

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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RECORD PACKET COPY

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Staff: LKF *for*
Staff Report: 3/22/01
Hearing Date: April 10-13, 2001
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO. 4-00-218
APPLICANT: Los Angeles County Department of Public Works
AGENT: Brian D. Hooper
PROJECT LOCATION: 5940 De Butts Terrace, Malibu, Los Angeles County

PROJECT DESCRIPTION: Remove damaged outlet and energy dissipater at top of slope and install a 350 ft. long connector pipe to reroute runoff; construct energy dissipater at end of pipe; and restore eroded slope. Project includes 1720 cu. yds. of grading (20 cut, 1700 fill).

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **approval** of the proposed project with three (3) special conditions regarding Landscaping and Erosion Control, Drainage and Polluted Runoff Control and Maintenance, and Assumption of Risk.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permit (CDP) Nos. 4-97-179 (De Butts and Associates), 5-90-921 and 5-90-921-E6 (Landgate, Inc.), and 5-90-515 and 5-90-673 (Shriner); Certified Malibu/Santa Monica Mountains Land Use Plan; Geotechnical Engineering Investigation Report, Proposed Residential Development, 5940 De Butts Terrace, Malibu, California (Coastline Geotechnical Consultants, Inc., 6/03/98); Preliminary Engineering Geologic and Seismic Report, Proposed Residential Development, A.P.N. 4467-003-046, 5940 De Butts Terrace, Malibu, California (Mountain Geology Inc., 5/11/98).

I. STAFF RECOMMENDATION

- Motion:** *I move that the Commission approve Coastal Development Permit No. 4-00-218 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. Landscape and Erosion Control Plan

PRIOR TO ISSUANCE OF A COASTAL DEVELOPMENT PERMIT, the applicant shall submit 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 landscaping and erosion control plans shall be reviewed and approved by a consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The plans shall incorporate the following criteria:

a) **Landscaping Plan**

All graded & disturbed areas on the subject site shall be stabilized with planting at the completion of final grading. Planting shall be of native plant species indigenous to local coastal sage scrub habitats 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 February 5, 1996. Invasive, non-indigenous plant species, which tend to supplant native species, shall not be used. Planting shall be done using accepted 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. Special consideration will be given to screening the visual impacts of the 250 sq. ft. riprap energy dissipater.

Plantings will 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.

b) **Interim Erosion Control Plan**

The 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 shall be clearly delineated on the project site with fencing or survey flags.

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 geofabric covers or other appropriate cover, install geotextiles 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.

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 geotextiles 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 issuance of a coastal development permit, 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.

2. Drainage and Polluted Runoff Control Plan and Maintenance Responsibility

PRIOR TO ISSUANCE OF A COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a revised drainage and polluted runoff control plan. The plan shall be designed by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity, and pollutant load of stormwater leaving the proposed drainage system. In addition to the specifications above, the plan shall include but not be limited to the following criteria:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter stormwater from each runoff event, up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.
- (b) Filtration devices, such as catch basin inserts, shall be installed to minimize the pollutant load of stormwater leaving the site. The filter elements shall be designed to trap sediment, particulates, and other solids.
- (c) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary 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 shall be responsible for any necessary repairs to the drainage/filtration system or BMPs 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.
- (d) The plan shall included design specifications compatible with the color and texture of the surrounding hillside. The energy dissipater shall be designed to include, or mimic, the native materials and appearance of the natural environment, and shall be of an earthtone color. White tones shall not be acceptable.

3. Assumption of Risk

PRIOR TO ISSUANCE OF A COASTAL DEVELOPMENT PERMIT, the applicant shall submit a written agreement, in a form and content acceptable to the Executive Director, which states that the applicant acknowledges and agrees (i) that the site may be subject to hazards from landslide, erosion, and slope failure; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and Background

The applicant proposes to remove a damaged drainage culvert outlet, replace it with a drainage pipe and riprap energy dissipater, and restore an eroded slope at 5940 De Butts Terrace. The culvert conveys runoff from De Butts Terrace to the western slope of Escondido Canyon. The project includes removing the damaged energy dissipater and outlet, attaching a 350 foot long connector pipe to the existing catch basin, installing an energy dissipater at the end of the pipe, and placing 1700 cu. yds. of fill in the eroded channel. The connector pipe will be installed about 50 feet east of the erosional feature, and terminate approximately 300 feet downslope, at a point where the erosion damage returns to the natural drainage course. The proposed energy dissipater is an impact basin with vertical baffle wall and ¼ ton of riprap on a concrete platform. It is 25 ft. long and 10 ft. wide (Exhibit 5c).

The subject site is a 2.47-acre vacant lot located on the northeast side of a section of De Butts Terrace termed "The Overview." The hillside northeast (downslope) of De Butts Terrace is undeveloped and the area to the southwest (upslope) contains several single family residences. The northeast-southwest trending lot overlooks Escondido Canyon and Escondido Falls, and descends northeasterly 200 feet in approximately 1/8 mile, at gradients ranging from 5:1 near De Butts Terrace to 2:1 at the lower end of the lot.

