lessen the cumulative development within the subdivision. As a result the Commission approved Coastal Development Permit 5-89-229A (Hinderfeld) for the property located at 2935 Corral Canyon (APN 4457-014-005 and 4457-014-006) attached with a future conditions deed restriction, which states:

"Any future improvement shall conform to the allowable Gross Structural Area (GSA) as defined by Policy 271 in the certified Malibu/ Santa Monica Mountains Land Use Plan...which as amended does not exceed 1,159 square feet."

The applicant as owner of both properties intended to transfer the 300 sq. ft. of development rights from the building site at 2935 Corral Canyon to the building site at 2909 Valmere Drive, the subject site. However, while the 300 sq. ft. of building rights were extinguished from 2935 Corral Canyon through the future improvements conditions stated above, they were never transferred to another building site and, therefore, the GSA credit is still available. Special Condition One (1) of Coastal Development Permit 5-90-233A was never met and the applicant did not extend the permit approval. Therefore, Coastal Development Permit 5-90-233A (Hinderfeld) for the subject site expired.

The preliminary soils and engineering geologic investigation report performed by Geo Systems dated November 22, 1989 indicates that ground water was found on site causing unsuitable conditions for the private sewage disposal system. As a result the applicant is proposing to locate the seepage pits off-site. The applicant has obtained an easement on Lot 1 of Tract Map 9456 to construct a septic system and seepage pits.

The applicant is also requesting after-the-fact approval for a minor lot line adjustment between Lot 25 of Tract Map 9456 (the subject site) and Lot 45 of Tract Map 9456 in order to connect the single family residence with the septic system (Exhibit 11). While, the lot line adjustment was originally approved by Los Angeles County Department of Building and Safety on November 27, 1990 and recorded on the applicant's deed restriction, no coastal development permit was issued as required for this redivision of land. Through the issuance of this coastal development permit all alleged violations of the Coastal Act existing on site would be resolved.

B. Cumulative Impacts

Section 30250(a) of the Coastal Act states:

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to,

existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of the surrounding parcels.

Section 30105.5 defines the term "cumulatively," as used in Section 30250(a) as:

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

Throughout the Malibu/ Santa Monica Mountains coastal zone there are a number of areas, which were subdivided in the 20's and 30's into very small "urban" scale lots. These subdivisions, known as "small-lot subdivisions" are comprised of parcels less than one acre but typically ranging in size from 4,000 to 5,000 square feet. The total build out of these dense subdivisions would result in a number of adverse cumulative impacts to coastal resources. Cumulative development constraints common to small-lot subdivisions were documented by the Coastal Commission and the Santa Monica Mountains Comprehensive Planning Commission in the January 1979 study entitled: "Cumulative Impacts of Small Lot Subdivision Development in the Santa Monica Mountains Coastal Zone."

This study acknowledged that the existing small-lot subdivisions could only accommodate a limited amount of additional new development due to major constraints to build out of these areas that include:

Geologic problems, road access problems, water quality problems, disruption of rural community character, creation of unreasonable fire hazards and others.

Following an intensive one-year planning effort by Commission staff, including five months of public review and input, including the Slope-Intensity/ Gross Structural Area Formula (GSA) were incorporated into the Malibu District Interpretive Guidelines in June 1979. A nearly identical Slope Intensity Formula was incorporated into the 1986 certified Malibu/ Santa Monica Mountains Land Use Plan (LUP) under Policy 271(b)(2).

Policy 271(b)(2) of the Malibu/ Santa Monica Mountains Land Use Plan (LUP) requires that new development in small lot subdivisions comply with the Slope-Intensity Formula for calculating the allowable Gross Structural Area (GSA) of a residential unit. Past Commission action certifying the LUP indicates that the Commission considers the use of the Slope-Intensity Formula appropriate for determining the maximum level of development which may be permitted in small lot subdivision areas consistent with the policies of the Coastal Act. The basic concept of the formula assumes that the suitability of development of small hillside lots should be determined by the physical characteristics of the building site, recognizing that development on steep slopes has a high potential for adverse impacts on coastal resources.

Slope-Intensity Formula

$$\text{GSA} = (A/5) \times ((50-S)/35 + 500)$$

GSA = The allowable gross structural area of the permitted development in square feet. The GSA includes all substantially enclosed residential and storage areas, but does not include garages or carports designed for storage of autos.

A = The area of the building site in square feet. The building site is defined by the applicant and may consist of all or a designated portion of the one or more lots comprising the project location. All permitted structures must be located within the designated building site.

S = The average slope of the building site in percent as calculated by the formula:

$$S = I \times L/A \times 100$$

I = Contour interval in feet, at not greater than 25- foot intervals, resulting in at least 5 contour lines.

L = Total accumulated length of all contours of intervals "I" in feet.

A = The area being considered in square feet.

The applicant is proposing to construct a 1,309 sq. ft. single family residence within the El Nido small lot subdivision. The applicant has submitted a GSA calculation for the project site, which was found to be 1,009 sq. ft. Thus, the proposed project is 300 sq. ft. larger than the maximum allowable GSA for the proposed project site. Policy 271(b)(2) of the Malibu/ Santa Monica Mountains Land Use Plan also includes provisions to increase the maximum allowable gross structural area as follows:

- (1) Add 500 square feet for each lot which is contiguous to the designated building site provided that such lot(s) is (are) combined with the building site and all potential for residential development on such lot(s) is permanently extinguished.*
- (2) Add 300 square feet for each lot in the vicinity of (e.g., in the same small lot subdivision) but not contiguous with the designated building site provided that such lot(s) is (area combined with other developed or developable building sites and all potential for residential development on such lot(s) is permanently extinguished.*

In order to comply with the Commission's Slope-Intensity Formula, the applicant is proposing to transfer the development rights of another non-contiguous lot within the El Nido small lot subdivision. As previously mentioned, the Commission approved Coastal Development Permit 5-89-229A (Hinderfeld) to relocate a previously approved residence across two lots and transfer 300 sq. ft. of the development rights to another lot within El Nido small lot subdivision at 2935 Corral Canyon (APN 4457-014-005 and 4457-014-006). The approved coastal development permit amendment was attached with a future condition deed restriction, which required the applicant to permanently combine the two parcels as one parcel. The condition further stated that the maximum allowable gross structural square footage for the proposed project over the two parcels is 1,159 square foot.

