Fr 7n

STATE OF CALIFORNIA -- THE RESOURCES AGENCY GRAY DAVIS, *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 641 - 0142

RECORD PACKET COPY

Filed:	03/01/01
49th Day:	04/19/01
180th Day:	08/28/01
Staff:	SLG-V
Staff Report:	5/23/01
Hearing Date:	6/15/01

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO. 4-00-147

APPLICANT: Tim and Kerry Parker

PROJECT LOCATION: 2240 Latigo Canyon Road, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct a 3,630 sq. ft., two story, 21-foot high, single family residence with 776 sq. ft. attached garage, septic system, water well, swimming pool, jacuzzi, pave access road and driveway, temporary construction trailer, and 136 cu. yds. of grading (68 cu. yds. cut, 68 cu. yds. fill). The project further entails revegetation of an abandoned spur road on the subject parcel.

Lot Area:	4.5 acres
Building Coverage:	3,540 sq. ft.
Pavement Coverage:	5,000 sq. ft.
Landscaped Area:	25,000 sq. ft.
Parking Spaces:	3
Height above existing grade:	21 feet

LOCAL APPROVALS RECEIVED: Approval in Concept, Los Angeles County Department of Regional Planning, dated 6/8/00; Approval in Concept, Los Angeles County Department of Regional Environmental Health Services (Septic), dated 12/12/00;County of Los Angeles, Fire Department, Fire Protection Engineering, Approval, dated 7/31/00; County of Los Angeles, Fire Department, Fire Prevention Bureau, Fuel Modification Plan Preliminary Approval, dated 8/16/00; County of Los Angeles, Department of Health Services (Water Well), dated 12/12/00.

SUMMARY OF STAFF RECOMMENDATION: This project entails construction of a new single family residence on a vacant parcel along Latigo Canyon Road, Los Angeles County. The subject site is a hilltop parcel within a designated Wildlife Corridor. The site is not located on or adjacent to any designated Environmentally Sensitive Habitat Area. Staff recommends **approval** of the proposed project with nine (9) Special Conditions addressing: Conformance with Geologic Recommendations, Landscaping and Erosion Control, Assumption of Risk, Removal of Excess Graded Material, Drainage and Polluted Runoff Control, Removal of Natural Vegetation, Future Improvements Deed Restriction, Removal of Temporary Construction Trailer, and Night Lighting.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan, Coastal Development Permit 4-93-200 (Heacox); Updated Soils and Engineering Geologic Report for Proposed Residence at 2240 Latigo Canyon Road (GeoSystems, 4/17/00); Preliminary Soils and Engineering Geologic Investigation for Proposed Single Family Residence APN 4465-6-4418 (GeoSystems, 10/25/93).

STAFF RECOMMENDATION

MOTION: I move that the Commission approve Coastal Development Permit No. 4-00-147 pursuant to the staff recommendation.

STAFF RECOMMENDATION OF APPROVAL:

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

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.

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.

SPECIAL CONDITIONS

1. Plans Conforming to Geologic Recommendations

(a) All recommendations contained in the GeoSystems Updated Soils and Engineering Geologic Report for Proposed Residence at 2240 Latigo Canyon Road dated April 17, 2000 and Preliminary Soils and Engineering Geologic Investigation for Proposed Single Family Residence APN 4465-6-4418 dated October 25, 1993 reports shall be incorporated into all final design and construction including recommendations concerning foundations, lateral design, temporary excavation slopes, pool subdrain, on-grade slabs, settlement, drainage, grading, reviews, and limitations. All plans must be reviewed and approved by the geotechnical consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval two (2) sets of all final project plans. Such evidence shall include affixation of the consulting geologists' stamp and signature to the final project plans and designs.

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

2. Landscape and Erosion Control Plan and Fuel Modification

Prior to issuance of a coastal development permit, the applicant shall submit two (2) sets of 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 the 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

(1) All disturbed areas, including the abandoned spur road and location of the construction trailer, on the subject site shall be planted and maintained for erosion control purposes within sixty (60) days of receipt of the certificate of occupancy for the residence. 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 February 5, 1996. Invasive, non-indigenous plan species which tend to supplant native species shall not be used.

(2) 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 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;

(3) 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;

(4) All development approved herein shall be undertaken in accordance with the final approved plans. Any proposed changes to the approved final landscape or fuel modification plans shall be reported to the Executive Director. No changes to said plans shall occur without a Coastal-Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

(5) Vegetation within 50 feet of the proposed house may be removed to mineral earth, vegetation within a 200 foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the fifty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

B) Interim Erosion Control Plan

(1) 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.