Parcel runoff flows northeasterly toward an unnamed tributary to Escondido Creek, located approximately 850 feet downgradient from the proposed energy dissipater. Both creeks are designated as blue-line streams on U. S. Geological Survey quadrangle maps. The riparian corridor of both creeks is designated as an inland Environmentally Sensitive Habitat Area (ESHA) on the Malibu/Santa Monica Mountains Land Use Plan (LUP) maps.

Failure of the energy dissipater at the top of the slope has created an approximately 10 foot deep gully extending approximately 320 feet downhill from De Butts Terrace. The erosional feature cuts through the building site of a single-family residence approved by the Commission in 1993 (CDP 5-90-921 – Landmark, Inc.). The permit for the 35 foot high, 7,500 sq. ft. residence, garage, swimming pool, septic system, and 2,983 cu. yds. of grading was extended until February 16, 2001. A seventh extension request is under review by the Executive Director. The current applicants' proposed restoration efforts would return the site to buildable condition.

B. Geologic Stability and Hazards

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

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed development is located in the Santa Monica Mountains, an area that is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and earthquakes. In addition, 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 subject parcel descends approximately 200 vertical feet at gradients ranging from 5:1 to 2:1 and is subject to erosion. The Preliminary Engineering Geologic and Seismic Report dated May 11, 1998, prepared by Mountain Geology Inc. states that:

Fill, soil, and weathered bedrock on slopes within the subject property are subject to downhill creep and erosion.

As noted in the above project description, failure of an energy dissipater at the top of the subject site has resulted in the formation of an approximately 10 foot deep gully.

The parcel is also subject to seismic activity. A splay of the Malibu Coast Fault transects the property, and for this reason a portion of the lot northeast of the proposed energy dissipater is designated as a Restricted Use Area. No development is proposed within the Restricted Use Area.

The applicant has submitted two reports: Coastline Geotechnical Consultants Geotechnical Engineering Investigation Report dated June 3, 1998, prepared by Coastline Geotechnical Consultants, Inc. and the Preliminary Engineering Geologic and Seismic Report dated May 11, 1998, prepared by Mountain Geology, Inc. These reports were prepared for the proposed residential development on the subject site. They make numerous recommendations regarding site preparation, temporary excavation slopes, drainage, and grading that are relevant to and consistent with the proposed restoration work. The latter report (Mountain Ecology, Inc. 5-11-98) recommends that the

existing drainage canyon shall be backfilled with compacted fill and the drainage system shall be upgraded and/or moved to prevent future erosion.

The proposed improvements have been designed by Los Angeles County engineering staff and are in conformance with the recommendations contained in the engineering geology reports. Although the Commission finds the proposed development consistent

with the recommendations of the above referenced reports, it recognizes that the site may still be subject to geologic hazards such as landslide, erosion, and slope failure. Accordingly, **Special Condition 3** requires the applicant to submit to the Executive Director a written Assumption of Risk, Waiver of Liability and Indemnity Agreement.

The Commission finds that the minimization of site erosion will add to the stability of the site. Erosion can best be minimized by implementing interim erosion control measures during construction, and by landscaping all disturbed and graded areas upon completion of the project. Therefore, the Commission finds it necessary to require the applicant to submit for the Executive Director's approval plans that address on-site landscape and erosion control measures. Among the measures available to avoid erosion during and after construction are the implementation of rainy season controls such as the use of sediment basins (including debris basins, desilting basins, or silt traps) and the timely planting of appropriate, locally native landscape materials. These measures are among the requirements set forth in **Special Condition 1**.

Special Condition 1(a) requires the use of locally native plant species, which have been shown to provide superior erosion control. Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission notes that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site. Native species, alternatively, tend to have a deeper root structure than non-native and invasive species, and once established aid in preventing erosion. Therefore, the Commission finds that in order to ensure site stability, all slopes and disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition 1(a)**.

Use of the materials and methods required by that special condition will stabilize the site immediately after disturbance and additionally protect against long-term site erosion. **Special Condition 1(c)** further requires the applicant to submit a monitoring report to demonstrate that the required landscaping and erosion control measures in the approved landscape plan have been successfully implemented. If fully implemented, **Special Condition 1** will provide significant erosion control on the subject site, both during construction and during the life of the proposed development.

Therefore, the Commission finds, for the reasons set forth above, that the proposed project, as conditioned by **Special Conditions 1 and 3**, is consistent with the requirements of Coastal Act Section 30253.

C. Water Quality / Sensitive Resources

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.

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

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values...

(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.

In certifying the Malibu/Santa Monica Mountains Land Use Plan (December 1986), the Commission also found that:

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

As described above, the applicant proposes to reroute runoff down the slope through a 350 foot long connector pipe. The proposed connector pipe would transport runoff from De Butts Terrace and the hillside immediately above it into an impact basin and across a riprap apron. Runoff would then enter an existing drainage course and progress northeasterly toward a blue-line stream that is tributary to Escondido Creek, and ultimately to the Pacific Ocean approximately 2 miles downstream. Both creeks are flanked by habitat designated as inland ESHAs on the LUP maps (Exhibit 3). The hillside immediately downslope of the project is coastal sage habitat.

