

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

100 SOUTH CALIFORNIA ST., SUITE 200

LOS ANGELES, CA 93001

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RECORD PACKET COPY

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 Comm Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-98-004

APPLICANT: Ron & Kim Bolanowski **AGENT:** Terry Valente

PROJECT LOCATION: 22331 W. Swenson Drive, Topanga, Los Angeles County

PROJECT DESCRIPTION: Construct a 6,100 sq. ft., 2 story single family residence and basement with attached four car 1,195 sq. ft. garage, pool and protective fence, septic system, water well (as built) and storage tank, grade a total of 3,078 cubic yards cut and 2,877 cubic yards of fill for residence and driveway, common access driveway (as built), slope remediation, pave driveways, construct retaining walls for access driveway and residence, and install temporary storage container (as built) during construction.

Lot area:	10 acres
Building coverage:	4,345 sq. ft.
Pavement coverage:	44,400 sq. ft.
Landscape coverage:	15,000 sq. ft.
Parking spaces:	4
Ht abv fin grade:	33 ft.
Plan Designation:	Rural Land I, II, and III
Zoning:	1 du/ 10 acres, 1du/5 acres, 1 du/2 acres
Project Density	one du/ 10 acres

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with nine (9) Special Conditions addressing: an assumption of risk, indemnity, waiver of liability; landscape, erosion control and fuel modification plans; removal of temporary storage container; removal of natural vegetation; future development deed restriction; drainage and polluted runoff control plan; plans conforming to

geologic recommendation; a structural appearance deed restriction, and condition compliance. The applicants request approval to construct a single family residence on an existing lot accessed from Swenson Drive. The proposed project includes 'as built' grading on the site for the construction of an existing common access driveway serving the subject lot and the residence on a lot to the north. Additional grading is proposed to widen the common access driveway to meet Fire Department requirements, the restoration of a portion of past site grading, and to construct an access driveway to the proposed residence. The applicants propose to use a water well to serve the proposed residence with domestic and fire suppression water. The project, as conditioned, will be consistent with the Coastal Act.

LOCAL APPROVALS RECEIVED: Approval in Concept: Los Angeles County Regional Planning Department dated 3/2/00; Los Angeles County Department of Health Services, dated 9/25/97 for the water well; Los Angeles County Department of Health Services, dated 10/7/99 for septic system; County of Los Angeles Fire Department, Coastal Commission Approval Only, dated 12/20/99.

SUBSTANTIVE FILE DOCUMENTS: Report of Preliminary Engineering Geologic Investigation, dated September 12, 1997, by Pacific Geology Consultants; Report of Preliminary Engineering Geologic Investigation, dated April 29, 1999, by Pacific Geology Consultants; Geotechnical Engineering Investigation Report, dated September 26, 1997, by Coastline Geotechnical Consultants; Updated Geotechnical Engineering Report, dated May 22, 1999, by Coastline Geotechnical Consultants; Preliminary Comments on October 20, 1999 California Coastal Commission ltr., dated December 2, 1999, by E. D. Michael, Consulting Geologist, Engineering Geologist, Hydrogeology, Forensics; Coastal Permit No. 4-99-164, Olson; Coastal Permit No. 4-92-246, and A-1, A-2, A-3, Ulmer and Kart; Coastal Permit No. 5-89-813, Alexander; Coastal Permit Application No. 4-99-172, Vail & Tichenor; Coastal Permit No. 5-91-400, Satterlee, and Coastal Permit No. 5-91-865; Coastal Permit No. 4-99-132, Rauls, Coastal Permit No. 4-99-116, Festa.

STAFF RECOMMENDATION:

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-98-004 pursuant to the staff recommendation.*

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.

I. 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 lessen any significant adverse impacts of the development on the environment.

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. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY

A. By acceptance of this permit, the applicant acknowledges and agrees to the following:

- (1) The applicant acknowledges and agrees that the site may be subject to hazards from slope failure, landslide, flooding, erosion, wildfire.
- (2) The applicant acknowledges and agrees 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.
- (3) The applicant unconditionally waives any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards.
- (4) The applicant agrees 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 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 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.

2. LANDSCAPE, EROSION CONTROL, AND FUEL MODIFICATION PLANS

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The final plans shall incorporate the following criteria:

A) Landscaping and Erosion Control Plans

- 1) All graded & disturbed areas and the existing graded building pad areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the certificate of occupancy for the residence. After the storage container is removed pursuant to Special Condition Number Three, the disturbed site of the container shall also be planted and maintained for erosion control purposes. To minimize the need for irrigation 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.
- 2) All cut and fill slopes on the subject site shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils. The plan shall include vertical elements, such as trees and shrubs, which partially screen the appearance of the proposed residence, from public roads, lands, and trails to the west, south, and east;
- 3) 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 applicable landscape requirements;
- 4) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
- 5) Vegetation within 20 feet of the proposed residence and garage and driveway may be removed to mineral earth, vegetation within a 200 foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The final 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 final fuel modification plan, as revised, has been reviewed and approved by the Los Angeles County Fire Department, Forestry Division, Fire Prevention Bureau. Any irrigated lawn, turf and ground cover planted within the fifty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

- 6) The final drainage/erosion control plan shall be implemented within 30 days of completion of final grading. By acceptance of this permit, the applicant agrees to maintain the drainage devices on a yearly basis in order to ensure that the system functions properly. Should the devices fail or any erosion result from the drainage from the project, the applicant or successor in interests shall be responsible for any necessary repairs and restoration.

B) Interim Erosion Control Plan

- 1) The landscape/erosion control plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site to be left undisturbed such as native trees and vegetation shall be clearly delineated on the project site with fencing or survey flags.
- 2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geo-fabric covers or other appropriate cover, install geo-textiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geo-textiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.

C) Monitoring

Five (5) years from the date of the receipt of the Certificate of Occupancy for the residence 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 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 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 conformance with the original approved plan.

3. REMOVAL OF TEMPORARY STORAGE CONTAINER

With the acceptance of this coastal permit, the applicants agree that the temporary storage container on the site shall be removed within two years of the issuance of this Coastal Permit or within sixty (60) days of the applicant's receipt of the Certificate of Occupancy for the proposed residence from the County of Los Angeles, whichever is less, to a site located outside the Coastal Zone or a site with a valid coastal development permit for the installation of a temporary storage container. After the container is removed the disturbed site shall be revegetated as required by Special Condition Number Two within sixty (60) days.

4. REMOVAL OF NATURAL VEGETATION

Removal of natural vegetation for the purpose of fuel modification within the 20 foot zone surrounding the proposed structure shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 20-200 foot fuel modification zone shall not occur until commencement of construction of the structure approved pursuant to this permit.

5. FUTURE DEVELOPMENT DEED RESTRICTION

- A. This permit is only for the development described in Coastal Development Permit No. 4-98-004. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (a) shall apply to the entire property. Accordingly, any future improvements to the entire property including the permitted residence and garage, and clearing of vegetation or grading, other than as provided for in the approved fuel modification landscape and erosion control plan prepared pursuant to Special Condition Number Two (2), shall require an amendment to Permit No. 4-98-004 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, which reflects the above restrictions on development in the deed restriction and 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.

6. DRAINAGE AND POLLUTED RUNOFF CONTROL PLAN

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a drainage and polluted runoff control plan designed by a licensed engineer to minimize the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with the geologists' recommendations. The plan shall be subject to the following requirements, and shall at a minimum, include the following components:

(a) Structural and/or non-structural Best Management Practices (BMPs) designed to capture, infiltrate or treat runoff from all roofs, parking areas, driveways and other impervious surfaces shall be identified and incorporated into final plans.

(b) Selected BMPs shall, when implemented ensure that post-development peak runoff rate and average volume from the site, will be maintained at levels similar to pre-development conditions. The drainage system shall also be designed to convey and discharge runoff from the building site in non-erosive manner.

(c) The plan shall include provisions for BMP maintenance. All structural and non-structural BMPs shall be maintained in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) all traps / separators and/or filters shall be inspected, cleaned and repaired prior to the onset of the storm season, no later than September 30th each year, and (2) should any of the project's surface or subsurface drainage / filtration structures or other BMPs fail or result in increased erosion, the applicant / landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage / filtration 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.

7. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval by the Executive Director, evidence of the Engineering Geologist and Engineer consultant's review and approval of all project plans. All recommendations contained in the submitted geologic reports titled: Report of Preliminary Engineering Geologic Investigation, dated September 12, 1997, by Pacific Geology Consultants; Report of Preliminary Engineering Geologic Investigation, dated April 29, 1999, by Pacific Geology Consultants; Geotechnical Engineering Investigation Report, dated September 27, 1997, by Coastline Geotechnical Consultants; Updated Geotechnical Engineering Report, dated May 22, 1999, by Coastline Geotechnical Consultants; Preliminary Comments on October 20, 1999 California Coastal Commission ltr., dated December 2, 1999, by E. D. Michael, Consulting Geologist, Engineering Geologist, Hydrogeology, Forensics, shall be incorporated into all final design and construction including foundation support, swimming pool, retaining walls, geologic stability, surficial stability, site drainage, on-site effluent disposal, grading, temporary excavations, erosion control, foundations on bedrock, lateral loads – spread footings, cast in place friction piles, lateral loads – piles, floor slabs on grade. All plans must be reviewed and approved by the consultants.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, grading and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit.

8. STRUCTURAL APPEARANCE DEED RESTRICTION

A. The color of the structures, roof and driveway permitted hereby shall be restricted to a color compatible with the surrounding environment (white tones shall not be acceptable). All windows shall be comprised of non-glare glass. Night lighting, if any, shall be directed downward, be of low intensity, at low height and shielded; security lighting, if any, shall be controlled by motion detector.

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, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structure approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances 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.

9. CONDITION COMPLIANCE

Within one hundred eighty (180) 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.

A. Project Description

The project site is located approximately two miles inland of the coast east of the intersection of Pacific Coast Highway and Las Flores Canyon Road, just south of Saddle Peak Road. The parcel is accessed from Saddle Peak Road and Swenson Drive, a private road. (Exhibits 1 and 2).

The applicants propose to construct 6,100 sq. ft., 2 story single family residence and basement with attached four car 1,195 sq. ft. garage, pool and protective fence, septic system, water well and 10,000 gallon water storage tank, temporary storage container during construction, grade a total of 3,078 cubic yards cut and 2,877 cubic yards of fill for residence and driveway, common access driveway, slope remediation, pave driveways, and construct retaining walls for access driveway and residence (Exhibits 3 - 11).

The building site is a ten acre lot located along both sides of Swenson Drive. The proposed building site is located on the north side of Swenson Drive about one half mile west of its intersection with Saddle Peak Road. The majority of the property is in its natural state with the exception of improved and unimproved graded access roads that cut across the property. The site includes a paved "as built" common driveway apparently constructed as a result of Coastal Permit No. 5-81-279, Weinerth, when the Commission approved a residence on the adjoining lot to the north, 22325 Swenson Drive in March 1982. The residence to the north is accessed along this common driveway crossing the subject lot from Swenson Drive. "As built" grading for this common driveway consisted of about 489 cubic yards of cut and 288 cubic yards of fill, it is unknown where the remaining cut materials were disposed. The project site also includes a partially graded pad and numerous driveway or terrace cuts that appeared to have occurred prior to 1977 according to the Commission's historic aerial photographs. The site includes an "as built" water well located along the common driveway.

Slopes within and adjacent to the proposed area for constructing the residence descend to the south and southeast towards Swenson Drive. The slopes are about 120 feet in height and possess slope ratios ranging from 1 ½ :1 (33 degrees) to 2:1 (26 degrees). The southeast descending slope includes a prominent outcrop of sandstone bedrock. Elevations on the ten acre property range from about 1,930 feet above sea level on the southeastern portion of the property to about 2,190 feet on the northern portion of the property. A moderate to dense growth of native vegetation is recovering on the slope areas burned in the 1993 Malibu fire. The applicants propose to construct the residence at elevation 2160 feet above sea level.

The Malibu/Santa Monica Mountains Land Use Plan designates the site with three land use plan designations. These designations are Rural Land I (one dwelling unit for ten acres) and Rural Land II (one dwelling unit for five acres), and Rural Land III (one dwelling unit for two acres). The subject parcel is not located within a designated wildlife corridor or any designated Environmentally Sensitive Habitat Area (ESHA). No mapped hiking or riding trails cross the subject property, although the Tuna Canyon Trail crosses property located to the east on adjoining properties. The Tuna Canyon Trail traverses north to south connecting the Backbone Trail to Tuna Canyon and Pacific Coast Highway.

The property is visible from the Tuna Canyon Trail and portions of Saddle Peak, Tuna Canyon, and Las Flores Roads and Santa Monica Mountains National Recreation Area to the southwest.

B. Individual and Cumulative Impacts in Sensitive Resource Areas

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.

Section 30105.5 of the Coastal Act defines the term "cumulatively," as it is used 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.

Section 30231 of the Coastal Act is designed to protect and enhance, or restore where feasible, marine resources and the biologic productivity and quality of coastal waters, including streams. Section 30231 of the Coastal Act states as follows:

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.

In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values:

- (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.

Coastal Act Section 30250 provides for three tests to determine whether new development is appropriately located from the standpoint of cumulative impacts. The first test is whether or not the proposed new development is located within, contiguous or in close proximity to an existing developed area. If the proposed development does not meet the first test, an analysis of whether it meets the second test is necessary. The second test is whether or not the location of the new development is in an area able to accommodate it or with adequate public services. The third test is whether or not the proposed project will or will not have significant adverse effects, either individually or cumulatively, on coastal resources.

