

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
MALIBU, CA 93001
641 - 0142



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Commission Action:

RECORD PACKET COPY

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-00-097
APPLICANT: Everett Rollins AGENT: Terry Valente
PROJECT LOCATION: 6406 Cavalleri Road, City of Malibu (Los Angeles County)

PROJECT DESCRIPTION: Subdivision of a 2.79 acre property into four (4) single family residential lots ranging in size from 15,484 sq. ft. to 43,438 sq. ft. The project also includes the demolition of existing structures on-site, an offer to deed restrict 30,375 sq. ft. for open space, an offer to dedicate a public hiking and equestrian trail easement, and 1,883 cu. yds. of grading (1,352 cut, 531 fill).

Existing property area	121,653 sq. ft. (2.79 ac.)
Proposed Lot 1 area	15,484 sq. ft. (0.36 ac.)
Proposed Lot 2 area	40,297 sq. ft. (0.93 ac.)
Proposed Lot 3 area	43,438 sq. ft. (1.00 ac.)
Proposed Lot 4 area	22,434 sq. ft. (0.52 ac.)
Proposed Open Space area	30,375 sq. ft. (0.70 ac.)
Zoning:	R-I (1 du/ac) / R-IV-A (6-8 du/ac)

LOCAL APPROVALS RECEIVED: Approval in Concept -- City of Malibu Planning Department; Approval in Concept -- City of Malibu Environmental Health Department (Septic System).

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permit No. 5-90-805 (Cariker / Kinser); Coastal Development Permit No. 4-92-219 (Zuma Mesa H.A.); Coastal Development Permit No. 4-96-040 (Cariker); Coastal Development Permit No. 4-98-281 (Cariker); Coastal Development Permit No. 4-00-028 (Layman Financial Services); *Report of Preliminary Engineering Geologic Investigation, Future Construction of Four (4) Single-Family Residences, 6406 Cavalleri Road, City of Malibu, California*, by Pacific Geology Consultants, Inc., dated March 22, 1999; *Soils Engineering Investigation, Future Construction of Four Single Family Residences, 6406 Cavalleri Road, Malibu, California*, by SubSurface Designs, Inc., dated March 31, 1999; *Percolation Tests and Site Evaluations for Lots #1, 2, 3, & 4, Subdivision, 6406 Cavalleri Road, Malibu*, by Environmental Health Specialist Barton Slutske, dated April 14 and May 4, 1999; *City of Malibu Geology and Geotechnical Engineering Review Sheet for Site Address -- 6406 Cavalleri Road*, dated November 5, 1999; *City of Malibu Planning Commission Agenda Report for Site Address -- 6406 Cavalleri Road*, dated March 23, 2000; *Update Geologic Report -- Future Construction of Four (4) Single-Family Residences -- 6406 Cavalleri Road, City of Malibu, California*, by Pacific Geology Consultants, Inc., dated June 5, 2000.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends approval of the proposed project with eight (8) special conditions regarding landscape and erosion control plans, drainage and polluted runoff control plans, plans conforming to geologic recommendations, future development of subdivision, cumulative impact mitigation, open space deed restriction, and removal of excavated material, and trail dedication.

I. STAFF RECOMMENDATION

1. **Motion:** *I move that the Commission approve Coastal Development Permit No. 4-00-097 pursuant to the staff recommendation.*

2. **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.

3. **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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Landscaping and Erosion Control Plans

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit landscaping / erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The plans shall identify the species, location, and extent of all plant materials and shall incorporate the following criteria:

a) **Landscaping**

All graded and disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of final grading. 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.

All cut and fill slopes 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 ninety percent (90%) coverage within two (2) years, and this requirement shall apply to all disturbed soils. Planting shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the applicable landscape requirements.

b) **Erosion Control**

The landscaping / erosion control plans shall delineate areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and/or stockpile areas. Natural areas to be left undisturbed such as native trees and vegetation shall be clearly delineated on the project site with fencing or survey flags.

The plans shall specify that should grading take place during the rainy season (November 1 – March 31), the applicant shall construct or install temporary sediment basins (including debris basins, desilting basins, and/or silt traps), temporary swales, sandbag barriers, silt fencing, and geofabric or other appropriate cover (including stabilizing any stockpiled fill cover and installing geotextiles or mats on all cut or fill slopes) on the project site. The applicant shall also close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and shall be maintained

throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment shall 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.

The plans 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 geotextiles and/or mats, sand bag barriers, silt fencing, temporary swales, and sediment basins. The plans shall also specify that all disturbed areas 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 completion of grading, 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 plans 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 plans must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plans that have failed or are not in conformance with the original approved plans.

2. 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 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 in a 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.

3. Plans Conforming to Geologic Recommendations

All recommendations contained in the *Report of Preliminary Engineering Geologic Investigation, Future Construction of Four (4) Single-Family Residences, 6406 Cavalleri Road, City of Malibu, California*, by Pacific Geology Consultants, Inc., dated March 22, 1999, and the *Soils Engineering Investigation, Future Construction of Four Single Family Residences, 6406 Cavalleri Road, Malibu, California*, by SubSurface Designs, Inc., dated March 31, 1999, shall be incorporated into final design and construction including foundations, grading, and drainage. All plans must be reviewed and approved by the geologic / geotechnical consultant.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval by the Executive Director, evidence of the geologic / geotechnical consultant's review and approval of all project plans. The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes to the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit.

4. Future Development of Subdivision

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and approval of the Executive Director, Covenants, Conditions, and Restrictions that shall apply to the subdivision approved herein which shall be binding on each of the lots in the subdivision, shall run with the land affected by the subdivision, and shall be included in every deed transferring one or more of the lots in the subdivision. The Covenants, Conditions, and Restrictions shall:

(1) specify the location, on each of the lots in the subdivision authorized herein, of all elements of the Drainage and Polluted Runoff Control Plan prepared in accordance with Special Condition Two contained in Coastal Development Permit No. 4-00-097;

(2) require the owners of all lots in the subdivision to maintain, repair and, if necessary, replace, all elements of the Drainage and Polluted Runoff Control Plan referred to in Special Condition Two, that are located on their lot;

(3) require the owners of the lots in the subdivision to carry out and comply with the requirements of Special Conditions One (Landscape Plan), Three (Geologic Recommendations), and Six (Open Space Deed Restriction) contained in Coastal Development Permit No. 4-00-097 with respect to their lot;

(4) state that the terms and conditions set forth in the Covenants, Conditions, and Restrictions may not be removed or modified without an amendment to Coastal Development Permit No. 4-00-097;

(5) attach as an Exhibit, the Notice of Intent to issue Coastal Development Permit No. 4-00-097, which sets forth the Special Conditions contained in the Permit.

At the time of recording, the Permittee shall submit evidence, for review and approval of the Executive Director, of recordation with the County Recorder of the final tract map for the subdivision approved herein and the Covenants, Conditions, and Restrictions referred to above.

5. Cumulative Impact Mitigation

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit evidence, subject to the review and approval of the Executive Director, that the cumulative impacts of the subject development, with respect to build-out of the Santa Monica Mountains, are adequately mitigated. The applicant shall provide evidence that development rights for residential use have been extinguished on three (3) building sites in the Santa Monica Mountains Coastal Zone. The method used to extinguish the development rights shall be either: (1) a TDC-type transaction, consistent with past Commission actions; or (2) participation along with a public agency or private non-profit corporation to retire habitat or watershed land in amounts that the Executive Director determines will retire the equivalent number of potential building sites. Retirement of a site that is unable to meet the County's health and safety standards, and therefore unbuildable under the Land Use Plan, shall not satisfy this condition.

