

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

SOUTH CALIFORNIA ST., SUITE 200

CANA, CA 93001

(805) 641 - 0142

Filed: 5/17/99
49th Day: 7/5/99
180th Day: 11/13/99
Staff: S. Hudson *ja*
Staff Report: 5/20/99
Hearing Date: June 7, 1999
Commission Action:



STAFF REPORT: CONSENT CALENDAR

APPLICATION NO.: 4-98-315**APPLICANTS:** Katherine Hayles and Patricia Moore**PROJECT LOCATION:** 22148 Monte Vista Road and 22155 Eden Road, Topanga; Los Angeles County**PROJECT DESCRIPTION:** The applicants are requesting approval for 6,587 cu. yds. of grading (1,301 cu. yds. of cut, 900 cu. yds. of fill, and 4,386 cu. yds. of removal and recompaction) in order to remediate a slope failure. The proposed project also includes the widening of an existing 15 ft. wide driveway to 20-25 ft. in width, the removal of an existing rubble wall, removal of an existing 80 sq. ft. concrete structure, and removal of an existing pool.**LOCAL APPROVALS RECEIVED:** Los Angeles County Department of Building and Safety Approval in Concept.**SUBSTANTIVE FILE DOCUMENTS:** Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/30/98; Limited Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/19/98; Geotechnical Response Letter by Homestead Geotechnical Consultants dated 5/7/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 4/15/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 2/18/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 1/13/99.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with five (5) special conditions regarding landscape plans, plans conforming to geologic recommendation, drainage plans and responsibility, removal of excavated material, and assumption of risk. An ancient landslide is located on the project site. In February 1998, a slope failure occurred on the subject site. The applicants are requesting approval for 6,587 cu. yds. of grading (1,301 cu. yds. of cut, 900 cu. yds. of fill, and 4,386 cu. yds. of removal and recompaction) in order to remediate the slope failure. The proposed project also includes the widening of an existing driveway and the removal of existing structures damaged by the 1998 slide. Old Topanga Canyon Creek, designated by the certified Malibu/Santa Monica Mountains Land Use Plan as an environmentally sensitive habitat area (ESHA), is located downslope approximately 400 ft. to the east of the project site on the opposite (eastern) side of Old Topanga Canyon Road

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) 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 Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/30/98; Limited Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/19/98; Geotechnical Response Letter by Homestead Geotechnical Consultants dated 5/7/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 4/15/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 2/18/99; and the Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 1/13/99 shall be incorporated into all final design and construction including 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, including concrete debris resulting from the removal of the existing pool, from the site. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

5. Assumption of Risk, Waiver of Liability and Indemnity

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site(s) may be subject to hazards from extraordinary hazard from landslides, erosion, and mud and/or debris flows; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant, and landowner(s), shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicant's entire parcel. The deed restriction 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 Commission amendment to this coastal development permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicants are requesting approval for 6,587 cu. yds. of grading (1,301 cu. yds. of cut, 900 cu. yds. of fill, and 4,386 cu. yds. of removal and recompaction) in order to remediate a slope failure. The proposed project also includes the widening of an existing 15 ft. wide driveway to 20-25 ft. in width, the removal of an existing rubble wall, removal of an existing 80 sq. ft. concrete structure, and removal of an existing pool.

The project site includes two separate adjacent hillside parcels approximately 0.9 and one acre in size located approximately 300 ft. west of Old Topanga Canyon Road. Slopes on site descend from the north east to the south west at an approximate slope ratio (H:V) of 2:1 (26°) to 3:1 (18°). The upslope parcel (22155 West Eden Road) has been previously developed with a graded level pad, single family residence, pool, and a small concrete structure located on the bluff slope. A single family residence is currently being constructed on the level graded pad located on the downslope parcel (22148 Monte Vista Road) consistent with Coastal Development Permit 4-97-091 which was issued by the Commission on September 12, 1997.

