

CALIFORNIA COASTAL COMMISSION

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

Filed: 4/19/99
49th Day: 6/7/99
180th Day: 10/16/99
Staff: S. Hudson *jk*
Staff Report: 4/22/99
Hearing Date: May 11, 1999
Commission Action:



STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-97-152

APPLICANT: Roger and Doriana Richman

AGENT: Michael Esserts, AIA

PROJECT LOCATION: 6140 Cavalleri Road, City of Malibu; Los Angeles County

PROJECT DESCRIPTION: The applicant is requesting after-the-fact approval for the construction of a 1,600 sq. ft. pipe-frame barn/tackroom, 96 sq. ft. hay shed, 144 sq. ft. concrete pad, horse riding arena, and 980 cu. yds. of grading (490 cu. yds. cut and 490 cu. yds. fill). The proposed project also includes the new construction of a swimming pool, replacement of the unpermitted 6 ft. high wooden retaining walls with new 6 ft. high concrete retaining walls, 480 cu. yds. of new grading (225 cu. yds. cut, 65 cu. yds. fill and 190 cu. yds. of pool excavation) and the removal of a 90 sq. ft. pipe-frame horse-stall.

Lot area:	51,170	sq. ft.
Building coverage:	6,696	sq. ft.
Pavement coverage:	3,500	sq. ft.
Ht. abv. ext. grade:	11	ft.

LOCAL APPROVALS RECEIVED: City of Malibu Approval in Concept.

SUBSTANTIVE FILE DOCUMENTS: Geotechnical Engineering and Geologic Report by RJR Engineering Group dated 7/11/97; Geotechnical Engineering and Geologic Report Addendum by RJR Engineering Group dated 10/14/98; Coastal Development Permit 5-90-683 (Isla Vista Group).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with seven (7) special conditions regarding landscape plans, plans conforming to geologic recommendation, drainage plans and responsibility, removal of excavated material, material design specifications, wildfire waiver of liability, and condition compliance. A portion of the Coastal Slope Trail paralleling Cavalleri Road is located on the western boundary of the subject site. The proposed development will not be visible from the Coastal Slope Trail or result in any adverse effects to public use of the existing trail system. The proposed development will be visible from approximately a 100 ft. portion of Kanan Dume Road to the east. All development, with the exception of the proposed 480 cu. yds. of new grading, construction of a pool and concrete retaining walls, and removal of the 90 sq. ft. horse-stall, has been previously completed without the required coastal permit.

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 Erosion Control Plan

Prior to the issuance of the coastal development permit, the applicant shall submit a landscaping and erosion control plan for review and approval by the Executive Director. The plan shall identify the species, extent, and location of all plant materials and shall incorporate the following criteria:

(a) All graded & 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 Mountains 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 which tend to supplant native species shall not be used. Irrigated lawn, turf, or groundcover planted within a 50 ft. radius (fuel modification zone) of the proposed residence shall be selected from the most drought tolerant species, subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

(b) All cut and fill slopes shall be stabilized with planting within 60 days of receipt of the certificate of occupancy. 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, and this requirement shall apply to all disturbed soils;

(c) Plantings shall 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 the applicable landscape requirements.

(d) 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.

(e) The plan shall include vertical elements in the landscaping plan to screen and soften the adverse visual effects of the proposed development from public viewing areas including Kanan Dume Road.

(f) Vegetation within 50 feet of the residence 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 County 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, Forestry Division, Fire Prevention Bureau.

(g) Five years from the completion of development, the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies that the on-site landscaping is in conformance with the landscape plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates that the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in compliance with the original approved plan.

2. Plans Conforming to Geologic Recommendation

All recommendations contained in the Geotechnical Engineering and Geologic Report by RJR Engineering Group dated 7/11/97 and the Geotechnical Engineering and Geologic Report Addendum by RJR Engineering Group dated 10/14/98 shall be incorporated into all final design and construction including foundations, grading and drainage. All plans must be reviewed and approved by a geologic/geotechnical engineer as conforming to said 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 consultant's 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 to the proposed development approved by the Commission which may be recommended by the consultants shall require an amendment to the permit or a new coastal permit.