6. Open Space Deed Restriction

No development, as defined in section 30106 of the Coastal Act, shall occur in the 30,375 sq. ft. (0.70 ac.) "open space" area along and adjoining the Walnut Creek riparian corridor, as shown in Exhibit 10, except for vegetation clearance as required by the Los Angeles County Fire Department and a stormwater detention basin / dispersal wall designed in accordance with Special Condition Two, and shown in Exhibit 10.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, reflecting the above restriction on development in the designated open space. The deed restriction shall include legal descriptions of both the applicant's entire parcel and the open space area. 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.

7. Removal of Excavated Material

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excavated material from the site. Should the dump site be located in the Coastal Zone, a coastal development permit shall be required.

8. Offer to Dedicate Public Hiking and Equestrian Trail Easement

In order to implement the applicant's proposal of an offer to dedicate a six foot (6') wide public access hiking and equestrian trail easement for passive recreational use as part of this project, the applicant as landowner agrees to complete the following prior to issuance of the permit. The landowner shall execute and record a document, in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private association approved by the Executive Director an easement for public access and passive recreational use in the general location and configuration depicted in Exhibit 11. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use that may exist on the property.

The offer shall provide the public the right to pass and re-pass over the dedicated route. The document shall be recorded free of prior encumbrances, except for tax liens, that the Executive Director determines may affect the interest being conveyed. The offer shall run with the land in favor of the People of the State of California, binding all successors and assignees of the applicant or landowner, and shall be irrevocable for a period of 21 years, such period running from the date of recording. The recording document shall include legal descriptions of the applicant's entire parcel, the proposed subdivided four parcels to be created, and the trail easement area.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares as follows:

A. Project Description and Background

The applicant is proposing the subdivision of a 2.79 acre property into four (4) single family residential lots ranging in size from 15,484 sq. ft. to 43,438 sq. ft. The project also includes the demolition of existing structures on-site, an offer to deed restrict 30,375 sq. ft. for open space, and an offer to dedicate a public hiking and equestrian trail easement. Approximately 1,883 cu. yds. of grading (1,352 cut, 531 fill) are proposed to create driveways and building pads for each of the proposed lots. The property is zoned SF-M (4 dwelling units / acre) by the City of Malibu and is split by the Residential I (1 du/ac) / Residential IV-A (6-8 du/ac) zoning designations for the certified

Malibu / Santa Monica Mountains Land Use Plan (LUP). Calculating an average, the parcel as a whole, therefore, has the potential to be subdivided into approximately nine or ten separate lots. There has been one previous coastal permit on the subject property (CDP No. 4-92-219, Zuma Mesa Homeowners Assoc.) for a security gate which spans Cavalleri Road and limits vehicular access to the north. There are existing pre-coastal structures on-site including a single family residence, an attached garage, a deck, an unpaved driveway, and two open, wooden storage barn / carports.

The subject property is located between Cavalleri Road and Kanan Dume Road, approximately 1000 feet north of Pacific Coast Highway near the Point Dume area of Malibu, northwest and inland from Paradise Cove. Access to the property is from Pacific Coast Highway to Cavalleri Road, a private street which passes immediately west of the subject property. Access to the proposed lots would be provided by four separate driveways extending from Cavalleri Road.

The area surrounding the proposed project site is developed with a variety of residential densities. Two condominium complexes, containing 56 and 68 units, are located immediately to the west. An eight parcel subdivision was approved to the immediate south of the subject property as Coastal Development Permit (CDP) No. 4-98-281 (Cariker) and is currently under construction. Extensive large-lot single family residential development exists to the immediate north of the property. In addition, a cluster of commercial development is located to the southeast of the project site on either side of Kanan Dume Road, north of Pacific Coast Highway.

Topographically, the property is located on a sloping, east facing ridge in the Santa Monica Mountains. The property descends from Cavalleri Road towards Kanan Dume Road and a branch of Walnut Canyon Creek to the east. Drainage from the property flows overland towards the canyon and the creek, a United States Geological Survey (USGS) designated blue-line (intermittent) stream. Some runoff also drains towards Cavalleri Road where it travels downslope via curb-and-gutter conveyances. Stormwater runoff eventually enters Walnut Canyon Creek, passes into a culvert under Pacific Coast Highway, and outlets at Paradise Cove, on the eastern side of Point Dume. The Walnut Canyon Creek riparian corridor is a designated disturbed sensitive resource area (DSR) when it crosses Pacific Coast Highway approximately 1,000 feet south of the subject property. There are scattered trees throughout the site and a small eucalyptus grove along the southern boundary of the property. The eucalyptus tree area has not been designated an environmentally sensitive habitat area.

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

The proposed project site is located between Cavalleri Road and Kanan Dume Road, approximately 1,000 feet north of Pacific Coast Highway, and is bordered by substantial residential development to the north, south, and west. To assess potential visual impacts of projects to the public, the Commission typically investigates publicly accessible locations from which the proposed development is visible, such as beaches, parks, trails, and scenic highways. The Commission also examines the building site and the size of the proposed structure(s). Kanan Dume Road has been designated as a scenic highway in the Malibu / Santa Monica Mountains Land Use Plan (LUP), and the Commission has, in past decisions, required that development visible from scenic highways or other public areas minimize impacts to visual resources. Staff visited the subject site and found the proposed future development to be appropriate and feasible, given the terrain and the neighboring residential development. Kanan Dume Road is visible from the lower portion of the subject property, and Walnut Canyon is a scenic resource adjacent to and visible from the property. There is, however, significant natural vegetation on-site and in the canyon which will screen future development from the nearby scenic road. In addition, adjoining development is of a similar massing, character, and location to be similarly visible, and the preliminary building siting plans are substantially in character with the type and scale of development in the surrounding area.

The proposed project includes 1,883 cu. yds. of grading (1,352 cut, 531 fill) to create driveways and building pads for each of the proposed lots. Only that grading necessary to create the driveways and building pads is included. Any permit application for future development of a residence on each lot should include little or no additional grading in order to minimize landform alteration. The subdivision has been designed to minimize landform alteration, and the proposed building pad sites are located on the upper portion of the site away from the scenic road and the Walnut Creek riparian corridor. Lots Two and Four will require very little grading (149 cu. yds. between them) because the proposed structures will be located on existing, near-level pad areas. Lot One will require significant cut in order to notch the proposed development into the existing slope. Lot Three's proposed 990 cu. yds (635 cut, 355 fill) of grading is substantial because of the longer driveway necessary to service the proposed residence and provide required fire department access.

Although the Commission finds that the proposed project would minimize grading and landform alteration, it is necessary to require the applicant to landscape all disturbed slopes in order to minimize visual impacts as well as to minimize erosion and sedimentation from bare soils. Graded slopes are highly visible from great distances as contrasting with adjacent naturally vegetated areas. Revegetating graded slopes serves to soften and screen their visual impact. In order to ensure that all graded areas are properly revegetated, **Special Condition One** requires the applicant to prepare a landscape and erosion control plan and to monitor the success of the revegetation. This plan must incorporate the use of native, drought tolerant vegetation to minimize the need for irrigation. When the Commission reviews permit applications for houses on the subject proposed parcels, it may be necessary to require further design restrictions such as height limits, the use of earth tones, or landscaping to screen and soften development from Kanan Dume Road.

In order to mitigate potential visual impacts from future development, the applicant has offered to set aside, for open space, a 30,375 sq. ft. (0.70 ac) area along and adjoining the Walnut Creek riparian corridor, as delineated on the proposed subject parcel map

and shown on Exhibit 10 of this report. This open space area shall remain in a natural, undisturbed condition in order to protect the riparian habitat and to provide visual screening for the property from Kanan Dume Road, unless vegetation clearance is required in accordance with a fuel modification plan approved by the Los Angeles County Fire Department. No hard structures shall be allowed within the open space area with the exception of the stormwater detention basin / dispersal wall. In order to ensure that this lower portion remains in a natural state to provide visual screening for future development from Kanan Dume Road, **Special Condition Six** has been required to implement the applicant's offer to deed restrict this open space area prior to the issuance of the coastal development permit. The proposed project, as conditioned, will therefore not result in a significant adverse impact to the scenic public views or character of the surrounding area in this portion of the Santa Monica Mountains. Thus, the Commission finds that the proposed project is consistent, as conditioned, with Section 30251 of the Coastal Act.

