

Th 11b

**CALIFORNIA COASTAL COMMISSION**

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



Filed: 7/22/98

49th Day: 9/9/98

180th Day: 1/18/99

Staff: J. Johnson

Staff Report: 8/19/98

Hearing Date: 9/8 - 11/98

**STAFF REPORT: PERMIT AMENDMENT****APPLICATION NO: 4-96-025-A-1****APPLICANT: Mark Jason****PROJECT LOCATION: Chard Road Access to 20556 Betton Drive, Topanga, Los Angeles County****DESCRIPTION OF PROJECT PREVIOUSLY APPROVED:** Construct a new 4,800 sq. ft., 25 ft. high, two story single family residence, with swimming pool, and involves grading 696 cubic yards of material to construct residence. The project also includes improvements to a 1,790 ft. long access road involving paving, the installation of drainage devices, and approximately 3,016 cubic yards of grading.**DESCRIPTION OF AMENDMENT:** Construct a below grade, 135 foot long retaining wall, to reinforce the road embankment. The depth/height of the wall varies from a total of six (6) to ten (10) feet, most of which is underground beneath the roadway. The maximum height of the wall above the grade of the road will be 1 1/2 feet. Approximately 128 cubic yards of material will be cut to allow for the construction of the wall that will be compacted on the road after the wall is constructed. Replace approved drainage culvert with an 'Arizona' crossing to cross a minor drainage.**LOCAL APPROVALS RECEIVED:** Los Angeles County Regional Planning Department, "Approval in Concept".**SUBSTANTIVE FILE DOCUMENTS:** Coastal Development Permit No. 4-96-025, Jason; Coastal Development Permit No. 4-97-015, Sayles; Malibu Santa Monica Mountains certified Land Use Plan.

---

**PROCEDURAL NOTE:** The Commission's regulations provide for referral of permit amendment requests to the Commission if:

1. The Executive Director determines that the proposed amendment is a material change, or
2. Objection is made to the Executive Director's determination of immateriality, or

3. The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material (14 Cal. Admin. Code Section 13166). The applicant has requested that this proposed amendment be processed as a material amendment.

---

### **SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission determine that the proposed development with this proposed amendment is consistent with the requirements of the Coastal Act.

---

### **STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution:

#### **I. Approval with Conditions**

The Commission hereby approves the amendment to the coastal development permit, 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 effects on the environment within the meaning of the California Environmental Quality Act.

Staff Note: All standard and special conditions attached to the original permit shall remain in effect and are attached in Exhibit 6 and are incorporated herein.

#### **II. Findings and Declarations**

The Commission finds and declares:

##### **A. Project Description and Location**

The applicant proposes to repair a portion of Chard Road by constructing a below grade 135 foot long retaining wall to reinforce the road embankment on the downhill side (Exhibits 2, 3 and 4). The applicant also proposes to replace an approved drainage culvert with an 'Arizona' crossing to cross a minor drainage. The project site is located along an existing road with approved road improvements that accesses the applicant's

parcel. The road accesses the parcel where a single family residence is proposed. The subject site is located within the Tuna Canyon Significant Watershed, south of Tuna Canyon Road and Skyhawk Lane. (Exhibit 1)

In August 1996, the Commission approved coastal permit number 4-96-025 for certain road improvements and a new residence. The approved road improvements consist of paving 1,790 feet of an existing dirt access road (Chard Road and Betton Drive), installing three drainage culverts with rip rap dissipaters, and grading about 3,016 cubic yards of material. The Commission also approved a proposed residence consisting of a 4,800 sq. ft. two story structure with a pool to be accessed across the existing dirt road with the above approved road improvements. On July 7, 1997, the applicant complied with all the conditions required prior to the issuance of the coastal development permit, as a result, the permit was issued to the applicant. The road improvements and residence have not been constructed at this time.