3. Drainage Plans and Maintenance Responsibility

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 designed by a licensed engineer which assures that run-off from the road and all other impervious surfaces on the subject parcel are collected and discharged in a non-erosive manner. Site drainage shall not be accomplished by sheetflow runoff. With acceptance of this permit, the applicant agrees that should any of the project's surface or

subsurface drainage structures fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

4. Removal of Excavated Material

Prior to the issuance of the coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

5. Material/Design Specifications

Prior to the issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, detailed plans and specifications which provide that the surface of the proposed concrete retaining walls shall be designed to include, or mimic, the color and texture of surrounding native rock and soil and to blend with the surrounding natural environment.

6. Wild Fire Waiver of Liability

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

7. Condition Compliance

Within 90 days of Commission action on this coastal development 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

The Commission hereby finds and declares:

A. Project Description and Background

The applicant is requesting after-the-fact approval for the construction of a 1,600 sq. ft. pipe-frame barn/tackroom, 96 sq. ft. hay shed, 144 sq. ft. concrete pad, horse riding arena, and 980 cu. yds. of grading (490 cu. yds. cut and 490 cu. yds. fill). The proposed project also includes the new construction of a swimming pool, replacement of the unpermitted 6 ft. high wooden retaining walls with new 6 ft. high concrete retaining walls, 480 cu. yds. of new grading (225 cu. yds. cut, 65 cu. yds. fill and 190 cu. yds. of pool excavation) and the removal of a 90 sq. ft. pipe-frame horse-stall.

The subject site is a 51,170 sq. ft. lot located downslope and east of Cavalleri Drive in a generally built out portion of Malibu consisting of single family residences. Slopes on site descend to the east at an approximate slope gradient of 5:1 (20°) to 2:1 (50°). The project site is visible from approximately a 100 ft. length of Kanan Dume Road located approximately 1/3 mile to the east. A dedicated trail easement for a portion of the Coastal Slope Trail paralleling Cavalleri Road is located on the western boundary of the subject site. All proposed development will be located downslope and to the east (on the opposite side of the existing single family residence) and will not be visible from the Coastal Slope Trail or result in any adverse effects to public use of the existing trail system.

The project site has been the subject of past Commission action. Coastal Development Permit 5-90-683 was issued on March 14, 1991, by the Commission for the construction of a 35 ft. high, two-story 4,677 sq. ft. single family residence, 3-car garage, septic system, and 600 cu. yds. of grading (300 cu. yds. of cut and 300 cu. yds. of fill) subject to three special conditions regarding plans in conformance with geologic recommendations, future improvements, and the preservation of a trail easement. All proposed development including the 980 cu. yds. of after-the-fact grading (300 cu. yds. for the barn and riding ring improvements and 680 cu. yds. to construct the existing single family residence) has been previously completed without the required coastal development permit or amendment. The Commission notes that the 680 cu. yds. of grading performed by the previous property owner is in addition to the 600 cu. yds. of grading approved by Coastal Development Permit 5-90-683 (Isla Vista Group) for the construction of the existing single family residence located on site. The applicant is now proposing 480 cu. yds. of new grading (190 cu. yds. of grading for the installation of a swimming pool and 290 cu. yds. of remedial grading to ensure site stability) and the removal of a 90 sq. ft. pipe-frame horse-stall.

B. Hazards

Section 30253 of the Coastal Act states in part that new development shall:

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

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

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission will only approve the project if the applicant agrees to indemnify the Commission from any liability associated with such risks. Through the waiver of liability, incorporated by Special Condition Six (6), the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development and agrees to indemnify the Commission for any liability arising out of the project.

The proposed project includes the after-the-fact request for a total of 980 cu. yds. of grading (490 cu. yds. of cut and 490 cu. yds. of fill). Approximately 300 cu. yds. of the after-the-fact grading was carried out by the applicant in 1997 to construct the two pad areas for the proposed barn and riding ring improvements. The applicant's engineering consultant has calculated that the remaining 680 cu. yds. of after-the-fact grading was carried out by the previous property owner to construct the existing single family residence. The Commission notes that the 680 cu. yds. of grading performed by the previous property owner is in addition to the 600 cu. yds. of grading approved by Coastal Development Permit 5-90-683 (Isla Vista Group) for the construction of the existing single family residence located on site.

The applicant is now proposing 480 cu. yds. of new grading. Approximately 190 cu. yds. of the new proposed grading is for the installation of a swimming pool immediately adjacent to the existing residence. The remaining 290 cu. yds. of new proposed grading is remedial in nature and required to ensure site stability. The applicant's geotechnical consultant has indicated that the unpermitted grading which has been previously carried out on the project site is not adequate to ensure site stability.