C. Hazards

Section 30253 of the Coastal Act states (in part):

New development shall:

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

Section 30250(a) of the Coastal Act states (in part):

New residential, ... development, ... shall be located within, ... existing developed areas able to accommodate it ... and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

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

The prominent geomorphic features in the area are the ridgelines of the Santa Monica Mountains to the north, Point Dume and the Pacific Ocean to the south, Zuma Canyon to the west, and Ramirez Canyon to the east. The site is located on a sloping, terraced area, and a significant amount of grading is proposed mostly for foundation and driveway work. The upper site area where construction is planned has a slope differential of approximately 40 feet. The slope changes and becomes much steeper as it drops down to the lower portion of the property to the east. Surface drainage on-site is currently accomplished naturally by sheetflow towards Walnut Canyon to the east where runoff is collected in an intermittent stream which eventually flows to the Pacific

Ocean (Santa Monica Bay) at Paradise Cove. South of the subject property, Walnut Canyon Creek is designated as a Disturbed Sensitive Resource (DSR) on the LUP Sensitive Environmental Resources Map.

The property's eventual development 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. The applicant's geologic / geotechnical consultant has recommended that site drainage be collected and distributed in a non-erosive manner. The proposed building pad areas are gently sloping but are bordered by steeper descending slopes to the east. Because of these 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). 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 One, Two, and Three**, to submit landscaping / erosion control and drainage 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.

Erosion and sedimentation can also be minimized by requiring the applicant to remove all excess dirt from cut / fill / excavation activities. The applicant has estimated 1,883 cu. yds. of grading including 1,352 cu. yds. of cut and 531 cu. yds. of fill which equates to a net export of 821 cu. yds. of dirt. The Commission has found that minimization of grading and exposed earth on-site can reduce the potential impacts of sedimentation in nearby creeks, streams, rivers, and the ocean. Therefore, **Special Condition Seven** has been required to ensure that all excavated or cut material in excess of material proposed to be used for fill on the project site and roadways be removed from the site and properly disposed of.

In addition to controlling erosion during grading operations, landscaping of the graded and disturbed areas of the project will enhance the geological stability of the site. Interim erosion control measures implemented during construction will minimize short-term erosion and enhance site stability. Long-term erosion can also be minimized by requiring the applicant to revegetate all disturbed areas of 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 non-native and invasive plant species do not serve to stabilize slopes and that such vegetation results in potentially adverse effects to the stability of a project site. Native species, alternatively, tend to have a deeper root structure and aid in preventing erosion. Also, the use of invasive, non-indigenous plant species tends to supplant species that are native to the Malibu / Santa Monica Mountains area. Increasing urbanization in this area has caused the loss or degradation of major portions of native habitat and native plant seed banks through grading and removal of topsoil. Moreover, invasive groundcovers and fast-growing trees originating from other continents which have been used for landscaping in this area have already 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 One**.

The applicant has submitted reports indicating that the geologic stability of the site is favorable for the project and that no potentially active faults, adversely oriented geologic structures, or other hazards were observed by the consultants on the subject property. Based on site observations, slope stability analysis, evaluation of previous research, analysis and mapping of geologic data, and limited subsurface exploration of the site, the engineering geologists have provided reports addressing the specific geotechnical conditions related to the site. The *Report of Preliminary Engineering Geologic Investigation, Future Construction of Four (4) Single-Family Residences, 6406 Cavalleri Road, City of Malibu, California*, by Pacific Geology Consultants, Inc., dated March 22, 1999, states:

It is the professional geologic opinion of the undersigned that construction of four (4) single-family residences is feasible from a geologic standpoint. The location of the residences, as shown on the attached Geologic Map, Plate A, are considered favorable from a geologic standpoint. ... The site displayed no evidence of geologic instability during reconnaissance and mapping of the subject property.

The 1999 Pacific Geology Consultants report concludes:

Providing the recommendations contained in the report, in addition to those of the Geotechnical Engineer are followed, the residences will be safe from landslide hazard, settlement and slippage. In addition, the proposed construction will not adversely affect off-site properties from a geological standpoint.

The *Soils Engineering Investigation, Future Construction of Four Single Family Residences, 6406 Cavalleri Road, Malibu, California*, by SubSurface Designs, Inc., dated March 31, 1999, states:

The proposed future construction of four two-story single-family residences is feasible provided that the recommendations contained herein, and those provided by Pacific Geology Consultants, are followed. ... Based on our field observations, laboratory testing and analysis, the bedrock found in the explorations should possess sufficient strength to support the proposed single family residences. ... It is the finding of this firm, based upon the subsurface data, that the subject building site will not be affected by settlement, landsliding, or slippage. Further, based upon the proposed location, development will not have an adverse affect on off-site property.

The Commission notes that the geologic and engineering consultants have included a number of recommendations which will increase the stability and geotechnical safety of the site. To ensure that these recommendations are incorporated into the project plans, the Commission finds it necessary to require the applicant, through **Special Condition Three**, to submit project plans certified by the geologic / geotechnical engineering consultant as conforming to their recommendations. The Commission finds that the proposed project, as conditioned, is consistent with Sections 30250 and 30253 of the Coastal Act.

D. 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, construction 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 additional effluent from septic systems. Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

As described previously, the proposed project includes the subdivision of a 2.79 acre property into four (4) single family residential lots, ranging in size from 15,484 sq. ft. to 43,438 sq. ft. The project also includes 1,883 cu. yds. of grading (1,352 cut, 531 fill). As a result of the proposed subdivision, three additional single family residences will be constructed on the subject property in the future. The continued conversion of the project site from its natural state will increase the amount of impervious coverage and reduce the naturally vegetated area 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. Further, use of the site for residential purposes may introduce potential sources of pollutants such as petroleum, household cleaners and pesticides, as well as other accumulated pollutants from rooftops and other impervious surfaces.

The subject property is sloping and encompasses significant elevation change from the western property boundary down to Walnut Canyon to the east. Because of these slopes on-site, the increase in impervious coverage, and the resultant potential for significant water velocities, soil erosion, and pollutant transport, it is important to adequately control site drainage through runoff detention, velocity reduction, filtration, and/or other best management practices (BMPs). 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 One, Two, and Three**, to submit landscaping / erosion control and drainage 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.

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 prevented 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 is greatly reduced. In order to mitigate potential water quality impacts from future development, the applicant has offered to set aside, for open space, a 30,375 sq. ft. (0.70 ac) area along and adjoining the Walnut Creek riparian corridor, as delineated on the proposed subject parcel map and shown on Exhibit 10 of this report. This open space area shall remain in a natural, undisturbed condition in order to protect the riparian habitat, unless vegetation clearance is required in accordance with a fuel modification plan approved by the Los Angeles County Fire Department. No hard structures shall be allowed within the open space area with the exception of the stormwater detention basin / dispersal wall. In order to ensure that this lower portion remains in a natural state, **Special Condition Six** has been required to implement the applicant's offer to deed restrict this open space area prior to the issuance of the coastal development permit.

The project is conditioned to implement and maintain a drainage plan designed to ensure that runoff is conveyed in a non-erosive manner. This drainage plan is required in order to make certain that risks from geologic hazard are minimized and that erosion and sedimentation is minimized. In order to further ensure that runoff is conveyed off-site in a non-erosive manner and to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site thereby ensuring 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 Two**, to submit a drainage and polluted runoff control plan, designed by a licensed engineer, for review and approval by the Executive Director, which incorporates filter elements that intercept and infiltrate or treat the runoff from the site and to assume responsibility for the maintenance of all drainage devices on-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. These flows carry the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. **Special Condition Two** also requires the applicant to properly design the stormwater detention basin / dispersal wall and to 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.