The applicant proposes to transfer 300 sq. ft. of development rights from the property located at 2935 Corral Canyon to the subject site (APN 4457-015-022), which will increase the allowable

GSA of the subject site to a total of 1,309 sq. ft. Therefore, the proposed residence is in compliance with the Slope Intensity Formula pursuant to Policy 271(b)(2) of the LUP.

The applicant is also proposing a lot line adjustment with an adjacent parcel to allow access from the single family residence to the septic system. On August 9, 1989, the Commission approved Coastal Development Permit 5-89-434 (Skeisvoll) for the construction of a three story, 1,376 sq. ft., 34 ft. high, single family residence with 2 car subterranean garage, septic system and 190 cu. yd. of grading at 2850 Searidge Drive (Lot 45 of Tract Map 9456), the adjacent lot, attached with three (3) special conditions. Utilizing the Slope-Intensity Formula the calculated Gross Structural Area of the 7,324 sq. ft. site was found to be 1,085 sq. ft. The applicant extinguished the development rights of another lot in order to transfer 300 sq. ft. of development rights to the subject site in order to comply with the site's GSA.

The proposed lot line adjustment would reduce the overall square footage of Lot 45, the adjacent parcel, and increase the subject site, by 590 sq. ft. Although the size of the lots will change the lot line adjustment will not transfer any of the GSA credit between the two parcels. By transferring 590 sq. ft. to the adjacent parcel, the existing single family residence located at 2850 Searidge Drive would exceed the maximum allowable GSA. However, when determining the GSA formula for the subject site, Lot 25, the applicant has not included the 590 sq. ft. that would be added to the site as a result of the lot line adjustment. As a result both sites will be built to their maximum allowable gross structural area. Therefore, no further additions to either residence would be permitted unless the landowners retired the development rights of another parcel within the El Nido small lot subdivision pursuant to the slope intensity formula. Thus, the cumulative effect of the lot line adjustment will not result in an increase in buildable area between the two sites.

The Commission finds that the proposed project would be consistent with the intent of Section 30250(a) of the Coastal Act and also Policy 271(b)(2) of the Malibu/ Santa Monica Mountains Land Use Plan, by mitigating the cumulative impacts of development in the small lot subdivisions. The proposed project would both adhere to the theory of a maximum allowable gross structural area as derived from the physical characteristics of the area and would minimize adverse impacts on coastal resources by not over building a given small lot subdivision. However, the Commission notes that given the constraints common to small lot subdivisions, as noted above, any future improvements or additions to the proposed structure could adversely impact coastal resources in the area from an individual and cumulative basis. For example, the expansion of the structure would require additional vegetation removal and thinning due to the LA County Fire Department fuel modification requirements. The removal of vegetation has the potential to increase erosion and sedimentation on site. In addition, expansion of the development would add to the amount of impervious surfaces on site and could have adverse effects on the existing drainage. Therefore, in order to ensure that future development does not occur which would be inconsistent with Policy 271 of the certified LUP relative to the size of the residential units and Section 30250(a) of the Coastal Act, a special condition requiring Commission review and approval of proposals for future improvements is necessary as noted in Special Condition Three (3).

The Commission finds that proposed project as conditioned would be in consistency with Section 30250 (a) of the Coastal Act.

C. Environmentally Sensitive Resources:

Section 30231 of the Coastal Act states:

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 30240 of the Coastal Act states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The certified Malibu/ Santa Monica Mountains Land Use Plan (LUP), which may be used by the Commission as guidance for this area in Los Angeles County in evaluating a project's consistency with Coastal Act Policy, and past Commission actions have designated the canyon area and blue line stream located approximately 700 feet downslope of the subject site as a "disturbed sensitive resource area." The majority of the disturbed sensitive resource areas within the Malibu Hills area are oak woodlands and savannas that do not have the same biological significance or value as an undisturbed environmentally sensitive habitat area (ESHA), but they are nonetheless sufficiently valuable to warrant protection from further disturbances. Although these areas are no longer inhabited by the same diversity of wildlife as undisturbed areas, they continue to sustain large native wildlife populations, especially birds. In addition, the subject property is located approximately 300 feet west of the Cold Creek Significant Watershed, a designated environmental significant habitat area by the LUP (Exhibit 12).

Section 30231 of the Coastal Act requires that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams. Section 30240 of the Coastal Act states that environmentally sensitive resource areas should be protected against disruption of habitat values.

The Cold Creek Significant Watershed is located approximately 300 feet upslope from the site location. Therefore, any adverse effects that might result from development on site would not have a direct effect on the watershed. However, the subject site is located within 700 feet east of a United States Geologic Service (USGS) designated blueline stream. The site currently contains a natural drainage ravine which bisects the property and descends the slope of the

property. All drainage from this course leads into the blueline stream at an off-site location where it flows into the Solstice Canyon Creek within a Santa Monica Mountains National Recreation Area. Any increase in erosion on site would result in an increase in the sedimentation of the stream. The increase of sedimentation in the stream bank could have potential adverse effects to the water quality of the stream. Thus, the minimization of site erosion will reduce the project's individual and cumulative contribution to sedimentation of the stream, adjacent properties, recreational sites, and disturbed sensitive resource areas.