However, the Geotechnical Engineering and Geologic Report by RJR Engineering Group dated 7/11/97 indicates that the slopes on site, after the proposed remedial grading, will be relatively stable with a Factor of Safety in excess of 1.5 and will be adequate to provide for relative geologic slope stability. The report states:

Minor remedial grading will be performed to construct a stability fill and add subsurface drainage to the lower fill slope east of the riding arena...Based upon our review of the site and the available data, and based upon Section 311 of the Los Angeles County Building Code, the proposed improvements are feasible from a geologic and geotechnical standpoint, and should be free of landslides, slumping, and excess settlement as described in this report, assuming the recommendations presented in this report are implemented during the design and construction of the project. In addition, the stability of the site and surrounding areas will not be adversely affected by the proposed grading, based upon our evaluation and the proposed design.

The Geotechnical Engineering and Geologic Report by RJR Engineering Group dated 7/11/97 and the Geotechnical Engineering and Geologic Report Addendum by RJR Engineering Group dated 10/14/98 include a number of geotechnical recommendations to ensure the stability and geotechnical safety of the site. To ensure that the recommendations of the geotechnical engineering consultants have been incorporated into all proposed development, Special Condition Two (2) requires the applicant to submit project plans certified by the consulting geotechnical engineer as conforming to all recommendations by the consulting geotechnical engineer to ensure structural and site stability. 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 to the proposed development approved by the Commission which may be recommended by the consultants shall require an amendment to the permit or a new coastal permit.

In addition, the Geotechnical Engineering and Geologic Report by RJR Engineering Group dated 7/11/97 also states that:

We recommend that all slopes be vegetated and/or constructed with an erosion control mat as soon as possible, and a thorough maintenance plan be implemented at the end of construction to ensure proper drainage, vegetation cover, and prevention of burrowing rodents.

...

The site should be finish graded to direct drainage away from building foundations, roadways and slope faces. Drainage should not be allowed to pond anywhere on the pad, foundations or pavements and should be directed toward suitable collection and discharge facilities.

The Commission finds that the minimization of site erosion will add to the stability of the site. Erosion can best be minimized by requiring the applicant to landscape all disturbed and graded areas of the site with native plants, compatible with the surrounding environment. Thus, Special Condition One (1) has been required to ensure that all proposed disturbed and graded areas are stabilized and vegetated. In addition, to ensure that drainage is conveyed off site in a non-erosive manner, the Commission

finds that it is necessary to require the applicant, as required by Special Condition Three (3), to submit drainage plans certified by the consulting geotechnical engineer as conforming to their recommendations. Further, to ensure that the project's drainage structures will not contribute to further destabilization of the project site or surrounding area and that the project's drainage structures shall be repaired should the structures fail in the future, Special Condition Three (3) also requires that the applicant agree to be responsible for any repairs or restoration of eroded areas should the drainage structures fail or result in erosion.

All proposed grading which has been previously completed has been balanced on site (cut amount = fill amount). However, the Commission notes that the amount of new cut grading proposed by the applicant is larger than the amount of fill to be placed and will result in approximately 350 cu. yds. of excess excavated material. Excavated materials that are placed in stockpiles are subject to increased erosion. The Commission also notes that additional landform alteration would result if the excavated material were to be retained on site. In order to ensure that excavated material will not be stockpiled on site and that landform alteration is minimized, Special Condition Four (4) requires the applicant to remove all excavated material from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required. Therefore, the Commission finds that the proposed project, as conditioned above, is consistent with Section 30253 of the Coastal Act.

C. Visual Impacts

Section 30251 of the Coastal Act states that:

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

The proposed project is located within a built-out section of Malibu consisting of numerous single family residences and is consistent with neighboring development. The Commission notes that the proposed development, although consistent with neighboring development, will be visible from approximately a 100 ft. length of Kanan Dume Road. A dedicated trail easement for a portion of the Coastal Slope Trail paralleling Cavalleri Road is located on the western boundary of the subject site. All proposed development will be located downslope and to the east (on the opposite side of the existing single family residence) and will not be visible from the Coastal Slope Trail.