An ancient landslide is located on the western and eastern portions of the project site. In February 1998, a slump slide occurred on the subject site after a water pipe began to leak. The slide area is approximately 11,250 sq. ft. in size and is located on the slope between the existing residence on the upslope portion of the subject site and the residence in the process of being constructed on the downslope portion of the site. The proposed project will serve to stabilize the slope located between the two subject parcels. In addition, the applicants also propose to widen the existing driveway and remove a small existing rubble wall located on the downslope parcel and remove the existing pool and a small concrete structure located on the upslope parcel which have been damaged by the slope failure.

Although the project site is not located within an environmentally sensitive habitat area (ESHA) and no streams cross the project site, the Commission notes, however, that Old Topanga Canyon Creek, designated by the certified Malibu/Santa Monica Mountains Land Use Plan as ESHA, is located downslope approximately 400 ft. to the east of the project site on the opposite (eastern) side of Old Topanga Road. The project site is partially visible from a portion of Old Topanga Canyon Road. However, the Commission notes that the project site will be partially screened from public view by existing vegetation and that the remediated slope will be visually consistent with the previously existing slope and will not result in any adverse effects to visual resources.

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.*

An ancient landslide is located on portions of the project site. In February 1998, a slump slide occurred on the subject site after a water pipe began to leak. The slide area is approximately 11,250 sq. ft. in size and is located on a slope between an existing residence on the upslope portion of the subject site and a residence in the process of being constructed on the downslope portion of the site. The applicant is requesting approval for 6,587 cu. yds. of grading (1,301 cu. yds. of cut, 900 cu. yds. of fill, and 4,386 cu. yds. of removal and recompaction) in order to remediate the slope failure. The proposed grading will include approximately 57 cu. yds. of cut and 160 cu. yds. of fill to widen an existing 15 ft. wide driveway located on the downslope parcel within and adjacent to the slide area to 20-25 ft. in width. In addition, the proposed grading also includes approximately 300 cu. yds. of fill to restore the area where the existing pool, damaged by the 1998 slide, will be removed.

The Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/30/98 states:

Based upon our exploration, it is our finding that the proposed slope repair is feasible from a geologic and soils engineering standpoint, provided our advice and recommendations are made a part of the plans and are implemented during construction. It is the opinion of the undersigned that the proposed slope repair will be safe against hazards from landslide, settlement or slippage, and that the proposed slope repair will not have an adverse effect on the geologic stability of the property outside the repair area provided our recommendations are following during construction.

The Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/30/98; Limited Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/19/98; Geotechnical Response Letter by Homestead Geotechnical Consultants dated 5/7/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 4/15/99; Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 2/18/99; and the Geologic and Soils Engineering Addendum Report by Homestead Geotechnical Consultants dated 1/13/99 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 Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/30/98 also states that:

All slopes should be planted as soon as possible after completion of grading.

...

Pad and roof drainage should be collected and transferred to the street or natural drainage courses located below the building area in non-erosive drainage devices...Drainage also should not be allowed to flow over the slope in a concentrated manner. It is recommended that all drainage devices be checked for performance on a regular basis and repaired or replaced as necessary.

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.

In addition, 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 401 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, including concrete debris resulting from the removal of the existing pool, 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.

The Commission further notes that 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.

The Geologic and Soils Engineering Report by Homestead Geotechnical Consultants dated 10/30/98 indicates that an ancient landslide is located on the subject site. The Coastal Act recognizes that certain development, such as the proposed project to remediate a slope failure, 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 determine 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.

As such, the Commission finds that due to the unforeseen possibility of erosion and slope failure, the applicant shall assume these risks as a condition of approval. Therefore, Special Condition Two (2) requires the applicant to waive any claim of liability against the Commission for damage to life or property which may occur as a result of the permitted development. The applicant's assumption of risk, will show that the applicant is aware of and appreciates the nature of the hazards which exist on the site, and which may adversely affect the stability or safety of the proposed development.

Therefore, for the reasons discussed above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30253 of the Coastal Act.

C. Environmentally Sensitive Habitat Area

Section 30230 of the Coastal Act states that:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 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 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.

Sections 30230 and 30231 of the Coastal Act require 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. In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values.

