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CALIFORNIA COASTAL COMMISSION

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Staff: Hale-V
Staff Report: 2/24/00
Hearing Date: 3/14/00
Commission Action

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-99-029

APPLICANT: James & Lynn Cornfield; Steven Besbeck; and
Edmond & Andrea Papazian

PROJECT LOCATION: 25771, 25769, and 25773 Vista Verde Drive, Calabasas,
County of Los Angeles

PROJECT DESCRIPTION: Redivision and merger of four existing parcels, totaling approximately 42 acres, into three newly configured parcels, including applicants' offer to dedicate an trail easement for a hiking/equestrian trail that connects to the Calabasas/Cold Creek Trail north/northwest of the subject acreage. Each of the three new parcels will contain existing single family residences, therefore no new grading or vegetation removal is required.

LOCAL APPROVALS RECEIVED: Los Angeles County Regional Planning Approval in Concept for Lot Line Adjustment, Tentative Lot Line Adjustment Map No. 101654, dated July 22, 1999.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan (LUP).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with two special conditions to address the applicants' proposal to dedicate a public hiking/equestrian trail easement to connect a widely used trail traversing the subject acreage to a portion of the Calabasas/Cold Creek Trail previously accepted by the County of Los Angeles, and to record a future development deed restriction to ensure that any future

development proposals on the subject redivided parcels authorized by Coastal Development Permit 4-99-029 are reviewed to ensure that no adverse impacts on public use of the trail result (for example, restricting the construction of fencing unless evaluated for potential impacts on access to the trail, and for consideration of other development associated with the existing single family residences that might affect public use and enjoyment of the trail).

As proposed, the project reduces potential development by extinguishing one existing lot (a 40-acre parcel purchased by the applicants, who own and reside on three small contiguous parcels, each with a single family residence, adjacent to the 40-acre parcel. The resultant lots will be 20.80 acres, 10.60 acres, and 10.83 acres in size. The applicants' initial proposal would have reconfigured the lots to create a remainder fourth parcel, but rather than investigate geology, drainage, grading, sensitive habitat, fire department approval, etc., and obtain a Conditional Use Permit for such a lot redivision, the applicants instead decided to absorb the 40-acre parcel entirely into the three individual lots containing their own residences. The land use designations applicable to the 40-acre parcel range from Mountain Land (M2), 1 du/20 acres, Rural Land I (1 du/10 acres), and Rural Land II (1 du/5 acres). The land use designations applicable to the three residential parcels is Residential I (1 du/acre).

Thus, a simple interpretation of land use densities might suggest that further division of the resultant parcels subject to the present permit consideration might be proposed in the future. However, such further division would raise a number of potential issues, such as the steep topographic relief of much of the subject lands, the extent of landform alteration required to construct a road and pad sufficient to allow additional development, potential destruction of habitat, cumulative impacts to coastal resources, infrastructure availability, and hazards in a remote area subject to extreme hazard from wildfire. The Los Angeles County Fire Department has indicated that further land divisions under such circumstances, which require the construction of relatively long, one-way access routes in remote, rural areas, are unlikely to comply with the County's ordinances.

If any future subdivision is proposed, the Coastal Commission, or the certified local government, will have the opportunity to review these issues and determine if the proposal complies with the Coastal Act or any applicable Local Coastal Program (LCP).

I. STAFF RECOMMENDATION:

MOTION:

I move that the Commission approve Coastal Development Permit 4-99-029 pursuant to the staff recommendation.

The staff recommends that the Commission adopt the following resolution:

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either: 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially

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 term or 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. Trail Dedication

In order to implement the applicant's proposal of an offer to dedicate a 20 ft. wide public access hiking and equestrian trail easement for passive recreational use as part of this project, the applicant as landowner agrees to complete the following prior to issuance of the permit:

- (a) The applicants, as landowners, shall execute and record a document in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for public access for hiking, equestrian, and passive recreational uses, for that portion of the subject parcels traversed by the Calabasas/Cold Creek Trail and any connector trails to the Calabasas/Cold Creek Trail traversing the subject parcels as determined by the Los Angeles County Department of Parks and Recreation. The exact easement location shall be approved by the Executive Director of the Coastal Commission, in consultation with the Los Angeles County Department of Parks and Recreation, based on the existing pattern of trail use, documentation in the Coastal Commission file for Coastal Development Permit 4-99-029, and in the County records and trail maps. The easement shall include any such trail that crosses any portion of the three developed parcels that are the subject of this coastal development permit. In the event that the applicants are not in agreement with the Executive Director's determination, the trail alignment shall be reviewed and approved by the Coastal Commission.
- (b) The document shall be recorded free of prior liens which the Executive Director determines may affect the interest being conveyed, and free of any other encumbrances which may affect said interest. The offer shall run with the land in favor of the People of the State of California, binding all successors and assignees, and shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include legal descriptions of both the entire parcel upon which the subject trail is located and the easement area. The recording document shall contain a map approved by the Executive Director showing the location of the proposed trail easement. This deed restriction shall not be removed or changed without a Coastal Commission-

approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Future Development Deed Restriction

- A. This permit is only for the development described in coastal development permit No. 4-99-029. Pursuant to Title 14 California Code of Regulations sections 13250(b)(6) and 13253(b)(6), the exemptions otherwise provided in Public Resources Code section 30610 (a) and (b) shall not apply to the entire parcel. Accordingly, any future improvements to the permitted structures, including but not limited to clearing of vegetation and grading, or construction of fencing, that might otherwise be exempt under Public Resource Code Section 30610 (a), which are proposed within or along the boundaries of the subject parcel, shall require an amendment to Permit No. 4-99-029 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government
- B. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall execute and record a deed restriction in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the restricted area. The deed restriction shall include legal descriptions 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.