(2) The plan shall specify that should grading take place during the rainy season (November 1 – March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with 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 control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

(3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with 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 years from the date of the receipt of the Certificate of Occupancy for the residence the applicant shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies that the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan

must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

3. Assumption of Risk

A. By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from liquefaction, storm waves, surges, erosion, landslide, flooding, and wildfire; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

B. Prior to the issuance of the coastal development permit, the applicants shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition. The deed restriction shall include a legal description of the applicants' entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

4. Removal of Excess Graded Material

The applicant shall remove all excavated material consisting of approximately 68 cubic yards of material to an appropriate disposal site located outside of the Coastal Zone.

Prior to the issuance of the coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. Should the dumpsite be located in the Coastal Zone, a coastal development permit shall be required.

5. Drainage and Polluted Runoff Control Plan

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, two (2) sets of final drainage and runoff control plans, including supporting calculations. The plan shall be prepared 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 developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure that the plan is in conformance with

geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

(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) Runoff shall be conveyed off site in a non-erosive manner.

(c) Energy dissipating measures shall be installed at the terminus of outflow drains.

(d) 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/landowner or successor-in-interest 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.

6. Future Improvements

This permit is only for the development described in Coastal Development Permit No. 4-00-147. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610 (a) shall apply to the entire property. Accordingly, any future improvements to the entire property including the permitted residence and garage, and clearing of vegetation or grading, other than as provided for in the approved fuel modification landscape and erosion control plan prepared pursuant to Special Condition Number Two (2), shall require an amendment to Permit No. 4-00-147 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government. In addition, any proposed fencing of the subject property is prohibited except for fencing required for safety around the pool pursuant to the Uniform Building Code and within 50 feet of the approved residence approved with a valid coastal development permit or permit amendment from the Commission or from the applicable certified local government. The applicant agrees that fencing on site must be of a type that will not restrict wildlife movement or cause injury to wildlife; barbed wire, mesh or chain link fencing shall not be permitted, except that chain link fencing may be permitted for safety around the pool pursuant to the Uniform Building Code.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction in a form and content acceptable to the

Executive Director, which reflects the above restrictions on development in the deed restriction and shall include legal descriptions of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

7. Removal of Natural Vegetation

Removal of natural vegetation for the purpose of fuel modification within the Zone A Setback area pursuant to the applicant's Fuel Modification Plan required pursuant to Special Condition Number Two (2) shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Further vegetation thinning pursuant to the Fuel Modification Plan shall not occur until commencement of construction of the structure approved pursuant to this permit.

8. Removal of Construction Trailer

With the acceptance of this coastal permit, the applicant agrees that the temporary trailer for construction staging shall be removed from the site within two years of the issuance of this Coastal Permit or within sixty (60) days of the applicant's receipt of the Certificate of Occupancy for the proposed residence from the County of Los Angeles, whichever is less, to a site located outside of the Coastal Zone or a site with a valid coastal development permit for the trailer. After the trailer is removed the disturbed site shall be revegetated as required by Special Condition Number Two (2) within 60 days.

9. Night Lighting

Night lighting, if any, shall be directed downward, be of low intensity, at low height and shielded; security lighting, if any, shall be controlled by motion detector.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structure approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

IV. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares:

A. Project Description and Background

The applicants propose to construct a 3,630 sq. ft., two story, 21-foot high, single family residence, attached three-car garage, septic system, water well, swimming pool, jacuzzi, pave access road and driveway, temporary construction trailer, and 136 cu. yds. of grading (68 cu. yds. cut, 68 cu. yds. fill). Additionally, the applicants propose to revegetate an abandoned spur road on the subject parcel. (See Exhibits 1-10).

The subject site is located at 2240 Latigo Canyon Road, approximately 6½ miles northerly of the intersection of Latigo Canyon Road and Pacific Coast Highway, in Los Angeles County, near Malibu (see Exhibit 1). The 4½ -acre parcel is an undeveloped hilltop property situated along the east side of Latigo Canyon Road. The site is designated as "Mountain Land" and "Rural Land" in the certified Malibu/Santa Monica Mountains Land Use Plan, characterized by very low-intensity rural development. Access is via a common road easement that extends approximately 520 feet from Latigo Canyon Road to the southeast, joining an existing unpaved road on the parcel which leads to the building pad site.