Although the project site is not located within an environmentally sensitive habitat area (ESHA) and no streams cross the project site, the Commission notes, however, that Old Topanga Canyon Creek, designated by the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) as ESHA, is located downslope approximately 400 ft. to the east of the project site on the opposite (eastern) side of Old Topanga Road. To assist in the determination of whether a project is consistent with sections 30230, 30231 and 30240 of the Coastal Act, the Commission has, in past coastal development permit actions for new development in the Santa Monica Mountains, looked to the certified Malibu/ Santa Monica Mountains LUP for guidance. The Malibu LUP has been found to be consistent with the Coastal Act and provides specific standards for development along the Malibu coast and within the Santa Monica Mountains. The Malibu/Santa Monica Mountains LUP policies regarding protection of significant watersheds are among the strictest and most comprehensive in addressing new development. In its findings regarding the certification of the Malibu/Santa Monica Mountains LUP, the Commission emphasized the importance placed by the Coastal Act on protection of sensitive environmental resources finding that:

Coastal canyons in the Santa Monica Mountains require protection against significant disruption of habitat values, including not only the riparian corridors located in the bottoms of the canyons, but also the chaparral and coastal sage biotic communities found on the canyon slopes.

In addition, Policy 82 of the LUP, in concert with the Coastal Act, provides that grading shall be minimized to ensure that the potential negative effects of runoff and erosion on watershed and streams is minimized. Policies 84 and 94, in concert with the Coastal Act, provide that disturbed areas shall be revegetated with native plant species within environmentally sensitive habitat areas and significant.

In the case of the proposed project, the Commission finds that the proposed 6,587 cu. yds. of grading (1,301 cu. yds. of cut, 900 cu. yds. of fill, and 4,386 cu. yds. of removal and recompaction) is required to reconstruct a failed slope which threatens both an existing single family residence and new single family residence under construction. The Commission notes, however, that increased erosion on site would subsequently result in a potential increase in the sedimentation of Old Topanga Creek located downslope from the project site. The Commission finds that the minimization of site erosion will minimize the project's potential individual and cumulative contribution to adversely affect the nearby stream. Erosion can best be minimized by requiring the applicant to landscape all disturbed areas of the site with native plants, compatible with the surrounding environment. Therefore, 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.

Therefore, for the reasons discussed above, the Commission finds that the proposed amendment, as conditioned, is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