The applicants propose to redivide and merge four existing parcels, totaling approximately 42 acres, into three newly configured parcels at 25771, 25769, and 25773 Vista Verde Drive, Calabasas, County of Los Angeles. Each of the three resultant parcels contains one of the single family residences owned and occupied by the applicants. Thus, under current zoning, the resultant parcels would not be eligible for the development of additional residences.

Two resultant parcels will contain approximately ten acres each, and the third parcel will contain slightly more than twenty acres. Exhibits 2 through 5 show the existing and proposed parcel configurations. Comparison of these exhibits shows that the effect of the proposed project would be to divide the 40-acre parcel among the three

existing small lots, with the result that no undeveloped lots would remain after the redivision. The potential for the construction of an additional residence on the 40-acre lot will be eliminated.

The proposed lot redivision is located just north of the Monte Nido small lot subdivision, at the dead end terminus of Vista Verde Drive, Calabasas. An existing well used trail that connects to the adjacent Calabasas/Cold Creek Trail traverses the easternmost fourth of the existing 40-acre parcel. The general location of the trail is depicted in Exhibits 3 and 4. The proposed project description includes the applicants' offer to dedicate a public access easement for the continued use of the existing hiking/equestrian trail (Special Condition One).

The proposed redivision was reviewed and approved-in-concept by Los Angeles County as a lot-line adjustment. Staff discussed with County staff whether the County considered the proposed project to require a conditional use permit under the County's recently amended Hillside Management Ordinance. The amended section of this ordinance requires the approval of a conditional use permit for certain types of lot line adjustments between lots located in a hillside management area. In this case, the County has informed Commission staff that the County determined that the proposed project did not require approval of a conditional use permit.

Existing Parcel Configuration

As shown on Exhibit 3, the existing configuration consists of three small, residentially developed parcels, each less than one acre in size, located adjacent to, and each sharing a common boundary with, an undeveloped 40-acre parcel north of the residential parcels. All three residences take access off Vista Verde Drive; a dead end paved rural street. There is no secondary access route to the subject parcels.

OWNER NAME	APPROX. SIZE	APN	EXIST. DEVELOPMENT
Papazian 25773 Vista Verde Drive	0.53 acres LUP: 1 du/acre	4456-35-6	Single Family Residence
Cornfield 25771 Vista Verde Drive	0.46 acres LUP: 1 du/acre	4456-35-7	Single Family Residence
Besbeck 25769 Vista Verde Drive	0.69 acres LUP: 1 du/acre	4456-35-41	Single Family Residence
Papazian, Cornfield, & Besbeck	40.55 acres LUP:	4456-10-11	Undeveloped

Proposed Configuration

The proposed redivision would result in the creation of three reconfigured lots including a 20.80-acre lot (Papazian), and two 10+-acre parcels (Cornfield, Besbeck). The following table details the proposed reconfiguration:

OWNER NAME	APPROX. SIZE	EXIST. DEVELOPMENT
Papazian	20.80 acres	Single Family Residence
Cornfield	10.60 acres	Single Family Residence
Besbeck	10.83 acres	Single Family Residence

The Commission notes that the applicants originally proposed to redivide the subject acreage in such a manner that a fourth lot would remain in the place of what is now proposed to be the Papazian 20+-acre parcel. Commission staff expressed concerns regarding lack of road access, potential pad location, landform alteration, intensified fire hazard in a remote rural location, inaccessibility for emergency response vehicles. According to information submitted by the applicants, 17.55 acres of the 40-acre parcel contain slopes greater than 50 percent, and an additional 18.75 acres contain slopes between 25 percent and 50 percent.

The Commission further notes that the Los Angeles County Fire Department has informed staff that further lot divisions in remote rural areas where emergency fire access routes are highly constrained would be unlikely to receive fire department approval. In addition, considering the overall steepness of the lots, the constraints on access, and the significant landform alteration required to develop additional lots in this area, further division of the redivided parcels—regardless of whether sufficient gross acreage exists to support further division—would be unlikely to comply with County ordinances. Furthermore, such subdivision could only occur if the Commission or local government determines that it is consistent with the policies of Chapter 3 of the Coastal Act or any applicable LCP.

B. New Development/ Cumulative Impacts

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

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in

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

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

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

In addition, the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) contains the following policies regarding land divisions and new development which are applicable to the proposed development. The LUP policies cited below have been found to be consistent with the Coastal Act and therefore, may be looked to as guidance by the Commission in determining consistency of the proposed project with the Coastal Act. Policy 271 states, in part, that:

New development in the Malibu Coastal Zone shall be guided by the Land Use Plan Map and all pertinent overlay categories... The land use plan map presents a base land use designation for all properties... Residential density shall be based on an average for the project; density standards and other requirements of the plan shall not apply to lot line adjustments.

Policy 273(d) provides that:

In all other instances, land divisions shall be permitted consistent with the density designated by the Land Use Plan Map only if all parcels to be created contain sufficient area to site a dwelling or other principal structure consistent with the LCP. All land divisions shall be considered to be a conditional use.