The proposed drainage system would transport runoff from De Butts Terrace and from residential properties above the road into the watershed, concentrating pollutants downslope of the energy dissipater. Pollutants commonly found in runoff associated with road and residential use include petroleum hydrocarbons, including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These

impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

The energy dissipater is intended to reduce flow velocity and lessen the impact of runoff on downslope sediments. The proposed energy dissipater may not, however, capture suspended pollutants and sediment. Pollutants that escape would enter downslope soils, and may be transported into the riparian ESHA and the unnamed blue-line stream. While construction of the proposed drainage system will prevent further erosion of the gully, and reduce the erosive power of runoff on the slope, it will also discharge pollutants 300 feet closer to the ESHA than the previous system. As proposed, the drainage system will concentrate polluted runoff downslope of the energy dissipater, producing cumulative impacts on both soil and water quality.

These impacts can be minimized through the implementation of additional polluted runoff control measures. In addition to ensuring that runoff is conveyed from the site in a non-erosive manner, drainage and water pollution control measures should also include elements to filter runoff before it is released into natural drainage systems. For this reason, the Commission finds it prudent to require the installation of filtration devices, such as catch basin filtration inserts, to minimize the pollutant load of runoff entering the watershed, as specified in **Special Condition 2(b)**.

The installation of filtration devices is one of many Best Management Practices (BMPs) consistent with the requirements of **Special Condition 2**, which requires the incorporation of BMPs designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition 2**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act.

In addition, the Commission notes that the proposed energy dissipater is of similar design to the dissipater being replaced. Failure of the original energy dissipater resulted in the erosion of an approximately 10-foot deep gully. In addition to other site stability

issues addressed above, uncontrolled erosion leads to sediment pollution of downgradient water bodies. Surface soil erosion has been established by the United States Department of Agriculture, Natural Resources Conservation Service, as a principal cause of downstream sedimentation known to adversely affect riparian and marine habitats. Given the increased proximity of sensitive riparian areas to the proposed drainage outlet, the Commission finds it necessary to require provisions for maintaining the drainage system in good working order, as detailed in **Special Condition 2(c)**.

Furthermore, interim erosion control measures implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition 1** is also necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Therefore, the Commission finds that the proposed project, as conditioned by **Special Conditions 1 and 2**, is consistent with Section 30231 of the Coastal Act.

D. Visual Impacts

Section 30251 of the Coastal Act states that:

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

The project site overlooks Escondido Canyon and is visible from a popular and highly scenic trail to Escondido Falls (Exhibit 4). The visual impact of development onto the trail viewshed has been a concern in past Commission actions (CDP 4-97-179, De Butts and Associates; CDP 5-90-921, Landmark Inc.; CDP 5-90-515 and CDP 5-90-673, Shriner). The Commission has consistently conditioned permits for residential development in this area to mitigate and minimize visual impacts. While these permits concerned residential developments, other developments, such as clearing of vegetation, grading, and construction of fences, retaining walls, bridges and other non-residential structures, also produce visual impacts and have required special conditions for approval (CDP 4-99-169, Trento; CDP 4-97-216, LACPWD). Grading associated with the proposed project will be visible from the trail and disrupt the visual continuity of the undeveloped hillside, as will the proposed 250 sq. ft. energy dissipater. To minimize the visual impact of the proposed development, **Special Condition 1(a)** requires the applicant to plant all graded and disturbed areas with native vegetation consistent with the surrounding coastal sage shrub habitat. In addition, **Special Condition 2(d)**

requires the applicant to submit design specifications for the energy dissipater consistent with the color and texture of the surrounding hillside.

The Commission, therefore, finds that only as conditioned will the proposed project be consistent with Section 30251 of the Coastal Act.

E. Local Coastal Program

Section 30604 of the Coastal Act states that:

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

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

F. California Environmental Quality Act

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned, 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 would have on the environment.