D. 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).

E. 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:smh/permits/consent/4-98-315 Hayles/Moore report

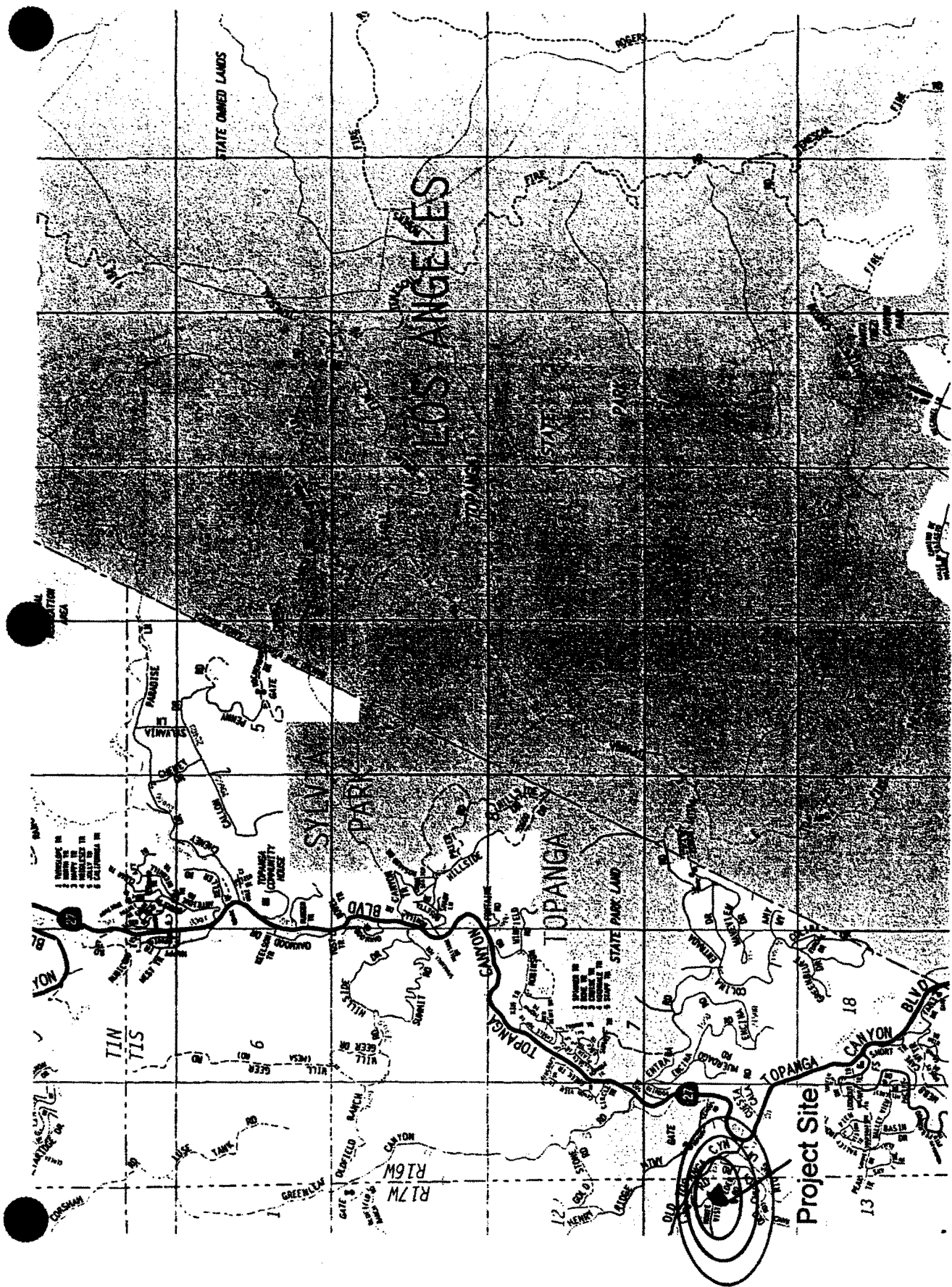
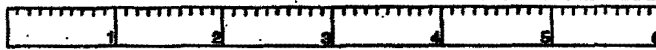


EXHIBIT 1
GDP 4-98-315 (Hayles/Moore)
Location Map

4438 30

SCALE 1" = 150'