Finally, the proposed future development of four residential homes will include the future installation of an on-site septic systems to serve the residences. 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. The applicants' consultants performed percolation tests and evaluated the proposed septic systems. The reports conclude that the site is suitable for the future septic systems and there would be no adverse impact to the site or surrounding areas from the use of these septic systems. The applicant has submitted in-concept approval from the City of Malibu Environmental Health Department stating that the conceptual future septic systems will be in conformance with the minimum requirements of the Uniform Plumbing Code. The City of Malibu minimum health code standards for septic systems take into account the percolation capacity of soils, the depth to groundwater, and other considerations, and have generally been found to be protective of coastal resources. The Commission therefore finds that the proposed project, as conditioned, is consistent with Section 30231 of the Coastal Act.

E. Cumulative Impacts

The Coastal Commission has consistently emphasized the need to address the cumulative impacts of new development in the Malibu / Santa Monica Mountains area. Section 30250(a) of the Coastal Act states (in part):

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

Section 30105.5 of the Coastal Act defines the term "cumulatively" as follows:

"Cumulatively" or "cumulative effect" means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects.

In addition, the certified Malibu / Santa Monica Mountains Land Use Plan (LUP) provides policies regarding cumulative impacts, which are used as guidance when evaluating new subdivisions or lot line adjustments and are applicable to the proposed development. These policies have been applied by the Commission in the review of development proposals in the Santa Monica Mountains:

P273c On property encompassing stream courses, land divisions shall be permitted consistent with the density designated by the Land Use Plan Map only if all parcels to be created contain sufficient area to site a dwelling or other principal structure consistent with P79 and P80 regarding setback of new development from stream courses and all other policies of the LCP; P273d In all other instances, land divisions shall be permitted consistent with the density designated by the Land Use Plan Map only if all parcels to be created contain sufficient area to site a dwelling or other principal structure consistent with the LCP. All land divisions shall be considered to be a conditional use.

The applicant is proposing the subdivision of a 2.79 acre property into four (4) single family residential lots ranging in size from 15,484 sq. ft. to 43,438 sq. ft. The project also includes the demolition of existing structures on-site, an offer to deed restrict 30,375 sq. ft. for open space, and an offer to dedicate a public hiking and equestrian trail easement. Approximately 1,883 cu. yds. of grading (1,352 cut, 531 fill) are proposed to create driveways and building pads for each of the proposed lots. The following table shows the proposed size of each lot:

PROPOSED LOT	GROSS ACREAGE
1	0.36 acres
2	0.93 acres
3	1.00 acres
4	0.52 acres
open space area	0.70 acres

The Coastal Act requires that new development, including subdivisions and multi-family projects, be permitted only where public services are adequate and where public access

and coastal resources will not be cumulatively affected by such development. In addition, criteria regarding fifty percent (50%) adjoining development and minimum lot size are provided for land divisions outside existing developed areas. In this case, the proposed project site is located in the Cavalleri Road area, on the coastal terrace, surrounded on three sides by residential development -- obviously an existing developed area. As such, this criteria is not applicable to the proposed project.

In past permit actions, the Commission has looked to the land use designations of the Malibu / Santa Monica Mountains Land Use Plan for guidance on the maximum density and intensity of land use that may be permitted in any particular area. The land use designations are instructive on the level of density that the Commission has previously found allowable consistent with the policies of the Coastal Act. The subject parcel is bisected by a dividing line between land use intensity designations on the map approved in conjunction with the Malibu / Santa Monica Mountains Land Use Plan. The subject parcel is fairly evenly split between the Residential I (1 dwelling unit / acre) and the Residential IV-A (6-8 dwelling units / acre) designations. Staff therefore calculated an allowable density by averaging the permitted density for each designation as it applied to the subject parcel; such an averaged density works out to approximately 3-4 dwelling units allowed per acre. This density is consistent with City of Malibu zoning which, although not yet certified by the Commission, is useful for comparison, and places the proposed project site within the Single Family - Medium (SF-M) zone allowing up to four dwelling units per acre (4 du/ac). The proposed project would result in a density of 1.4 dwelling units per acre, significantly less than allowed. As such, the proposed project would be consistent with the certified LUP density criteria.

In addition to assuring that newly created parcels are consistent with the maximum allowable density and intensity for each area, the Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the Malibu / Santa Monica Mountains area in past permit actions. The cumulative impact problem stems from the existence of thousands of undeveloped and poorly sited parcels in the mountains along with the potential for creating additional parcels and/or residential units through subdivisions and multi-unit projects. Because of the large number of existing undeveloped lots and potential future development, the demands on road capacity, services, recreational facilities, and beaches could be expected to grow tremendously. In addition, future build-out of many lots located in environmentally sensitive areas would create adverse cumulative impacts on coastal resources.

As a means of addressing the cumulative impact problem in past actions, the Commission has consistently required, as a special condition to development permits for land divisions and multi-unit projects, participation in the local Transfer of Development Credit (TDC) program as mitigation. The TDC program has resulted in the retirement from development of existing, poorly-sited, and non-conforming parcels at the same time new parcels or units were created. The intent of the program is to insure that no net increase in residential units results from the approval of land divisions or multi-family projects while allowing development to proceed consistent with the requirements of Coastal Act Section 30250(a).

In several permit actions for subdivisions subsequent to the City of Malibu's incorporation, the Commission found that until other mitigation programs were both in place and able to be implemented, it is appropriate for the Commission to continue to require purchase of TDCs as a way to mitigate the cumulative impacts of new subdivisions and multi-residential development. In 1986, the Commission certified the

Malibu / Santa Monica Mountains Land Use Plan which contained six potential mitigation programs that, if in place, would adequately mitigate the cumulative impacts of new development. However, the Commission found that none of the County's six mitigation programs, as defined in the LUP, were "self-implementing" or adequate to offset the impact of increased lots in the Santa Monica Mountains and that mitigation was still required to offset the cumulative impacts created by land divisions and multi-unit projects. The Commission therefore found that the TDC program, or a similar technique to retire development rights on selected lots, remained a valid means of mitigating cumulative impacts. Without some means of mitigation, the Commission would have no alternative but denial of such projects based on the provisions of Section 30250(a) of the Coastal Act.

The applicant proposes to subdivide one parcel of land into four residential lots. The proposed number of residential units is consistent with the character of the area, and the subject parcel is an existing legal parcel. Therefore, no cumulative impact mitigation requirements shall be imposed as a condition of approval of this permit regarding the legality of the existing parcel. As discussed above, however, the Commission has continued to require purchase of TDCs as one of the alternative mitigation strategies for new subdivisions. Staff review indicates that the incremental contribution to cumulative impacts would be the creation of three additional lots. Impacts such as traffic, sewage disposal, recreational uses, visual scenic quality, and resource degradation would be associated with the development of the three additional lots in this area. Therefore, the Commission determines that it is necessary to require the applicant, through **Special Condition Five**, to mitigate the cumulative impacts of the subdivision of this property, either through purchase of three (3) TDCs or participation along with a public agency or private nonprofit corporation to retire habitat or watershed land in amounts that the Executive Director determines will retire the equivalent number of potential building sites. The Commission finds that, as conditioned, the proposed project is consistent with Section 30250 of the Coastal Act and the policy guidance contained in the certified Malibu / Santa Monica Mountains Land Use Plan (LUP).

F. Public Access

One of the basic mandates of the Coastal Act is to maximize public access and recreational opportunities within coastal areas and to reserve lands suitable for coastal recreation for that purpose. The Coastal Act has several policies which address the issues of public access and recreation within coastal areas.