Erosion can best be minimized by requiring the applicant to landscape all disturbed areas on site with native plants compatible with the surrounding environment. Therefore, Special Condition One (1) has been required to ensure that all proposed disturbed areas are stabilized and vegetated in order to minimize the proposed project's individual and cumulative contribution to sedimentation of the stream and surrounding areas.

As a means of controlling the increased rate of water run-off caused by imperious surfaces, the consulting engineer has suggested that rear yard retaining walls be designed with ascending slopes and an open "V" drain to direct all water flow around the residence and into the natural drainage course below. In order to ensure that the proposed project will not obstruct the existing natural drainage on the property, the Commission finds that the proposed project can only be approved attached with Special Condition Five (5), which requires the applicant to submit drainage and erosion control plans reviewed and approved by a licensed engineer as conforming to their recommendations.

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

D. Geological Hazards

Section 30253 of the Coastal Act states:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

The Malibu/ Santa Monica Mountains certified Land Use Plan also provides policy guidance concerning geologic hazards, as follows:

- P147 Continue to evaluate all new development for impact on, and from, geologic hazard.*
- P148 Continue to limit development and road grading on unstable slopes to assure that development does not contribute to slope failure.*
- 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.

P150 *Continue Hillside Management procedures as contained in Ordinance No. 82-0003 for proposed development on sites with an average slope greater than 25 percent (4:1). Grading and/or development-related vegetation clearance shall be prohibited where the slope exceeds 2:1, except that driveways and/or utilities may be located on such slopes where there is no less environmentally damaging feasible alternative means of providing access to homesites located on slopes of less than 50%, where no alternative homesites exist on the property, and where maximum feasible mitigation measures are taken.*

The proposed project is located in the Santa Monica Mountains, an area that 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. Wildfires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

1. Geologic Hazards

Section 30253 of the Coastal Act requires that new development minimize risk to life and property in areas of high geologic, flood and fire hazard, and assures stability and structural integrity. The applicant is proposing to construct a three-level, 35 ft. high, 1,309 sq. ft. single family residence with an attached two-car garage, driveway, septic system, and retaining walls. The subject site is located in the El Nido small lot subdivision within the unincorporated area of Los Angeles County known as Dry Creek Canyon. The current topography of the site is a southwesterly descending lot with ratios of 3:1 (horizontal to vertical) and 1.5:1 along Valmere Road due to previous grading. The site currently is vegetated with native plants and shrubs as well as a row of pine trees located on the northern portion of the site. There is also a natural drainage course that bisects the property.

The applicant has submitted a preliminary soil and engineering geologic investigation report dated November 11, 1989 and an update letter dated June 3, 1998. On site testing conducted by the geologists have revealed that the predominant geology on site consists of bedrock, which is a favorable condition for the gross stability of the site. However, the geologists also report groundwater being observed at a depth of 17.5 feet. The report states:

"It is our opinion that this water is a localized perched condition due to the geometry of the bedrock contacts and the resulting drainage course. It is likely that surface flows within the drainage course in the wet season, mitigate along the fractured zones adjacent to the bedrock contact and remain underground in reserve in small amounts. Excessive amounts manifest as localized spring conditions in the winter time.

This locally perched condition is not expected to affect the stability of the site, due to the favorable geometry of the bedrock, however, it will affect the site development from a private sewage disposal system standpoint."

Due to the perched condition the applicant is proposing to locate the seepage pits off-site on a

nearby parcel. In order to ensure site stability the applicant has submitted evidence that Los Angeles County Department of Public Works, Land Division, Geology and Soils Section has reviewed and approved the submitted geology reports. Furthermore, in the Update letter dated June 3, 1998 the consulting geologist states:

"Based on our recent site visit, and on our review of the referred reports by California Geo/Systems, Inc, it is the finding of this firm that the subject site is suitable for the proposed development from a soils and engineering-geologic standpoint provided the recommendations included in the referenced reports are incorporated to the development plans."

Based on the findings and recommendations of the consulting geotechnical engineers and engineering geologist, the Commission finds that the development is consistent with Section 32053 of the Coastal Act so long as all geological recommendations regarding the proposed development are incorporated into the project plans. Therefore, as noted in Special Condition Four (4), the Commission finds that it is necessary to require the applicant to submit project plans that have been certified in writing by the consulting engineers and engineering geologist as conforming to their recommendations.

2. Erosion

Section 30253 of the Coastal Act also states that new development shall neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area. Minimizing on site erosion is important to maintain the geologic stability of the site and adjacent properties. In addition, controlling water runoff and erosion will minimize the sediment deposition to the drainage course and off-site stream. The proposed project does not include any grading, however it will involve development over an existing natural drainage course.

As mentioned above, the consulting geologist has discovered evidence of groundwater on the subject site caused by the natural drainage course that bisects the property. The level of groundwater can fluctuate from season to season depending upon such factors as rainfall, over-irrigation, and water leaks. A major increase in the level of groundwater could potentially adversely effect the stability of the site. Thus, adequate surface drainage should be included in the design of the building plans that direct flows around the building pad. Uncontrolled runoff over the steep slopes can also result in erosion and destabilization of the canyon slopes and eventually the building site. In order to convey drainage water in a non-erosive matter around the building site the consulting geologists recommend:

"All pad and roof drainage should be collected and transferred to the drainage course below the building or building pad in non-erosive drainage devices."

To ensure that drainage is conveyed off-site in a non-erosive manner, the Commission finds that a drainage plan certified by the consulting geotechnical engineer as conforming to their recommendations must be submitted as required per Special Condition Five (5).

The Commission finds that minimizing erosion on the site will also add to the stability of the hillside. Erosion can best be minimized by requiring the applicant to landscape all graded and disturbed areas of the site with primarily native plants, compatible with the surrounding environment. To ensure that the site is stable and will not contribute to or increase the amount of erosion and sedimentation to the drainage course, blue line stream, and adjacent properties,

the Commission finds that the project can only be approved with a landscaping condition that requires slopes to be revegetated with plant species native to the Santa Monica Mountains. Accordingly, Special Condition One (1) requires that all disturbed areas are stabilized and vegetated to prevent the proposed structure from the hazard of slippage and landslides.