SCALE IS 1/16 OF AN INCH

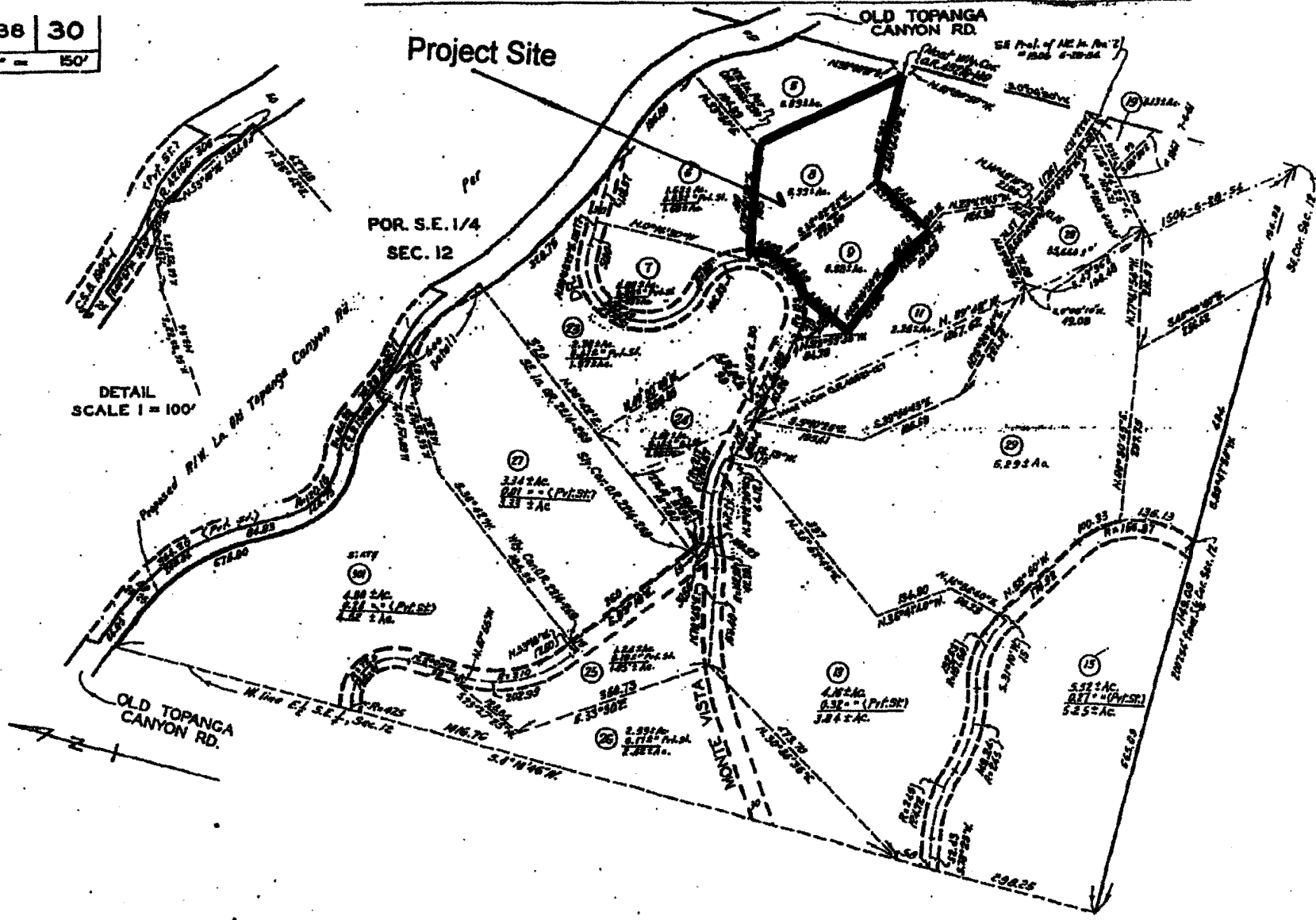


EXHIBIT 2
CDP 4-98-315 (Hayles/Moore)
Parcel Map



CARY W. GERNER & ASSOCIATES, ARCHITECTS
 9931 Municipal Highway - Suite 113
 San Francisco, CA 94134
 (415) 397-7178 - (415) 435-7945
 FAX (415) 391-3178