Regarding the first test, the proposed project is located about two miles inland of the coast on the southwest slope of Saddle Peak Road within the Santa Monica Mountains. This inland area of the western Santa Monica Mountains is partially developed with residential and public recreational land uses. The Commission considers this portion of the Santa Monica Mountains to not be a developed area, including the subject site, and therefore it does not meet the first test. The analysis of the proposed development with respect to the second test is needed.

The second test is whether or not the location of the new development is in an area able to accommodate it or with adequate public services. The Los Angeles County Malibu/Santa Monica Mountains Land Use Plan includes policies addressing public services including an adequate water supply. Policies P233, P234, and P245 state:

P233 Continue to require all new developments to demonstrate that an adequate potable water supply is available to each parcel.

P234 Continue to require all new developments to demonstrate that an adequate water supply for fire protection is available based on the location of development, type of construction, spacing of structures, fire hazards, and so on.

P235 An on-site water source shall be of potable quality and be able to provide a quantity of water sufficient to meet domestic supply requirements as determined by the government agency having jurisdiction.

The applicant proposes to construct a 6,100 sq. ft., 2 story single family residence and basement with attached four car 1,195 sq. ft. garage, pool and protective fencing, septic system, water well and storage tank, temporary storage container, grade a total of 3,078 cubic yards cut and 2,877 cubic yards of fill for residence and driveway, common access driveway, slope remediation, pave driveways, and construct retaining walls for access driveway and residence. The subject site is provided with public and private services including public and private road access from Saddle Peak Road and Swenson Drive, water, electricity, and telephone. Water availability is an issue discussed below.

The applicant proposes to use an "as built" water well to serve the proposed residence. The applicant's Well Completion Report dated 11-2-97 which was filed with the Department of Water Resources, State of California indicates that the well produces an estimated 35 gallons per minute of water during a test conducted on September 30, 1997. The Los Angeles County Health Department requires that water wells produce potable water with a reasonable quantity of water production. The 'reasonable' quantity of water production according to Los Angeles County Health Department (telephone discussion with Mr. Saleh on March 20, 2000) is 15 to 25 gallons per minute of potable water in order to adequately serve residential development. Since the applicant's Water Completion Report concluded that the well produces 35 gallons per minute of water, the applicant currently has adequate private water resources to serve residential development consistent with Los Angeles County Health Department requirements.

However, staff requested the applicant provide information from a geologist with expertise in groundwater resources to address the availability of water from this well on a long term basis. In response the applicant provided a report titled: Preliminary

Comments on October 20, 1999 California Coastal Commission ltr., dated December 2, 1999, by E. D. Michael, Consulting Geologist, Engineering Geologist, Hydrogeology, Forensics. In this report, Mr. Michael stated:

... in bedrock areas such as the Santa Monica Mountains, it is effectively impossible to determine aquifer storage or recharge, and hence, it is impossible to determine by a well test whether that well will produce an adequate long-term supply.

Staff requested additional information from the applicant on existing water wells in the immediate vicinity of the applicant's property. The applicant submitted information in a letter dated January 21, 2000 for three water wells on Swenson Drive and Little Las Flores Drive drilled between December 1996 to October 1997 to depths ranging from 245 feet to 370 feet producing between 35 to 60 gallons per minute. According to the applicant none of these wells have experienced any problems with water production.

However, because the applicant's 'as built' water well produces water from a bedrock area as compared to an aquifer, it is uncertain that a long term supply of water will be available to serve the proposed residence as confirmed by the applicant's consulting geologist. In the event the applicant's water well becomes depleted, the applicant has at least three options to provide adequate domestic water for the proposed residence. The applicant's options include: one, drill a new well in a new location or into a deeper aquifer or bedrock area; two, construct a water line extension from the nearby public mutual water company serving residences along Saddle Peak Road; or three, truck in potable water to the onsite water storage tank.

The applicant proposes to construct an on-site septic system to adequately dispose of sewage generated on-site. The applicant has provided an 'Approval in Concept' for the septic system from the Los Angeles County Health Department. Therefore, the Commission finds that the proposed project, as conditioned, meets the guidance provided by the Los Angeles County Land Use Plan and meets the second test required in Section 30250, that the development will be located in an area able to accommodate it.

The third test of Section 30250 examines whether or not the proposed project will have significant adverse effects, either individually or cumulatively, on coastal resources and is discussed below.

The Commission has found that minimizing the cumulative impacts of new development is especially critical in the Malibu/Santa Monica Mountains area because of the large number of lots which already exist, many in remote, rugged mountain and canyon areas. From a comprehensive planning perspective, the potential development of thousands of existing undeveloped and poorly sited parcels in these mountains would create cumulative impacts on coastal resources and public access over time. Because of the larger number of existing undeveloped parcels and

potential future development, the demands on road capacity, public services, recreational facilities, and beaches is expected to grow tremendously.

The Los Angeles County Malibu/Santa Monica Mountains Land Use Plan, certified by the Commission, provides guidance for the Commission to consider in this application. The LUP includes a New Development Policy (P271), which notes that new development in the Malibu coastal zone will be guided by the LCP Land Use Plan map and all pertinent overlay categories. The policy also notes that all properties are designated for a specific use that reflects the mandates of the California Coastal Act, all policies contained in this Local Coastal Plan, and the constraints and sensitivities of resources present in the coastal zone. Further, the policy states that the land use plan map presents a base land use designation for all properties overlaid by three resource protection and management categories. For those parcels not overlaid by a resource management category, development can normally proceed according to the base land use classification and in conformance with all policies and standards contained herein.

The project site is not located within any of the three resource protection and management categories, therefore, development can proceed according to the base land use classification and in conformance with all policies and standards contained in the Los Angeles County Land Use Plan. These issues are discussed below.

1. Protection of Environmental Resources

The Land Use Plan (LUP) includes several policies designed to protect the environmentally sensitive habitat areas (ESHA's), from both the individual and cumulative impacts of development.

P68 Environmentally sensitive habitat areas (ESHA's) shall be protected against significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. Residential use shall not be considered a resources dependent use.

P74 New development shall be located as close as feasible to existing roadways, services, and existing development to minimize the effects on sensitive environmental resources.

2. Stream Protection and Erosion Control

The Land Use Plan (LUP) includes several policies designed to protect ESHA's while addressing stream protection and erosion control from both the individual and cumulative impacts of development.

P82 Grading shall be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized.

P84 In disturbed areas, landscaping plans shall balance long-term stability and minimization of fuel load. For instance, a combination of taller, deep-rooted plants and low-growing covers to reduce heat output may be used. Within ESHA's and Significant Watersheds, native plant species shall be used, consistent with fire safety requirements.

P88 In ESHA's and Significant Watersheds and other areas of high potential erosion hazard, require site design to minimize grading activities and reduce vegetation removal based on the following guidelines:

Structures should be clustered.

Grading for access roads and driveways should be minimized; the standard new on-site access roads shall be a maximum of 300 feet or one-third the parcel depth, whichever is less. Longer roads may be allowed on approval of the County Engineer and Environmental Review Board and the determination that adverse environmental impacts will not be incurred. Such approval shall constitute a conditional use.

Designate building and access envelopes on the basis of site inspection to avoid particularly erodible areas.

Require all sidecast material to be recompacted to engineering standards, re-seeded, and mulched and/or burlapped.

P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of the site (i.e., geological, soils, hydrologic, water percolation and runoff) to the maximum extent feasible.

P96 Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands.

Past permit actions taken by the Commission generally reflect the goals contained in the certified LUP policies towards development in areas near ESHA's. Where the Commission has found that single-family development, including accessory structures, would not cumulatively or individually create adverse impacts on habitat or other coastal resources, or that adequate mitigation could be provided, it has been permitted.

The applicant proposes to construct a 6,100 sq. ft., 2 story single family residence and basement with attached four car 1,195 sq. ft. garage, pool and protective fencing, septic system, water well and tank, temporary storage container, grade a total of 3,078 cubic yards cut and 2,877 cubic yards of fill for residence and driveway, common access driveway, slope remediation, pave driveways, and construct retaining walls for access driveway and residence. The building site is located on the north side of Swenson Drive about a half mile west of its intersection with Saddle Peak Road. A partially graded pad is located at the northeastern portion of the subject lot which is accessed by a paved common access driveway from Swenson Drive north through the subject property to the adjoining property to the north developed with an existing residence. There are also two dirt access roads on the property, one extending west from Swenson Drive, the other east from the common access driveway, where the "unpermitted" water well is located, and then with a switchback west to the site where an existing "unpermitted" storage structure is located. The residential development is limited to one site and does not include other development normally associated with residential development, such as a guest house, tennis court, or equestrian facilities.

An east 'blue line' tributary of Las Flores Creek is located about one thousand three hundred (1,300) feet to the west of the subject parcel. The ESHA designated portion of this creek is located about the same distance west of the parcel. The western portion of the subject parcel drains into this tributary. The southern portion of this parcel drains south to Little Las Flores Creek through another ESHA designated tributary and then into the ESHA designated Las Flores Creek. The ESHA designated tributary is located about three thousand (3,000) feet south of the subject parcel. Due to the distance, the proposed residence and driveway improvements will not directly affect these ESHA and Creek habitats as the proposed project is not located within the designated ESHA's.

3. Cumulative and Individual Impacts of Development

In analyzing the proposed project for conformance with the resource protection policies of the Coastal Act and the Land Use Plan, one can address the project with regard to each policy in sequence.

For instance, Policy P 68 specifies that ESHA's shall be protected against significant disruption of habitat values and only uses dependent on such resources shall be allowed within such areas. The applicant's proposed residence and other development is not located within an ESHA and is separated by from the ESHA by at least one thousand three hundred (1,300) feet.

Policy P74 specifies that new development be located as close as feasible to existing roadways, services and existing development to minimize the effects on sensitive environmental resources. The applicant's proposed residence is located as close as

180 feet from Swenson Drive. However, due to topography, the existing common access driveway will access the proposed residence across an improved 280 foot long driveway connecting the residence to the common access driveway. There are no sensitive environmental resources on the subject site.

Policy P82 specifies that grading be minimized for all new development to ensure the potential negative effects of runoff and erosion on these resources are minimized. Policy P91 specifies that all new development be designed to minimize impacts and alterations of physical features, such as ravines and hillsides. The applicant initially proposed to construct a residence and workshop in the application initially submitted in January 1998. The application was subsequently revised to include a 7,046 sq. ft. residence and garage with a 3,200 sq. ft. workshop including a total of 12,515 cubic yards of associated grading which also included 777 cubic yards of existing or "as built" grading. Staff scheduled this application for the March 2000 Commission meeting. Prior to the completion of the staff report the applicant requested a meeting to discuss alternatives to the proposed project to reduce the proposed site grading and requested that the project not be placed on the Commission agenda until after the meeting and a site visit could be conducted. As a result of the meeting and site visit with staff, the applicants substantially revised the proposed project to delete the proposed workshop and reduce the grading by more than half. The applicants now propose to construct a 6,100 sq. ft. residence and a four car 1,195 sq. ft. garage and delete the proposed workshop, its retaining walls and its associated grading. The applicants also have reduced the proposed grading from 5,978 cubic yards to 3,078 cubic yards of cut and from 6,157 cubic yards to 2,877 cubic yards of fill. The proposed grading now includes 1,757 cubic yards of cut to widen the common access driveway as required by the Los Angeles County Fire Department, 832 cubic yards of cut and 208 cubic yards of fill for the residence, 2,381 cubic yards of fill for slope restoration, and 777 cubic yards of "as built" grading to create the existing common access driveway. As a result, the grading will be minimized for the proposed new development and will be designed to minimize impacts and alterations of physical features, such as ravines and hillsides. The slope restoration is proposed to restore areas near the proposed residence that have been graded into terraces in the past by prior property owners.

Policy P 84 specifies that in disturbed areas, landscaping plans balance long-term stability and minimization of fuel load. Policy P 88 specifies that in areas of high potential erosion hazard, site design is required to minimize grading activities and reduce vegetation removal based on guidelines that: 1) structures should be clustered, 2) grading for access roads and driveways should be minimized and new on-site access roads be a maximum of 300 feet or one third the depth of the parcel, which ever is less. Policy P91 specifies that all new development be designed to minimize impacts and alterations of physical features, such as ravines and hillsides and processes of the site to the maximum extent feasible. The applicant's proposed new driveway leading from the existing common access driveway from Swenson Drive to the proposed residence is about 280 feet long. The depth of the parcel is

greater than 300 feet and the proposed project includes one clustered structure, an attached residence and garage. Therefore, the proposed driveway and clustered development of the attached residence and garage meets the guidance provided in Policy P88.

However, to address the need for a landscape plan, minimize erosion hazards for all disturbed and graded areas, and minimize the alteration of physical features, Special Condition Number Two is necessary. Special Condition Number Two will help to ensure that the biological productivity and quality of coastal streams, such as Las Flores Creek, is maintained and that the habitat values of the subject sites are protected against significant disruption. Therefore, to ensure that no adverse impacts on the site and beyond the subject site will occur from increased runoff, Special Condition Number Two requires a landscape, erosion control and fuel modification plan to landscape all disturbed and graded areas on the project site including the requirement to revegetate the building pad on the areas beyond the developed area of the building pad allowed for development and the area where the temporary construction trailer will be located after its removal pursuant to Special Condition Number Three. Special Condition Number Two also requires an erosion control plan and fuel modification plan to minimize erosion on the site and sedimentation offsite. Special Condition Number Four requires that the fuel modification plan will not commence within the 20 foot zone surrounding the proposed structure until after the local government has issued a building or grading permit for development approved pursuant to this permit and the vegetation thinning beyond this zone will not occur until commencement of construction of the structure. Special Condition Number Two requires the applicant to implement a landscape plan with native plant species to stabilize and vegetate the site. The Commission further notes that the use of non-native and/or invasive plant species for residential landscaping results in both direct and indirect adverse effects to native plants species indigenous to the Malibu/Santa Monica Mountains area. Direct adverse effects from such landscaping result from the direct occupation or displacement of native plant community habitat by new development and associated non-native landscaping. Indirect adverse effects include offsite migration and colonization of native plant species habitat by non-native/invasive plant species (which tend to outcompete native species) adjacent to new development. The Commission notes that the use of exotic plant species for residential landscaping has already resulted in significant adverse effects to native plant communities in the Malibu/Santa Monica Mountains area. Therefore, in order to minimize adverse effects to the indigenous plant communities of the Malibu/Santa Monica Mountains area, Special Condition Number Two also requires that all landscaping consist primarily of native plant species and that invasive plant species shall not be used. Special Condition Number Two further requires an interim erosion control plan to minimize erosion of the site and sedimentation offsite during the construction of the project and requires a landscape monitoring report five years from the date of receipt of the Certificate of Occupancy for the residence.

The Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the significant watersheds of the Malibu/Santa Monica Mountains region through past permit actions. This is due to the potential for future expansions of individual residential and related development which would be exempt from coastal development permit requirements. The Commission notes concern about the potential for future impacts on coastal resources that may occur as a result of further development of the subject property. Specifically, the expansion of the building site and developed area would require more vegetation removal as required for fuel modification by the Los Angeles County Fire Department. Further, adding impervious surfaces to the site through future development or expansion could have adverse impacts on the existing drainage of the site, which in turn would have significant impacts on the Las Flores Creek watershed due to increased erosion and sedimentation. Therefore, the Commission finds it is necessary to require the applicant to record a Future Development Deed Restriction to ensure that expanded development at this site that would otherwise be exempt from Commission permit requirements will be reviewed for consistency with the coastal resource policies of the Coastal Act. Special Condition Number Five is necessary to ensure that any future additions or vegetation removal, which otherwise may be exempt from coastal permit requirements will be consistent with the Coastal Act.

a. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act requires that the biological productivity and quality of coastal waters and streams be maintained and restored by minimizing the effects of waste water discharges and controlling runoff, among other means.

As described above, the proposed project includes the construction of a 6,100 sq. ft., 2 story single family residence and basement with attached four car 1,195 sq. ft. garage, pool and protective fencing, septic system, water well and tank, temporary storage container, grade a total of 3,078 cubic yards cut and 2,877 cubic yards of fill for residence and driveway, common access driveway, slope remediation, pave driveways, and construct retaining walls for access driveway and residence. Further, use of the site for residential purposes introduces potential sources of pollutants such as petroleum, household cleaners, and pesticides, as well as other accumulated pollutants from rooftops and other impervious surfaces.

The removal of natural vegetation and placement of impervious surfaces allows for less infiltration of rainwater into the soil thereby increasing the rate and volume of runoff causing increased erosion and sedimentation. Infiltration of precipitation into the soil allows for the natural filtration of pollutants. When infiltration is impeded by

impervious surfaces, pollutants in runoff are quickly conveyed to coastal streams and to the ocean. Thus, new development can cause cumulative impacts to the hydrologic cycle of an area by increasing and concentrating runoff leading to stream channel destabilization, increased flood potential, increased concentration of pollutants, and reduced groundwater levels.

Such cumulative impacts can be minimized through the implementation of drainage and polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, such measures should also include opportunities for runoff to infiltrate into the ground. Methods such as vegetated filter strips, gravel filters, and other media filter devices allow for infiltration. Because much of the runoff from the site would be allowed to return to the soil, overall runoff volume is reduced and more water is available to replenish groundwater and maintain stream flow. The slow flow of runoff allows sediment and other pollutants to settle into the soil where they can be filtered. The reduced volume of runoff takes longer to reach streams and its pollutant load will be greatly diminished.

In order to ensure that adverse impacts to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the applicant, through Special Condition Number Six, to incorporate filter elements that intercept and infiltrate or treat the runoff from the site. Such a plan will allow for the infiltration and filtering of runoff from the developed areas of the site, most importantly capturing the initial, "first flush" flows that occur as a result of the first storms of the season. This flow carries with it the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development. Therefore, the Commission finds that the proposed project, as conditioned to incorporate and maintain a drainage and polluted runoff control plan, is consistent with Section 30231 of the Coastal Act.

Lastly, the County of Los Angeles Environmental Review Board (ERB) did not review this development project as the project is not located within any ESHAs, areas adjacent to the ESHAs, Significant Watersheds, Wildlife Corridors, Significant Oak Woodlands, and Degraded Sensitive Resource Area.

The certified Los Angeles County Land Use Plan provides guidance to the Commission to consider. Therefore, the Commission finds that the project, as conditioned, is in conformance with the guidance provided in the LUP policies that pertain to locating development near designated ESHA's, while protecting streams and ESHA's from disturbance to the greatest extent possible. Therefore, project site is not located within any of the three resource protection and management categories, therefore, development can proceed according to the base land use classification and in conformance with all policies and standards contained in the Los Angeles County Land Use Plan as guidance. The subject property is located within three land use

designations, the Rural Land I, II, and III land use designations. These land use designations provide for one dwelling unit for ten, five, and two acres. Since the subject lot is ten acres in size and the applicant proposes one dwelling unit, the proposed project is in conformance with the guidance provided by the Land Use Plan designation.

The Commission's standard of review for this project are the policies of the Coastal Act. Regarding Section 30250 of the Coastal Act, the proposed project is located in an area that is not considered a "developed area" and does not meet the second test of Section 30250. We move on to the second test. Therefore, the Commission finds that the project is located in an "other area with adequate public services" and meets the second test of Section 30250. The Commission finds that the biological productivity and quality of coastal waters and riparian habitat, ESHA will be protected as a result of the proposed project, as conditioned as required by Sections 30231 and 30240 of the Coastal Act. The Commission finds that the proposed project is also in conformance, as conditioned, with the guidance provided by the County Land Use Plan. Lastly, the Commission finds that the project will not have significant adverse effects, either individually or cumulatively, on coastal resources to meet the third test of Section 30250. Thus, the proposed project, as conditioned, will result in development that is consistent with and conforms with Sections 30231, 30240, and 30250(a) of the Coastal Act.

C. Geologic and Fire Hazards

Section 30253 of the Coastal Act states:

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, 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 Malibu area which is generally considered to be subject to an unusually high number of natural hazards. Geologic hazards common to the Malibu area 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 Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. Regarding the geologic hazard, the applicant submitted four geologic reports titled: Report of Preliminary Engineering Geologic Investigation, dated September 12, 1997, by Pacific Geology Consultants; Report of Preliminary Engineering Geologic Investigation, dated April 29, 1999, by Pacific Geology Consultants; Geotechnical Engineering Investigation Report, dated September 26, 1997, by Coastline Geotechnical Consultants; Updated Geotechnical Engineering Report, dated May 22, 1999, by Coastline Geotechnical Consultants. These reports conclude that the site includes ancient landslide debris on the northwestern portion of the subject site. Slide movement was in a west-northwest direction towards Las Flores Canyon. The remainder of the property is generally stable soil deposits overlaid on the Topanga Formation mudstone and sandstone bedrock. The Geotechnical Engineering Investigation Report, dated September 26, 1997, by Coastline Geotechnical Consultants states that:

In general, the northwest portion of the property is overlain by landslide debris. The remaining two-thirds of the property is mantled by varying amounts of roadway fill and natural soil deposits. Beneath the fill, natural soil, and the landslide debris, sedimentary and volcanic bedrocks were observed.

The applicants propose no structures, including retaining walls within this mapped landslide area on the property. The only development proposed in this landslide area is the 'as built' common access driveway and its proposed widening, and the proposed driveway from the common access driveway accessing the proposed residence building site. The Report of Preliminary Engineering Geologic Investigation, dated September 12, 1997, by Pacific Geology Consultants conclude that:

Based on field observation and evaluation of geologic conditions at the site, it is the professional geologic opinion of the undersigned that construction of a single-family residence, workshop, and swimming pool are feasible from a geologic standpoint. The locations of proposed structures, as shown on the enclosed Geologic Map, Plate A, are considered favorable from a geologic standpoint. (Staff Note: The applicants have deleted the proposed workshop from the project description in this application.)

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Providing the recommendations contained in this report, in addition to those of the Geotechnical Engineer are followed, the residence, workshop, swimming pool and proposed grading will be safe from landslide hazard, settlement or slippage. In addition, the proposed construction and grading will not adversely affect off-site properties from a geological standpoint. All specific elements of the County of Los Angeles Building Code shall be followed in conjunction with the design and future construction work.

The recommendations in these geology reports address the following issues: foundation support, swimming pool, retaining walls, geologic stability, surficial stability, site drainage, on-site effluent disposal, grading, temporary excavations, erosion control, foundations on bedrock, lateral loads – spread footings, cast in place friction piles, lateral loads – piles, floor slabs on grade. Based on the findings and recommendations of the consulting engineering geologist and engineer, the Commission finds that the development is consistent with Section 30253 of the Coastal Act so long as all recommendations regarding the proposed development are incorporated into the project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by these consultants as conforming to their recommendations, as noted in Special Condition Number Seven for the final project design, grading, and drainage plans for the proposed project.

Minimizing erosion of the site is important to reduce geological hazards on the site and minimize sediment deposition in the drainages leading to Las Flores Creek. The applicant has submitted a draft Landscape and Fuel Modification Plan for the proposed development prior to its revision to the current project description which deleted the former workshop. These plans incorporate the use of native species and illustrate how these materials will be used to provide erosion control to those areas of the site disturbed by development activities. These plans also illustrate that vegetation will be "thinned" rather than "cleared" for fuel modification purposes, thus allowing for the continued use of existing native plant materials for on-site erosion control. The thinning, rather than complete removal, of native vegetation helps to retain the natural erosion control properties, such as extensive and deep root systems, provided by these species. Special Condition Number Two requires that this draft Fuel Modification Plan be revised to reflect the proposed revised project and approved by the Los Angeles County Fire Department, Forestry Division, Fire Prevention Bureau as a Final Plan.

Regarding non-point source pollution, The Los Angeles County Land Use Plan Policy P96 specifies that degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands. Policy P82 specifies that grading be minimized to ensure the potential negative effects of runoff and erosion on these resources are minimized.

The proposed project will increase the amount of impervious coverage on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality in the ESHA designated Las Flores Creek. The applicant's geologic / geotechnical consultants have recommended that site drainage be collected and distributed in a non-erosive

manner. Because of the slopes on-site and the resultant potential for significant water velocities and soil erosion, it is important to adequately control site drainage through runoff detention, velocity reduction, and/or other best management practices (BMPs). Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. To ensure that runoff is conveyed off-site in a non-erosive manner, the Commission finds it necessary to require the applicant, through Special Conditions Numbers Two and Six, to submit drainage / erosion control plans conforming to the recommendations of the consulting geotechnical engineer for review and approval by the Executive Director and to assume responsibility for the maintenance of all drainage devices on-site.

In addition to controlling erosion during grading operations, landscaping of the graded and disturbed areas of the project will enhance the stability of the site. Long-term erosion can be minimized by requiring the applicant to revegetate the site with native plants compatible with the surrounding environment. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface / foliage weight. The Commission has found that such plant species do not serve to stabilize slopes and may adversely affect the overall stability of a project site. Native species, alternatively, tend to have a deeper root structure and aid in preventing erosion. Invasive, non-indigenous plant species tend to supplant species that are native to the Malibu / Santa Monica Mountains area. Increasing urbanization in this area has already caused the loss or degradation of major portions of native habitat and native plant seed banks through grading and removal of topsoil. Moreover, invasive and fast-growing trees and groundcovers originating from other continents which have been used for landscaping in this area have seriously degraded native plant communities adjacent to development. Therefore, the Commission finds that in order to ensure site stability, all disturbed, graded, and sloped areas on-site shall be landscaped with appropriate native plant species, as specified in Special Condition Number Two.

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act also recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for frequent wild fires. The typical warm, dry summer conditions of the Mediterranean

climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the waiver of liability, 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, as incorporated by Special Condition Number One.

The submitted Engineering Geologic Reports indicate that there is a landslide on the northwestern portion of the subject property. As such, the Commission finds that due to the foreseeable possibility of landslides or slope failures, and erosion the applicant shall assume these risks as a condition of approval. Therefore, Special Condition Number One 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 and to indemnify and hold harmless the Commission with respect to the Commission's approval of the project against any and all liability. 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.

The Commission finds that, only as conditioned, is the proposed project consistent with Section 30253 of the Coastal Act.

D. Visual Resources.

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 surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

In addition, the certified LUP contains the following policies regarding landform alteration and the protection of visual resources which are applicable to the proposed development:

P91 All new development shall be designed to minimize impacts and alterations of physical features, such as ravines and hillsides, and processes of

the site (i.e., geological, soils, hydrological, water percolation and runoff) to the maximum extent feasible.

P125 New development shall be sited and designed to protect public views from LCP-designated scenic highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on sloped terrain should be set below road grade.

P130 In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:

be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LCP.

minimize the alteration of natural landforms.

Be landscaped to conceal raw-cut slopes.

P135 Ensure that any alteration of the natural landscape from earthmoving activity blends with the existing terrain of the site and the surroundings.

The applicant proposes to develop a residence on a ten acre sloping lot near the top of the Saddle Peak Road area (elevation 2562) at an elevation 2,160 feet above sea level (Exhibits 1 and 2). The project site includes a rough graded building pad, an existing 'as built' paved common driveway, and various graded terraces and rough cut roadways. The proposed building pad and driveway turnaround area is estimated to be about 9,600 sq. ft. in size.