The Coastal Act requires that new development, including land divisions, be permitted within, contiguous, or in close proximity to existing developed areas, or if outside such areas, only where public services are adequate and only where public access and coastal resources will not be cumulatively affected by such development. In past permit actions, the Commission has found that for Malibu and the Santa Monica Mountains, the coastal terrace area represents the existing developed area. The Commission has repeatedly emphasized, in past permit decisions, the need to address the cumulative impacts of new development in the Malibu/Santa Monica Mountains coastal zone. The Commission has reviewed land

division applications to ensure that newly created or reconfigured parcels are of sufficient size, have access to roads and other utilities, are geologically stable and contain an appropriate potential building pad area where future structures can be developed consistent with the resource protection policies of the Coastal Act. In particular, the Commission has ensured that future development on new or reconfigured lots can minimize landform alteration and other visual impacts, and impacts to environmentally sensitive habitat areas. Finally, the Commission has ensured that all new or reconfigured lots will have adequate public services, including road access that meets the requirements of the Fire Department.

The Commission has considered several projects which the applicants and the County treated "lot line adjustments" which actually resulted in major reconfiguration of lot lines amongst several lots [4-96-28 (Harberger, et. al.) 4-96-150 (Rein, et. al.), 4-96-189 (Flinkman), 4-96-187 (Sohal)]. In these cases, the Commission has considered the proposed projects to actually be "redivisions" whereby existing property boundary lines are significantly modified to redivide the project site into the same number or fewer wholly reconfigured lots. The Commission has, in essence, analyzed these proposals just as it analyzes a new subdivision of lots. The Commission has only permitted such redivisions where adequate fire access and other public services are available and where the resultant lots could be developed minimizing impacts to coastal resources.

As noted in the project description, the proposed project involves the redivision of four existing lots into three reconfigured lots. As such, the project would result in the reduction of lots by one and a reduction in overall density across the project site. Currently, three of the four existing parcels are developed with existing single family residences. Under the applicants' proposed redivision to absorb the fourth, 40-acre parcel into the three residentially developed parcels, the potential for further development is reduced.

Although the certified LUP provides standards for density and intensity of development, the Commission must also review land divisions for consistency with the Coastal Act. The proposed project site is located outside of the coastal terrace area that the Commission has previously found constitutes the existing developed area for the Malibu/Santa Monica Mountains. As such, the provisions of §30250(a) apply. Staff has determined that the proposed redivision is consistent with the average lot size and 50% development of useable parcels criteria of Section 30250(a) of the Coastal Act. As shown on Exhibits 2 through 6, the lots in the surrounding area vary greatly in size, with relatively small parcels south of the applicants' parcels, and larger, isolated parcels to the north. The proposed size of the three resultant, redivided parcels is larger than the typical residential lots south of the subject acreage and the parcels are therefore consistent with lots in the surrounding area. As such, the proposed redivision would be consistent with these two provisions of §30250(a). However, the Commission must also ensure that the proposed parcels

are in an area with adequate public services and where they will not have significant adverse effects on coastal resources.

The proposed redivision would result in the reconfiguration of four existing parcels into three new lots. Each of the three proposed lots is already developed and has access from surface streets and driveways that have already been constructed. The Commission notes, however, that access to the subject area is via the typically narrow, winding roads and substandard bridges common in the Monte Nido small lot subdivision area. These access conditions border on being inadequate to serve the existing legal lots developed in these areas, according to the Los Angeles County Fire Department, and renders Departmental approval of additional lot divisions that would create additional demands upon emergency responders unlikely. Therefore, further divisions of the subject acreage configured by the pending application are unlikely to receive Fire Department approval – a necessary prerequisite to future Commission (or local government) consideration of such proposals. For this and other reasons discussed herein, the applicants should note that should they ever contemplate further division of the subject parcel(s), such future proposal(s) may not be approved due to inconsistency with the applicable policies of Chapter 3 of the Coastal Act or the applicable LCP.

Because the applicants' proposal essentially extinguishes the development rights associated with the separate, legal 40-acre lot proposed for redivision herein, and additionally in consideration of the fact that the three resultant parcels are already developed and therefore are ineligible for the construction of additional residences, the net effect of the applicants' proposal is to reduce the potential density of development in this area.

In addition, and as discussed in the next section, the applicants have included an offer to dedicate a public access easement to an existing hiking/equestrian trail that traverses the subject acreage. Special Condition One, if fully implemented, will ensure that the subject trail is mapped, and the offer to dedicate the necessary trail easement recorded, thereby protecting public access to this portion of the Calabasas/Cold Creek Trail system. In addition, to ensure that any future development that may affect the public's use and enjoyment of the trail is not adversely affected, the Commission finds it necessary to impose Special Condition Two (future development). The future development deed restriction required by Special Condition Two will ensure that all future development of the site – such as the potential construction of fences or landscape features—will require evaluation by Commission staff or a successor agency. In recordation of the special condition, as well as the recordation of the trail easement, will ensure that future landowners are aware of the trail's existence and protection. As conditioned, therefore, the revised project would minimize impacts, individual and cumulative, to coastal resources.

Therefore, for all of the reasons set forth above, the Commission finds that, as conditioned, the proposed project is consistent with Section 30250(a) of the Coastal Act.

C. Coastal Access and Recreation/Trails.

The Coastal Act protects and encourages maximum public access and recreational opportunities within the coastal zone.

Coastal Act Section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30212.5 states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Coastal Act Section 30213 states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Coastal Act Section 30223 states:

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

Coastal Act sections 30210, 30212.5, and 30223 mandate that maximum public access and recreational opportunities be provided for the public use and enjoyment of coastal resources and that development not interfere with the public's right to access the coast. Section 30213 mandates that lower cost visitor and recreational facilities, such as public hiking and equestrian trails, shall be protected, encouraged, and where feasible provided.