Sheet Title

**Slope Repair
Grading Plan**

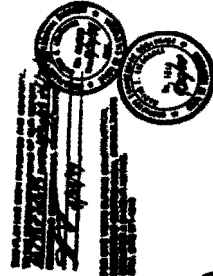
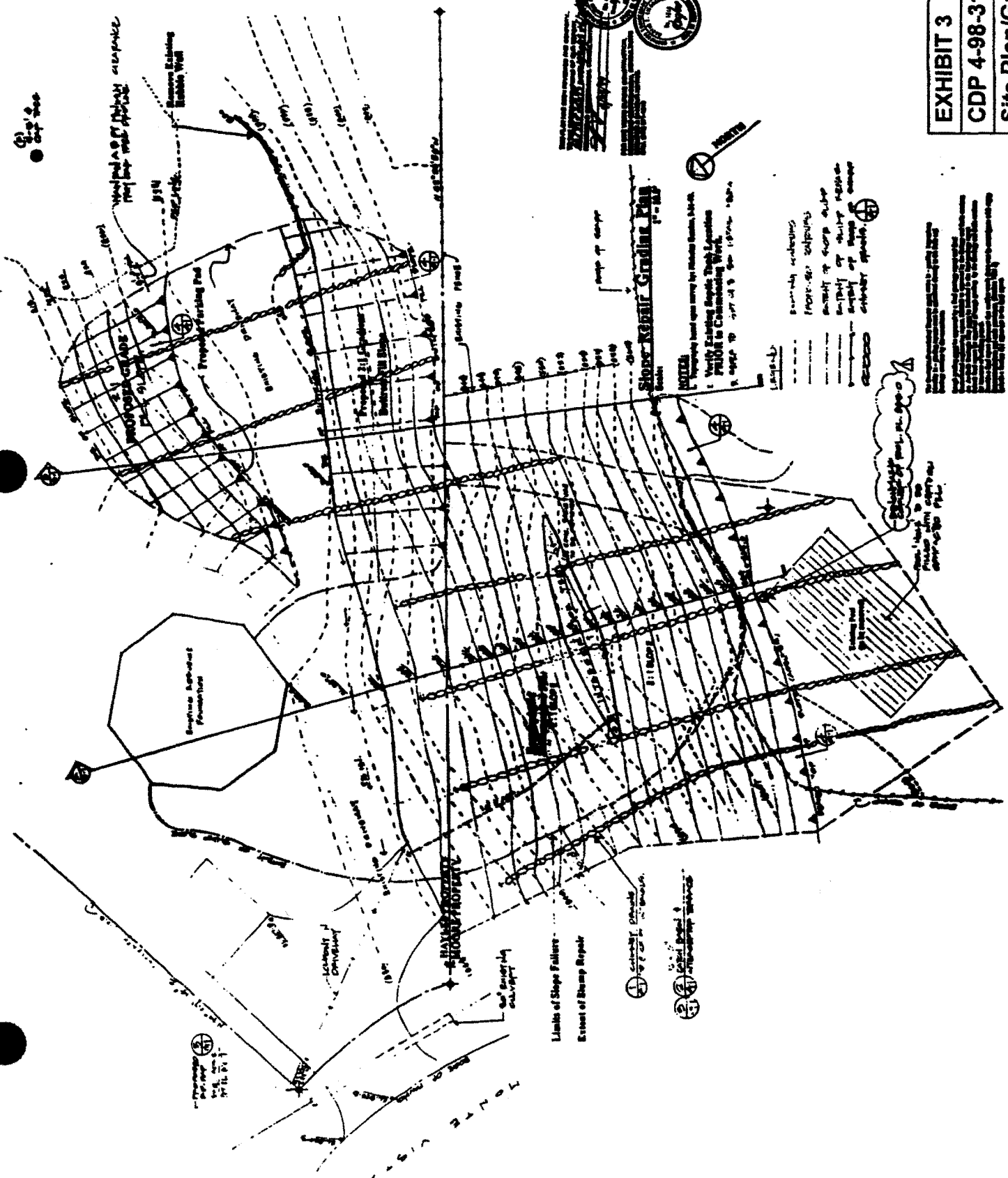
Job Name

SLOPE REPAIR
 HAYLES PROPERTY
 3118 Moss Vale Drive
 Toppang, CA 94786
 MOORE PROPERTY
 3155 Eden Road
 Toppang, CA 94786

Date-Revs.

0 0 0 1
 Δ 1 1 1

EXHIBIT 3
CDP 4-98-315 (Hayles/Moore)
Site Plan/Grading Plan



Slope Repair Grading Plan

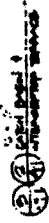
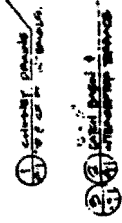
NOTES
 1. Grading based upon survey by Richard Brown, L.S., dated 1/15/88.
 2. All existing slopes shall be repaired to conform with the proposed grading plan.
 3. Slopes shall be repaired to a minimum of 3:1.

- Legend**
- Existing contours
 - Proposed contours
 - Slope repair area
 - Slope repair area - 3:1
 - Slope repair area - 4:1
 - Slope repair area - 5:1
 - Slope repair area - 6:1
 - Slope repair area - 7:1
 - Slope repair area - 8:1
 - Slope repair area - 9:1
 - Slope repair area - 10:1
 - Slope repair area - 12:1
 - Slope repair area - 15:1
 - Slope repair area - 20:1
 - Slope repair area - 25:1
 - Slope repair area - 30:1
 - Slope repair area - 35:1
 - Slope repair area - 40:1
 - Slope repair area - 45:1
 - Slope repair area - 50:1
 - Slope repair area - 55:1
 - Slope repair area - 60:1
 - Slope repair area - 65:1
 - Slope repair area - 70:1
 - Slope repair area - 75:1
 - Slope repair area - 80:1
 - Slope repair area - 85:1
 - Slope repair area - 90:1
 - Slope repair area - 95:1
 - Slope repair area - 100:1

Grading of slope to be repaired shall be based upon the proposed grading plan.