The site is situated on a prominent northwest to southeast-trending ridgeline. Natural slopes from the ridge line descend to the north and south at 3:1 (Horizontal:Vertical) and 1.5:1 (H:V) ratios. To the east and west the ridgeline is gently sloping. Topographic relief across the development varies from 30 feet to the north to the lower access road and 100 feet to the south toward Latigo Canyon Road. Drainage is by sheet flow runoff from the natural topography to the north or south. There are no United States Geological Survey (U.S.G.S.) designated "blueline" drainage courses on the site. However, the subject parcel drains into blueline tributaries of Escondido Creek, a USGS blueline stream. Escondido Creek courses to the Pacific Ocean approximately 5 miles downgradient of the subject parcel.

The proposed project is located within an area designated by the Malibu/Santa Monica Mountains Land Use Plan as a Wildlife Migration Corridor (Exhibit 3). A Wildlife Corridor is not considered an environmentally sensitive habitat area (ESHA) under the Coastal Act definition. However, the certified LUP establishes specific policies and development standards to protect the sensitive resources of these relatively undisturbed areas. Impacts to these resources by the proposed development are discussed further in Section D (Environmentally Sensitive Resources). The site is primarily native vegetation with the exception of localized disturbance adjacent to the access roads and the graded building pad. The proposed project will not be visible from scenic highways or from parkland or trails.

Under the current application, the residence is proposed on an approximately 9,450 square foot existing graded pad. The building pad site is located roughly at the center of the property, near the eastern property boundary of this irregularly shaped parcel. The proposed building site is located in the approved building footprint of a prior Coastal Development Permit (4-93-200 (Heacox)) for a single family residence. The April 17, 2000 GeoSystems report determined that the surface conditions were essentially the

same as those described in October 25, 1993 report with the exception of minor amounts of grading and site clearing in the building pad area. GeoSystems judged that the ridge top in the building pad area had been lowered one to two feet to create the roughly level pad. The applicants are requesting after-the-fact approval of 136 cubic yards of grading (68 cu. yds. cut, 68 cu. yds. fill) that is estimated to have occurred.

There is an existing spur road approximately 120 feet along the parcel that crosses to the north to adjoin an unimproved road that leads to an adjacent vacant parcel. The neighboring parcel has an alternative means of access and this spur road is not a designated easement for that property, as asserted by the applicants and supported by a title policy search. Staff reviewed aerial photograph archives and determined that the spur road predates the Coastal Act of 1976. Staff finds no evidence that the road is part of a riding or hiking trail, and no other mapped riding or hiking trail crosses the property. The applicants propose to revegetate the abandoned spur road. (Exhibit 5)

On April 13, 1994, the Commission approved Coastal Development Permit 4-93-200 for a 4,899 sq. ft., 28 ft. high from existing grade single family residence with 660 sq. ft. tack room, 880 sq. ft. paddle tennis court, swimming pool, patio, water well, septic system and 1,400 cu. yds. of grading (1,400 cu. yds. cut, 0 cu. yds. fill) on the subject site. The applicant did not fulfill the special conditions associated with CDP 4-93-200 or obtain an extension. The permit expired on April 13, 1996.

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. ...***

In addition, the Malibu/Santa Monica Mountains LUP, which the Commission has certified and utilized as guidance in past permit decisions, contains policies applicable to the proposed project:

> ***P 147 Continue to evaluate all new development for impact on, and from, geologic hazard.***
>
> ***P 149 Continue to require a geologic report, prepared by a registered engineer...***
>
> ***P 156 Continue to evaluate all new development for impact on, and from, fire hazard.***

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 flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

1. Geology

Section 30253 of the Coastal Act requires that new development assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic stability, or destruction of the site or surrounding area. The site is situated on a prominent northwest to southeast-trending ridgeline. Natural slopes from the ridge line descend to the north and south at 3:1 (Horizontal:Vertical) and 1.5:1 (H:V) ratios. To the east and west the ridgeline is gently sloping. Topographic relief across the development varies from 30 feet to the north to the lower access road and 100 feet to the south toward Latigo Canyon Road. Drainage is by sheet flow runoff from the natural topography to the north or south.

The applicants propose to construct a 3,630 sq. ft., two story, 21-foot high, single family residence with 776 sq. ft. attached garage, septic system, water well, swimming pool, jacuzzi, pave access road and driveway, temporary construction trailer, and 136 cu. yds. of grading (68 cu. yds. cut, 68 cu. yds. fill).