In the review of this project, the Commission reviews the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public. The Malibu/Santa Monica Mountains Land Use Plan protects visual resources in the Santa Monica Mountains. Saddle Peak Road, north and east of the site is recognized as a "second priority scenic highway" with ocean vistas, deep valleys and canyons, and rugged mountains as the features of scenic vistas. However, this scenic highway designation is the result of the visibility of public views along the significant ridgeline designated in the Malibu Santa Monica Mountains Land Use Plan. The project site is on the south facing slope below this ridgeline.

The Commission examines the building site, the proposed grading, and the size of the building pad and structures. The development of the residence and garage raises two issues regarding the siting and design: one, whether or not public views from public roadways will be adversely impacted, or two, whether or not public views from public trails will be impacted.

The siting, size and grading for the building pad, the common access road and driveway will be visible from portions of Las Flores Canyon, Saddle Peak and Tuna Canyon Roads. Swenson Drive is a private road. The applicant proposes to construct the residence at a maximum height of 35 feet above existing grade, although the lower level is a subterranean garage and basement cut into the hillside of the graded pad. Once completed, the residence will be a maximum of 28 feet above the finished grade. There are also a few other large residences located in the immediate vicinity of the project site and one immediately north of the subject site approved by the Commission in March 1982. The Commission approved the construction of a residence served by a private water well across Swenson Drive at the February 17, 2000 Commission meeting (Coastal Permit No. 4-99-132, Rauls).

The applicant also proposes to use the cut material from the widening of the common access driveway, the construction of the driveway and the residence to fill previously graded terraces and roadways near the proposed residence. This fill is proposed to restore these cut areas to the former natural slope. These restoration areas will be replanted with native plants as required by Special Condition Number Two.

Regarding public trails and public lands, some of the project site will be visible from portions of land owned by the Santa Monica Mountains National Recreation Area located along Las Flores Canyon Road. The project site may also be visible from portions of the Tuna Canyon Trail which traverses north to south as close as about 500 feet. The project site maybe visible from portions of this trail to the east and northeast.

The Commission has found that the use of native plant materials in landscaping plans can soften the visual impact of construction in the Santa Monica Mountains. The use of native plant materials to revegetate graded and restored areas reduces the adverse affects of erosion, which can degrade visual resources in addition to causing siltation pollution in ESHA's, and soften the appearance of development within areas of high scenic quality. The applicant has submitted a preliminary Landscape and Fuel Modification Plan that uses numerous native species compatible with the vegetation associated with the project site for landscaping and erosion control purposes. Furthermore, the Plan indicates that only those materials designated by the County Fire Department as being a "high fire hazard" are to be removed as a part of this project and that native materials that are located within a 200' radius of the residential structure are to "thinned" rather than "cleared" for wildland fire protection. The vegetation located within 20 feet of the structure and the driveway will be cleared and replaced with native plant species that are less flammable. As required by Special Condition Number Two, the disturbed and restored areas will be replanted with native plants. As required by Special Condition Number Two, the landscape plan will be designed with vertical elements to partially screen and soften the visual impact of the structure with trees and shrubs as viewed from public roads, trails, and lands located to the west, south, and east.

In order to ensure that the structural appearance, i.e. color of the structures, roofs, and driveway and the potential glare of the glass windows, will not create adverse visual impacts, the Commission finds it necessary to require the applicant to use colors compatible with the colors found in the surrounding area for exterior materials of the proposed structure and non-glare glass for all proposed windows as required by Special Condition Number Eight. In addition, Special Condition Number Eight requires that night lighting, if any, shall be directed downward, be of low intensity, at low height and shielded; security lighting, if any, shall be controlled by motion detector to avoid creating adverse night time visual impacts. The restriction on night lighting is necessary to protect the night time rural character of this portion of the Santa Monica Mountains consistent with the scenic and visual qualities of this coastal area. In addition, low intensity lighting and security lighting controlled by a motion detector will assist in minimizing the disruption of wildlife traversing this area at night that are commonly found in this rural and relatively undisturbed area.

Therefore, the Commission finds that the project, as conditioned, minimizes impacts to public views to and along the coast. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

E. Septic System

The Commission recognizes that the potential build-out of lots in the Santa Monica Mountains, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards in the local area. Section 30231 of the Coastal Act states that:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and 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, minimizing alteration of natural streams.

The applicant is proposing the installation of a new 1,500 gallon septic tank, and two seepage pits to accommodate the sewage of the proposed development. The applicant has submitted approval from the County of Los Angeles Department of Health Services stating that the proposed septic system is in conformance with the minimum requirements of the County of Los Angeles Uniform Plumbing Code. The County of Los Angeles' minimum health code standards for septic systems have been found protective of coastal resources and take into consideration the percolation capacity of soils along the coastline, among other criteria. Therefore, the Commission finds that the proposed project is consistent with Section 30231 of the Coastal Act.

F. Violation

Although development that has taken place prior to the filing of this permit application, consideration of the 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 any violation of the Coastal Act that may have occurred.

The proposed 'as built' water well, paved and graded common driveway, and storage container located on the project site all require a coastal development permit in order to be in conformance with the Coastal Act. The Commission finds it necessary to require the applicant to fulfill all of the Special Conditions as a prerequisite to the issuance of this permit, as required by Special Condition Number Nine within a reasonable period of time, within one hundred eighty (180) days of Commission action. Only as conditioned is the proposed development consistent with the Coastal Act.

G. Local Coastal Program

Section 30604 of the Coastal Act states that:

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

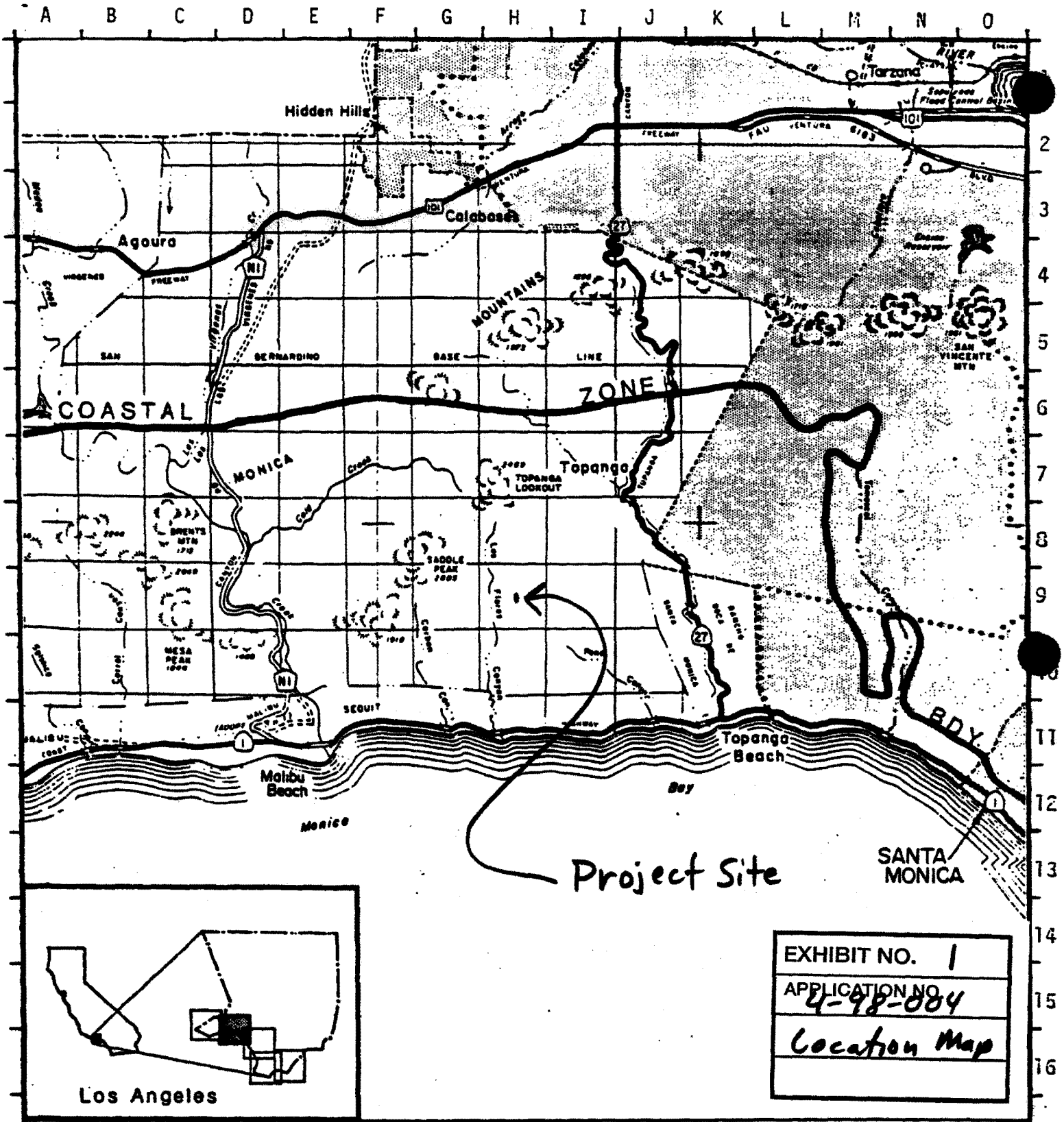
Section 30604(a) of the Coastal Act provides that the Commission shall issue a coastal permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections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