3. Wild Fires

The Coastal Act requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property. The applicant may decide that the economic benefits of development outweigh the risk of harm that may occur from the identified hazards. Neither the Commission nor any other public agency that permits development should be held responsible for the applicant's decision to develop.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combined with the natural characteristics of the native vegetation pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area subject to an extraordinary high potential for damage or destruction from wildfire, the Commission can only approve the project if the applicant assumes liability from the associated risks. Through the wildfire waiver of liability, as incorporated in Special Condition Two (2), the applicant acknowledges and assumes the risk of the fire hazard which exists on the site and which may affect the safety of the proposed development.

The Commission finds that, only as conditioned to require landscaping of all graded and disturbed area, incorporation of geologic recommendations, and waiver of liability arising from the risk of wildlife, is the proposed project consistent with Sections 30253 of the Coastal Act.

E. Visual and Landform Alteration

Section 30251 of the Coastal Act states:

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

the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

According to Section 30251 of the Coastal Act, the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. The proposed project is located in the El Nido small lot subdivision. This area is characterized within a rural setting with a southwesterly sloping vegetated hillside. The proposed project includes the construction of a 35 ft. high, three-level, single family residence, attached 400 sq. ft. garage, driveway, and septic system.

The Malibu/ Santa Monica Mountains Land Use Plan (LUP) recognizes and protects visual resources in the Santa Monica Mountains. According to the LUP Solstice Canyon is a recognized view shed and Corral Canyon Road is a recognized second priority Scenic Highway. The subject site is located north of Solstice Canyon Park where the Dry Creek Trail, a connector trail of the Coastal Slope Trail, begins (Exhibit 13). The proposed project will not be visible from the hiking trail or any scenic highways due to existing single family residences, which would block any views of the proposed residence.

The proposed residence will be visible from Valmere Drive and Searidge Drive, public roadways. In order to lessen any visual impacts the Commission finds it necessary to require the applicant to landscape the site with native plants to partially screen the residence so that it will blend in with the surrounding development in the area. As previously stated the use of native plant materials to revegetate degraded or disturbed areas reduces the adverse effects of erosion, reduces any potential siltation pollution in streams, and softens the appearance of development. Therefore, Special Condition One (1) has been added which requires the applicant to submit landscaping plans to provide ninety (90) percent coverage within two (2) years from the date of initial planting.

Section 30251 also states that new projects shall minimize the alteration of natural land forms of the site. The subject parcel currently contains a natural drainage course that descends the slope of the site. While the proposed project will not include any grading, the proposed single family residence will be located within the drainage course.

As a means of mitigating against any adverse effects caused as a result of construction on the site, the applicant has proposed to divert drainage around the building pad and into the drainage course located off-site in a non-erosive manner. In order to confirm that the applicant includes proper drainage devices in the proposed project, the Commission finds that the proposed project can only be approved with a special condition requiring drainage and erosion control plans. Special Condition Five (5) requires the applicant to submit drainage and erosion plans that have been reviewed and approved by the consulting engineer that include methods for diverting surface water off-site in a non-erosive manner.

The Commission finds that the proposed development will be sited and designed to protect the public view along the scenic coastal area and will be visibly compatible with the surrounding area. Furthermore, the Commission finds that the proposed project will not require any on-site grading to minimize the alteration of the landform. Therefore, the Commission finds only as conditioned above is the proposed project consistent with Section 30251 of the Coastal Act.

F. Septic System

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 entrapment, 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.

Also, those policies of the Malibu/ Santa Monica Mountains Land Use Plan that can be used as guidance in evaluating this project include the following:

P80 *The following setback requirements shall be applied to new septic systems: (a) at least 50 feet from the outer edge of the existing riparian or oak canopy for leach fields, and (b) at least 100 feet from the outer edge of the existing riparian or oak canopy for seepage pits. A larger setback shall be required if necessary to prevent lateral seepage from the disposal beds into stream waters.*

The proposed project includes the installation of an off-site septic system to serve the residence. The consulting geologist found an unfavorable percolation test was performed on the property, due to on-site groundwater or perched condition. According to the consulting geotechnical consultants:

"This locally perched condition is not expected to affect the stability of the site, due to the favorable geometry of the bedrock, however, it will affect the site development from a private sewage disposal system standpoint."

Therefore, an additional percolation test was performed in an area located north of the site for the purpose of an off-site septic system. The consulting geologist found a favorable percolation test on this property (APN 4457-001-022). The applicant has submitted evidence that an easement has been recorded on the deed for the northern parcel (APN 4457-001-022), for septic pits and sewer system and ingress and egress purposes (Exhibit 14).

Los Angeles County Department of Health Services has reviewed and approved the proposed septic system on July 6, 1998. The Commission has found in past permit actions that compliance with the health and safety codes of the local permitting agency will minimize any potential for wastewater discharge that could adversely impact coastal waters. Therefore, the Commission finds that the proposed septic system is consistent with Section 30231 of the Coastal Act.

G. Violation

A lot line adjustment between Lot 25 and Lot 45 of Tract Map 9456 and the creation of a new parcel has taken place prior to submission of this permit application. To ensure that the project is carried out in a timely manner Special Condition Six (6) requires that the applicant satisfy all

conditions of this permit which are a prerequisite to the issuance of the permit within 90 days of Commission action on this permit.

Consideration of the application by the Commission has been based solely upon Chapter 3 policies of the Coastal Act. Approval of the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a Coastal permit.

H. 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 County of Los Angeles' 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).