The applicant now proposes to construct a below grade retaining wall that is necessary to stabilize the existing roadway that washed out at two locations along Chard Road during the past winter storm season. The wash out area is a gully located at the upper most drainages of Tuna Canyon Creek. Approximately 128 cubic yards of material will be cut to allow for the construction of the wall; after construction is complete, the cut material will be compacted on road. In addition, the applicant proposed to replace an approved drainage culvert with an 'Arizona' crossing for minor drainage purposes. An 'Arizona' crossing is a common term used to describe an at grade road crossing for a minor drainage. In this case, the 'Arizona' crossing consists of a concrete apron in a very broad 'V' shape to accommodate minor drainage during storm events.

The location of the proposed retaining wall and 'Arizona' crossing is on two parcels that are not owned by the applicant. However, the applicant has provided evidence of his ingress and egress access easement over the road. The property owners, whose property the road easement and proposed road improvement are located has been notified by letter of this development pursuant to Section 30601.5 of the Coastal Act. Section 30601.5 of the Coastal Act states that: "All holders or owners of any interests of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant." These property owners, Mr. Malcolm Lesavoy (APN 4449-011-037) and Mr. Sherman Stacey (APN 4448-006-037) have not responded to these letters at this time (Exhibit 6). Any response to these letters will be provided at the Commission meeting.

**B. Environmentally Sensitive Resource Areas**

The Coastal Act includes a policy protecting environmentally sensitive habitat areas from disruption of habitat values. 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 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.

Section 30231 of the Coastal Act is written to protect and enhance, or restore where feasible, marine resources and the biological productivity and quality of coastal waters, including streams:

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.

The area's habitat values within the Tuna Canyon Significant Watershed are well documented in the staff report and findings for coastal development permit number 4-96-025. Applicable policies of the Malibu/Santa Monica Mountains Land Use Plan (LUP) are also identified, including policies protecting watersheds and ESHA's from individual and cumulative impacts.

The project site is located within the Tuna Canyon Significant Watershed. Two upper tributaries to Tuna Canyon Creek, a Commission designated environmentally sensitive habitat area (ESHA), are located on either side of the proposed development. The tributary to the southwest is the 'blue line' designated stream of Tuna Canyon Creek. To the southwest, the proposed below grade retaining wall will be incorporated into two culverts. One culvert is existing on the site, while the second culvert was approved in coastal permit number 4-96-025 by the Commission and will be incorporated into this proposed retaining wall. It is important to point out that the retaining wall is located entirely within the roadway. The proposed wall will extend to the northeast, and will be located beneath the proposed 'Arizona' crossing in a manner to support it. An approved underground culvert will not be constructed as the 'Arizona' crossing will replace it. The applicant proposes to construct the new culvert and 'Arizona' crossing at the time this proposed retaining wall is constructed. It is important to note that the Commission has approved these road improvements, including the new culvert, in coastal permit number

4-96-025. The drainage where the 'Arizona' crossing is proposed to be located leads to the 'blue line' stream to the southeast.

Since this area burned in the 1993 Malibu Fire, the re-growth of chaparral vegetation is occurring. Because the subject site is located between the uppermost tributaries of Tuna Canyon Creek, a blue line stream, additional protection is provided by the LUP. However, the tributaries in the vicinity of Chard Road are not considered a riparian corridor as they do not include riparian vegetation. The tributary to the southwest is the 'blue line' designated stream. Further, the surrounding chaparral vegetation will not be affected as the proposed below grade wall and 'Arizona' crossing will be located entirely within the existing dirt roadway. Although an approximate 128 cubic yards of material will be cut to allow for the construction of the wall, it is judged to be the minimum necessary in order for the applicant to stabilize the existing dirt road and minimize future erosion until such time as the road is paved to comply with the requirements of the Los Angeles County Fire Department. The cut material is proposed to be compacted on site within the roadway without the need for offsite disposal. In addition, coastal permit number 4-98-025 includes conditions addressing an erosion control and drainage plan and a road maintenance agreement that remain in effect to further reduce erosion of the road.

Lastly, since the proposed project will be located beneath and within the edge of an existing dirt road that has been approved for paving improvements, no significant new impacts will occur to habitat adjacent to the roadway. Therefore, the proposed project will not adversely affect Tuna Canyon Creek.