Section 30210 of the Coastal Act states:

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

Section 30212.5 of the Coastal Act states:

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

Section 30213 of the Coastal Act states:

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

Section 30223 of the Coastal Act states:

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

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by...(6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

Coastal Act sections 30210, 30212.5, 30223, and 30252 mandate that maximum public access and recreational opportunities be provided and that development not interfere with the public's right to access the coast. Likewise Section 30213 mandates that lower cost visitor and recreational facilities, such as public hiking and equestrian trails, shall be protected, encouraged, and where feasible, provided. The proposed project site is located approximately 2,000 feet south of the Coastal Slope Trail which is a designated linear area available for passive recreational use by the public including hiking and equestrian activity. The Cavalleri Road right-of-way has been historically used for public access as a link from the Point Dume area to the hiking and equestrian trails located higher in the Santa Monica Mountains.

In the Malibu / Santa Monica Mountains area, the existing system of heavily used historic trails located on private property has been adversely impacted by the conversion of open lands to housing. In order to preserve and formalize the public's right to use these trails, a trail system map has been included as part of the certified Malibu / Santa Monica Land Use Plan (LUP). The trail system is composed of the Backbone and Coastal Slope Trails in addition to several connector trails. The Coastal Slope Trail is a significant trail system that serves to provide access between the growing urban areas on and above the coastal terrace and the Santa Monica Mountain park system. The trail network, when completed, will provide hikers and equestrians with a large number of varied destinations including such highly scenic locations as Solstice Canyon Park, Charmlee Regional Park, Leo Carrillo State Park, and Point Mugu State Park. Significant coastal views from the public trail system include panoramic views of the coastline, the Channel Islands, and mountain views.

In order to avoid any cumulative and site specific adverse effects to public access resulting from the proposed development and to enhance the Santa Monica Mountains Trail System, the applicant has included an offer to dedicate an improved six foot (6') wide public hiking and equestrian trail easement that will serve to connect the Point Dume area to the Coastal Slope Trail. **Special Condition Eight** has been included in order to implement the applicant's offer to dedicate a this public hiking and equestrian trail easement prior to the issuance of the coastal development permit. The

Commission finds that the proposed project, as conditioned, is consistent with Sections 30210, 30212.5, 30213, 30223, and 30252 of the Coastal Act.

G. Local Coastal Program

Section 30604(a) of the Coastal Act states (in part):

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 Chapter 3 (commencing with Section 30200) and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with Chapter 3 (commencing with Section 30200). ...

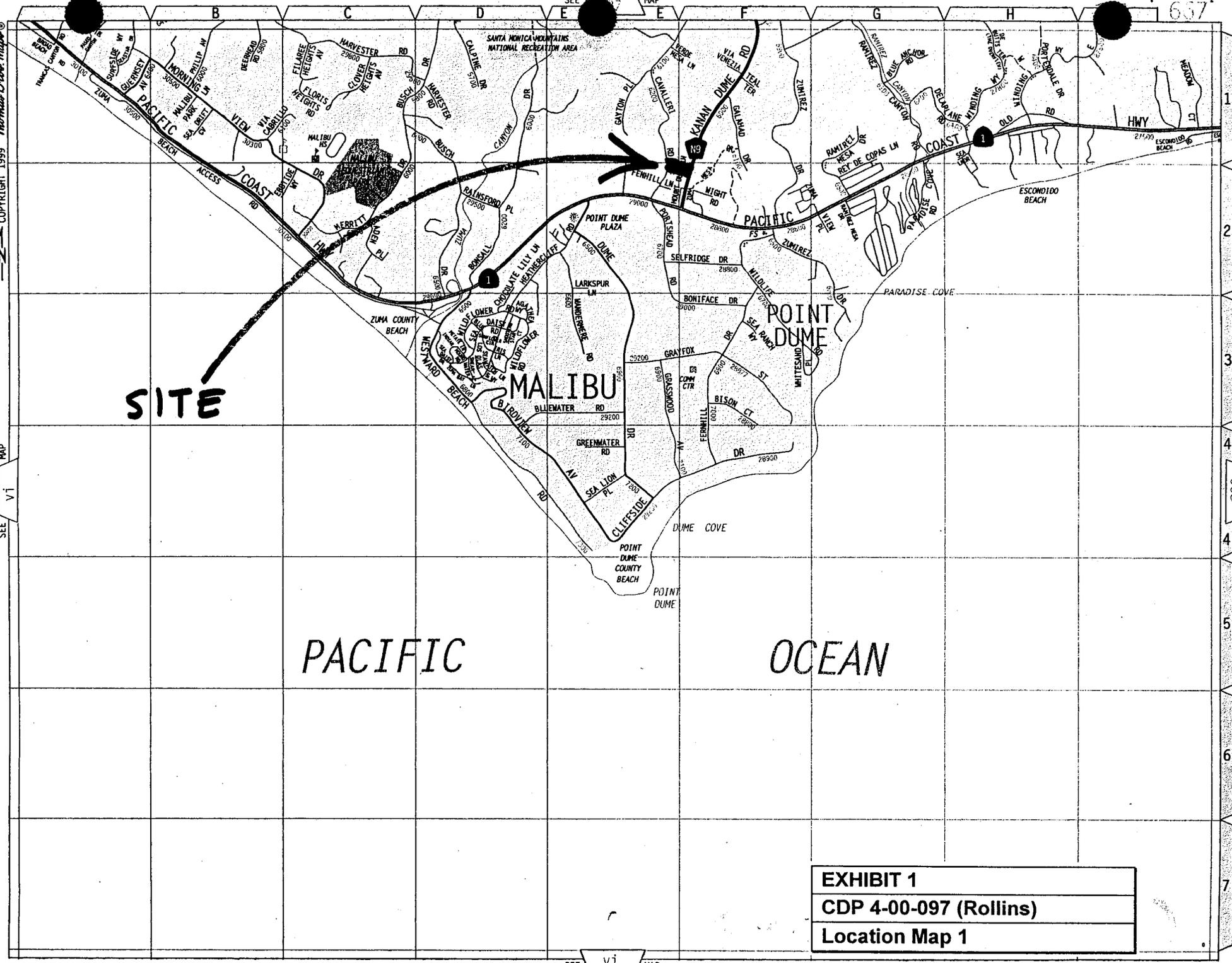
Section 30604(a) of the Coastal Act stipulates that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections 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 significant adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3 of the Coastal Act. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for the City of Malibu which 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 Coastal Commission's administrative regulations requires Commission approval of a 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.