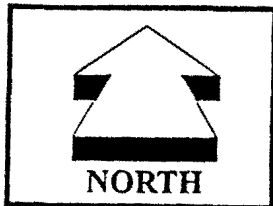
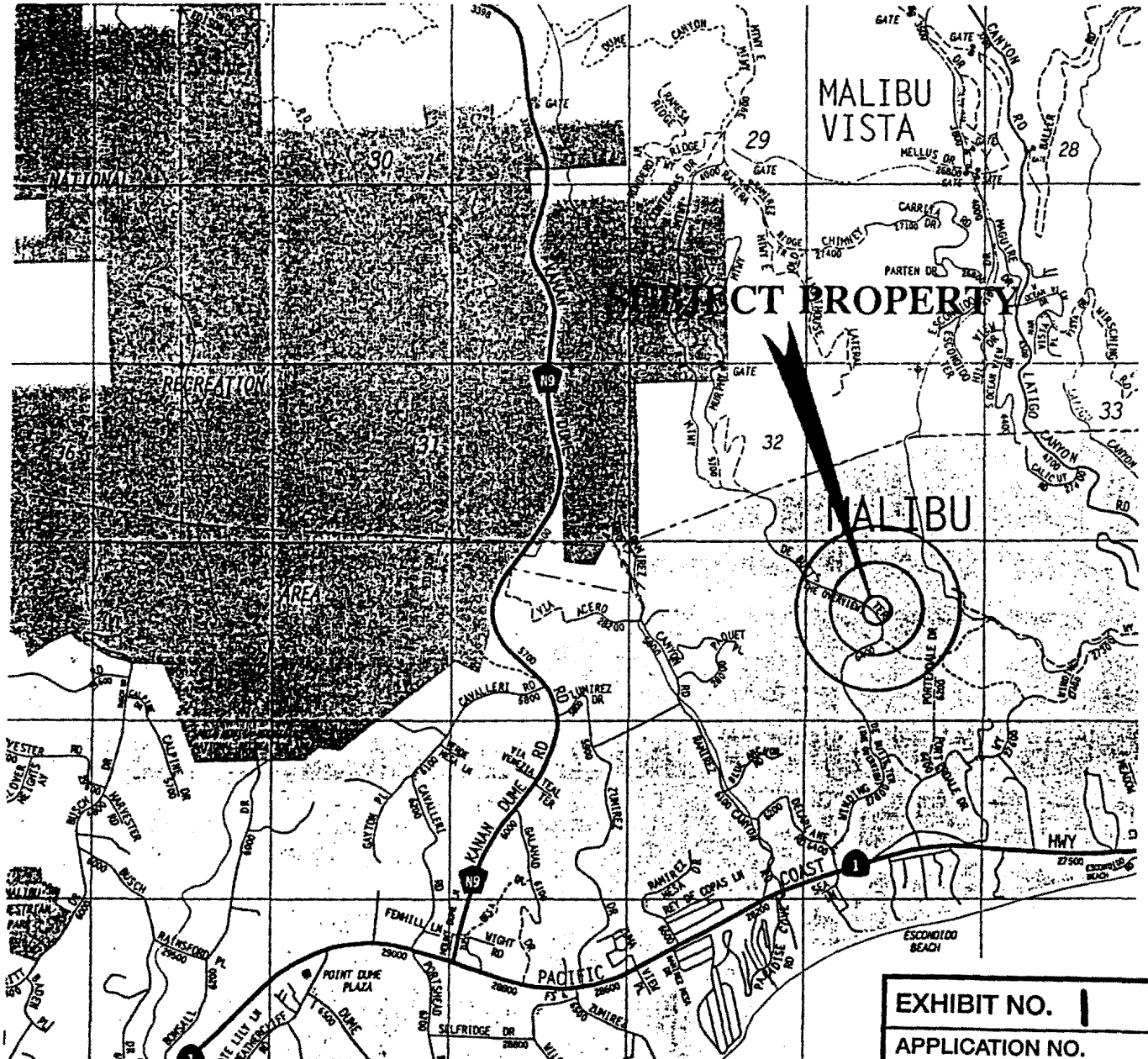
The Commission finds that the proposed project, as conditioned, will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified effects,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

Mountain Geology, Inc.