Therefore, the Commission finds that the proposed project is consistent with the protection of environmentally sensitive habitats and creeks as required by Coastal Act Sections 30231 and 30240.

**C. Geologic and Erosion Hazards**

The Coastal Act includes a policy to protect existing and proposed development from hazards. Section 30253 of the Coastal Act states in part that new development shall:

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

The proposed development is located in the Santa Monica Mountains near the upper portion of Tuna Canyon Road, an area that is generally considered to be subject to a high amount of natural hazards. Geologic hazards common to the Santa Monica mountains include soil stability concerns, landslides, and erosion. 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 landslides on property.

The applicant proposes to cut approximately 128 cubic yards of material to construct the below grade retaining wall and compact this cut material on the roadway at the completion of the proposed project. The Commission finds that if this project is constructed during the winter storm season, minimizing site erosion will improve the stability of the site and reduce potential sedimentation into Tuna Canyon Creek that leads to the Pacific Ocean. Erosion during the winter rainy season from November 1 through March 31 can be minimized by requiring the applicant to install sediment basins on site prior to or concurrent to the initial grading necessary to construct the below ground retaining wall and maintained through the development process to minimize sediment from runoff waters during construction. Special Condition number five b (5. b.) of permit number 4-96-025 includes a provision for the installation of sediment basins to ensure erosion and sedimentation is controlled and minimized if construction occurs during the rainy season. Therefore, the Commission finds that the proposed project, as conditioned to address geologic and erosion hazards, is consistent in Section 30253 of the Coastal Act.

**D. Visual Resources and Landform Alteration**

The Coastal Act includes a policy to protect public views from development to and along the coast and to minimize the alteration of natural landforms. Section 30251 of the Coastal Act states that:

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

The proposed project site is located within the roadway of an existing dirt road, Chard Road. The majority of the proposed retaining wall will be located below grade within the

roadway. As a result only a maximum of 1 1/2 feet of the wall will be visible from the immediate surrounding area (Exhibit 4). The proposed 'Arizona' crossing will be located at the grade of the road. The project site is not visible from any public road and only be partially visible from nearby state and federal park lands to the east and south. Within this setting, the public visibility of the proposed project will be very limited and will not adversely impact visual resources. For these reasons, the Commission finds that the proposed project is consistent with Section 30251 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 coastal 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 development 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 amendment will be in conformity with the provisions of Chapter 3, if certain conditions are incorporated into the project and accepted by the applicant. The proposed amendment 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 amendment will not prejudice the County of Los Angeles' ability to prepare a Local Coastal Program for this area of Malibu that is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