The applicants have submitted two reports prepared by GeoSystems entitled Updated Soils and Engineering Geologic Report for Proposed Residence at 2240 Latigo Canyon Road dated April 17, 2000 and Preliminary Soils and Engineering Geologic Investigation for Proposed Single Family Residence APN 4465-6-4418 dated October 25, 1993. These reports make numerous recommendations concerning foundations. lateral design, temporary excavation slopes, pool subdrain, on-grade slabs, settlement, drainage, grading, reviews, and limitations. The reports conclude that the site is suitable for the intended use provided that the recommendations of the geotechnical consultant are incorporated into the design and subsequent construction of the project. However, a landslide was described near the site.

The October 25, 1993 GeoSystems report states (page 7):

> ***A landslide was observed on the southern portion of the site below the proposed building site. This slide area appears to be surficial in nature and a result of saturated soil and weathered bedrock creeping down the slope. Evidence of past major movement was not observed during our site observation nor did this slide appear to affect the proposed ridgeline building site. The approximate limit of this slide is over 50 feet from the proposed building site.***

GeoSystems further reports that (page 7):

> ***Off-site landslides have been mapped to the west of the site. These landslides affect the stability of Latigo Canyon road over 200 feet to the west of the site. This geologic***

hazard appears to be topographically situated an adequate distance away from the proposed building site so as not to pose a potential hazard.

As discussed above, the Commission notes that the applicants' engineering consultants have indicated:

It is the finding of this firm that the proposed building and or grading will be safe and that the site will not be affected by any hazard from landslide, settlement or slippage and the completed work will not adversely affect adjacent property in compliance with the County code, provided our recommendations are followed.

Based on the conclusions of the GeoSystems reports, the Commission finds that the proposed development will be protected from geologic hazards if all recommendations of the geotechnical consultants are incorporated into the final project plans and designs. Accordingly, **Special Condition One (1)** requires the applicants to demonstrate to the Executive Director's satisfaction that all recommendations in the geologic reports are incorporated into the final plans and designs.

However, the Commission recognizes that development, even as designed and constructed to incorporate all recommendations of the consulting coastal and geotechnical engineers, may still involve the taking of some risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use the subject property.

The Commission finds that due to the possibility of liquefaction, storm waves, surges, erosion, landslide, flooding, and wildfire, the applicants shall assume these risks as conditions of approval. Because this risk of harm cannot be completely eliminated, the Commission requires the applicants to waive any claim of liability against the Commission for damage to life or property which may occur as a result of the permitted development. The applicants' assumption of risk, as required by **Special Condition Three (3)**, when executed and recorded on the property deed, will show that the applicants are aware of and appreciates the nature of the hazards associated with development of the site, and that may adversely affect the stability or safety of the proposed development.

2. Erosion

Section 30253 of the Coastal Act states that new development shall not create or contribute significantly to erosion, in addition to other site stability issues addressed above. As noted above, drainage is by sheet flow runoff from the natural topography to the north or south. The parcel drains into blueline tributaries of Escondido Creek, a USGS blueline stream, ultimately reaching the Pacific Ocean approximately 5 miles downgradient of the subject parcel. The parcel is designated as a Wildlife Corridor by the Malibu/Santa Monica Mountains Land Use Plan (see Exhibit 3).

The project will increase the amount of impervious surfaces on the site, increasing both the volume and velocity of storm water runoff. If not controlled and conveyed off of the site in a non-erosive manner, this runoff will result in increased erosion on and off the site. Increased erosion may result in sedimentation of the nearby creek on an interim basis and after construction. Consequently, the consulting geologist recommended in the October 24, 1993 report that all slope, pad and roof drainage should be collected and transferred to an approved disposal area in non-erosive drainage devices.

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. Suspended sediments have been shown to absorb nutrients and metals, in addition to other contaminants, and transport them from their source throughout a watershed and ultimately into the Pacific Ocean. The construction of single family residences in sensitive watershed areas has been established as a primary cause of erosion and resultant sediment pollution in coastal streams.