VICINITY MAP

CONSULTING ENGINEERING GEOLOGISTS

REFERENCE: THOMAS BROTHERS MAP GUIDE, PAGES 627 & 667



SCALE

0 FT 2800 5600 8400 1



EXHIBIT NO.
APPLICATION NO.
4-00-218 (LACDPW)
VICINITY MAP

JH 3710



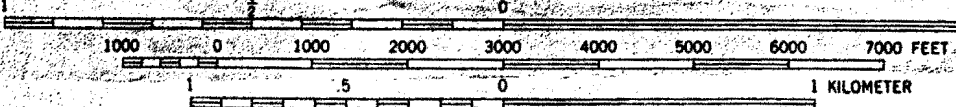
PROJECT
SITE



EXHIBIT NO. 2
APPLICATION NO.
4-00-218 (LACDPW)
TOPOGRAPHY

SANTA MONICA BEACH

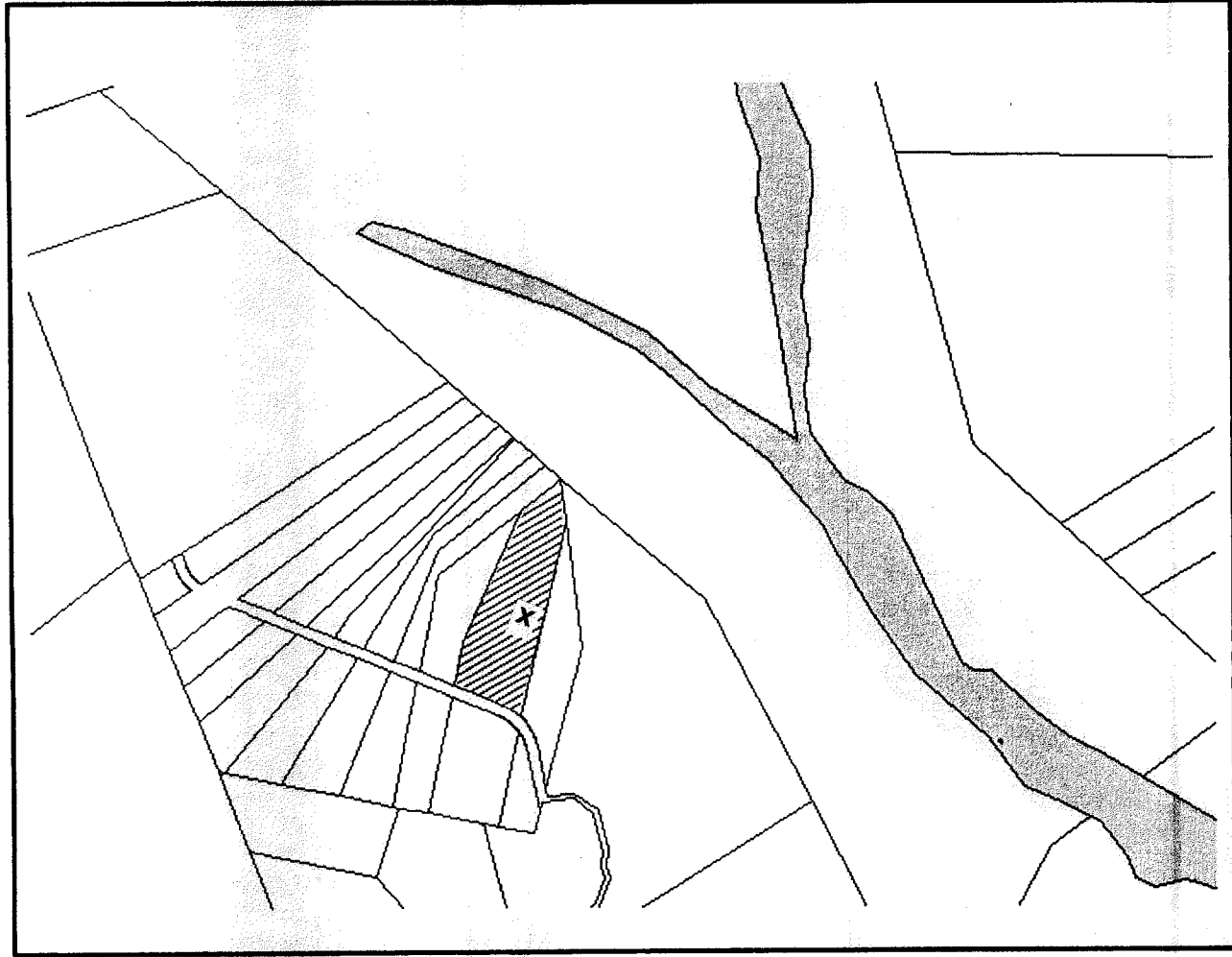
SCALE 1:24 000







CONTOUR INTERVAL 25 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 THE MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET

ESRI ArcExplorer 1.1

4-00-218 (Los Angeles Co. Dept. of Public Works)



-  laprcis
-  esha
-  5940 De Butts Terrace
-  location of proposed energy dissipator