I. California Environmental Quality Act

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)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

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

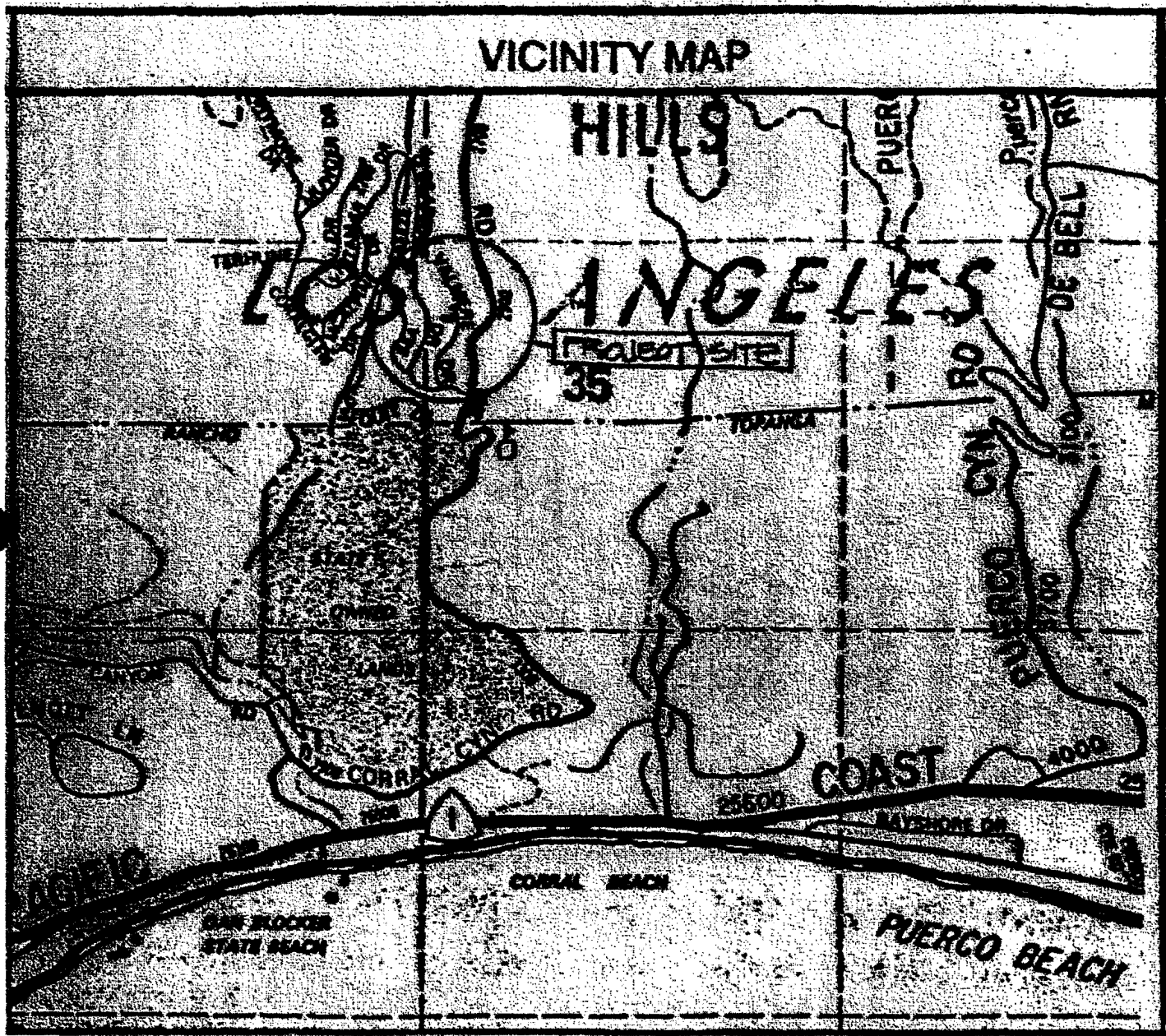


Exhibit I
CDP 4-98-197 (Shea)
Vicinity Map

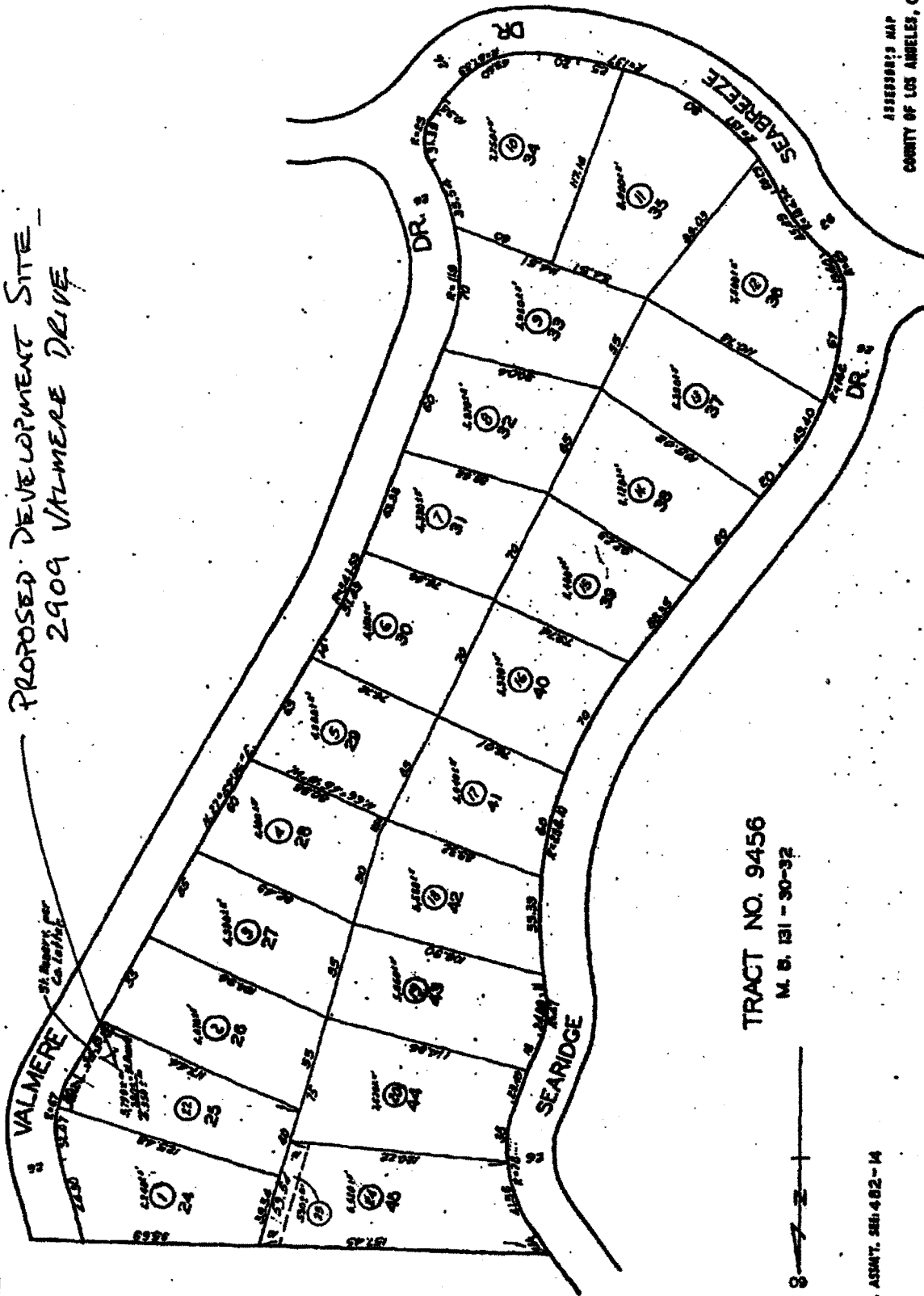
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1/2" = 50'

1992

8-1-78
REVISED
MAY 1987
SUNSHINE-17

PROPOSED DEVELOPMENT SITE -
2909 VALMERE DRIVE



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

FOR PREV. ASSMT. SEE 482-14

CODE
8603

DATA

SLATE DENSITY CALCULATION

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224

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved.

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NAME: MR. HALL, JR. OFFICE: NEW YORK, N.Y.

WILLIAM H. HARRIS, JR.
WILLIAM H. HARRIS, JR.
WILLIAM H. HARRIS, JR.
WILLIAM H. HARRIS, JR.

DATE PLANNED

GRADING NOTES

1. The Commission shall be composed of three members, one of whom shall be the President of the Commission. The President shall be elected by the Commission for a term of three years. The President shall be eligible for re-election for one additional term. The President shall be the chief executive officer of the Commission and shall preside over the Commission's meetings. The