The Commission staff, in reviewing the applicants' proposal, contacted the staff of the Los Angeles County Department of Parks and Recreation to inquire about the

apparent existence of established trails on the subject site. The County staff determined that the subject 40-acre parcel proposed for redivision in this permit application contains a prominent link to the Calabasas/Cold Creek Trail and that a portion of that trail that had already been accepted by the County as a dedicated easement terminates at the easternmost boundary of the subject parcel (that is, that portion of a dedicated easement to the trail accepted and maintained by the County terminated at the boundary, but the trail continued as is evidenced by the photographic evidence of the trail footprint in the Commission files.)

In addition, neighborhood residents contacted Commission staff and presented photographic and videotaped evidence that such a trail clearly exists on the subject acreage, and that the trail shows evidence of significant wear, further demonstrating frequent use of the trail.

The applicants initially claimed that no public trails traversed the subject parcels, but revised their position in light of the additional evidence that such a trail clearly exists. The applicants thereafter amended the project description to include an offer to dedicate a 20 ft. wide public access easement for hiking, equestrian use, and passive recreation along the route where use of the trail has traditionally existed. By amending the project description, the applicants have forestalled the more detailed analysis of trail use patterns and connections that might otherwise have been undertaken by Commission staff and have additionally provided mitigation of any adverse effects upon public coastal access and recreation that might otherwise have arisen from the proposed lot redivision. Special Condition One ensures that the applicants' offer to dedicate a 20 ft. wide trail easement will be implemented to protect the continued accessibility of the well established connection to the Calabasas/Cold Creek Trail. Special Condition Two (future development deed restriction) ensures that future development on the subject parcels that might otherwise be exempt from Coastal Development Permit requirements will be evaluated through the permit application process for potential adverse impacts upon public access to, and enjoyment of, the trail corridor. An example of potential development that might interfere with the use of the trail would be fencing or landscaping that blocks access to the trail corridor.

The Commission finds that for the reasons set forth above, that as conditioned by Special Conditions One and Two, the proposed project is consistent with the policies set forth in Sections 30210, 30212.5, and 30223 of the Coastal Act.

D. Local Coastal Program.

Section 30604 of the Coastal Act states, in part, 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 applicants. 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 will not prejudice the County's ability to prepare a Local Coastal Program for the unincorporated Santa Monica Mountains area which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