Grading of slope to be repaired shall be based upon the proposed grading plan.

Limits of Slope Failure
 Extent of Slope Repair





Cary W. Gagne & Associates,
Architects
1921 Industrial Highway, Suite 113
Torrance, CA 90501
(310) 371-1719 • (310) 485-1945
FAX (310) 391-1719



Sheet Title

Project Data
Site location / Date

Job Name

BLADE REPAIR

WAYLES PROPERTY
2148 Main Way Blvd
Torrance, CA 90501

MOORE PROPERTY
2144 Main Way Blvd
Torrance, CA 90501

Date-Rev.

0-1-0
0-2-0
Δ 4-20-14



VICINITY MAP

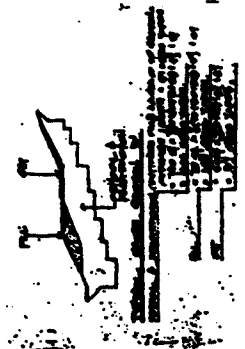
Owner: Kishimoto Holdings
1118 Lateral Ave.
Cliver City, CA 90208

Assessor Parcel #: 422-001-000

Range of Work: Increased and reconstruction of
Blade along intersection of
Main and Lateral.

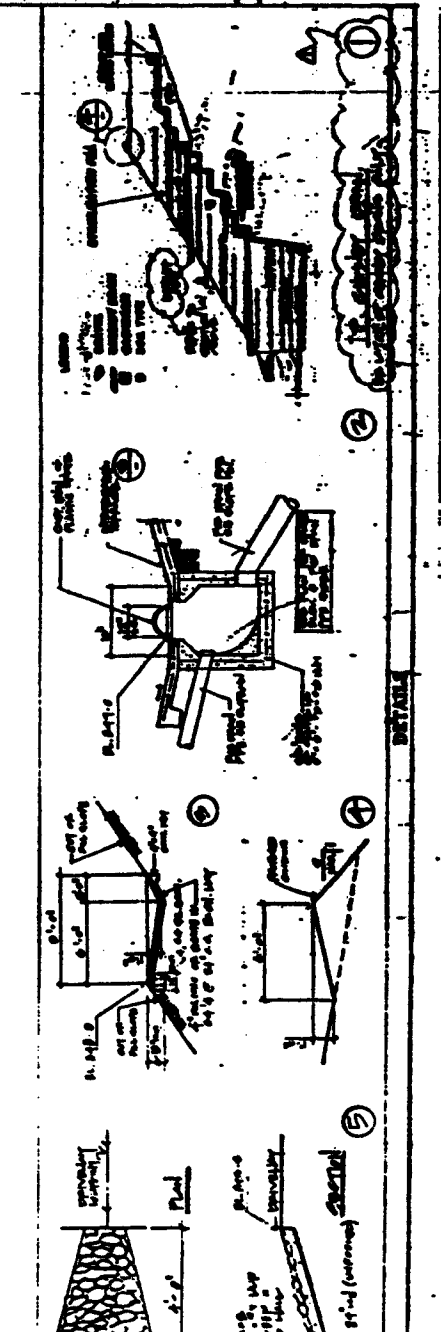
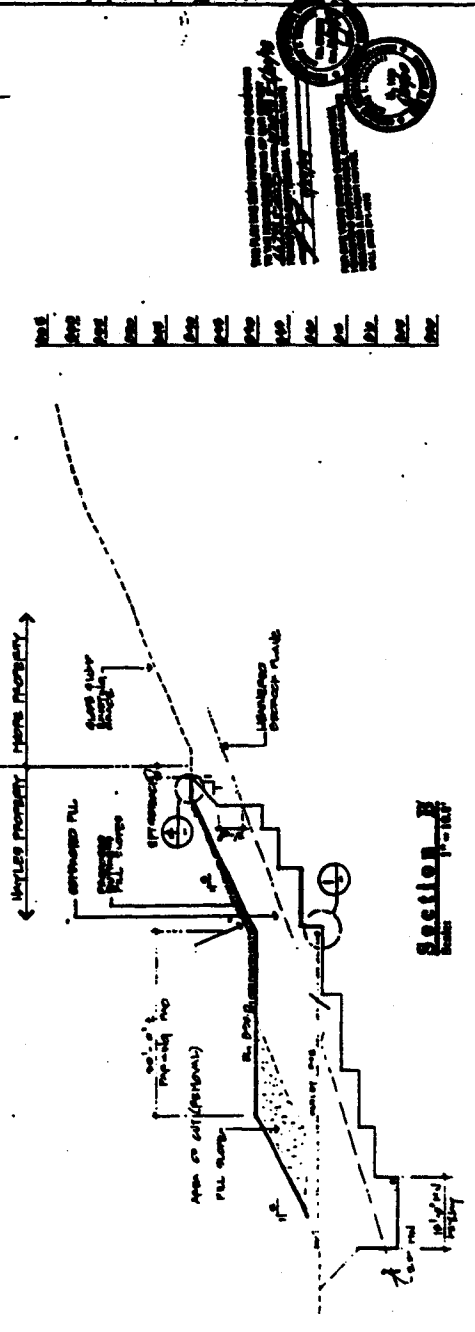
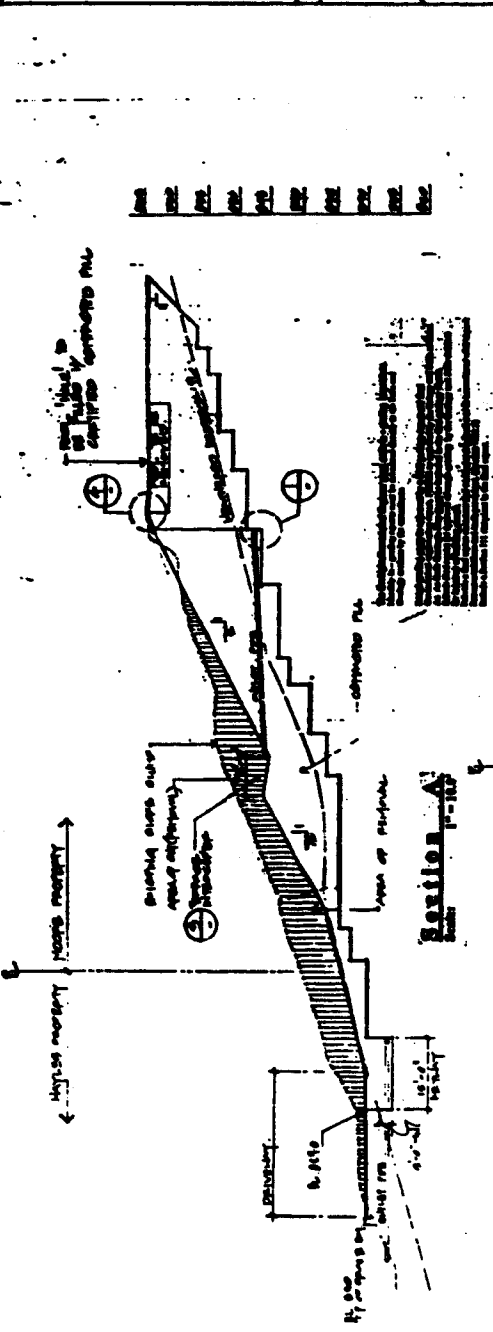
Geographical: Encinal Channel
200 Torrance Rd, Suite 2
Torrance, CA 90501

PROJECT DATA



YARDAGE CALC. (partial)

EXHIBIT 4
CDP 4-98-315 (Hayles/Moore)
Grading Plan Cross Sections



DETAIL