H. California Environmental Quality Act (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.

498004bolanowskireport



629

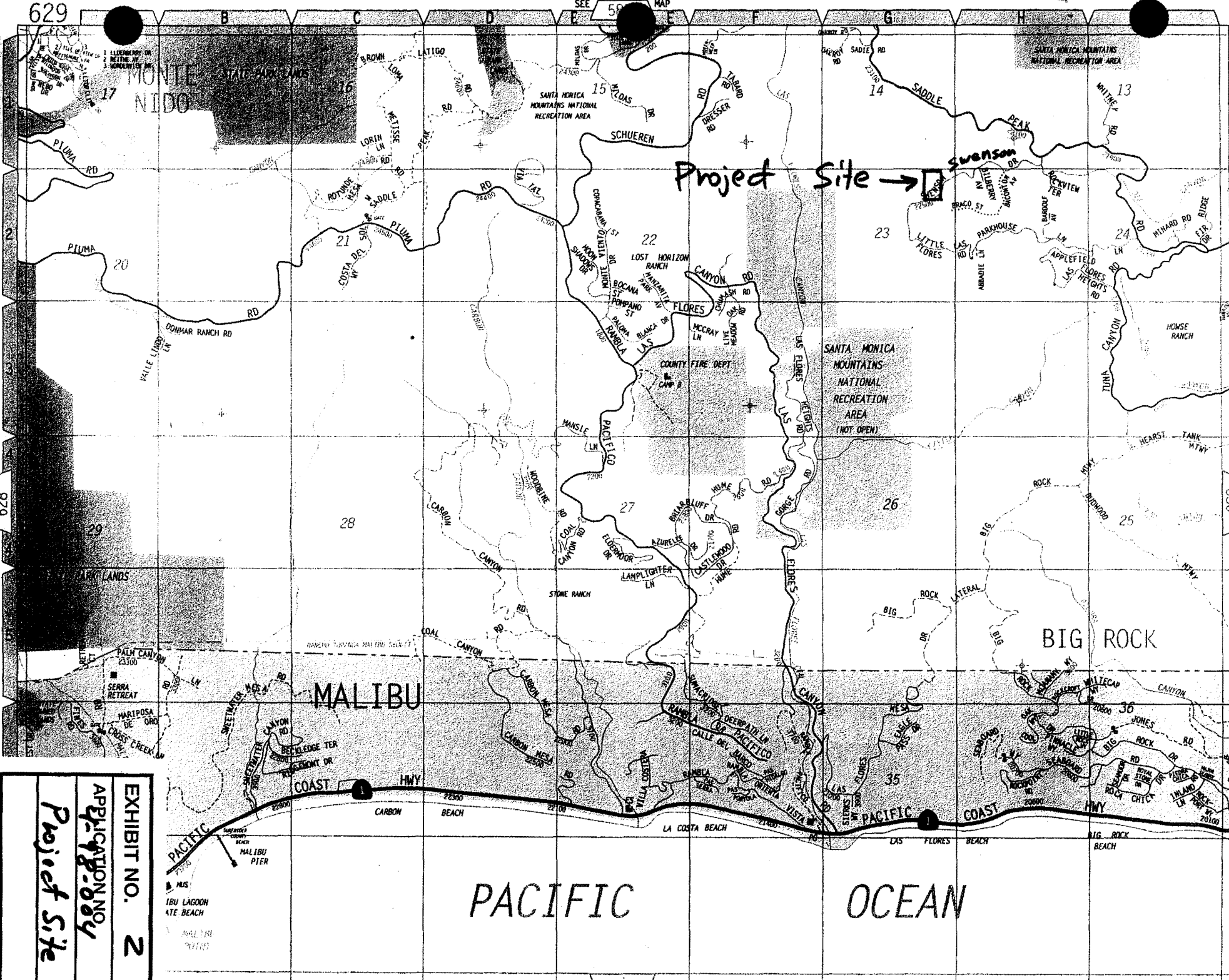
SEE 58 MAP

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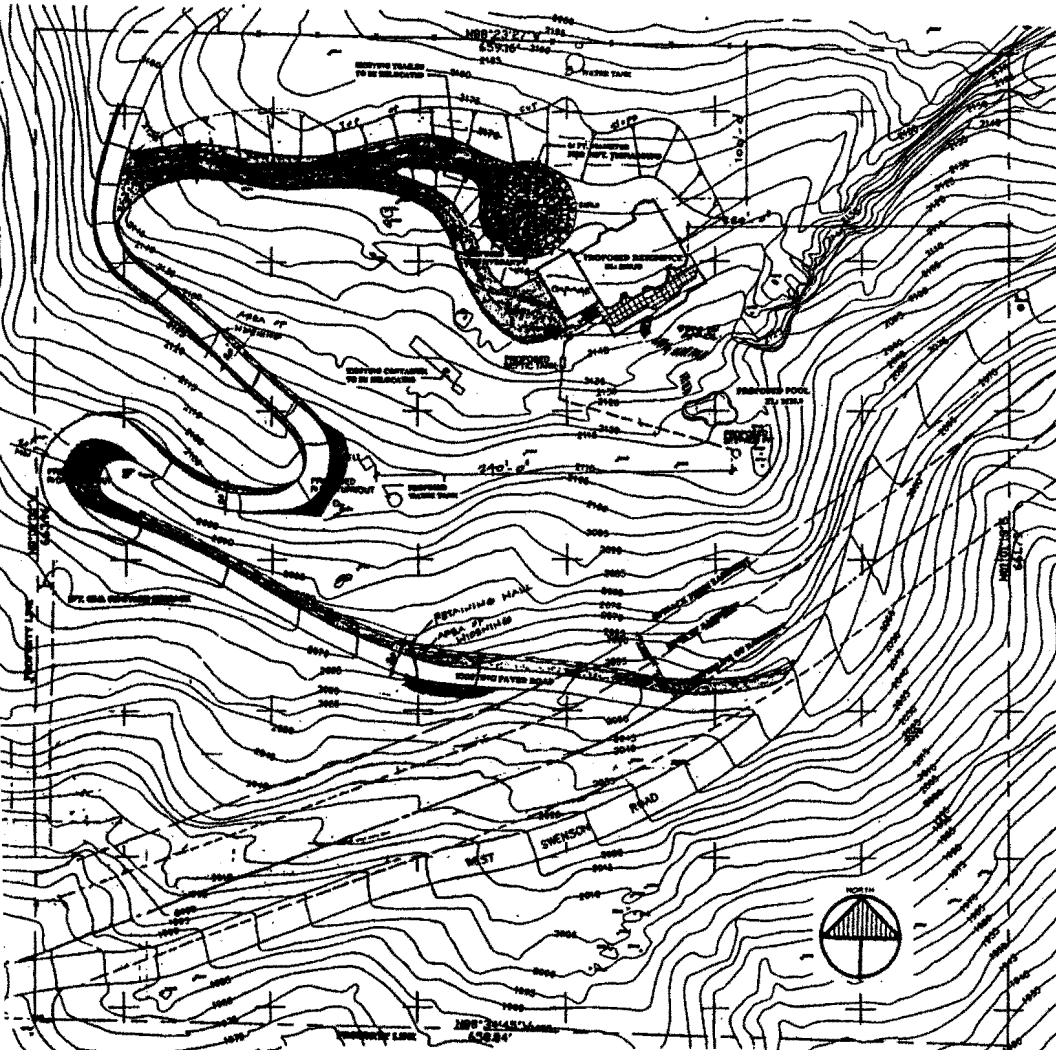
SEE 628 MAP

SEE 630 MAP

EXHIBIT NO. 2
 APPLICATION NO. 88-004
 Project Site



SEE vi MAD

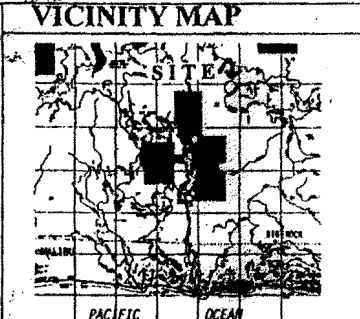


Site - Fire Access Plan

Scale: 1" = 40 R.

EXHIBIT NO. 3
 APPLICATION NO. 17-98-084
 Site Plan

- COUNTY OF LOS ANGELES FIRE DEPT. ZONE 4 - GENERAL NOTES**
1. PROVIDE A MINIMUM HOISTING CLEARANCE OF 10 FEET TO THE TOP OF ACCESS TO VEHICULAR ACCESS OF ALL PORTIONS OF THE EXTERIOR WALLS.
 2. VEHICULAR ACCESS SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION PERMITTED TO PARKING - FIRE LANE'S SHALL ALONG VEHICULAR ACCESS ROADS.
 3. THE REQUIRED FIRE FLOW FOR PUBLIC HYDRANTS AT THIS LOCATION IS: 3 GALLONS PER MINUTE AT 30 PSI FOR A DURATION OF 2 HOURS ON 1.5" AND 1.75" DIAMETER HOSE DAILY CONSUMPTION.
 4. THE SPRINKLER SYSTEM SHALL BE CALIBRATED PER THE FOLLOWING:
 - A. THE SPRINKLER SYSTEM SHALL BE CALIBRATED PER THE FOLLOWING:
 - a. FIRE DEPARTMENT APPROVAL IS APPLICABLE.
 - b. ATEX 100 SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND OPERATIONAL PERIODS SHALL BE MAINTAINED FOR APPROVAL PRIOR TO INSTALLATION.
 - c. ON-SITE PROTECTION FROM THE EXTERIOR WALL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - d. THE SPRINKLER HYDROSTATIC TEST AND FLUSHING OF THE SYSTEM AND 2" OR SPRINKLER SYSTEM SHALL BE TESTED BY THE PROPER FIRE DEPARTMENT REPRESENTATIVE TO UNDERGROUND PIPING SHALL BE COVERED OR PROTECTED FROM VEHICULAR TRAFFIC. THE FIRE DEPARTMENT REPRESENTATIVE SHALL BE NOTIFIED AND SHALL BE ADVISED 24 HOURS IN ADVANCE TO INSPECT SUCH INSTALLATIONS.
 5. ALL ROOF COVERINGS SHALL BE OF A FIRE RETARDANT CLASS "A" RATED AS REQUIRED BY THE FIRE CODE.
 6. TILE ROOFS SHALL BE FIRE STOPPED AT THE GABLE ENDS TO PREVENT SPARK ARRESTORS IN GARAGES OF ALL REPLACES NEW OPENINGS NOT TO EXCEED 12" x 12" IN AREA.
 7. LEAKAGE OF GREEN AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE.
 8. EXTERIOR WALL COVERINGS SHALL BE OF ONE HOUR FIRE RESISTANCE ON THE EXTERIOR WALL PER FIRE CODE AS REQUIRED BY EXTERIOR WALLS.
 9. EXTERIOR WALL COVERINGS SHALL BE OF ONE HOUR FIRE RESISTANCE ON THE EXTERIOR WALL PER FIRE CODE AS REQUIRED BY EXTERIOR WALLS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PERMITTED TO PARKING - FIRE LANE'S SHALL ALONG VEHICULAR ACCESS ROADS.
 10. PROVIDE FIRE STOPPING AT THE GABLE ENDS TO PREVENT SPARK ARRESTORS IN GARAGES OF ALL REPLACES NEW OPENINGS NOT TO EXCEED 12" x 12" IN AREA.
 11. LEAKAGE OF GREEN AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE.
 12. EXTERIOR WALL COVERINGS SHALL BE OF ONE HOUR FIRE RESISTANCE ON THE EXTERIOR WALL PER FIRE CODE AS REQUIRED BY EXTERIOR WALLS.
 13. COPY WITH TITLE 24, 90-411 REGARDING FIRE WARNERS SYSTEMS, SMOKE DETECTORS SHALL BE MAINTAINED WITH A BATTERY BACK-UP LOCATION ARE INDICATED ON THE FLOOR PLANS PER 90-411 SYMBOL.
 14. PROVIDE ONE-HOUR FIRE-RESISTIVE OCCUPANCY SEPARATION BETWEEN THE 2nd FLOOR AND THE 2nd SURFACE. INDICATE ON THE FLOOR PLAN.
 15. WALLS AND PARTITIONS OF ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON THE UNCLOSED SIDE AS PROVIDED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION.
 16. DRY DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL MECHANISM OR EFFORT.
 17. ALL PARTITIONS AND PARTITIONS OF ENCLOSED SPACE SHALL COMPLY WITH TITLE 24. (SEE DOOR SCHEDULES)
 18. APPROVED APPROVED OR APPROVED SHALL BE PLACED ON BOLDING IN SUCH A POSITION TO BE EASILY VIEWED AND LAMBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. HUNDREDS SHALL BE CONTAINED WITH THESE REQUIREMENTS.
 19. HUNDREDS, BOLLARDS, ETC. TO BE EQUAL ALAZED. EXTERIOR DOORS SHALL BE A MINIMUM OF 1-1/2" THICK SOLID CORE.
 20. PROTECTION OF GYPSUM, ATIC AND INSULATION SHALL BE TO HAVE 1/4" SPACERS AND/OR SHIFTS TO PREVENT DEBRIS.
 21. A FINAL FILL MODIFICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE GENERAL ENG. PRIOR TO BOLDING PLAN APPROVAL OF THE APPROVED FINAL FILL MODIFICATION PLAN AND FINAL INSPECTION OF THE EXTERIOR WALLS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
 22. PRIVATE DRIVEWAYS USED FOR FIRE DEPARTMENT ACCESS SHALL BE CAPABLE OF SUPPORTING A 30 TON TRUCK.
 23. FIRE DEPARTMENT ACCESS ROAD, GRADE 6IN OR MORE SHALL BE PAVED PER THE FIRE DEPARTMENT.
 24. WALLS AND PARTITIONS OF ENCLOSED USABLE SPACE UNDER STAIRWAYS SHALL BE PROTECTED ON THE UNCLOSED SIDE AS PROVIDED FOR ONE HOUR FIRE RESISTIVE CONSTRUCTION. PER FIRE CODE SECTION OF TITLE 24, 90-411.
 25. WHERE AUTOMATIC SECURITY GATES ARE INSTALLED AT VEHICULAR ACCESS ENTRANCES, THE FOLLOWING MUST BE PROVIDED:
 - a. INSTEAD OF BEING 20 FEET - 'CLEAR TO THE SKY'
 - b. LOCKING DEVICES TO COMPLY WITH LOS ANGELES COUNTY FIRE DEPARTMENT REGULATIONS.
 26. POST 'NO PARKING - FIRE LANE' SIGNS ALONG VEHICULAR ACCESS ROADS.
 27. VEHICULAR ACCESS FROM GARAGES TO VEHICULAR ACCESS SHALL BE A MINIMUM OF 10 FEET 'CLEAR TO THE SKY' UNOBSTRUCTED BY LANDSCAPE OR LEVEL.
 28. COMMERCIAL REFRIGERATORS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 12 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 5 FEET OF EXTERIOR WALLS OPENINGS OR COVERABLE ROOF RAISE LINES UNLESS AREAS COVERED AND PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 8.20.6.
 29. EXITS SHALL BE ELIMINATED AT ANY TIME THE BUILDING IS OCCUPIED PER FIRE DEPARTMENT REPRESENTATIVE OF NOT LESS THAN ONE-FOOT CANDLE AT FLOOR LEVEL. BUILDING CODE 900.10.2.10.
 30. A CONCRETE OR UNDERGROUND WATER STORAGE TANK SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES THE BUILDING IS OCCUPIED PER THE FIRE DEPARTMENT.
 31. THE ABOVE REQUIRED WATER TANK SHALL BE KEPT FILLED TO CAPACITY. RESERVED FOR FIRE PROTECTION AND NOT USED FOR ANY OTHER PURPOSE. 1500 GALLON CAPACITY.
 32. A WATER FIRE EXTINGUISHING FROM THE WELL OR OTHER SOURCE TO THE REQUIRED WATER STORAGE SHALL BE INSTALLED IN ORDER TO REPLACE ANY WATER LOSS DUE TO LEAKAGE OR EVAPORATION.
 33. AN OUTLET SHALL BE PROVIDED WHICH WILL ALLOW THE LOS ANGELES COUNTY FIRE DEPARTMENT TO DRAIN OFF ALL OF THE WATER IN THE REQUIRED STORAGE TANK IN THE EVENT OF A FIRE. IF THE OUTLET SHALL BE A BRASS VALVE EQUIPPED WITH A NATIONAL STANDARD HOSE THREAD ON A HUB AND GUYLET. IF THE BOTTOM OF THE OUTLET SHALL BE 14" TO 24" ABOVE FINISHED GRADE. THE OUTLET SHALL BE AT LEAST 1 FOOT BELOW THE LEVEL OF THE TANK DISCHARGING. THE TANK DISCHARGING MAY BE A MINIMUM OF 4" DIAMETER. THE LOCATION OF THE OUTLET SHALL BE AT A POINT WHICH IS IMMEDIATELY ADJACENT TO BUT NO FURTHER THAN 5 FT. FROM THE APPROACH SIDE OF THE STREET LEADING TO THE TANK. THE STRUCTURE WHICH IS CAPABLE OF TRAVEL, BY THE FIRE DEPARTMENT TRUCKS. THE REQUIRED OUTLET SHALL BE WITHIN 20 FT. BY ROADWAY OR DRIVEWAY OF THE BUILDING, BUT NO CLOSURE SHALL BE AT THE DEPARTMENT OUTLET SHALL BE AVAILABLE BY GARAGE FLOOR.
 34. ALL REQUIRED PRIVATE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
 35. PROVIDE A KEY BOX AS APPROVED BY THE DEPT.