**F. California Environmental Quality Act**

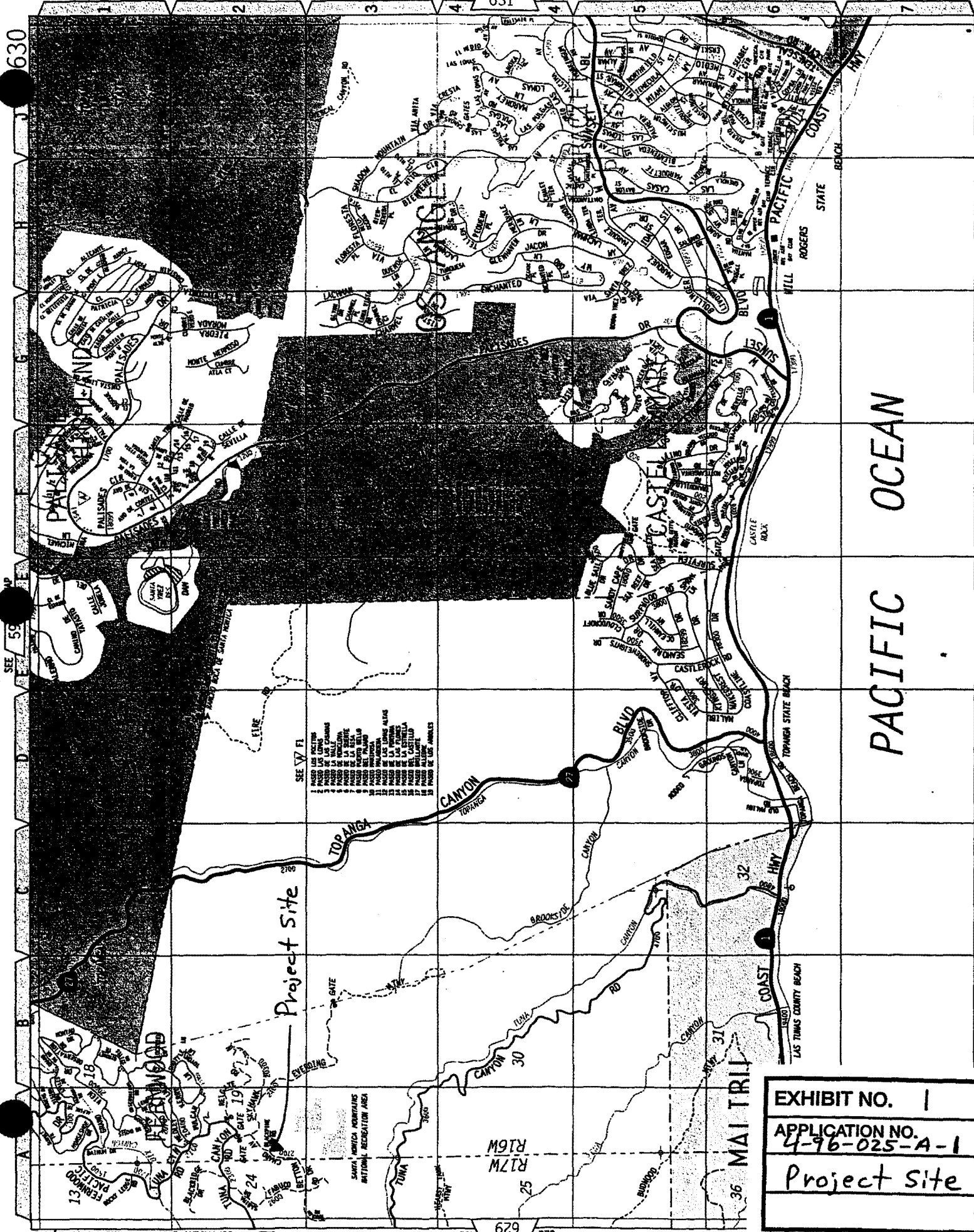
The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA. Section 21080.5 (d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effects that the activity may have on the environment.

The proposed amendment will not have any significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the Commission finds that the proposed amendment, is consistent with the requirements of CEQA and the policies of the Coastal Act.