The applicant is requesting after-the-fact approval for the construction of a 1,600 sq. ft. pipe-frame barn/tackroom, 96 sq. ft. hay shed, 144 sq. ft. concrete pad, horse riding arena, and 980 cu. yds. of grading (490 cu. yds. cut and 490 cu. yds. fill). The proposed project also includes the new construction of a swimming pool, replacement of the unpermitted 6 ft. high wooden retaining walls with new 6 ft. high concrete retaining walls, 480 cu. yds. of new grading (225 cu. yds. cut, 65 cu. yds. fill and 190 cu. yds. of pool excavation), and the removal of a 90 sq. ft. pipe-frame horse-stall.

The applicant has submitted information which indicates that the majority of unpermitted grading on the project site, carried out by the previous property owner, was required to construct the existing single family residence. In addition, the grading that was carried out to construct the riding arena and barn pad did not result in significant landform alteration. The proposed new grading, with the exception of grading required for the installation of the proposed new pool, is remedial in nature and will also not result in significant landform alteration. However, the Commission notes that all proposed development will be visible from a portion of Kanan Dume Road. Therefore, in order to ensure that any potential adverse effects to public views resulting from the proposed development are minimized, Special Condition Five (5) requires that the surface of the proposed concrete retaining walls be designed to include, or mimic, the color and texture of native materials and appearance of the natural environment. The Commission also finds that the minimization of site erosion will add to the stability of the reconstructed slope, thereby also serving to minimize adverse effects to the visual resources on the subject site. Erosion can best be minimized by requiring the applicant to landscape the reconstructed slope with native plants, compatible with the surrounding environment. Thus, Special Condition One (1) has been required to ensure that all disturbed and graded areas, including the reconstructed slope, will be stabilized and vegetated with native plant species. Further, in order to minimize any adverse effects to public views, Special Condition One (1) also requires the applicant to include sufficient vertical elements (native trees and shrubbery) as part of the Landscape Plan to screen the proposed development from Kanan Dume Road. Therefore, the Commission finds that the proposed development, as conditioned, is consistent with Section 30251 of the Coastal Act.

D. Violations

Development has occurred on the subject site without the required coastal development permit including the construction of a 1,600 sq. ft. pipe-frame barn/tackroom, 96 sq. ft. hay shed, 144 sq. ft. concrete pad, horse riding arena, and 980 cu. yds. of grading (490 cu. yds. cut and 490 cu. yds. fill), 6 ft. high wooden retaining walls, and a 90 sq. ft. pipe-frame horse-stall. The applicant proposes to retain the above mentioned development with the exception of the 90 sq. ft. pipe-frame horse stall which the applicant is now

proposing to remove and the 6 ft. high wooden retaining walls which the applicant is proposing to replace with 6 ft. high concrete retaining walls.

In order to ensure that the violation aspect of this project is resolved in a timely manner, Special Condition Seven (7) requires that the applicant satisfy all conditions of this permit which are prerequisite to the issuance of this permit within 90 days of Commission action.

Consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this 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.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the Issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the project and accepted by the applicant. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA).

Section 21080.5(d)(2)(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.