SITE

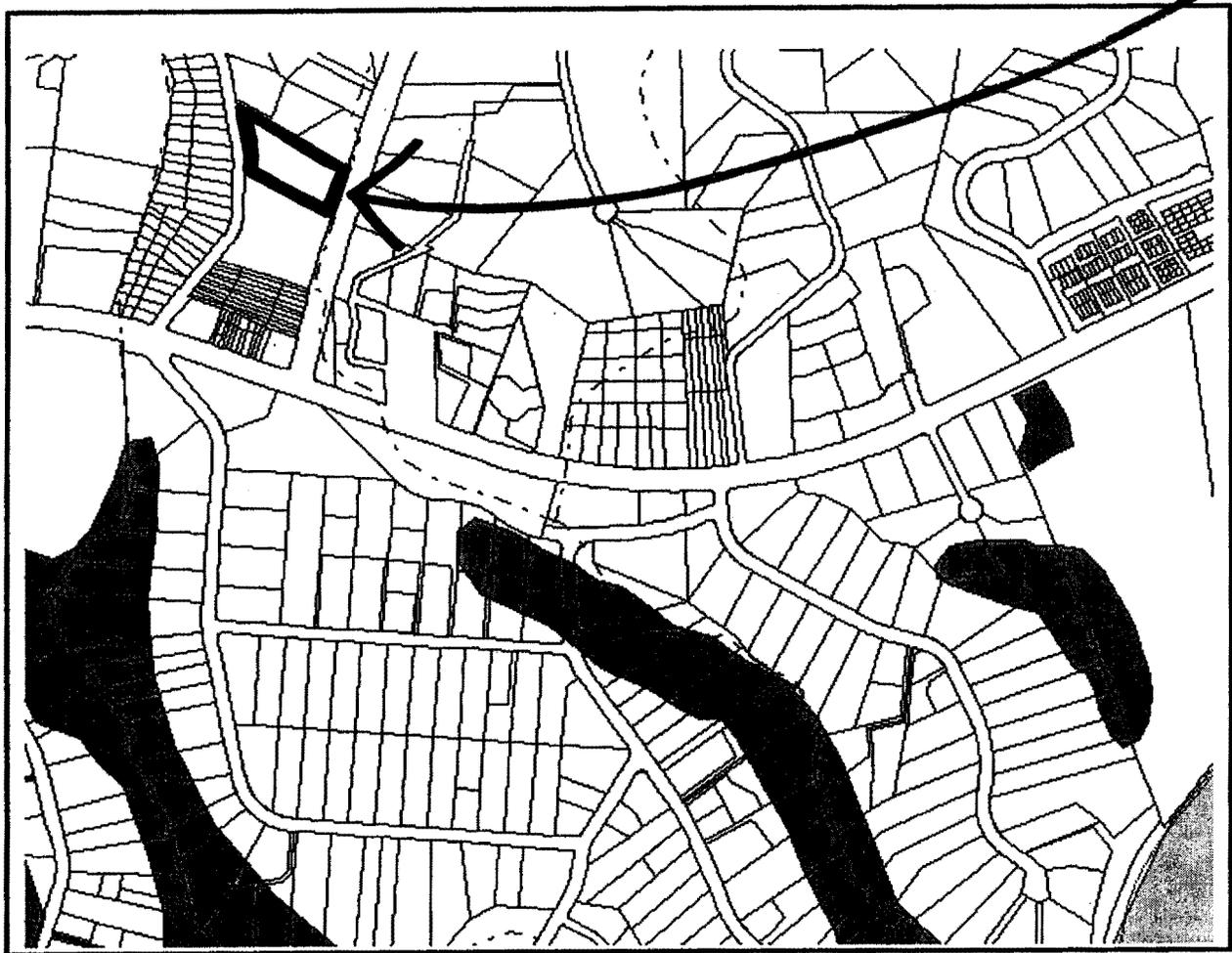
PACIFIC

OCEAN

EXHIBIT 1
CDP 4-00-097 (Rollins)
Location Map 1

4-00-097 Rollins (6406 Cavalleri Road)

SITE



-  Malibu City Boundary
-  LA-Ventura County Boundary
-  Trails - LA County LUP
-  Blue Line Streams
-  shoreline
-  czbdy
-  laprcis
-  esha
-  Small lot subdivisions
-  Ocean