PROJECT DATA

OWNER:	San and Elm Subdivision 671 Topanga Ave. Box 444 Woodland Hills, CA 91367 PL # 88-343731
DATE REVISED:	2011 November 08 Topanga, CA 91096
LEGAL DESC:	8.8 N of 7th St. of M. & N. of Section 22 T2S, Range 117W, San Bernardino Meridian
SCOPE OF WORK:	Construction of a 1,510 S.F. Two Story Single Family Residence with an attached 4 car, 1,110 S.F. garage. Construction of a new foundation of a garage structure and a new concrete foundation wall and slab including related to the foundation of an access driveway, fire protection, soil erosion control, planting of existing areas (already not present) driveway. Construction of existing walls related to the same driveway and structure by the contractor.
LOT AREA:	38 acres
AREA BREAKDOWN:	SEWERAGE Submittal area: 7,190 sq ft Group: 1,148 sq ft Submittal/Construction: 2,900 sq ft
CONSULTANTS:	Sanjour Consulting Public Contract Construction, 3475 Vanowen St. #100 Van Nuys, CA 91411 (818) 708-0911 Project No. 265-177

DWG. INDEX

- A.1 SITE-ACCESS PLAN
FIRE DEPT. NOTES
PROJECT DATA
- A.2 MAIN LVL. FLOOR PLAN
- A.3 LOWER / BASEMENT
FLOOR PLAN
- A.4 NORTH / SOUTH ELEVATIONS
- A.5 EAST / WEST ELEVATIONS


 Cory W. Copner & Associates,
 Architects
 22331 Mulford Highway - Suite 113
 Calabasas, CA 91302
 (818) 561-7172 • (310) 454-7745
 FAX (818) 561-7170

Sheet Title

SITE - ACCESS PLAN
 FIRE DEPT. NOTES
 PROJECT DATA

Job Name

POLANOWSKI
 RESIDENCE
 22331 Sencott Dr
 Topanga, CA.

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Date-Rev.
 A.1 11
 12-15-11 (Final)
 12-15-11 (Final)
 12-15-11 (Final)

Sheet

A.1



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Architects
2231 Broadway, Suite 113
Culver City, CA 90230
(818) 551-2177 (118) 566-7246
118 (818) 561-1178

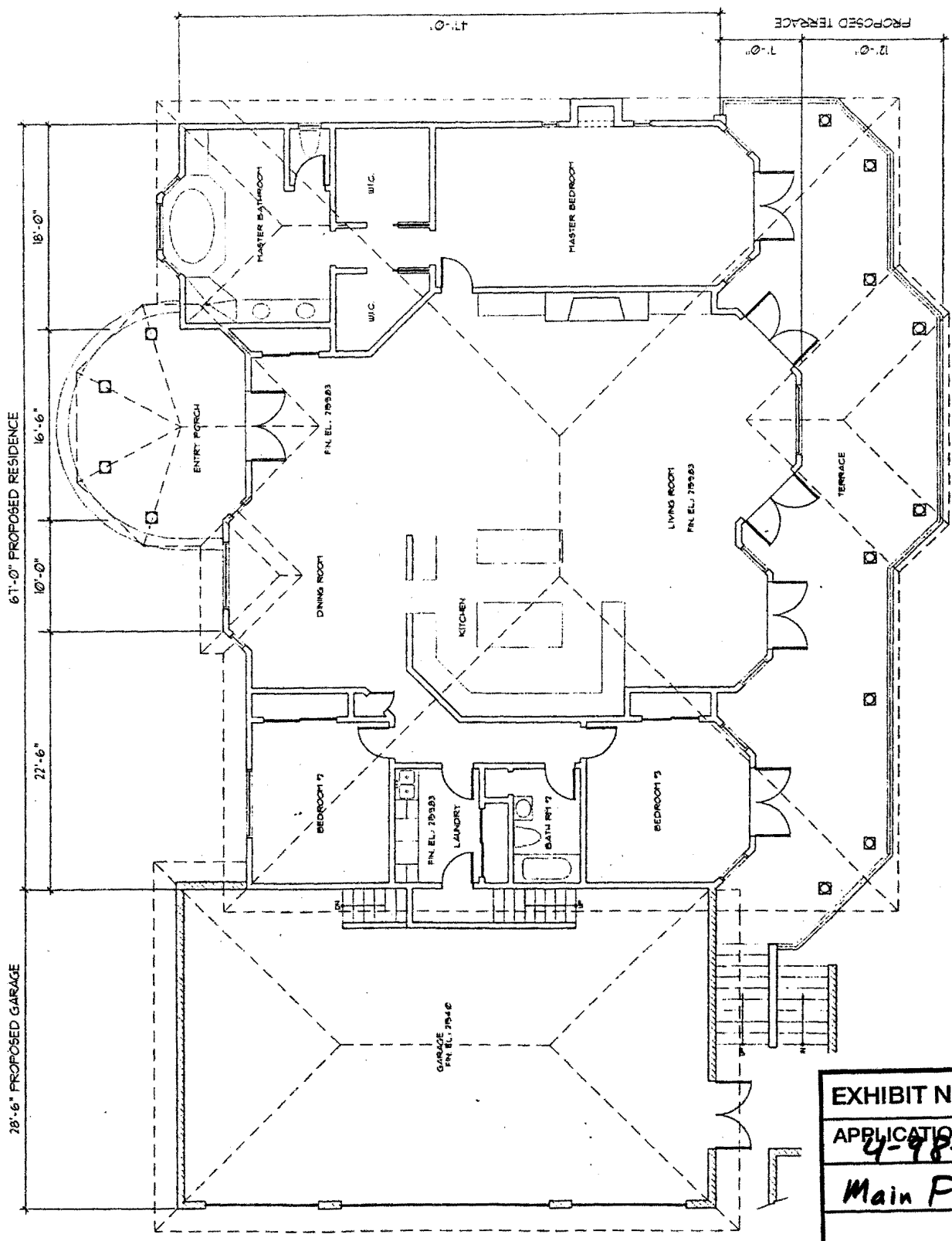
Sheet Title
MAIN FLOOR PLAN

Job Name
**MOLANOWSKI RESIDENCE
2231 Broadway Dr
Troy, CA**

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Date-Revis.
8/3/98

Sheet
A.2
of 5



MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT NO. 4
APPLICATION NO. 4-98-084
Main Floor Plan



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22311 Marwood Avenue, Suite 111
Culver City, CA 90230
(818) 991-1172 • (818) 996-7145
Fax: (818) 991-1171

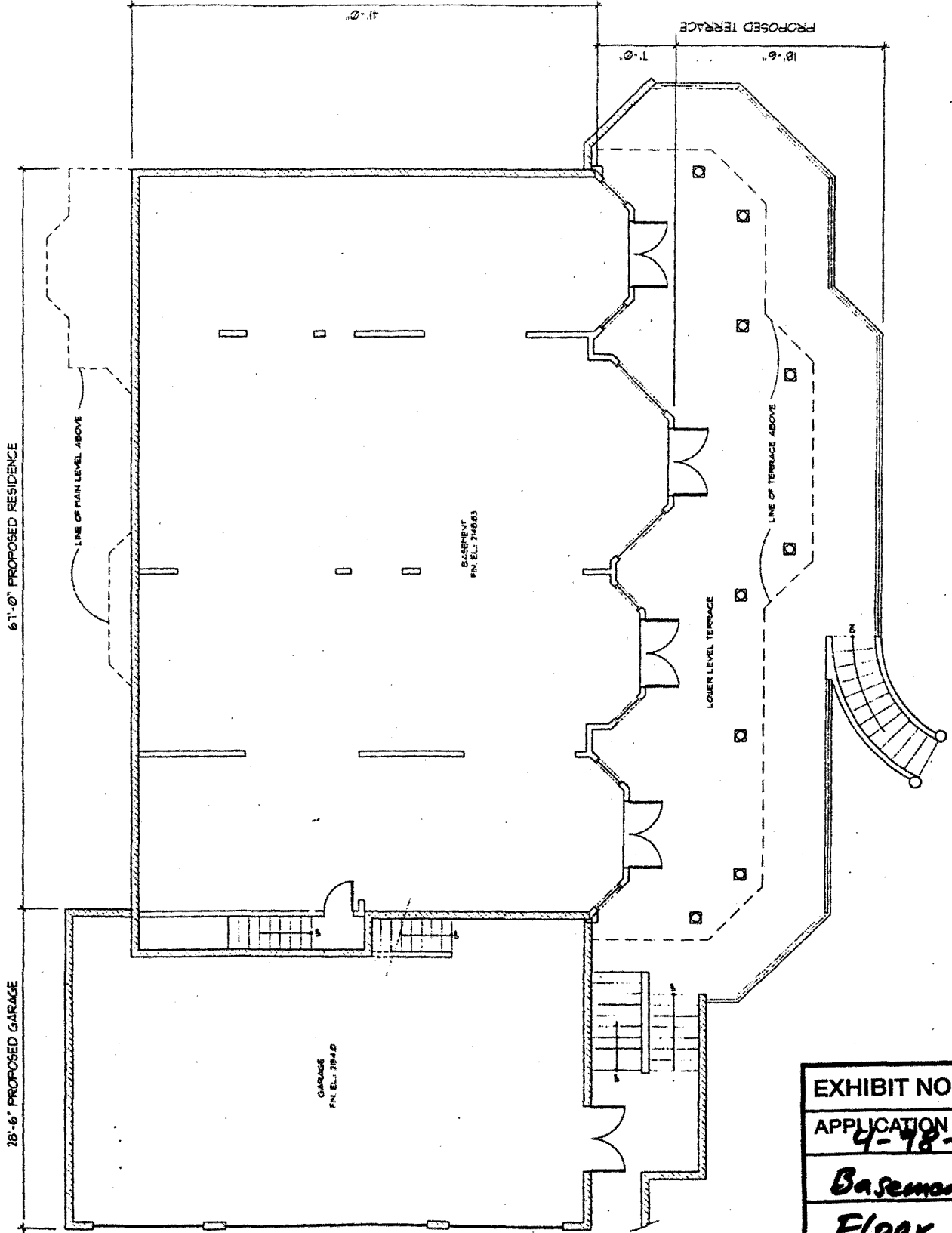
Sheet Title
**BASEMENT
FLOOR
PLAN**

Job Name
**ROLANOWSKI
RESIDENCE
22311 Sweetam Dr
Topanga, CA**

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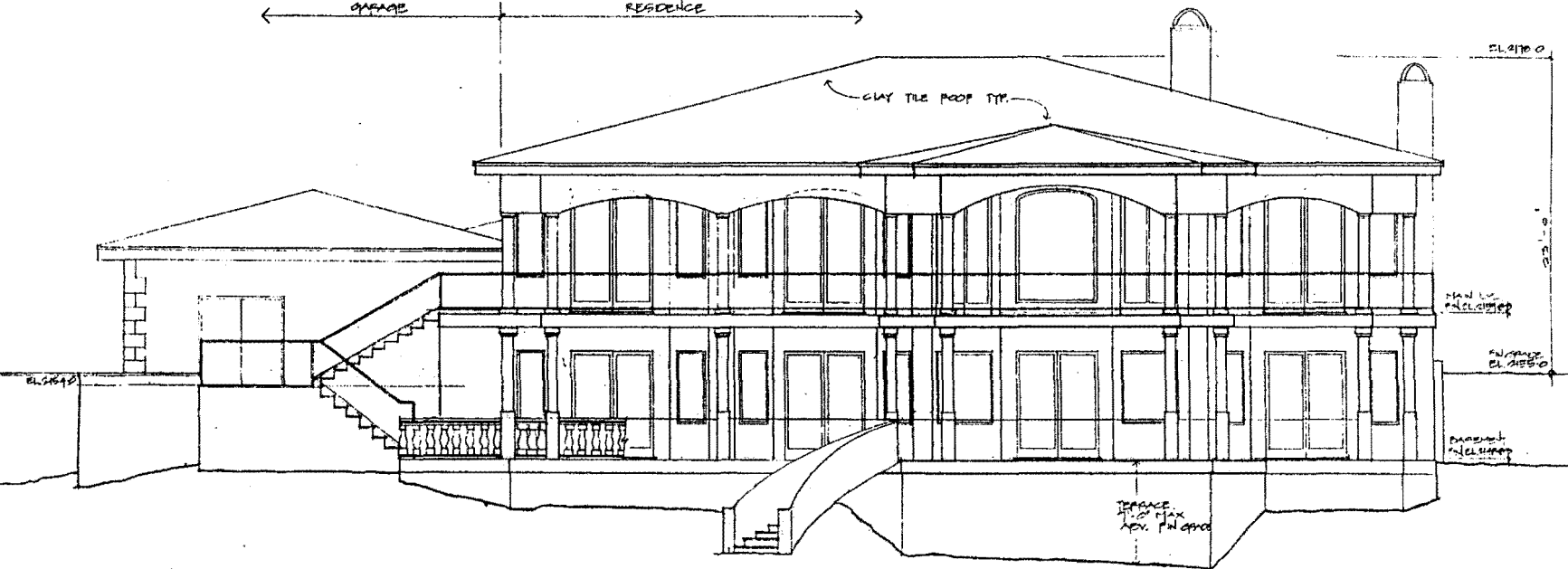
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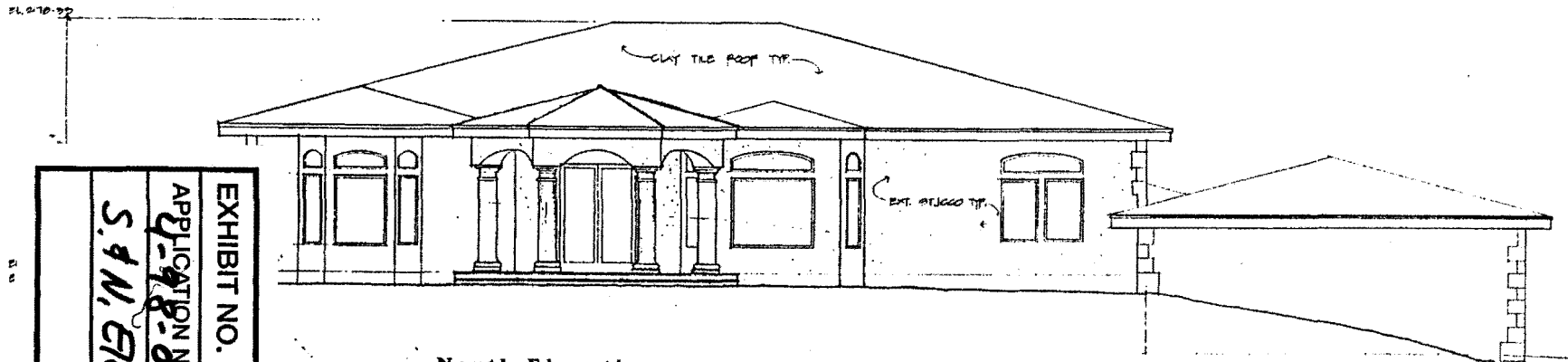
BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