President shall also be the chief representative of the Commission in all official matters. The President shall be responsible for the overall management and administration of the Commission. The President shall also be responsible for the Commission's financial affairs and for the Commission's relations with other organizations. The President shall be responsible for the Commission's public relations and for the Commission's information and communications. The President shall be responsible for the Commission's legal affairs and for the Commission's compliance with applicable laws and regulations. The President shall be responsible for the Commission's personnel and for the Commission's human resources. The President shall be responsible for the Commission's operations and for the Commission's performance. The President shall be responsible for the Commission's results and for the Commission's impact. The President shall be responsible for the Commission's reputation and for the Commission's credibility. The President shall be responsible for the Commission's future and for the Commission's legacy.

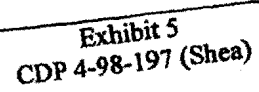
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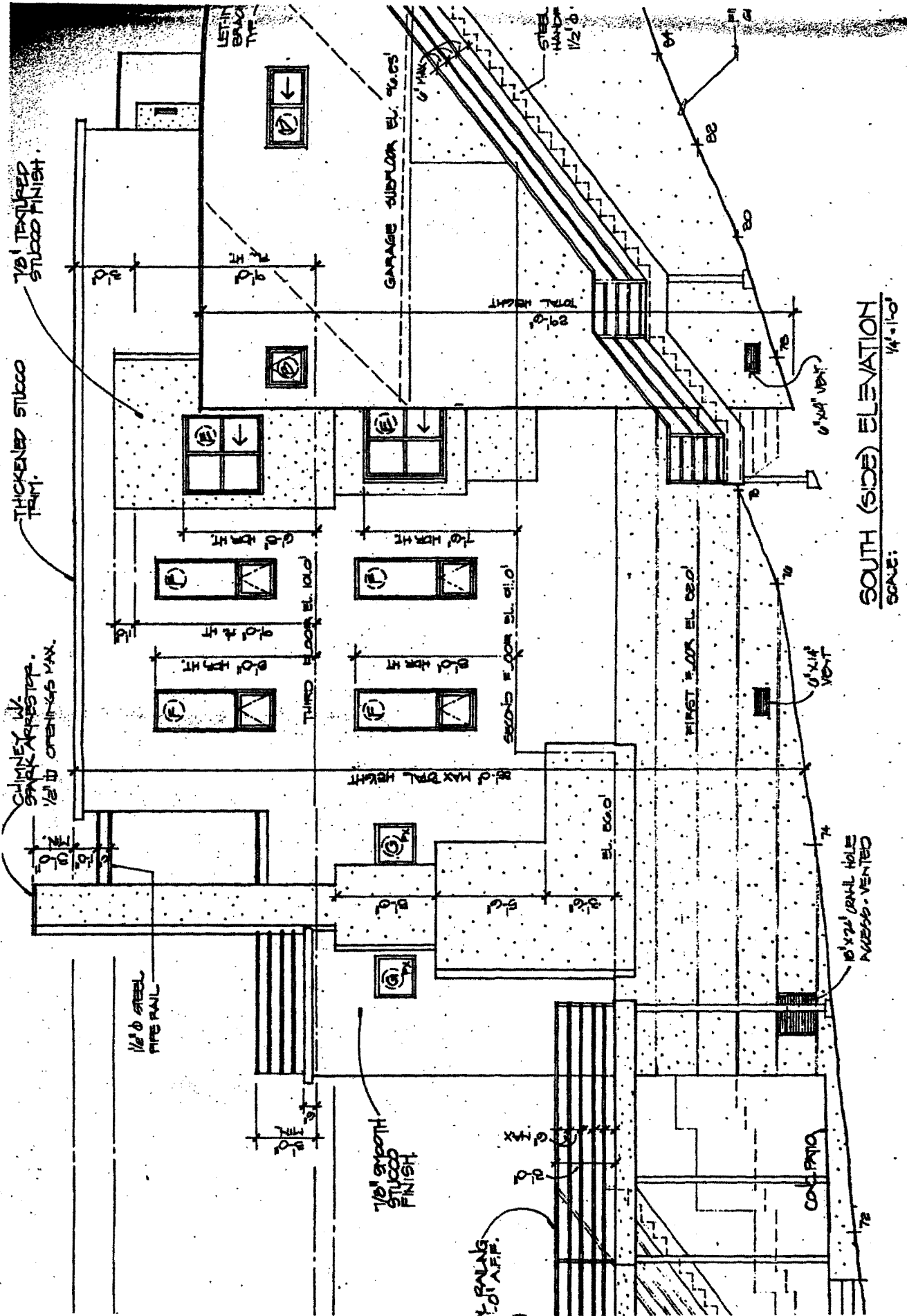
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LAWRENCE BARRETT, 440-9138