496025A1.doc



- SEE V FL
- 1 PARCEL DE LAS ANIMAS
  - 2 PARCEL DE LAS ANIMAS
  - 3 PARCEL DE LAS ANIMAS
  - 4 PARCEL DE LAS ANIMAS
  - 5 PARCEL DE LAS ANIMAS
  - 6 PARCEL DE LAS ANIMAS
  - 7 PARCEL DE LAS ANIMAS
  - 8 PARCEL DE LAS ANIMAS
  - 9 PARCEL DE LAS ANIMAS
  - 10 PARCEL DE LAS ANIMAS
  - 11 PARCEL DE LAS ANIMAS
  - 12 PARCEL DE LAS ANIMAS
  - 13 PARCEL DE LAS ANIMAS
  - 14 PARCEL DE LAS ANIMAS
  - 15 PARCEL DE LAS ANIMAS
  - 16 PARCEL DE LAS ANIMAS
  - 17 PARCEL DE LAS ANIMAS
  - 18 PARCEL DE LAS ANIMAS
  - 19 PARCEL DE LAS ANIMAS
  - 20 PARCEL DE LAS ANIMAS
  - 21 PARCEL DE LAS ANIMAS
  - 22 PARCEL DE LAS ANIMAS
  - 23 PARCEL DE LAS ANIMAS
  - 24 PARCEL DE LAS ANIMAS
  - 25 PARCEL DE LAS ANIMAS
  - 26 PARCEL DE LAS ANIMAS
  - 27 PARCEL DE LAS ANIMAS
  - 28 PARCEL DE LAS ANIMAS
  - 29 PARCEL DE LAS ANIMAS
  - 30 PARCEL DE LAS ANIMAS
  - 31 PARCEL DE LAS ANIMAS
  - 32 PARCEL DE LAS ANIMAS
  - 33 PARCEL DE LAS ANIMAS
  - 34 PARCEL DE LAS ANIMAS
  - 35 PARCEL DE LAS ANIMAS
  - 36 PARCEL DE LAS ANIMAS
  - 37 PARCEL DE LAS ANIMAS
  - 38 PARCEL DE LAS ANIMAS
  - 39 PARCEL DE LAS ANIMAS
  - 40 PARCEL DE LAS ANIMAS
  - 41 PARCEL DE LAS ANIMAS
  - 42 PARCEL DE LAS ANIMAS
  - 43 PARCEL DE LAS ANIMAS
  - 44 PARCEL DE LAS ANIMAS
  - 45 PARCEL DE LAS ANIMAS
  - 46 PARCEL DE LAS ANIMAS
  - 47 PARCEL DE LAS ANIMAS
  - 48 PARCEL DE LAS ANIMAS
  - 49 PARCEL DE LAS ANIMAS
  - 50 PARCEL DE LAS ANIMAS