EXHIBIT NO. 5
APPLICATION NO.
4-48-004
Basement
Floor Plan

GARAGE RESIDENCE

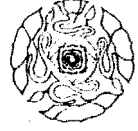


South Elevation



North Elevation

EXHIBIT NO. 6
 APPLICATION NO. 2-98-004
 S. & N. Elevation



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 99931 Mulholland Highway - Suite 113
 Calabasas - CA 91309
 (818) 501-7170 - (310) 455-7845
 FAX (818) 501-7170

Sheet Title

NORTH / SOUTH
 ELEVATIONS
 SCALE: 1/4" = 1' - 0"

Job Name

ROLANOWSKI
 FARMHOUSE
 22331 Swenson Dr
 Topanga, CA

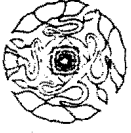
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8.3.98
 2.7.99 REV
 3.6.99 REV

Sheet

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 (415) 951-3179 • (415) 455-7945
 FAX: (415) 501-7179

Sheet Title
**EAST / WEST
 ELEVATIONS**

SCALE: 1/4" = 1'-0"

Job Name

**BOLANOWSKI
 46410 E. 42E
 ZENI Station Dr
 Topanga, CA**

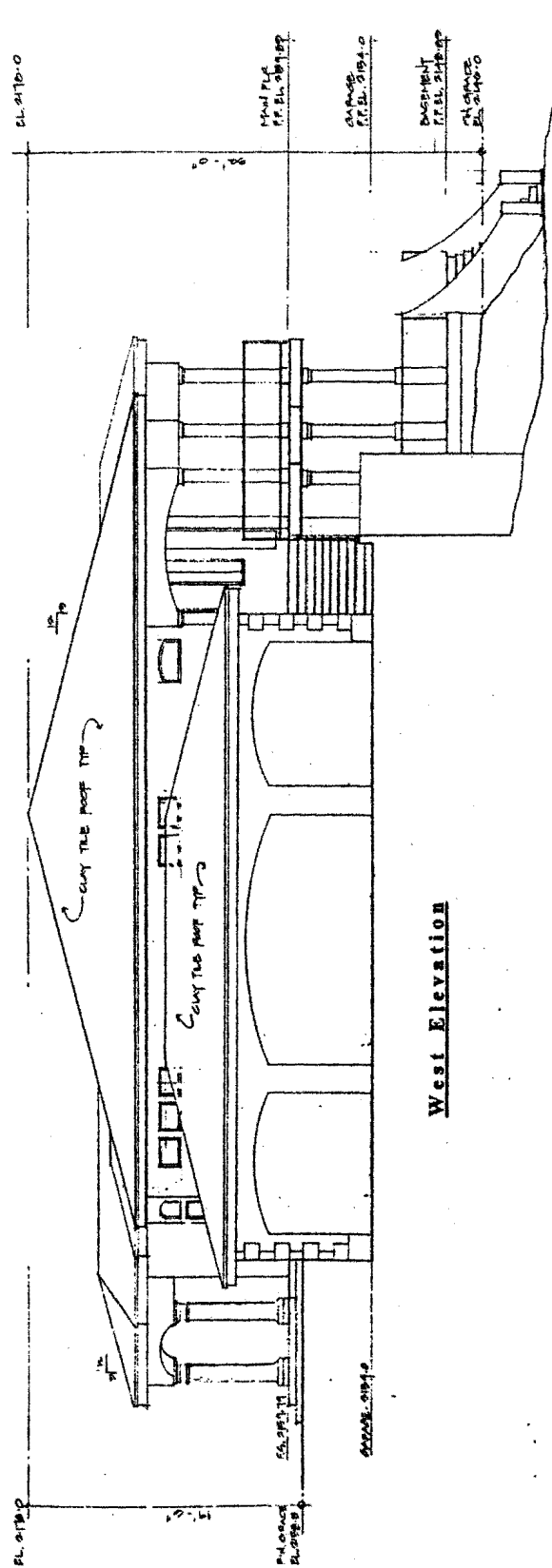
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11/20/04
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 1.18 - 1.000 REV.

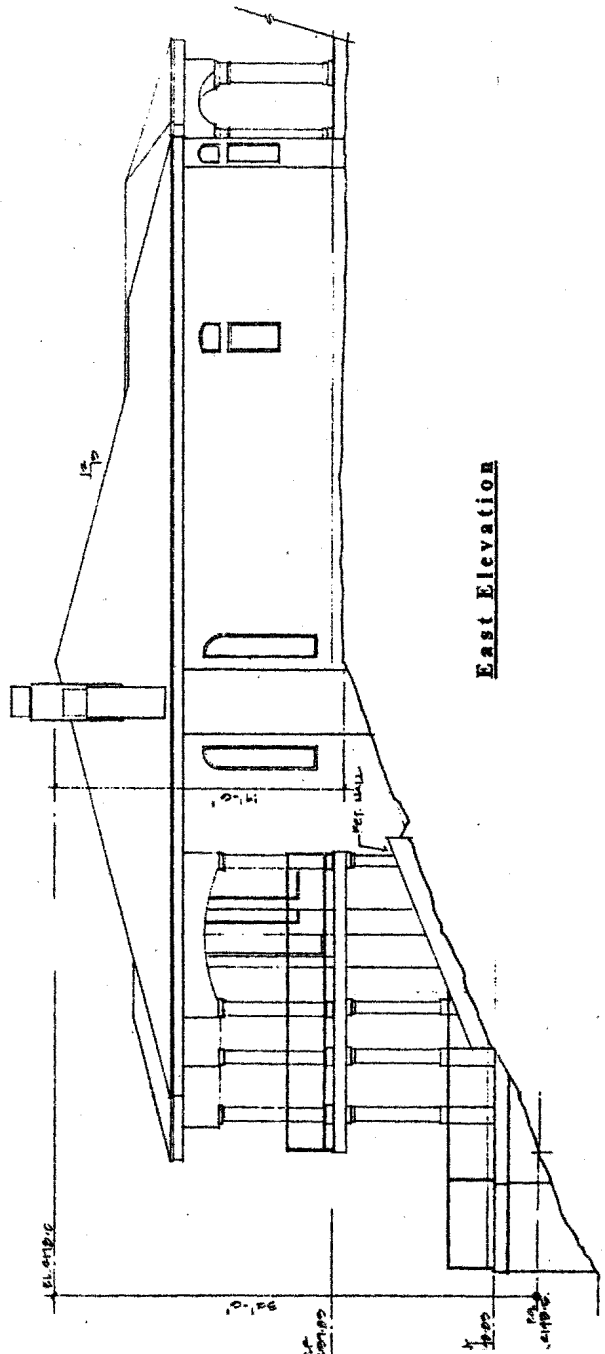
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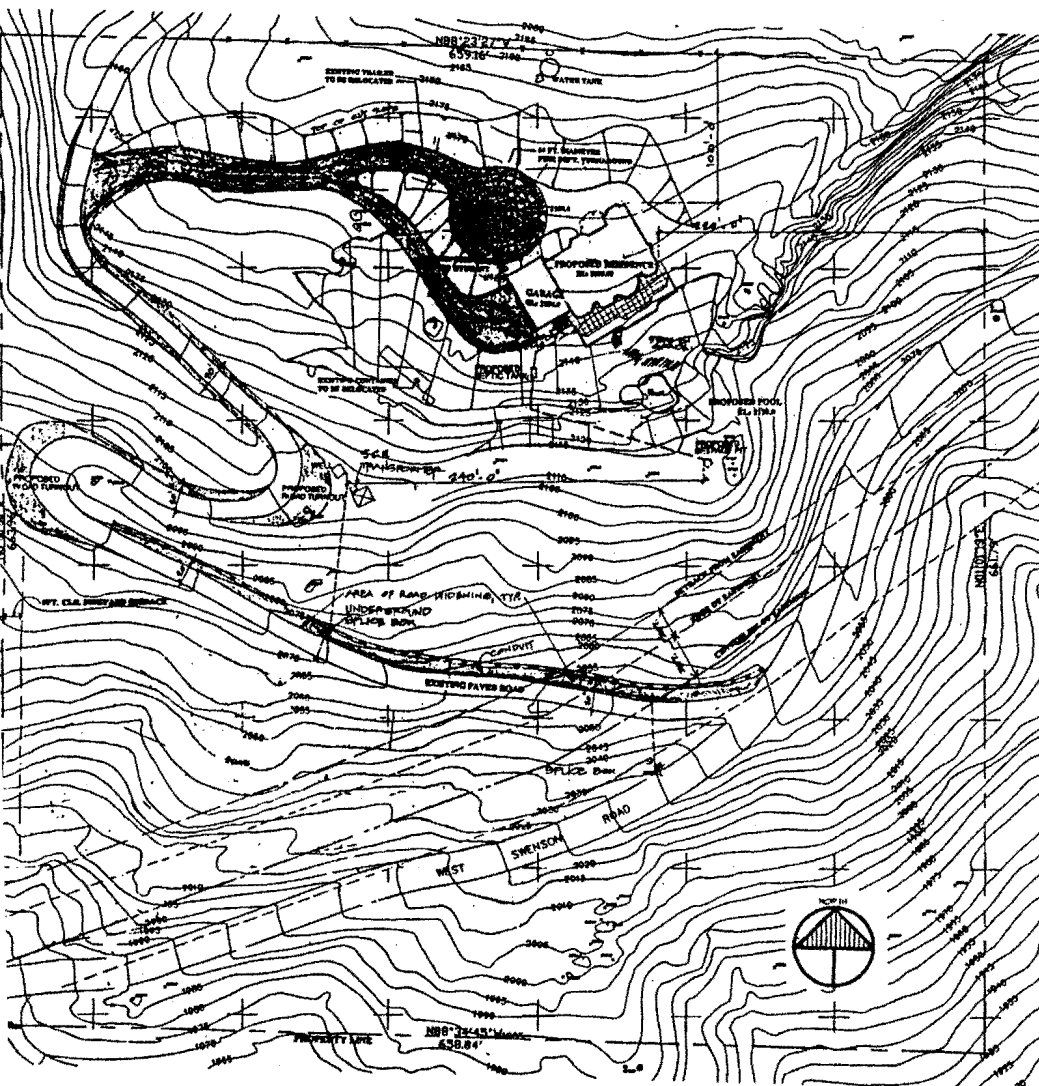
West Elevation



East Elevation

EXHIBIT NO. 7
APPLICATION NO. 7-98-004
W. & E. Elevations

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SITE PLAN

Scale: 1"=40 ft.

EXHIBIT NO. **8**
 APPLICATION NO. **18-0884**
 Grading Plan

REFERS TO RELATED NORTH SECTION GRADING PLAN ON SHEET G.1

REFERS TO RELATED SOUTH SECTION GRADING PLAN ON SHEET G.2

MATCHLINE

VICINITY MAP

PROJECT DATA

OWNER: See and Kim Subramoni
 4972 Topanga Cyn Blvd #200
 Woodland Hills, CA 91364
 PH: 818-701-2371

SITE ADDRESS: 22111 Swenson Rd
 Topanga, CA 90290

LEGAL DESC.: E 2 1/4 of N 1/4 of N 1/4 of Section 32
 T 13 S Range 17 W, San Bernardino Meridian
 AREA TO ACQUIRE

NOTE OF WORK:
 -Construction of a 4,619 S.F. Two-story Single Family Residence with an attached 2-car (115' x 21') garage
 -Construction of a pool, landscaping of a private, irrigated garden and a private water wall & rock
 -Grading related to the construction of all access
 -Driveway, steps, retaining walls, and erosion control
 -Grading of existing access driveway and proposed driveway
 -Construction of retaining walls related to the access driveway and structures for the residence

GRADING QUANTITIES: **ENGINEER'S QUANTITIES** For 200' x 20' PM: 388' ±
 For 100' x 20' PM: 179' ±
 Proposed Cut: 179' ±
 ** Additional Grading to be required to achieve existing access road per L.A. County Public Department Requirements.