Wednesday, Mar 21 2001

EXHIBIT NO. 3
APPLICATION NO.
4-00-218 (LACDPW)
LOCATION OF ESHA

Escondido Falls

Visual Impacts of Coastal Commission Applications

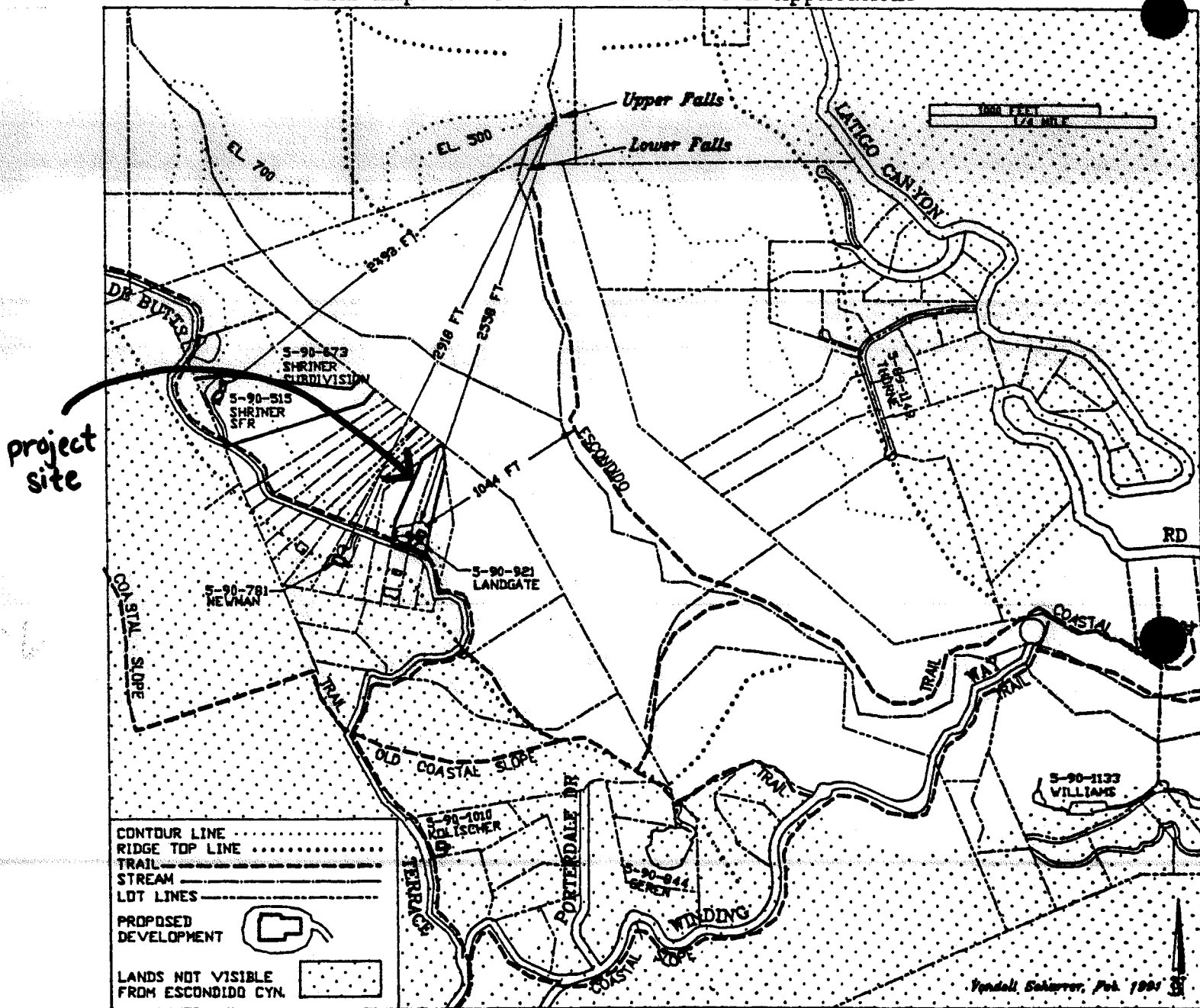
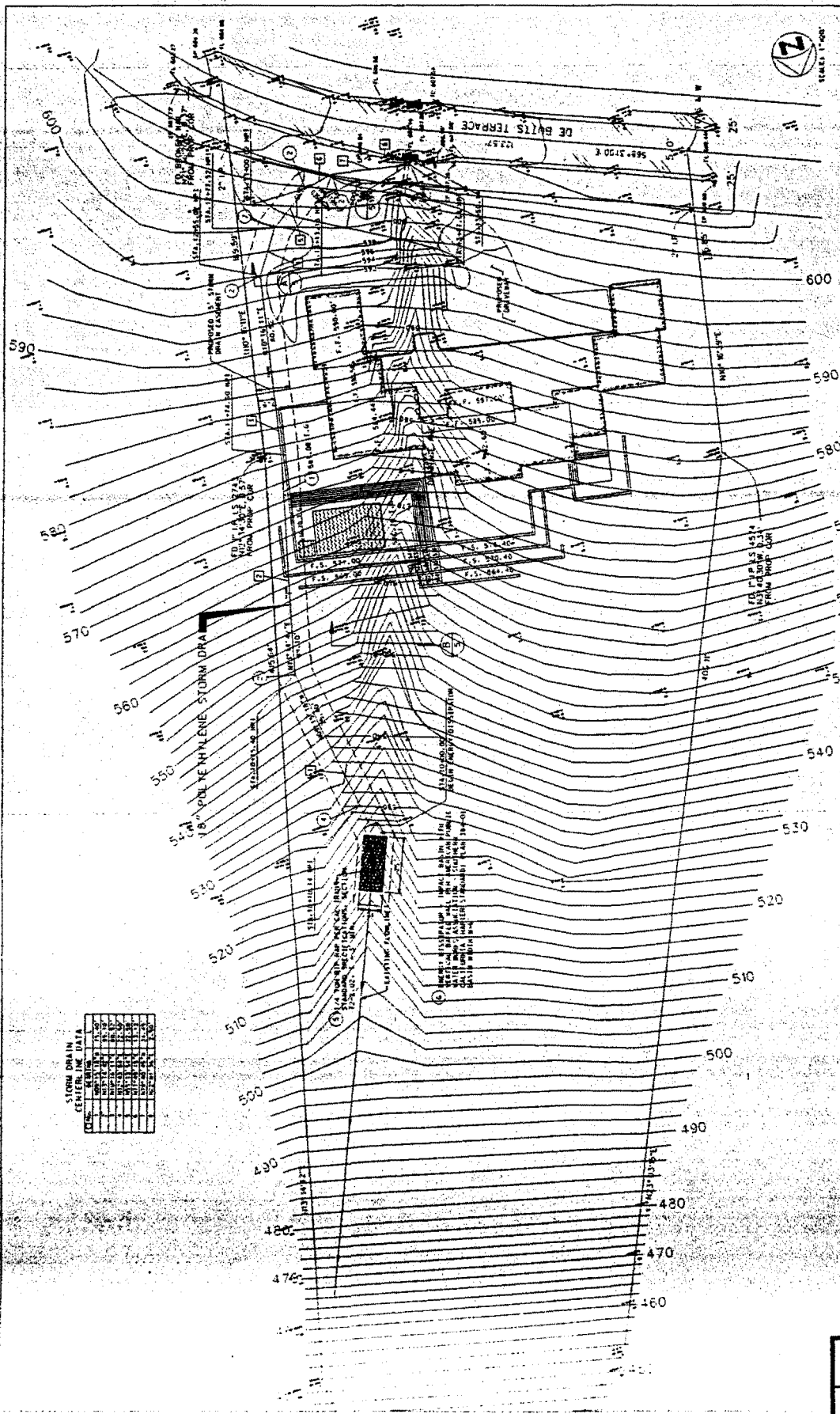