EXHIBIT 2
CDP 4-00-097 (Rollins)
Location Map 2

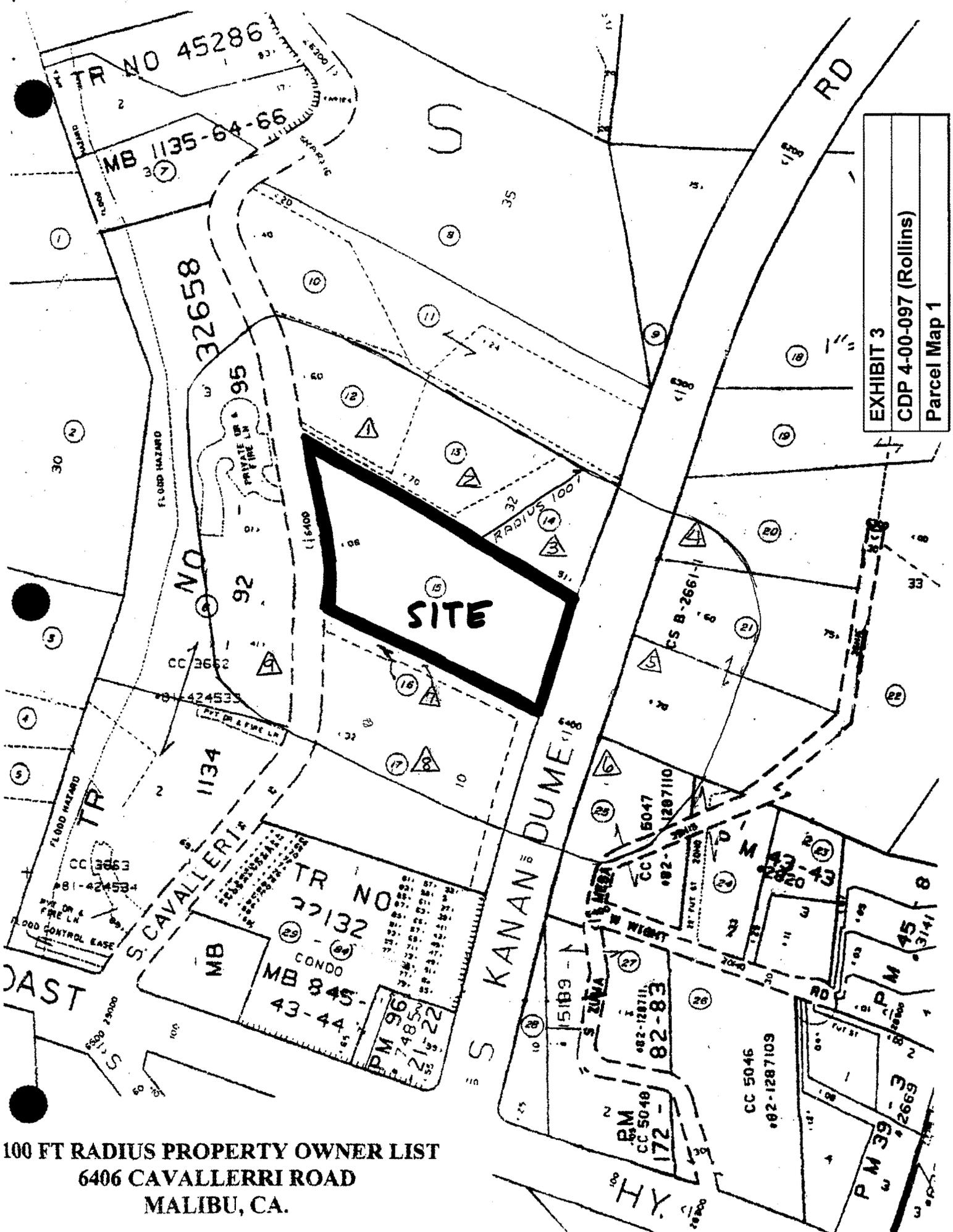


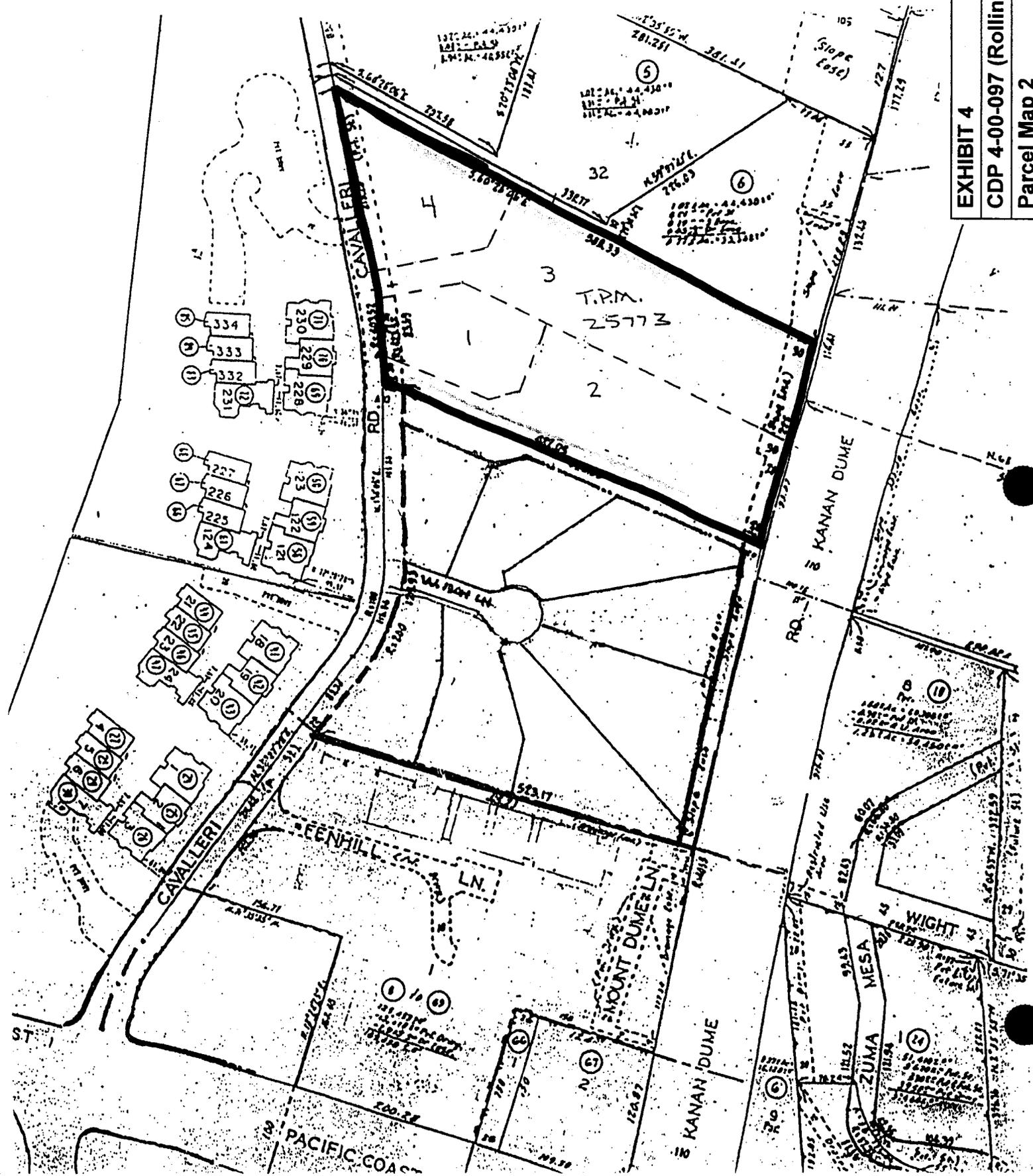
EXHIBIT 3
 CDP 4-00-097 (Rollins)
 Parcel Map 1

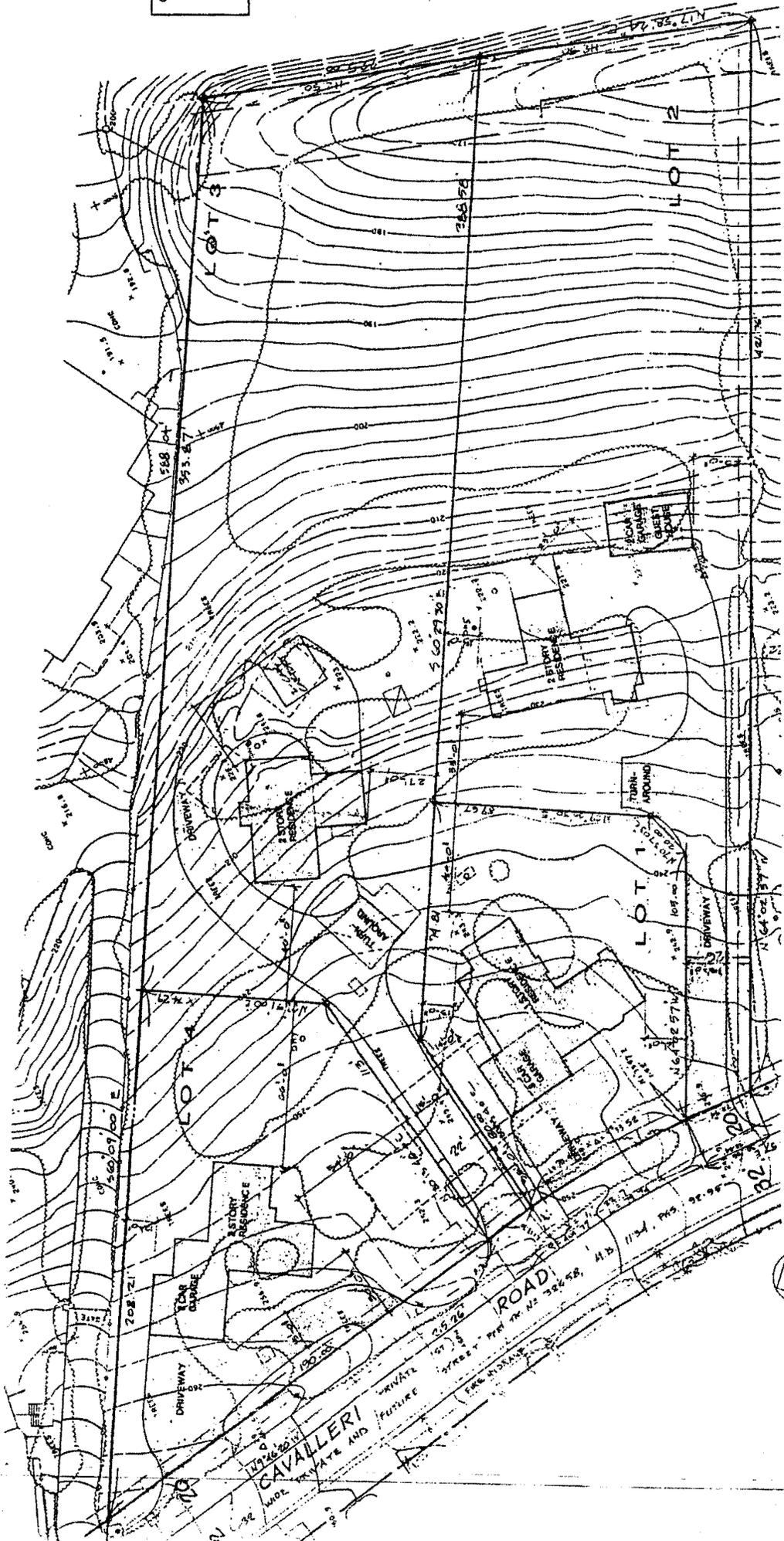
100 FT RADIUS PROPERTY OWNER LIST
 6406 CAVALLERI ROAD
 MALIBU, CA.

ATTACHMENT TO -

1/4 MILE RADIUS MAP FOR: EVERETT ROLLINS
6406 CAVALLERI ROAD
MALIBU CA 90265

EXHIBIT 4
CDP 4-00-097 (Rollins)
Parcel Map 2





SITE PLAN
SCALE: 1" = 20'

SITE NOTES:
• NO FENCING PROPOSED

EXHIBIT 6
CDP 4-00-097 (Rollins)
Site Plan

SF-M = Single Family-Medium (4 du/ac)

02/01/99 14:13

MARIO C. QUIROS

SECTION

EXHIBIT 8

CDP 4-00-097 (Rollins)