E. California Environmental Quality Act.

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

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

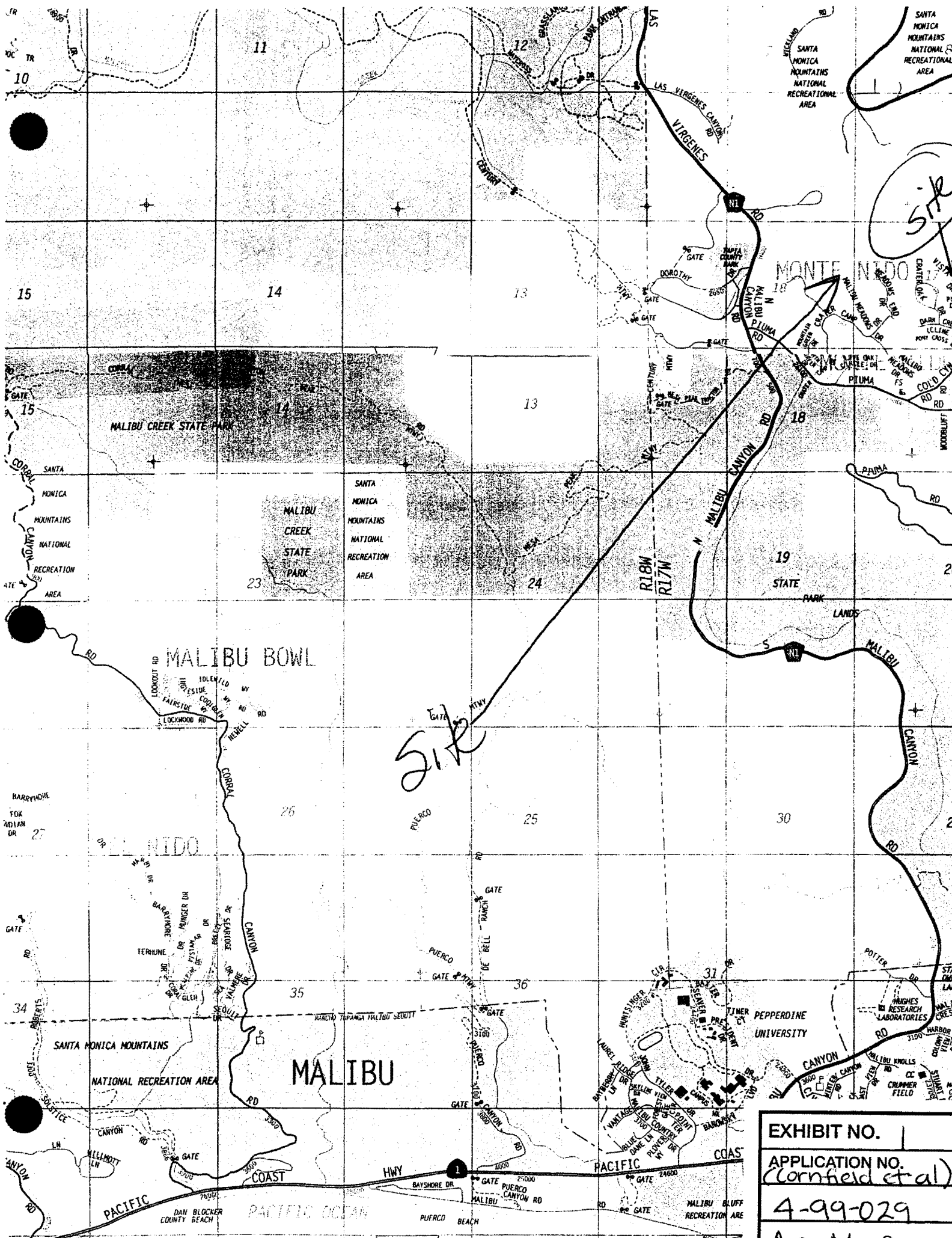


EXHIBIT NO.	1
APPLICATION NO.	(Cornfield et al)
	4-99-029
	Area Map

4456-35

TRACT NO. 28790

M. B. 840 - 12 - 13

EDENWILD TRACT

M. B. 30 - 44 - 45

TRACT NO. 29384

M. B. 788 - 73 - 74

TRACT NO. 29448

M. B. 788 - 71 - 72

TRACT NO. 27558

M. B. 822 - 94

CODE
4971

FOR PREV. ASSM'T. SEE: 4456-35

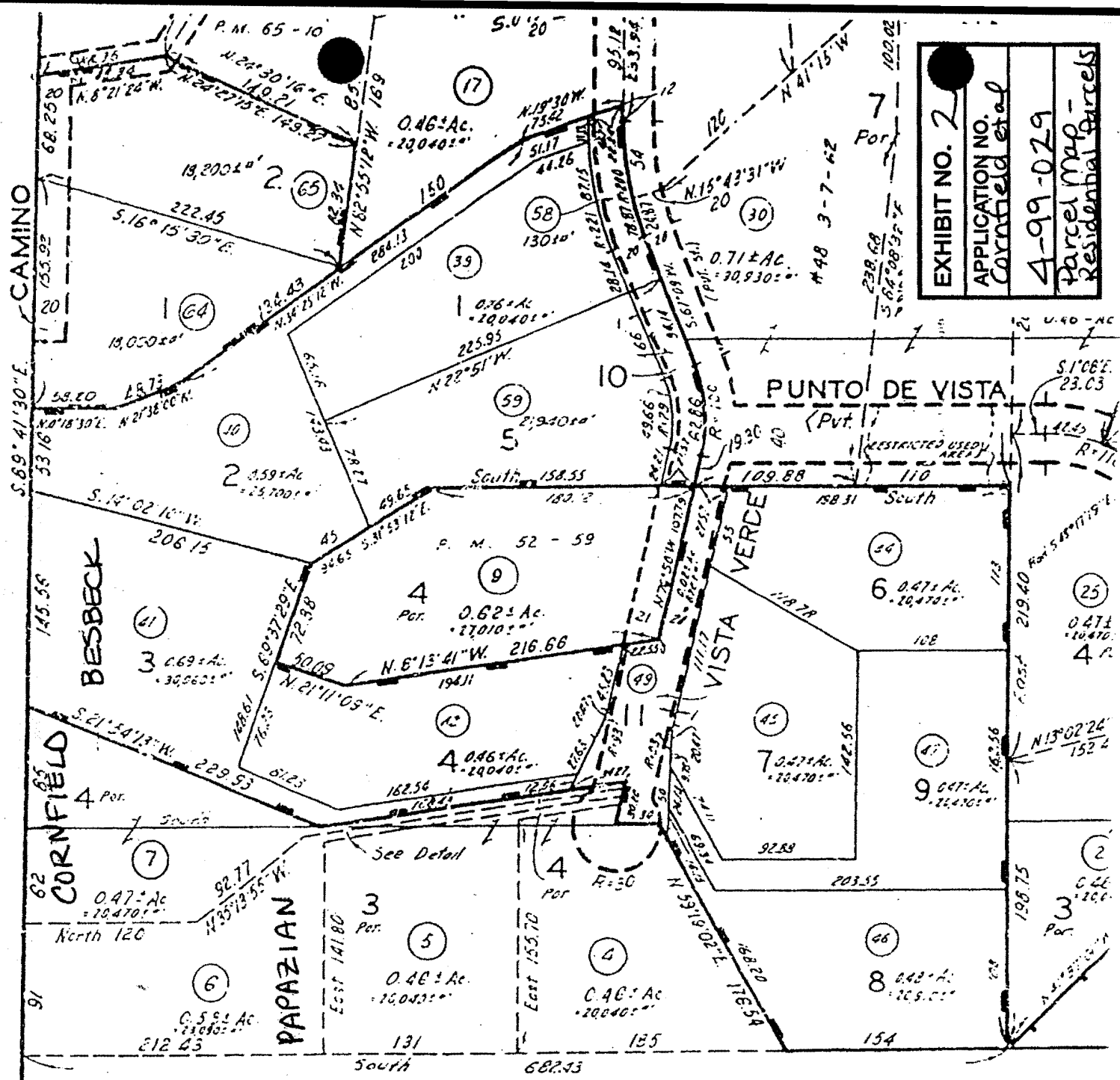


EXHIBIT NO. 2
APPLICATION NO. Cornfield et al
4-99-079
Parcel Map - Residential Parcels