EXHIBIT NO. 4
APPLICATION NO.
4-00-218 (LACD)
VISUAL IMPACTS



STORM DRAIN CENTERLINE DATA

LINE NO.	START STATION	END STATION	WIDTH	DEPTH	INVERT	GRADE
1	0+00	0+50	48"	36"	5.00	5.00
2	0+50	1+00	48"	36"	5.00	5.00
3	1+00	1+50	48"	36"	5.00	5.00
4	1+50	2+00	48"	36"	5.00	5.00
5	2+00	2+50	48"	36"	5.00	5.00
6	2+50	3+00	48"	36"	5.00	5.00
7	3+00	3+50	48"	36"	5.00	5.00
8	3+50	4+00	48"	36"	5.00	5.00
9	4+00	4+50	48"	36"	5.00	5.00
10	4+50	5+00	48"	36"	5.00	5.00
11	5+00	5+50	48"	36"	5.00	5.00
12	5+50	6+00	48"	36"	5.00	5.00
13	6+00	6+50	48"	36"	5.00	5.00
14	6+50	7+00	48"	36"	5.00	5.00
15	7+00	7+50	48"	36"	5.00	5.00
16	7+50	8+00	48"	36"	5.00	5.00
17	8+00	8+50	48"	36"	5.00	5.00
18	8+50	9+00	48"	36"	5.00	5.00
19	9+00	9+50	48"	36"	5.00	5.00
20	9+50	10+00	48"	36"	5.00	5.00

SCALE: 1"=40'

PROJECT: WILSONS DISTRICT TRACT, WILSON COUNTY DISTRICTS

DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

PROJECT NO. 511E PL AN

SHEET NO. 5

TOTAL SHEETS 5

EXHIBIT NO. 5(a)

APPLICATION NO.

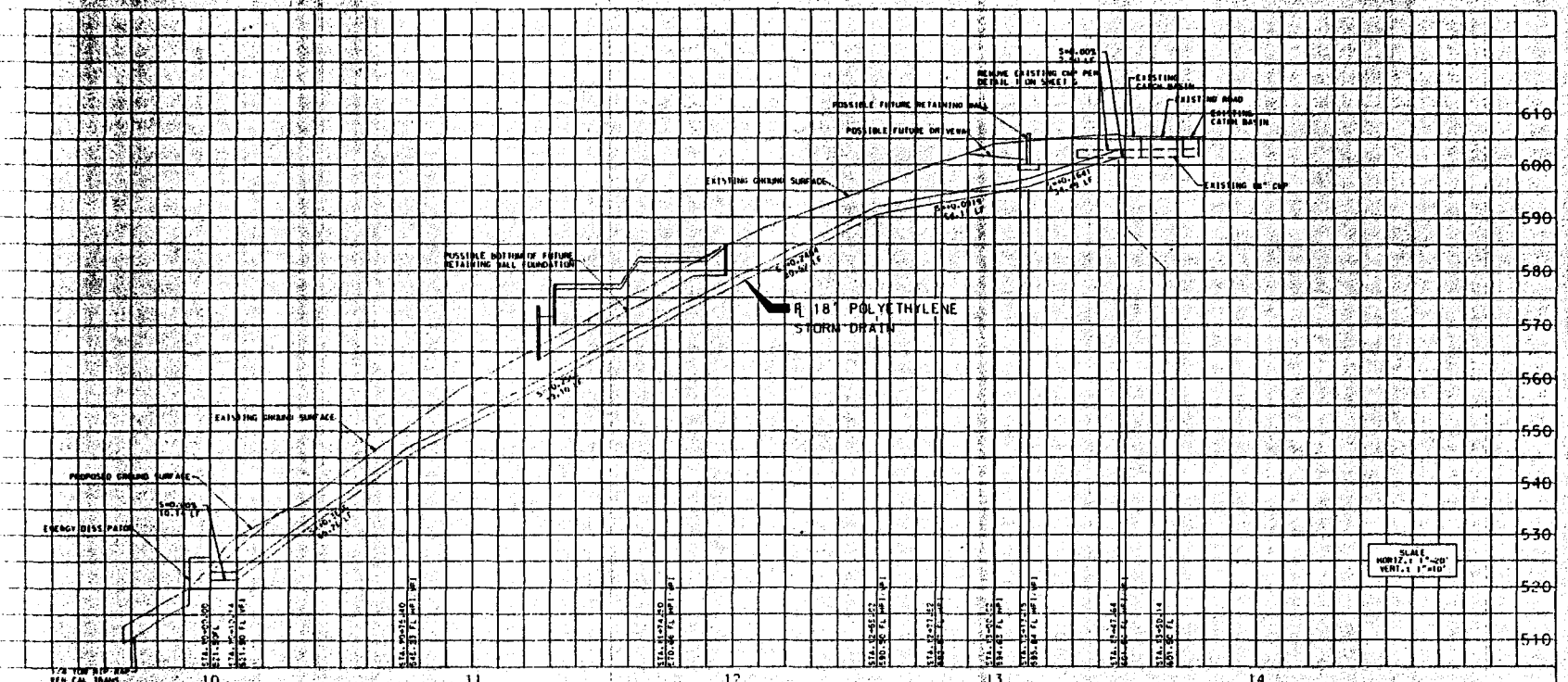
4-00-218 (LACDPW)