PACIFIC OCEAN

EXHIBIT NO. 1
APPLICATION NO. 4-96-025-A-1
Project site

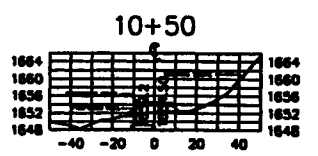
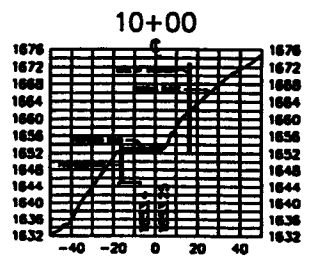
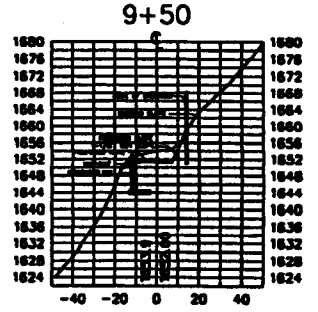
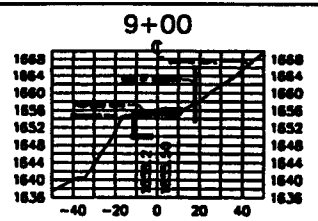
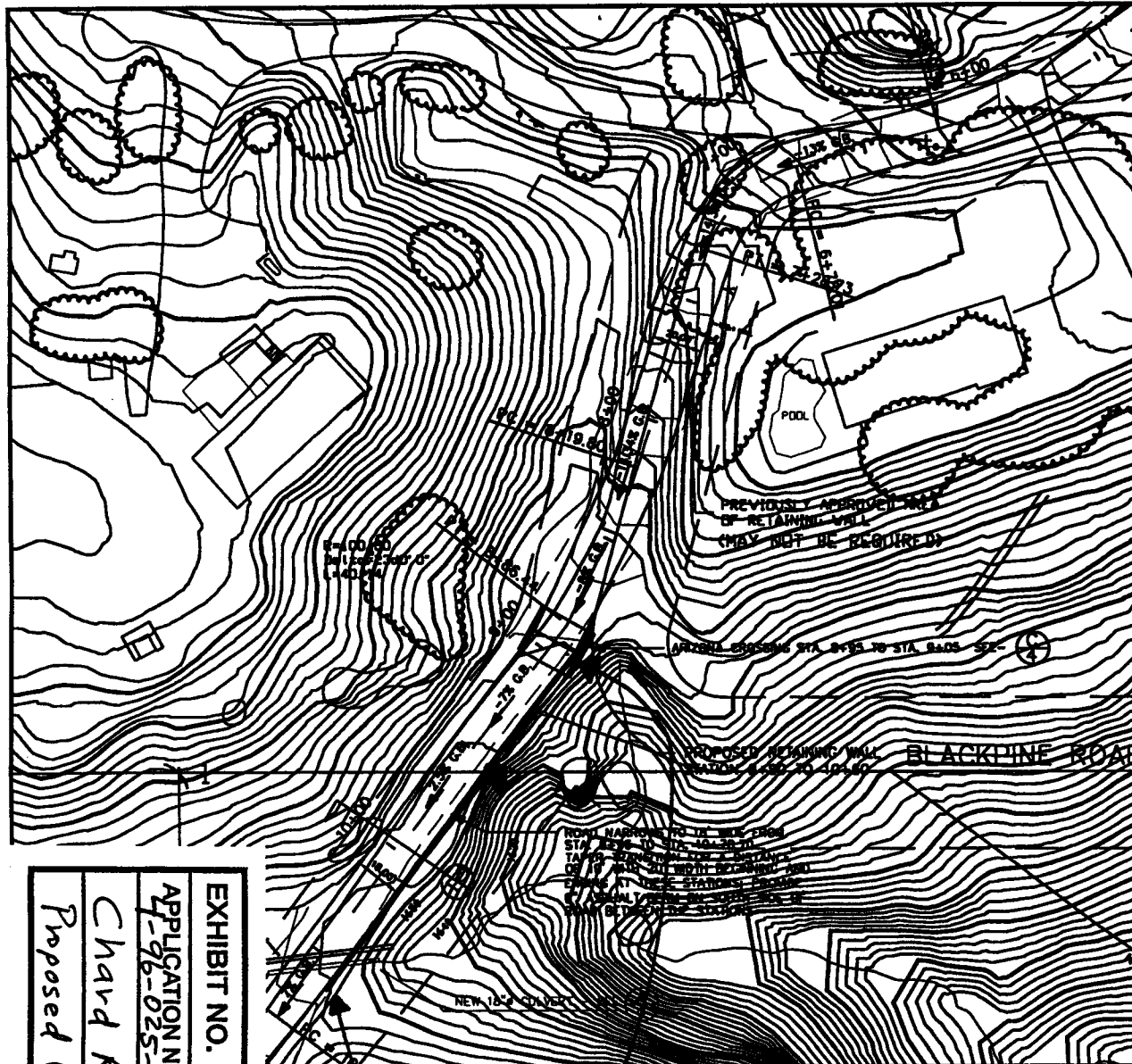


RETAINING WALL ADDITION FOR ROAD	
DATE	NO.
DESIGNED BY	CHECKED BY
DRAWN BY	DATE
SCALE	
SHEET NO. 1 OF 2	

**Holmes Enterprises Inc.**  
 Structural and Civil Engineering  
 200 Wilson Rd. Meripark, CA 93021  
 (805) 532-1571  
 (805) 532-1596



EXHIBIT NO. 2  
 APPLICATION NO.  
 4-96-025-A-1  
 Project Site



1" = 20'



SECTION

EXHIBIT NO. 3  
 APPLICATION NO. 7-96-025-A-1  
 Chard Road  
 Proposed Wall

Proposed Wall



Holmes Enterprises Inc.  
 Structural and Civil Engineering  
 200 Wicks Rd. Moorpark, CA 93021