SMH-VNT

File:smit/permits/regular/4-97-152 Richman

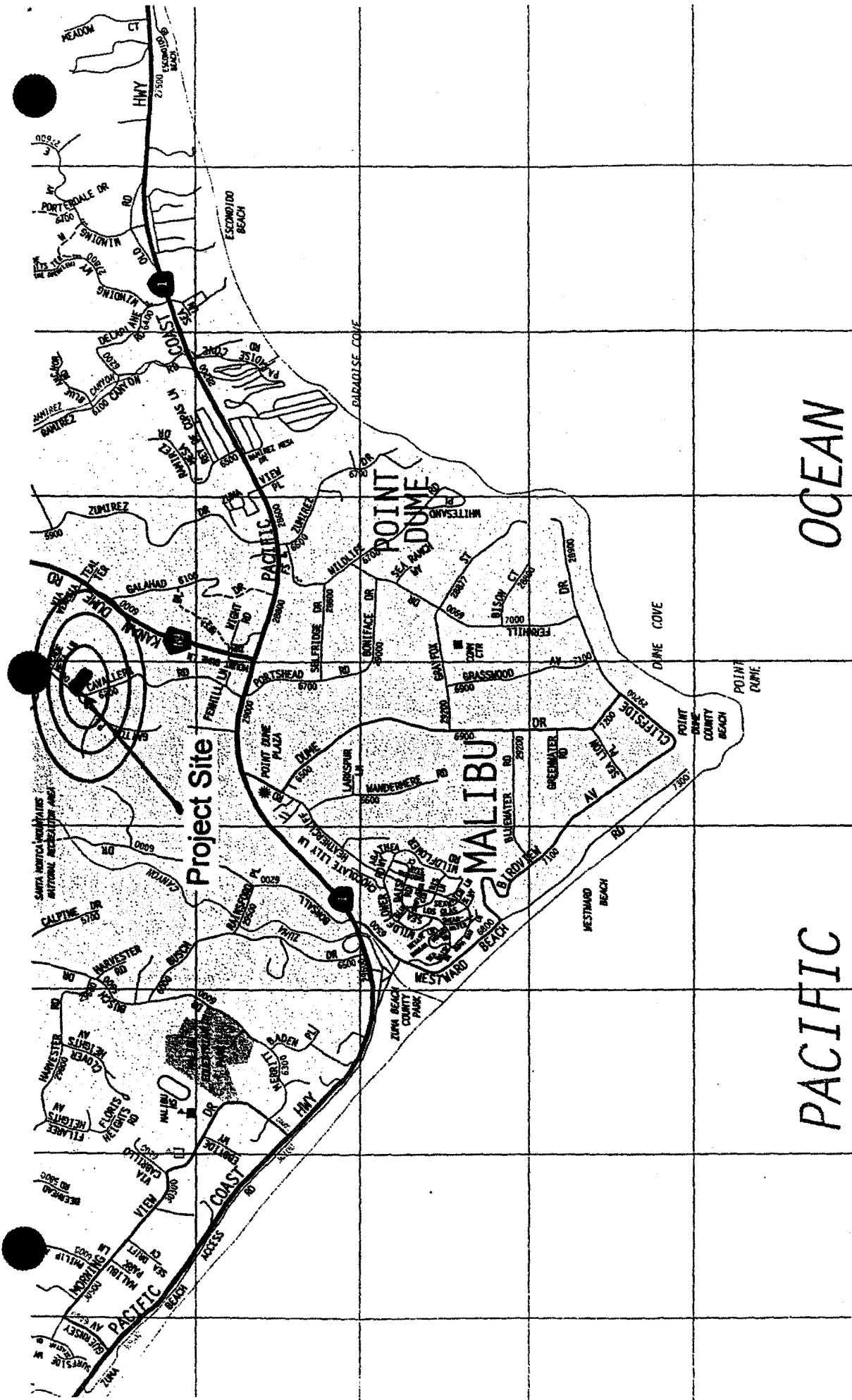


EXHIBIT 1
 CDP 4-97-152 (Richman)
 Location Map

EARTHWORK SUMMARY
 EARTHWORK PERMITTED BY CAPITAL PERMIT 8-97-148
 FULL: 248 C.Y.
 TOTAL PROPOSED EARTHWORK - LANDSCAPE ALTERATION
 CUT: 118 C.Y.
 FILL: 130 C.Y.

CONCRETE WORK SUMMARY
 FULL: 148 C.Y.
 FILL: 148 C.Y.

PROPOSED EARTHWORK FOR POOL EXCAVATION
 FULL: 148 C.Y.
 FILL: 0 C.Y.

ROBERT NEWLON & ASSOCIATES
 3550 LAMAR AVENUE, SUITE 200, SAN DIEGO, CA 92108
 (619) 454-8750

ROGER RICHMAN
 6140 CAVALLERIE ROAD, SUITE 200, SAN DIEGO, CA 92121
 (619) 454-9005

ROUGH GRADING PLAN FOR:
 SHEET NO. 11/17/96
 SHEET C-0

LEGEND
 --- CONTOUR INDICATED ON THIS PLAN
 --- CONTOUR INDICATED ON THIS PLAN
 --- CONTOUR INDICATED ON THIS PLAN
 --- PROPOSED CONTOUR