In order to ensure that the risks from geologic hazard, erosion, and sedimentation are minimized, a drainage plan is required as defined by **Special Condition Five (5)**. Special Condition 5 requires the implementation and maintenance of a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is fundamental to reducing on-site erosion and the potential impacts to coastal streams, natural drainages, and environmentally sensitive habitat areas. Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

In addition, **Special Condition Two (2)** requires the implementation of landscaping and erosion control measures designed to reduce or eliminate potential erosion that might otherwise occur pursuant to the proposed development. As such, landscaping of the disturbed and graded areas on the subject property, as required by Special Condition 2, will serve to enhance the geological stability of the site. In addition, interim erosion control measures implemented during construction will also minimize erosion and enhance site stability. The Commission finds that the minimization of site erosion will add to the stability of the site. Erosion can best be minimized by requiring the applicant to revegetate all disturbed areas of the site with native plants, compatible with the surrounding environment.

The landscape plan required pursuant to **Special Condition Two (2)** requires the use of exclusively native plant species. 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 finds that non-native and invasive plant species with high surface/foliage 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, invasive species and therefore aid in preventing erosion.

In addition, 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 the native habitat and loss of native plant seed banks through grading and removal of topsoil. Moreover, invasive groundcovers and fast growing trees that originate from other continents that have been used as landscaping in this area have invaded and seriously degraded native plant communities adjacent to development.

Therefore, the Commission finds that in order to ensure site stability and erosion control, the disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition Two (2)**.

The project is proposed on a 9,450 square foot existing graded pad which required 136 cubic yards of grading to construct. The geoconsultant reports that as a result of the grading and site clearing it appears that approximately one to two feet of un-compacted fill has been placed on the perimeter of the pad area and that most of this un-compacted fill is expected to be removed during the proposed pad grading. The Commission finds that spreading loose fill around the pad site as a means of stockpiling excavated material may contribute to increased erosion at the site. Furthermore, the Commission notes that additional landform alteration would result if the excavated material were to be collected and retained on site. In order to ensure that excavated material will not be stockpiled on site and that landform alteration is minimized, **Special Condition Four (4)** requires the applicant to remove all excavated material, including the loose fill surrounding the building pad resulting from the existing grading operation, from the site to an appropriate location and provide evidence to the Executive Director of the location of the disposal site prior to the issuance of the permit.

In addition, in order to ensure that vegetation clearance for fire protection purposes does not occur prior to commencement of grading or construction of the proposed structures, the Commission finds it necessary to impose a restriction on the removal of natural vegetation, as specified in **Special Condition Seven (7)**. Through the elimination of premature natural vegetation clearance, erosion is reduced on the site and disturbance of the soils is decreased. Therefore, Special Condition 7 specifies that vegetation shall not be removed until grading or building permits have been secured and construction of the permitted development has commenced.

For the reasons cited above, the Commission finds that the proposed project as conditioned by Special Conditions 1, 2, 3, 4, 5, and 7 will be consistent with the requirements of Coastal Act Section 30253 applicable to geology and site stability.

3. Wild Fire

Section 30253 of the Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

As a result of the hazardous conditions that exist for wildfires in the Santa Monica Mountains area, the Los Angeles County Fire Department requires the submittal of fuel modification plans for all new construction to reduce the threat of fires in high hazard areas. Typical fuel modification plans for development within the Santa Monica Mountains require setback, irrigation, and thinning zones that extend 200 feet from combustible structures. A 200-foot fuel modification zone around the proposed house site would overlap onto the neighboring property to the north and east (see Exhibit 10). Section D, Environmentally Sensitive Resources, addresses potential fuel modification impacts to the surrounding habitat in more detail.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicants assume the liability from these associated risks. Through **Special Condition Three (3)**, assumption of risk, the applicants acknowledge the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development. Moreover, through acceptance of Special Condition 3 the applicants agree to indemnify the Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk.

The Commission finds that only as conditioned by Special Condition 3 is the proposed project consistent with Section 30253 of the Coastal Act applicable to hazards from wildfire.

C. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and sedimentation, introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act 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.***

As described, the applicants propose to construct a 3,630 sq. ft., two story, 21-foot high, single family residence with 776 sq. ft. attached garage, septic system, water well, swimming pool, jacuzzi, pave access road and driveway, temporary construction trailer, and 136 cu. yds. of grading (68 cu. yds. cut, 68 cu. yds. fill). The applicants further propose to revegetate the spur access road with appropriate native plant materials.

The site is considered a hilltop development. As noted previously, the applicant's parcel drains to Escondido Creek which flows to the Pacific Ocean approximately 5 miles downgradient of the proposed project site. Escondido Creek is flanked by habitat designated as Inland ESHA on the LUP maps.