FOR LEGEND SEE MAP OF

MAP OF

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TRW-REDI

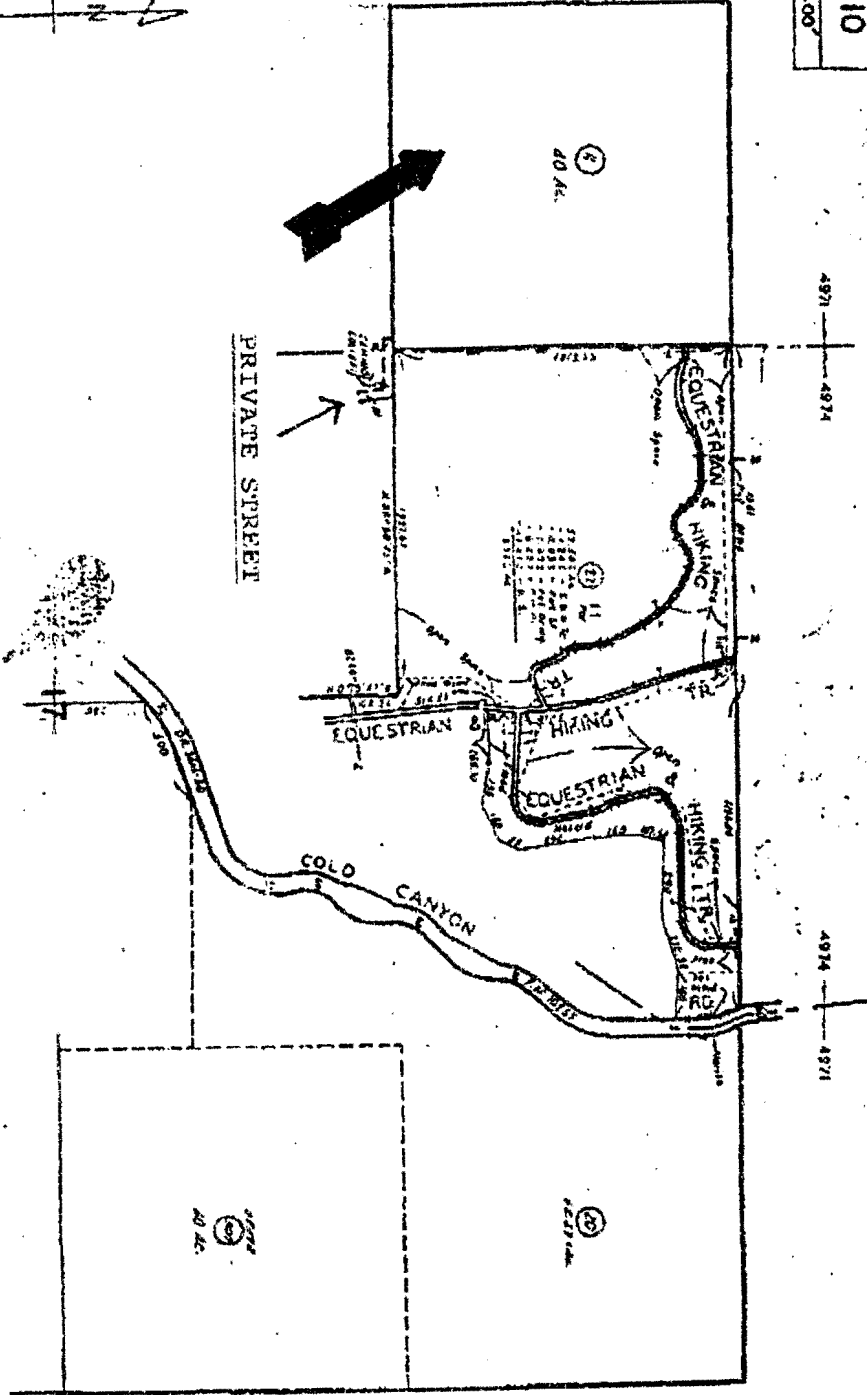
4456 10

SCALE 1" = 400'

1-90

COURT 25

EXHIBIT NO. 3
APPLICATION NO. Cornfield et al
4-99-029
Parcel Map 40 acre Parcel



CODE
4471
4874

FBI MAP, NIMT, SEI:4456-10

T.1 S., R. 17 W.
TRACT NO. 33873
M.B. 1136 - 12 - 19

DETAILS
NO SCALE

COLD CANYON RD.

ASSISTED BY
COUNTY OF LOS ANGELES, CALIF.