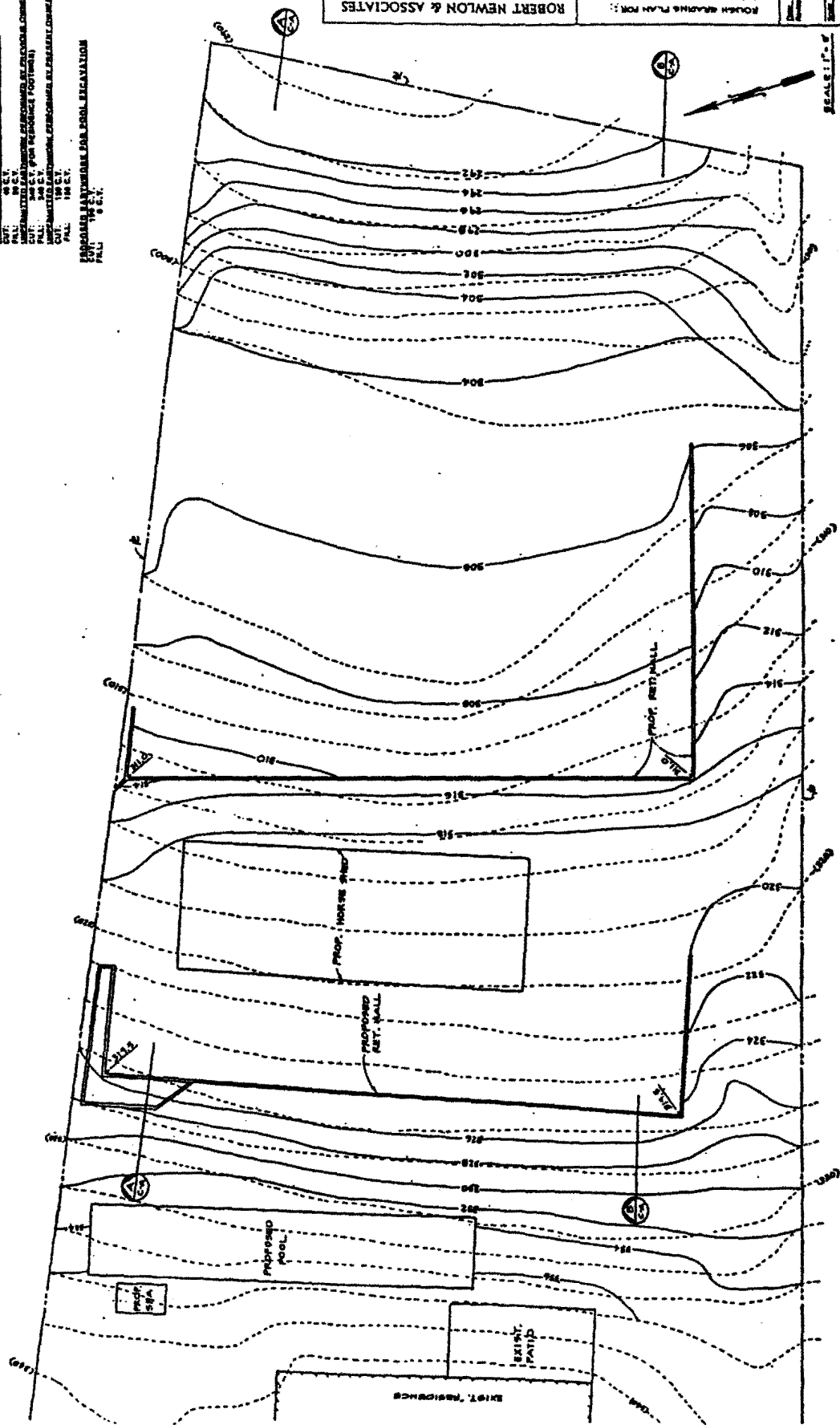


EXHIBIT 3
CDP 4-97-152 (Richman)
Grading Plan

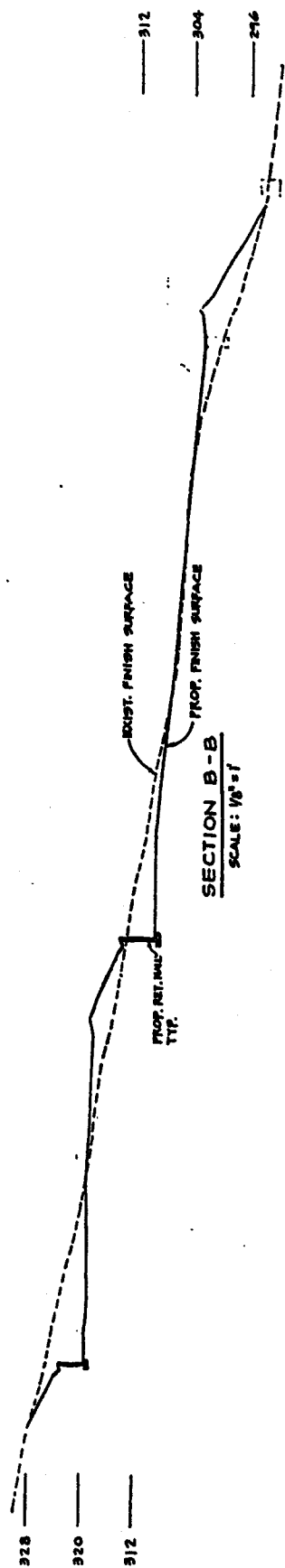
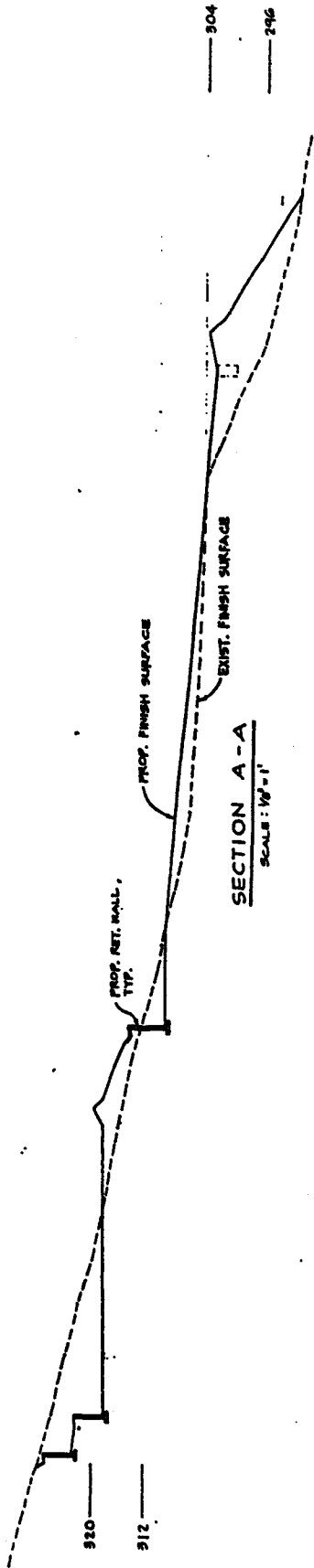


EXHIBIT 4
CDP 4-97-152 (Richman)
Cross Section of Grading Plan

CROSS SECTIONS FOR
 ROGER RICHMAN
 6140 CAVALLETTI ROAD
 MILLIKEN, CA. 90265

ROBERT NEWLON & ASSOCIATES
 1310 LAS TORRES CANYON ROAD, MILLIKEN, CA 90265
 (310) 436-8730 FAX (310) 436-9009

RICHMAN PROPERTY

HORSE CORRAL +
RIDING ARENA
AT
6140 CAVALLERI ROAD
MALIBU, CA 90265

SHEET INDEX

A-1 GENERAL INFORMATION AND DATA, VICINITY MAP, BLDG. ELEVATIONS
A-2 PARTIAL SITE PLAN, CONCRETE SITE PLAN

RECEIVED

JAN 17 1993

COSTAL COMM.
SOUTH CENTRAL COAST DIST.

NECESSARY BLDG. AREAS:

HORSE CORRAL = 1606 SQ. FT.
HAY SHED = 95 SQ. FT.

TAX ASSESSOR NUMBER:

4467-010-043

OCCUPANCY / CONSTRUCTION:

S / U-1 OCCUP.
TYPE X-N CONSTR.