The proposed development will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with 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.

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, drainage and water pollution control 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 is returned to the soil, overall runoff volume is reduced. Slow surface 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.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices 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 project is conditioned, under **Special Condition Five (5)**, to implement and maintain a drainage plan designed to ensure that runoff rates and volumes after development do not exceed pre-development levels and that drainage is conveyed in a non-erosive manner. This drainage plan is required in order to ensure that risks from geologic hazard are minimized and that erosion, sedimentation, and polluted runoff are minimized to reduce potential impacts to coastal streams, natural drainages, and environmentally sensitive habitat areas. Such a plan will allow for the infiltration and filtering of runoff from the developed areas of the site, most importantly capturing the initial "first flush" flows that occur as a result of the first storms of the season. This flow carries with it the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development.

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 Five (5)**, and finds that this will ensure that he proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine resource protection policies of the Coastal Act.

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 Two (2)** is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

The proposed development includes installation of an on-site septic system with a 1,500 gallon tank to serve the residence. The 1,500 gallon septic tank will be located on the northwest side of the building pad. Effluent will be diverted to a seepage pit approximately 90 feet to west. The applicants' geologic consultants performed a percolation test to determine the feasibility for on-site sewage disposal. The results indicated a percolation rate which exceeds minimum Uniform Plumbing Code requirements. The County of Los Angeles, Regional Environmental Health Services has given in-concept approval of the proposed septic system, determining that the system meets the requirements of the plumbing code. The Commission has found that conformance with the provisions of the plumbing code is protective of resources.

Therefore, the Commission finds that the proposed project, as conditioned by Special Condition 2 and Special Condition 5, is consistent with Section 30231 of the Coastal Act.

D. Environmentally Sensitive Resources

Section 30230 of the Coastal Act states:

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

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

> ***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging***

waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

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

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

To assist in the determination of a proposed project's consistency with Sections 303230, 30231 and 30240 of the Coastal Act, the Commission has looked to the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) for guidance. The LUP designates areas between several of the Significant Watersheds as Wildlife Corridors in order to ensure that wildlife populations which live in the relatively undisturbed habitat areas of the significant watersheds are able to freely pass between the watersheds.

The proposed project is located within an area designated by the Malibu/Santa Monica Mountains Land Use Plan as a Wildlife Corridor, linking Zuma Canyon and Solstice Canyon Significant Watershed Areas. England and Nelson (1976) designate Wildlife Corridor areas as Significant Ecological Areas (SEA). The report describes the concept of a SEA as follows:

The 62 significant ecological areas selected were chosen in an effort to identify areas in Los Angeles County that possess uncommon, unique or rare biological resources, and areas that are prime examples of the more common habitats and communities.

Thus, the goal of the project was to establish a set of areas that would illustrate the full range of biological diversity in Los Angeles County, and remain an undisturbed relic of what was once found throughout the region. However, to fulfill this function, all 62 significant ecological areas must be preserved in as near a pristine condition as possible ...

If the biotic resources of significant ecological areas are to be protected and preserved in a pristine state, they must be left undisturbed. Thus, the number of potential compatible uses is limited. Residential, agricultural, industrial, and commercial developments necessitate the removal of large areas of natural vegetation and are clearly incompatible uses.

The Land Use Plan policies addressing protection of Significant Watersheds (and by reference Wildlife Corridors) are among the strictest and most comprehensive in addressing new development. In its findings regarding the Land Use Plan, the Commission emphasized the importance placed by the Coastal Act on protecting

sensitive environmental resources. The Commission found in its action certifying the Land Use Plan in December 1986 that:

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

The Land Use Plan (LUP) includes several policies designed to protect the Watersheds, and ESHA's contained within, from both the individual and cumulative impacts of development. While Wildlife Corridors are not specifically designated as ESHA, they are subject to many of the same standards under the LUP due tot he status as significant habitat linkages between Significant Watersheds. Many of these policies, particularly those in Table 1 were developed as a result of the information presented in the two reports titled: 1) Significant Ecological Areas of the Santa Monica Mountains Report, prepared for Los Angeles County Department of Regional Planning, by the Los Angeles County Museum of Natural History Foundation, 1982; and 2) Land Capability/Suitability Mapping and Analysis Los Angeles County General Plan Revision Program, Volume III, Significant Ecological Area Study, by Environmental Systems Research Institute, dated 1976. These policies are used by the Commission as guidance during the review of applications for coastal development permits.