TRW-REDI

FOR LEGEND SEE MAP OF

Permit Application 4-99-029

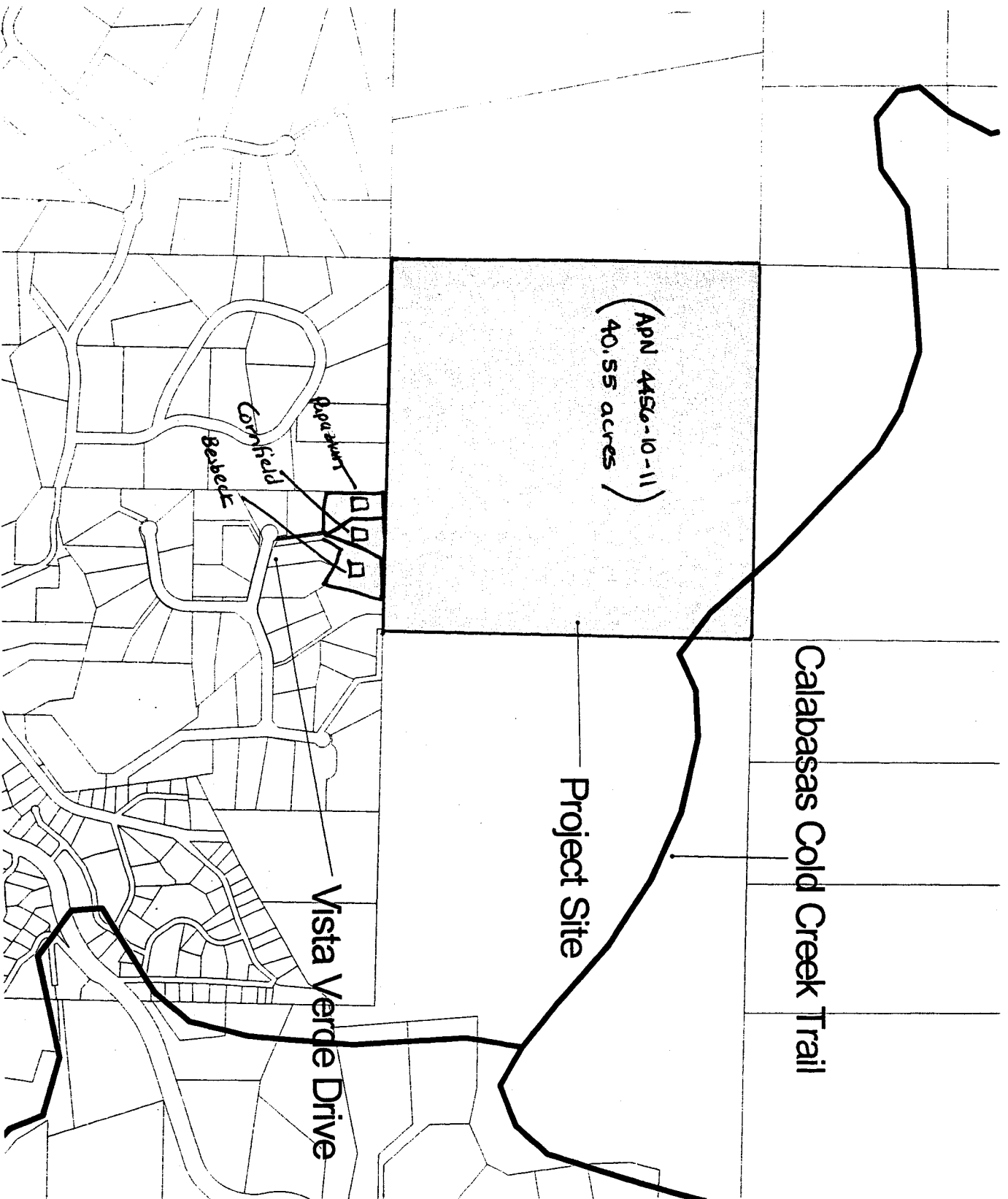
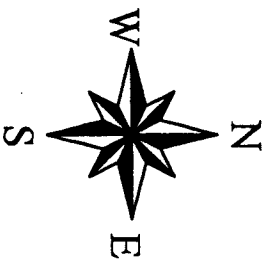


EXHIBIT NO. 4
APPLICATION NO. <i>Cornfield et al</i>
4-99-029
Existing Parcels



Permit Application 4-99-029

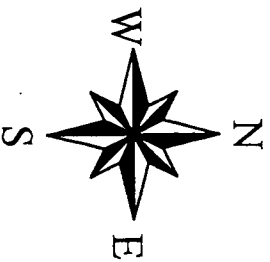
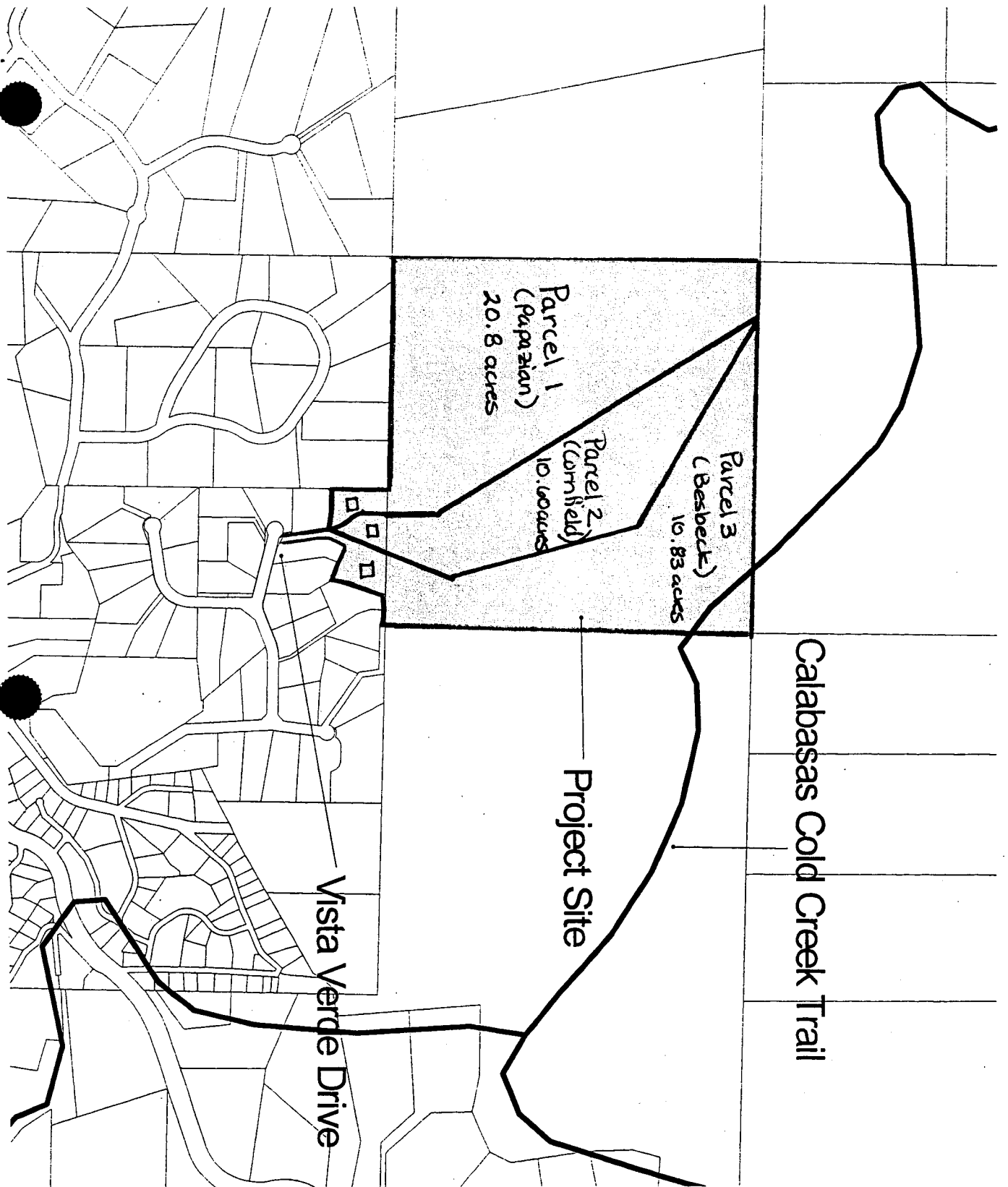