CODE:

1994 UNIFORM BLDG. CODE
1992 L.A. COUNTY BLDG. CODE

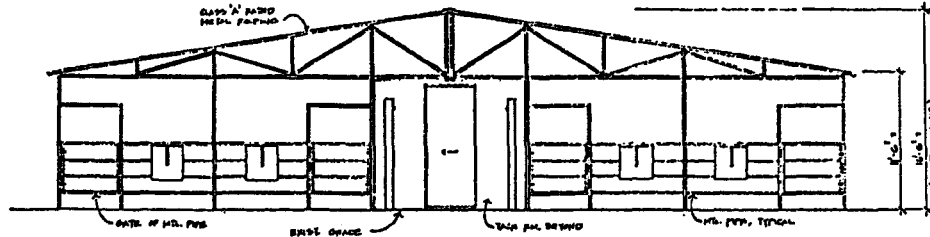
CONSULTANTS:

GRADING / CIVIL:

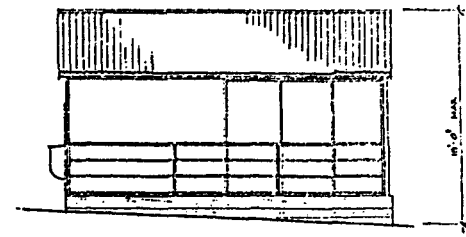
ROBERT NEWLON
5550 LAD PLYWOOD CT., RD.
MALIBU, CA 90265
PH: 310-426-8750, FAX: 310-426-9091

GEOLOGIC / SOILS:

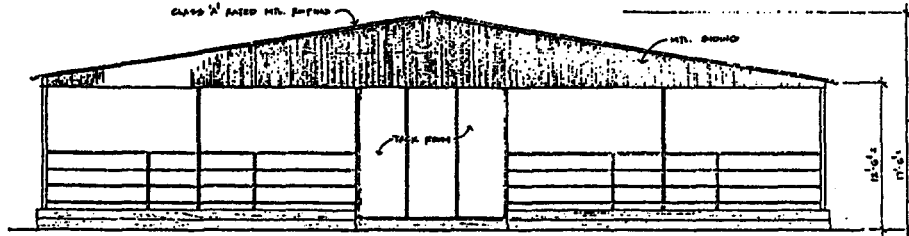
RJR ENGINEERING GROUP, INC.
3700 CARTE MALPASO, #104
SAN MARINO, CA 91108
PH: 805-301-6930, FAX: 805-301-6934



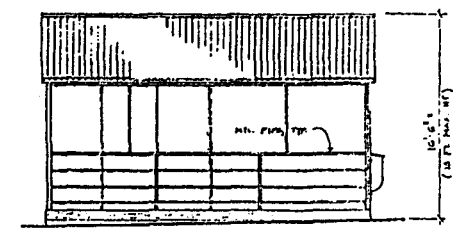
WEST HORSE CORRAL ELEVATION
1/4" = 1'-0"



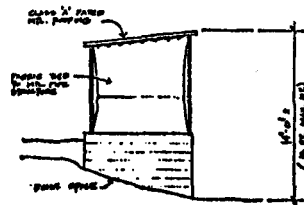
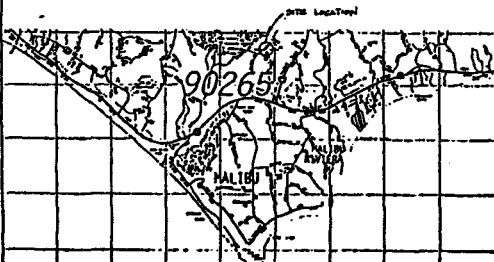
SOUTH ELEVATION



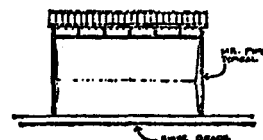
EAST HORSE CORRAL ELEVATION
1/4" = 1'-0"



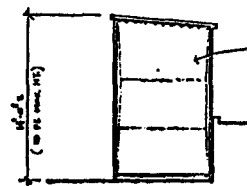
NORTH ELEVATION



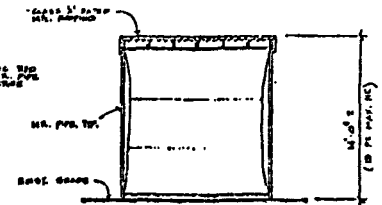
EAST HAY SHED ELEVATION
1/4" = 1'-0"



SOUTH



WEST



NORTH

EXHIBIT 5

CDP 4-97-152 (Richman)

Barn and Hay Shed Elevations

ROGER RICHMAN CORRAL + ARENA
6140 CAVALLERI RD
MALIBU, CA 90265

MICHAEL O. ESERTS A.I.A.
Architect
P.O. Box 877 Santa Monica, CA 90406
(310) 313-7837

1950

10