(805) 532-1571  
 fax: (805) 532-1596

RETAINING WALL ADDITION FOR ROAD	
DATE	BY
DATE	BY
SHEET 2 OF 2	

SKYHAWK / CHARD ROAD

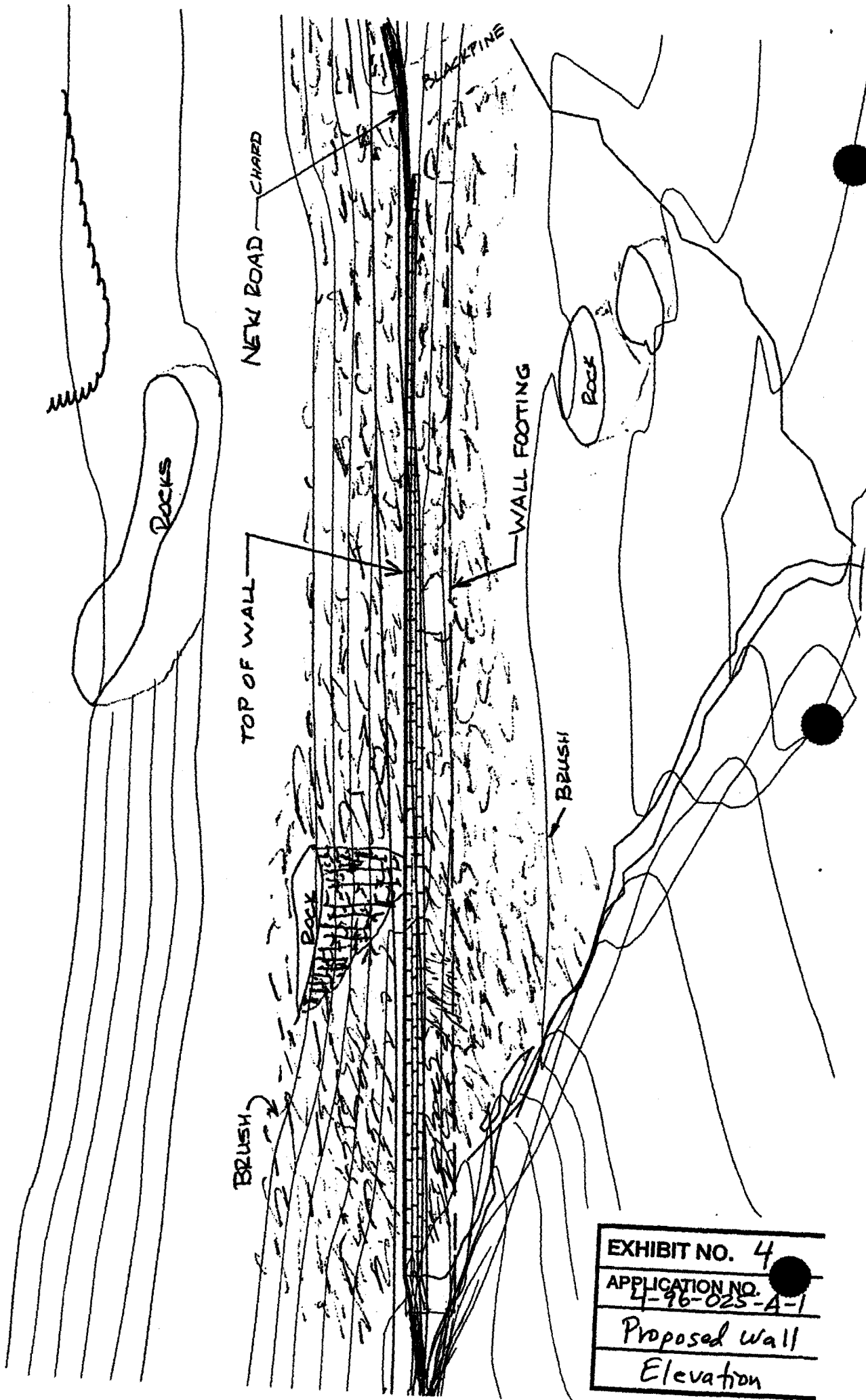


EXHIBIT NO. 4
APPLICATION NO. 4-96-025-A-1
Proposed Wall Elevation

**CALIFORNIA COASTAL COMMISSION**

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



August 13, 1998

Sherman Stacey,  
 233 Wilshire Boulevard, # 510  
 Santa Monica, CA 90401-1214

RE: Coastal Development Permit Application No. 4-96-025, Mark Jason, Chard Road access to 20556 Betton Drive, Malibu

Dear Mr. Stacey;

This office has received an application from Mark Jason to construct a below grade 135 foot long retaining wall to reinforce the embankment along a portion of Chard Road accessing Mr. Jason's Coastal Commission approved residence at 20556 Betton Drive, Malibu. The application is filed and scheduled for a public hearing at the Coastal Commission's September 8 - 11, 1998 meeting in Eureka.