1. Protection of Environmental Resources (Relevant LUP Policies)

Policy 63 of the LUP states:

> ***P63 Uses shall be permitted in ESHA's, DSRs, Significant Watersheds, and Significant Oak Woodlands, and Wildlife Corridors in accordance with Table 1 and all other policies of the LCP.***

Table 1 specifies that the same standards be applied to Wildlife Corridors as those applied to Significant Watersheds with the exception of density policies. Specifically, Table 1 states that for "existing parcels smaller than 20 acres in proximity to existing development and/or services, and/or on the periphery of the significant watershed", residential uses are permitted: "at existing parcel cuts (build-out of parcels of legal record) in accordance with specified standards and policies ... " The Table 1 policies applicable to Significant Watersheds and therefore, Wildlife Corridors are as follows:

> ***Allowable structures shall be located in proximity to existing roadways, services and other development to minimize the impacts on the habitat.***
>
> ***Structures shall be located as close to the periphery of the designated watershed as feasible, or in any other location for which it can be demonstrated that the effects of development will be less environmentally damaging.***
>
> ***Streambeds in designated ESHA's shall not be altered except where consistent with Section 30236 of the Coastal Act.***

Grading and vegetation removal shall be limited to that necessary to accommodate the residential unit, garage, and one other structure, one access road and brush clearance required by the Los Angeles County Fire Department. The standard for a graded building pad shall be a maximum of 10,000 sq. ft.

New on-site access roads shall be limited to a maximum length of 300 feet or one third of the parcel depth, whichever is smaller. Greater lengths may be allowed through conditional use, provided that the Environmental Review Board and County Engineer determine that there is no acceptable alternative.

Site grading shall be accomplished in accordance with the stream protection and erosion control policies.

Designated environmentally sensitive streambeds shall not be filled. Any crossings shall be accomplished by a bridge.

Additionally, for Wildlife Corridors:

The fencing of entire parcels shall be prohibited in order to allow free passage of wildlife.

Other applicable Land Use Plan policies include:

P64 An Environmental Review Board (ERB) comprised of qualified professionals with technical expertise in resource management (modeled on the Significant Ecological Areas Technical Advisory Committee) shall be established by the Board of Supervisors as an advisory body to the Regional Planning Commission and the Board to review development proposals in ESHAs, areas adjacent to the ESHAs, Significant Watersheds, Wildlife Corridors, Significant Oak Woodlands, and DSRs. The ERB shall provide recommendations to the Regional Planning Commission (or decision making body for coastal permits) on the conformance or lack of conformance of the project to the policies of the Local Coastal Program. Any recommendation of approval shall include mitigation measures designed to minimize adverse impacts on environmental resources. Consistent with P271(a)(7), projects shall be approved by the decision making body for coastal permits only upon a finding that the project is consistent with all policies of the LCP.

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

2. Stream Protection and Erosion Control (Relevant LUP Policies)

The LUP includes numerous policies designed to address stream protection and erosion control from both the individual and cumulative impacts of development. These include:

P80 The following setback requirements shall be applied to new septic systems: (a) at least 50 feet from the outer edge of the existing riparian or oak canopy for

leachfields, and (b) at least 100 feet from the outer edge of the existing riparian or oak canopy for seepage pits. A larger setback shall be required if necessary to prevent lateral seepage from the disposal beds into stream waters.

P81 To control runoff into coastal waters, wetlands and riparian areas, as required by Section 3023l of the Coastal Act, the maximum rate of storm water runoff into such areas from new development should not exceed the peak level that existed prior to development.

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

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

P86 A drainage control system, including on-site retention or detention where appropriate, shall be incorporated into the site design of new developments to minimize the effects of runoff and erosion. Runoff control systems shall be designed to prevent any increase in site runoff over pre-existing peak flows. Impacts on downstream sensitive riparian habitats must be mitigated.

P87 Require as a condition of new development approval abatement of any grading or drainage condition on the property which gives rise to existing erosion problems. Measures must be consistent with protection of ESHAs.

P90 Grading plans in upland areas of the Santa Monica Mountains should minimize cut and fill operations in accordance with the requirements of the County Engineer.

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

P92 For permitted grading operations on hillsides, the smallest practical area of land should be exposed at any one time during construction, and the length of exposure should be kept to the shortest practicable amount of time.

P93 Where grading is permitted during the rainy season (November 1 - March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or concurrent with the initial grading operations and maintained through the development process to minimize sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.