ENGINEER'S RECALCULATED Cut: 672' ± PM: 294' ±

BLADE RESTORATION For 200' x 20'
 (Quantity of roadway)

TOTAL: CUT: 672' ±
 FILL: 179' ±
 (not including driveway)

RETAINING WALL SCHEDULE

LOCATION	AVENUE	LENGTH
ACCESS DRIVEWAY	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±
	17' ±	18' ±

CONSULTANTS: Engineering Consulting
 Pacific Grading Consultants, Inc.
 2475 Viewmont St., #200
 Van Nuys, CA 91411
 818-243-9151
 Project No. 221-197

DWG. INDEX

G.1 SITE PLAN
 PROJECT DATA
 GRADING QUANTITIES

G.2 GRADING PLAN
 SOUTH SECTION

G.3 GRADING PLAN
 NORTH SECTION

G.4 SITE SECTIONS

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Sheet Title

**SITE PLAN
 PROJECT DATA
 GRADING QUANTITIES**

Job Name

**ROLANOWSKI
 RESIDENCE
 22331 Swenson Dr
 Topanga, CA.**

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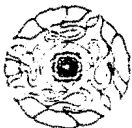
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 10-27-97
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 7-7-2000 (TWO)
 3-6-2000 (REV)

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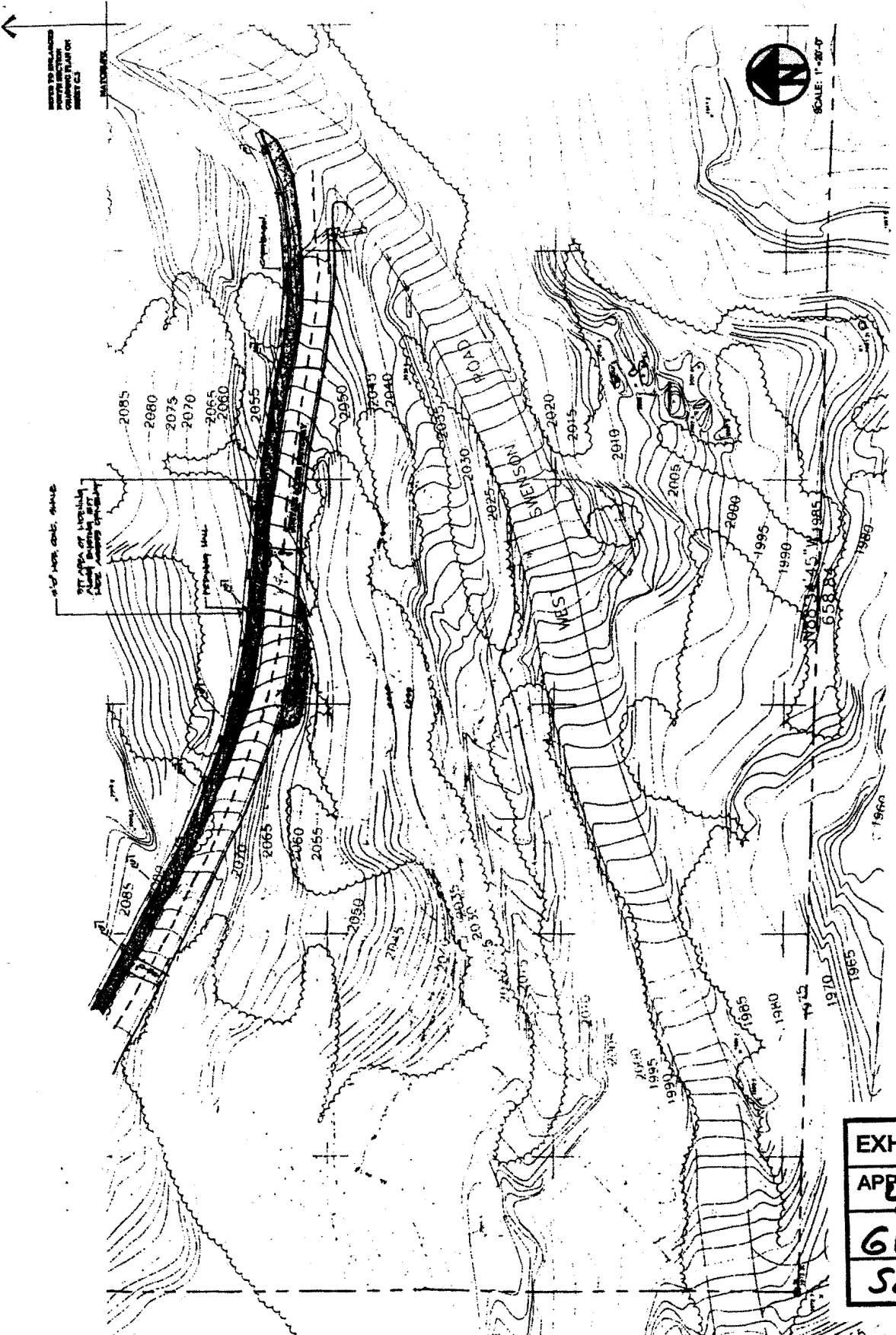
CARY W. GROPER & ASSOCIATES,
A/C/NRECS
 9931 Mulholland Highway - Suite 113
 Culver City, CA 90230
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 FAX: (818) 501-2129

Sheet Title
 GRADING PLAN
 SOUTH SECTION

Job Name
 MRLANOWSKI
 P.O. BOX 1046
 2331 Swanton Dr
 Tempe, CA

Date-Revs.
 1-4-77
 4-14-77
 11-20-77
 12-19-77
 2-1-78
 2-1-78

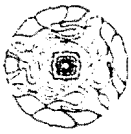
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GRADING PLAN - SOUTH SECTION
 Scale: 1" = 20'-0"

LEGEND
 RETAINING WALL
 EXISTING UTILITY
 CITY BLOCK

EXHIBIT NO. 9
APPLICATION NO. 4-98-004
Grading Plan
South Section



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9931 Redwood Avenue, Suite 113
Dubuque, CA 91709
(818) 501-2112 • (818) 445-2945
FAX (818) 501-2129

Sheet Title

GRADING PLAN
NORTH SECTION

Job Name

IRVINGWICK
P.O. BOX 115
23311 Stevens Dr.
Troy, CA

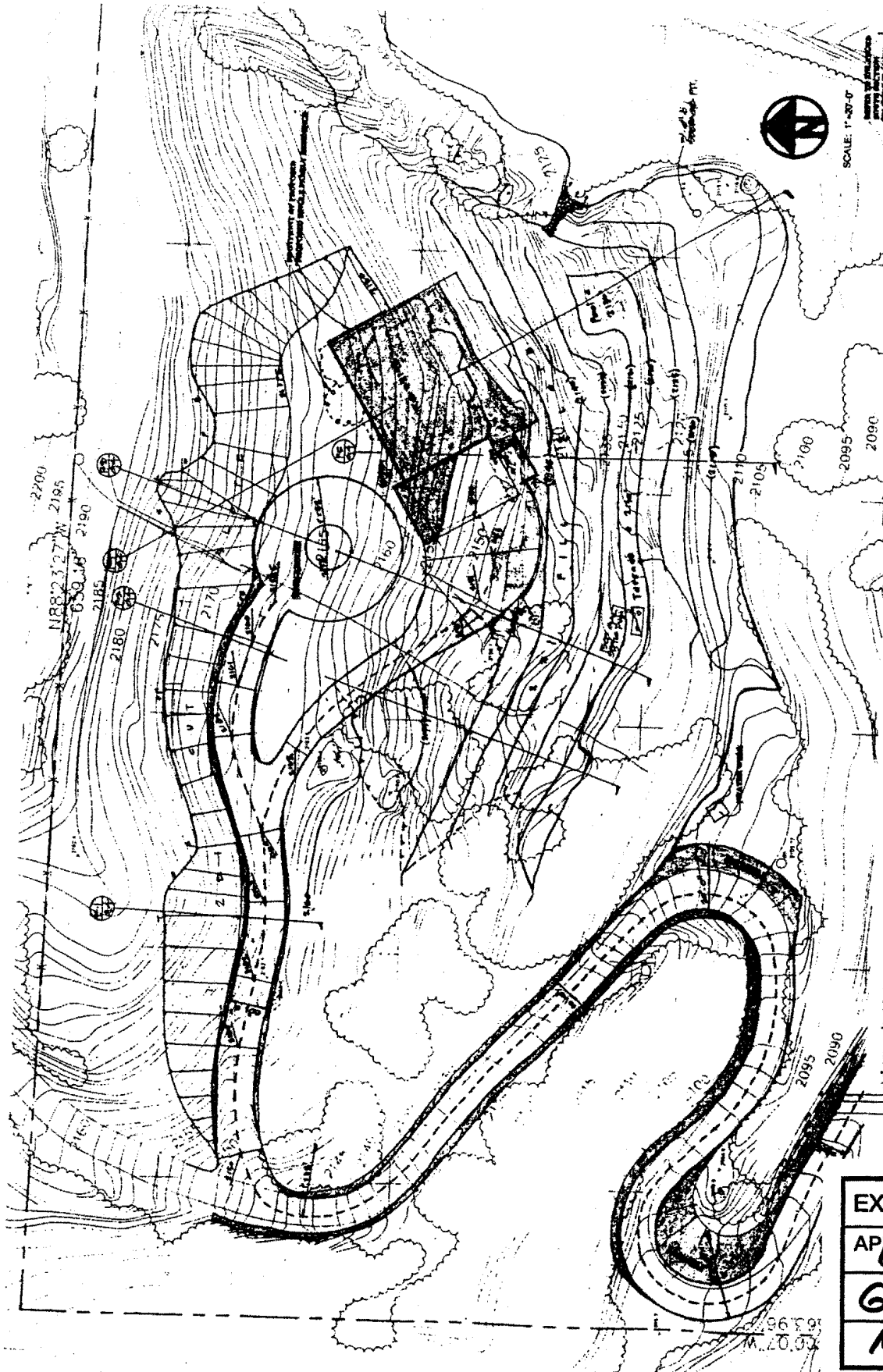
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Revised: 7-4-77
9-10-77
10-25-77 (CWD)
9-1-78 (CWD)
9-10-78 (CWD)

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GRADING PLAN - NORTH SECTION

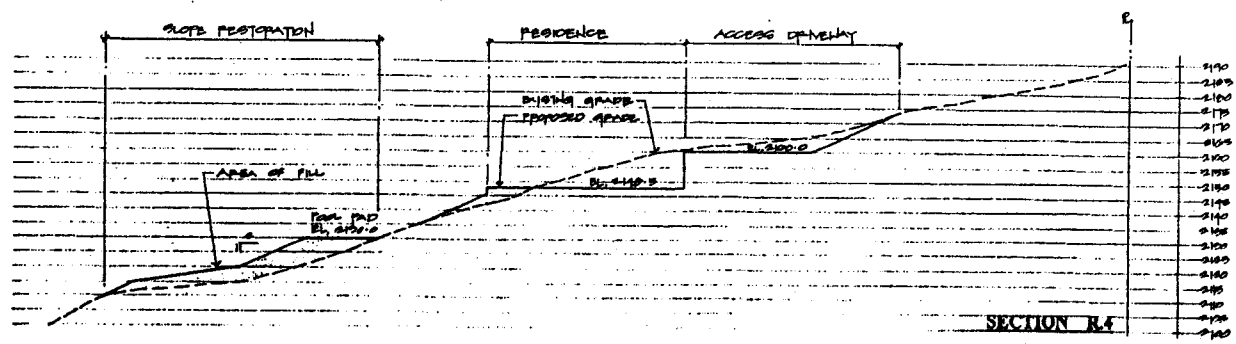
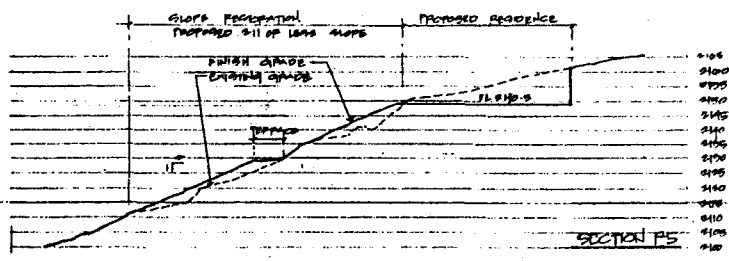
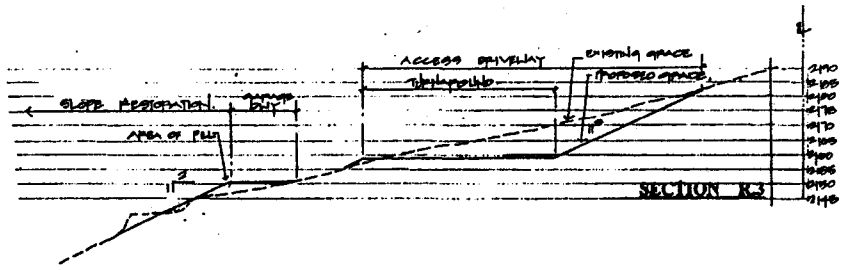
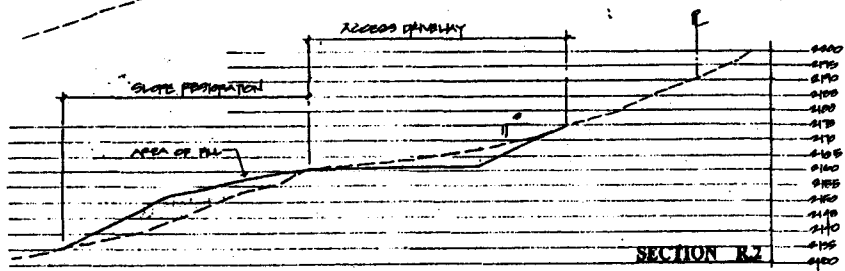
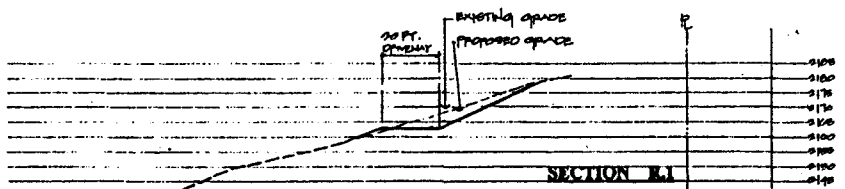
LEGEND
 --- EXISTING WALL
 --- PROPOSED WALL
 --- EXISTING DRIVEWAY
 --- PROPOSED DRIVEWAY

EXHIBIT NO. 10
 APPLICATION NO. 4-98-084
 Grading Plan
 North Section

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SITE SECTIONS

Site Sections	APPLICATION NO. 804	EXHIBIT NO. 11
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	of 4	

Sheet Title

SITE SECTIONS
SCALE: 1"=20.0'

Job Name

BOLANOWSKI
RESIDENCE
22331 Swenson Dr.
Topanga, CA.

Date-Revs.

9-27-77
11-10-77
12-15-77 (Final)
2-7-1980 REBAR
3-6-1980 RIG.

Sheet

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of 4

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