SITE PLAN

KRIEGER STEWART

1000 S. GARDEN ST. SUITE 100
 LOS ANGELES, CA 90007
 (213) 475-1111

FOR MORE INFORMATION
 CALL 1-800-727-2600
 OR VISIT OUR WEBSITE
 WWW.KSSTEAM.COM

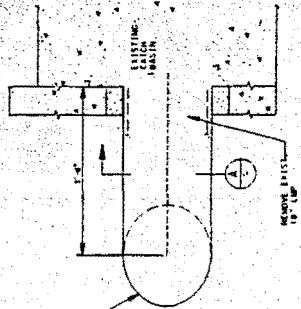


SCALE
HORIZ. 1" = 20'
VERT. 1" = 10'

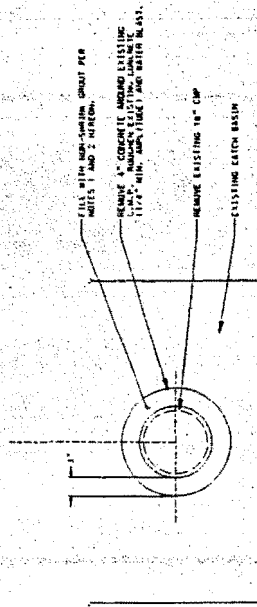
LEGEND
 _____ PROPOSED GRADE
 _____ EXISTING GRADE

EXHIBIT NO. 5 (b)
APPLICATION NO.
 4-00-218 (LAC DP15)
STORM DRAIN PROFILE

	KRIEGER STEWART INCORPORATED 3400 University Ave. Sherman Oaks, CA 91403 APPROVED BY: _____ DATE: _____ RECEIVED ENGINEER: _____	PROJECT NO. _____ SHEET NO. _____ OF _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ REVISION: _____	LOS ANGELES COUNTY WATERWORKS DISTRICTS DIVISION OF WATER APPROVED BY: _____ DATE: _____ RECEIVED DISTRICT ENGINEER: _____	AGENCY: WATERSHED DISTRICT No. 24, UNID PROJECT: 1946 DE BUTTS TERRACE STORM DRAIN STORM DRAIN PROFILE	SPEC. NO. 20-343C SHEET 4 OF 5 DRAWN BY: _____ CHECKED BY: _____ DATE: _____
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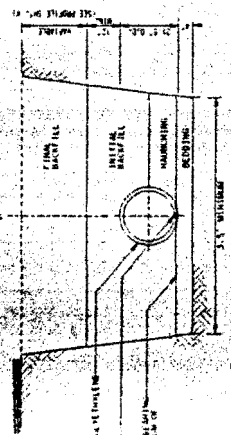


CONNECTION POINT DETAIL
N.T.S.



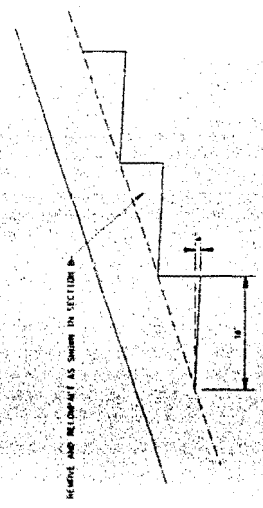
- NOTES:
1. ALL EXISTING CONCRETE SHALL BE REMOVED TO THE FINISH SURFACE AND SHALL BE REPAIRED WITH PORTLAND CEMENT AND 4 PARTS BY VOLUME OF AGGREGATE. ALL SOLUTION SHALL BE CLEANED UP AND REMOVED AS NOTED ON THE DRAWING. ALL EXISTING CONCRETE SHALL BE LIMITED TO THE COMPLETION OF THE WORK.
 2. ALL EXISTING MATERIAL SHALL BE REMOVED TO THE SURFACE OF THE EXISTING CONCRETE AND SHALL BE REPAIRED WITH PORTLAND CEMENT AND 4 PARTS BY VOLUME OF AGGREGATE. ALL SOLUTION SHALL BE CLEANED UP AND REMOVED AS NOTED ON THE DRAWING.

SECTION
N.T.S.



- FINISH BACKFILL (SAND OR SOIL) SHALL BE LAYERS NOT EXCEEDING 4" AND COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- INITIAL BACKFILL (SAND OR SOIL) SHALL BE LAYERS NOT EXCEEDING 4" AND COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- SOIL TYPE AS DETERMINED BY ASTM D6978 USED FOR RECORDING, UNDOUBTING, AND INITIAL BACKFILL, 1" MAXIMUM SIZE ROCKS IN LAYERS NOT EXCEEDING 4" AND COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.

TYPICAL TRENCH BACKFILL
N.T.S.



SECTION
N.T.S.

TYPICAL DRAINAGE SWALE BACKFILL BENCHMARK
N.T.S.

EXHIBIT NO. 5(c)
APPLICATION NO.
 4-00-218 (LACDPW)
CONSTRUCTION DETAILS

KRIEGER STEWART INCORPORATED 1000 W. 10th St., Los Angeles, CA 90015 Tel: (213) 481-1111		PROJECT: MINIMUM RELIEF IN-PHASE		SHEET NO. 5	
DRAWN BY: [Name]		DATE: 09-10-00		SCALE: 1" = 1'-0"	
CHECKED BY: [Name]		DATE: 09-10-00		PROJECT NO. 9910 DE BUTTS-TERRACE STORM MAIN	
APPROVED BY: [Name]		DATE: 09-10-00		SHEET NO. 5	
REVISIONS:		REVISION:		CONSTRUCTION DETAILS	