Coastal Act Section 30601.5 states as follows:

All holders or owners of any interests of record in the affected property shall be notified in writing of the permit application and invited to join as co-applicant.

Because our records in the application file indicate that you are the owner of a fee interest in the property across which the road improvement is proposed, the Commission is notifying you of the application pursuant to Section 30601.5. With this letter, staff are inviting you to join this application as a co-applicant if you so choose. If you wish to join as a co-applicant, you may indicate your agreement by signing and returning a copy of this letter. If you have any questions or need further information about this application and the proposed project, please call me at the number above.

Sincerely,

James Johnson  
 Coastal Program Analyst

AGREED:

\_\_\_\_\_  
 Name (Print)

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Property Address

cc: Donald Schmitz  
 jasoncos.doc

EXHIBIT NO. 5
APPLICATION NO. 4-96-025-A-1
Co-applicant
Letter Example

EXHIBIT NO. 6
APPLICATION NO. 4-96-025-A-1
Conditions 4-96-0
page 1 of 3

Coastal Permit No. 4-96-025 Conditions

**A. STANDARD CONDITIONS:**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, is 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 this permit is approved by the Commission. 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 in the application for permit, subject to any special conditions 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 project during its development, 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.

**B. SPECIAL CONDITIONS:**

1. Future Development

Prior to the issuance of a coastal development permit, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the development described in the Coastal Development Permit No. 4-98-025; and that any future structures, additions or improvements to the property, including but not limited to clearing of vegetation, that might otherwise be exempt under Public Resource Code Section 30610(a), will require a permit from the Coastal Commission or its successor agency. However, fuel modification consistent with

EXHIBIT NO. 6
APPLICATION NO. 4-96-025-A-1
Conditions 4-96-025
page 2 of 3

the requirements of the Los Angeles County Fire Department's fuel standards is permitted. The document shall run with the land, binding all assigns, and shall be recorded free of prior liens and any other encumbrances. The Executive Director determines may affect the interest being conveyed.

2. Plans Conforming to Geologic Recommendation

All recommendations contained in the Preliminary Soils and Engineering Geologic Investigation, dated November 20, 1995, prepared by California Geosystems, shall be incorporated into all final design and construction including foundations, grading 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.

3. Wild Fire Waiver of Liability

Prior to the issuance of the coastal development permit, the applicants 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.

4. Road Maintenance Agreement

By acceptance of this Coastal Development Permit, the applicant agrees that should the proposed improvements to the access road or the proposed drainage structures fail or result in erosion, the applicant/landowner or successor interests shall be solely responsible for any necessary repairs and restoration along the entire length of the access road as it crosses Skyhawk Lane, Chard Road and Betton Drive.

5. Erosion Control and Drainage Plan

Prior to the issuance of the Coastal Development Permit, the applicant shall submit for the review and approval of the Executive Director, an erosion control and drainage plan designed by a licensed engineer. The plan 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 according to the submitted landscape plan within thirty (30) days of final occupancy of the residence. Such planting shall be adequate to provide ninety (90) percent coverage within one (1) year and shall be repeated, if necessary, to provide such coverage.

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

c) The drainage plan shall illustrate that run-off from the roof, patios, driveway and all other imperious surfaces on the subject parcel are collected and discharged in a non-erosive manner which avoids ponding on the pad area. Site drainage shall not be accomplished by sheetflow runoff. Should the residential project's drainage structures fail or result in erosion, the applicant/landowner or successor interests shall be responsible for any necessary repairs and restoration.

6. Required Approvals

Prior to the issuance of a coastal development permit, the applicant shall provide to the Executive Director of the Commission; a copy of a valid California Department of Fish and Game Streambed Alteration Agreement, or evidence that such an agreement is not required.

EXHIBIT NO. 6
APPLICATION NO. 4-96-025-A-1
Conditions 4-96-025
page 3 of 3