VELOCITY REDUCER

CORIC CHANNEL CHANNEL







SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

SCALE:

1/4" = 1'-0"

3/4" x 3/4" glass painted
solid white. Typical of
1000 + 2409.
MODEL = 5757 A-CM

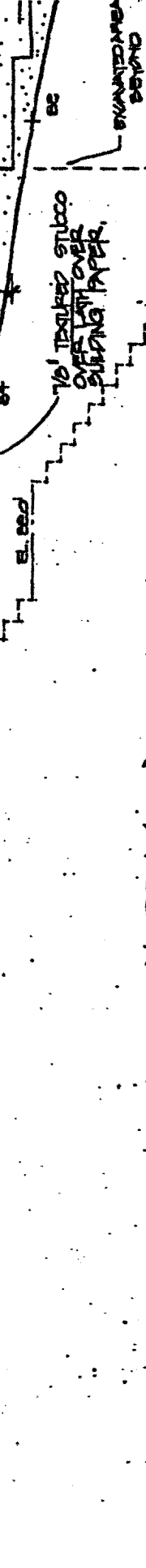
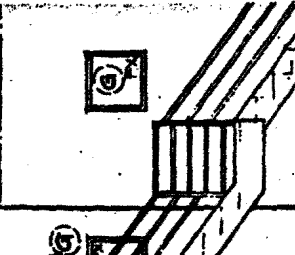
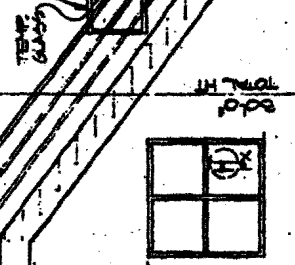
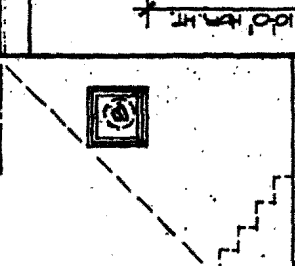
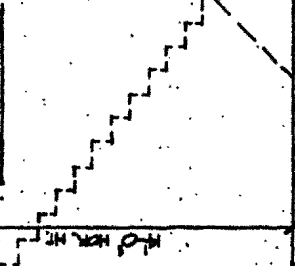
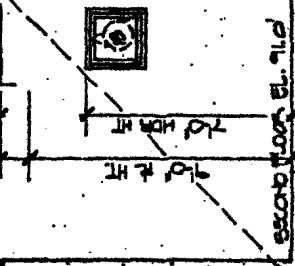
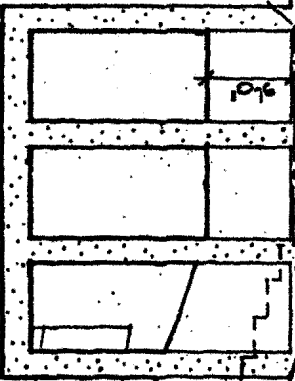
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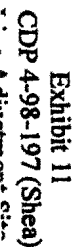
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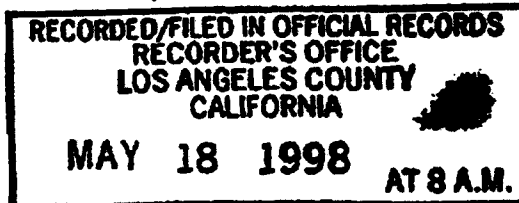
11-12-90



98 829268

RECORDING REQUESTED BY:
First American Title Company
AND WHEN RECORDED MAIL TO:

James M. Hawkins &
Christopher Shea
1577 Old Topanga Road
Topanga, CA 90290



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THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. PP-08522-DW

TITLE ORDER NO. 9725123-40

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$88.00

[X] computed on full value of property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale.