City of Malibu Zoning Map

COUNTY OF LOS ANGELES
CITY OF MALIBU

POS

RR5

SITE

RR5

RR2

RR2

RR1

MP USEL

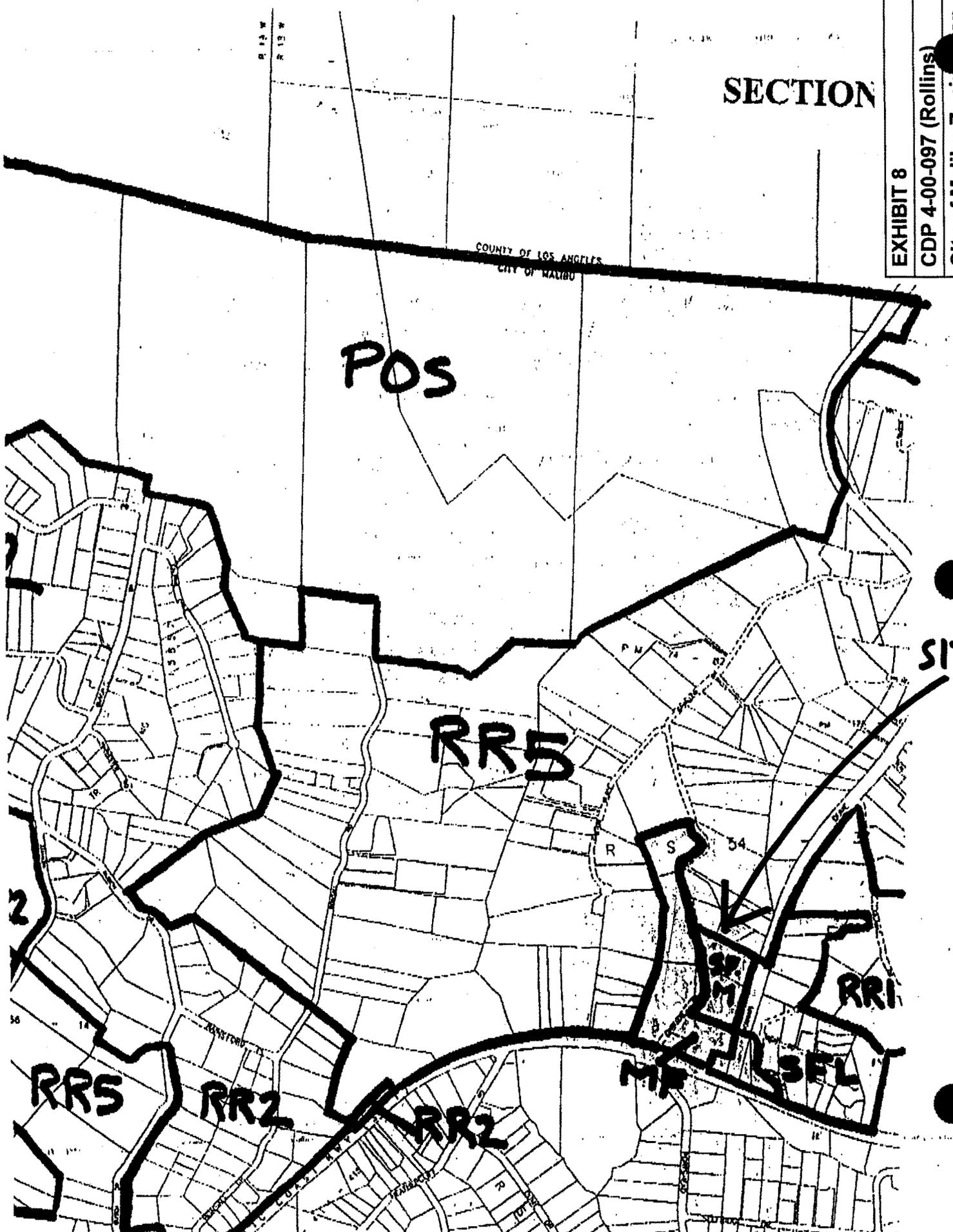
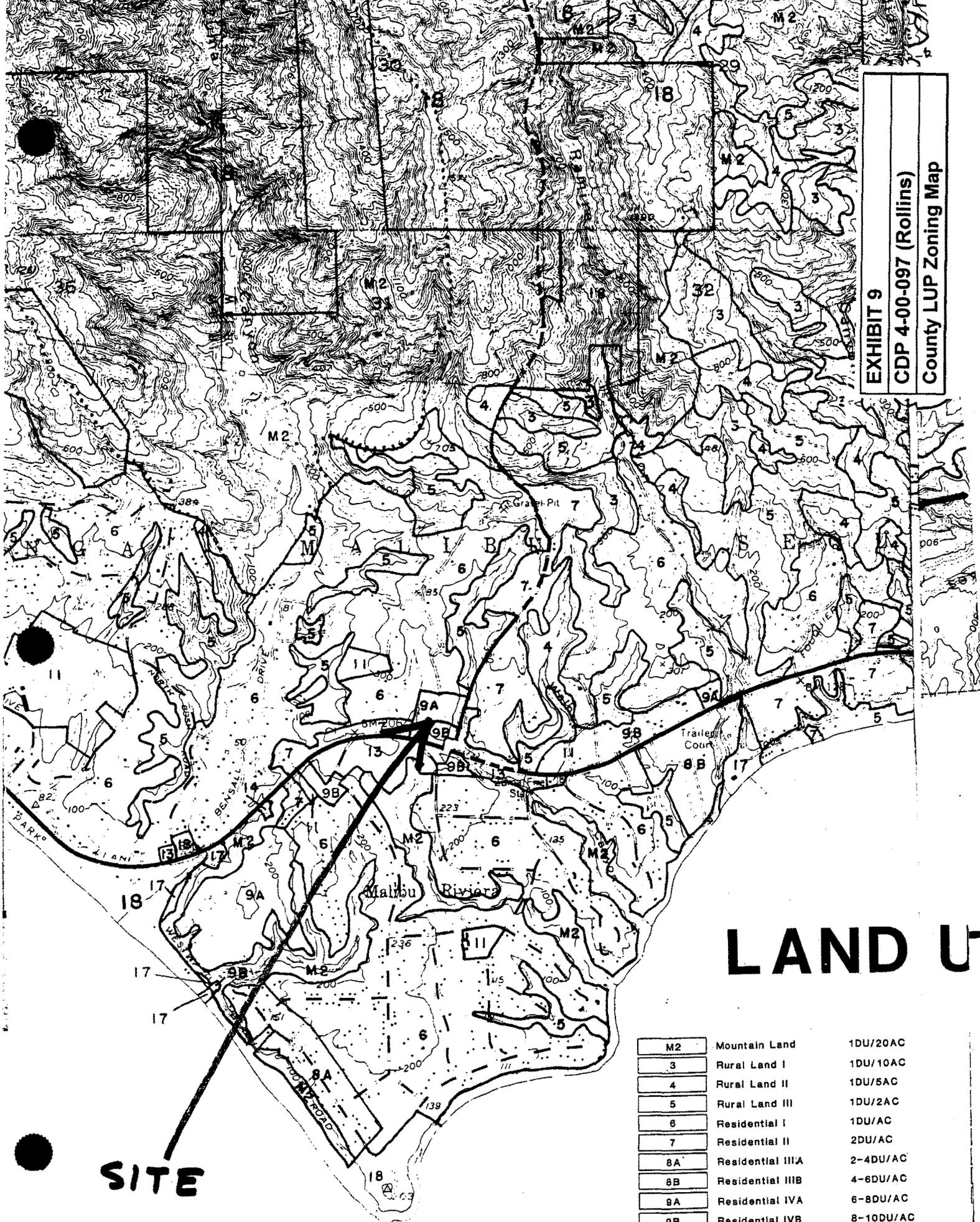


EXHIBIT 9
CDP 4-00-097 (Rollins)
County LUP Zoning Map



LAND USE

M2	Mountain Land	1DU/20AC
3	Rural Land I	1DU/10AC
4	Rural Land II	1DU/5AC
5	Rural Land III	1DU/2AC
6	Residential I	1DU/AC
7	Residential II	2DU/AC
8A	Residential IIIA	2-4DU/AC
8B	Residential IIIB	4-6DU/AC
8A	Residential IVA	6-8DU/AC
8B	Residential IVB	8-10DU/AC
8C	Residential IVC	10-20DU/AC

SITE