EXHIBIT NO. 5
APPLICATION NO Cornfield et al
4-99-029
Redivided Parcels

Permit Application 4-99-029

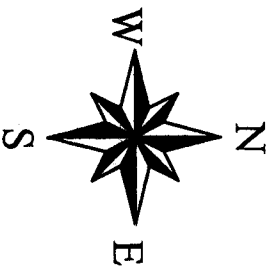
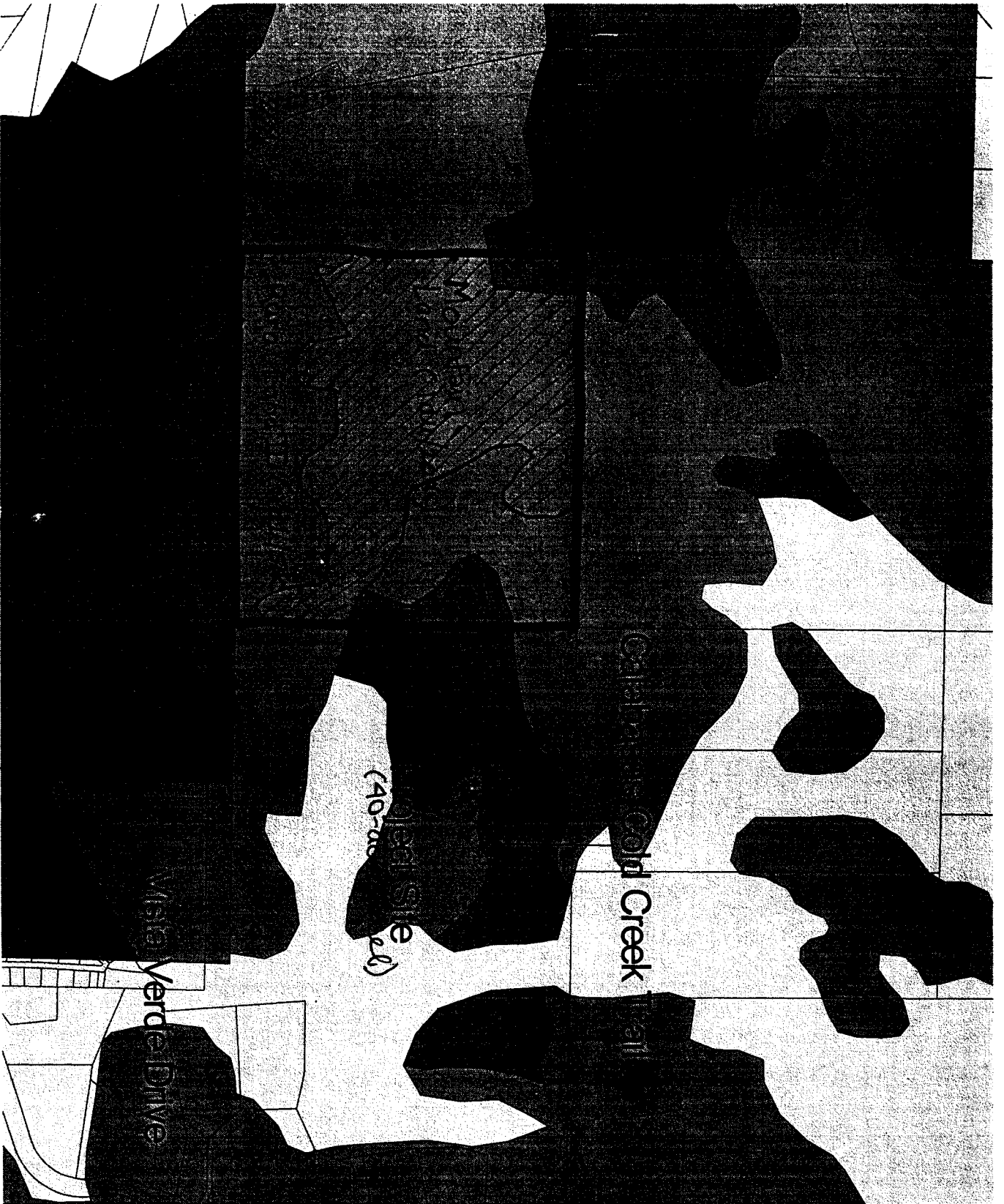


EXHIBIT NO. 6
APPLICATION NO. <i>Cornfield et al</i>
<i>4-99-029</i>
Land Use Designations