[X] Unincorporated area [] City of, AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THOMAS HINERFELD, A MARRIED MAN

hereby GRANT(s) to:

JAMES M. HAWKINS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN
UNDIVIDED 50% INTEREST and CHRISTOPHER SHEA, A SINGLE MAN AS TO AN UNDIVIDED 50%
INTEREST, AS TENANTS IN COMMON.

the real property in the, County of Los Angeles, State of California, described as:

PARCEL 1: LOT 25 AND THE EASTERLY 10 FEET OF LOT 45, MORE FULLY DESCRIBED IN THE LEGAL
DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

ALSO KNOWN AS: Vacant land - AP #4457-15-22, Malibu, CA 90285

A.P. # 4457-015-022

DATED April 10, 1998

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On 4-17-98

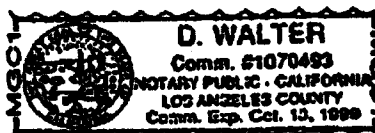
before me, D. Walter

a Notary Public in and for said State, personally appeared

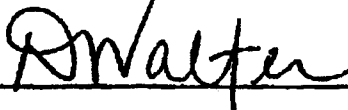
Thomas Hinerfeld


Thomas Hinerfeld

~~personally known to me~~ for proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



Signature



Mail tax statements to: James M. Hawkins (same as above)

(This area for official notarial seal)

Exhibit 14
CDP 4-98-197 (Shea)
Lot 25 of Tract Map 9456 Deed Restriction

NOTIFICATION SENT \$10

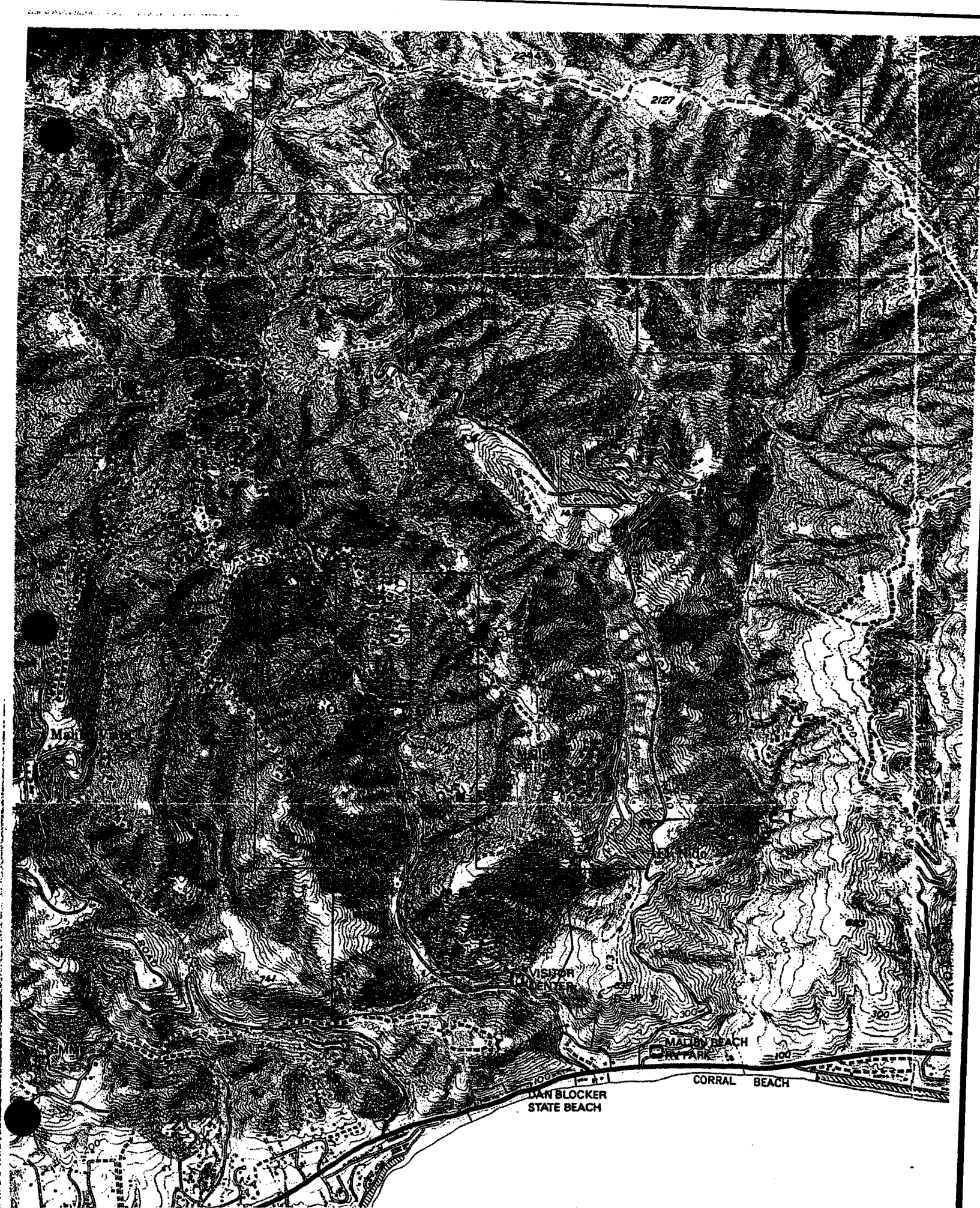


Exhibit 13
CDP 4-98-197 (Shea)
Trail Map

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 25 AND THE EASTERLY 10 FEET OF LOT 45 OF TRACT 9458, AS PER MAP RECORDED IN BOOK 131 PAGES 30 TO 33 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY AS PROVIDED IN DEED RECORDED JUNE 5, 1980 AS INSTRUMENT NO. 80-551007.

PARCEL 2:

AN EASEMENT FOR SEPTIC PITS AND SEWER SYSTEM, TOGETHER WITH INGRESS AND EGRESS OVER THE EAST 48 FEET OF THE WEST 153.51 FEET OF THE SOUTH 21 FEET OF PARCEL 3, PARCEL MAP 15290, AS PER MAP FILED IN BOOK 157 PAGES 41 AND 42 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