P94 Cut and fill slopes should be stabilized with planting at the completion of final grading. In Environmentally Sensitive Habitat Areas and Significant Watersheds, planting should be of native plant species using accepted planting procedures,

consistent with fire safety requirements. Such planting should be adequate to provide 90% coverage within 90 days, and should be repeated if necessary to provide such coverage. This requirement should apply to all disturbed soils. Jute netting or other stabilization techniques may be utilized as temporary methods. The County Forestry Division should be consulted for recommendations for appropriate plant materials.

P95 Where construction will extend into the rainy season, temporary vegetation, seeding, mulching, or other suitable stabilization methods should be used to protect soils subject to erosion. The appropriate methods should be approved by the County Engineer.

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

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

The applicants propose to construct a 3,630 sq. ft., two story, 21-foot high, single family residence with 776 sq. ft. attached garage, septic system, water well, swimming pool, jacuzzi, paved access road and driveway, temporary construction trailer, and 136 cu. yds. of grading (68 cu. yds. cut, 68 cu. yds. fill). In addition, the applicants propose to revegetate the existing spur access road. The building site is located on the east side of Latigo Canyon Road north of its intersection with McReynolds Road. The applicants are requesting after-the-fact approval of a 9,450 sq. ft. graded pad located in the central portion of this irregularly-shaped lot. A dirt access road, built prior to the Coastal Act, extends approximately 200 feet from the parcel boundary to the building pad. The residential development is limited to the existing building pad area and does not include other development or accessory structures such as tennis courts or equestrian facilities. Access road and driveway improvements are proposed in the existing, disturbed right-of-way.

As noted previously, drainage of this hilltop parcel is by sheet flow runoff from the natural topography to the north and south. There are no USGS designated "blueline" drainage courses on the site. However, the subject parcel drains into blueline tributaries of Escondido Creek, a USGS blueline stream. Escondido Creek courses to the Pacific Ocean approximately 5 miles downgradient of the subject parcel. Escondido Creek is flanked by habitat designated as Inland ESHA on the LUP maps. (Exhibit 3)

3. Wildlife Corridor

As stated previously, the Commission has looked to the certified LUP to assist in the determination of a proposed project's consistency with Sections 30230, 30231, and 30240 of the Coastal Act. Table 1 of the LUP provides guidance for the protection of wildlife corridor areas, including siting and design criteria for new development. Table 1 specifies that the allowable structures be located in proximity to existing roadways and services to minimize impacts to habitat. The building pad site is located approximately 700 feet from Latigo Canyon Road along an existing dirt road developed prior to the Coastal Act of 1976. The Commission finds that the proposed building pad site is situated on the flattest portion of the property, and therefore the most logical area of the parcel for development. The Commission notes that this location is the most feasible site for the residence with the least impact to the surrounding sensitive resources, given that alternative locations closer to the roadway would likely require significant amounts of grading.

Table 1 also states that new on-site access roads shall be limited to a maximum length of 300 feet or one third of the parcel depth, whichever is smaller. Longer access roads may not minimize grading or vegetation removal which can result in greater erosion as well as disruption of habitat value. As designed, the access road is an existing dirt road approximately 200 feet long as measured from the parcel entrance to the fire department's required turnaround area. Table 1 further requires that structures be located as close to the periphery of the designated watershed as feasible and not alter streambeds in designated ESHAs. The proposed building site is not located within a designated watershed and will not alter a streambed.

Table 1 specifies that grading and vegetation removal shall be limited and that the standard for a graded building pad shall be a maximum of 10,000 sq. ft. The applicants propose to construct a residence and patio area with a footprint of 3,539 sq. ft. and a pool area and patio with a footprint of 1,248 sq. ft. on an existing 9,450 sq. ft. graded pad. The Commission has found in past actions that graded pad areas larger than 10,000 sq. ft. do not minimize grading, result in significant removal of vegetation and increased erosion which will not maintain the biological productivity, diversity, or habitat values of Wildlife Corridor areas.

In addition, the Commission has repeatedly emphasized the need to address the cumulative impacts of new development in the significant watersheds of the Malibu/Santa Monica Mountains region through past permit actions. This is due to the potential for future expansions of individual residential and related development which would be exempt from coastal development permit requirements. The Commission notes concern about the potential for future impacts on coastal resources that may occur as a result of further development of the subject property. Specifically, the expansion of the building site and developed area would require more vegetation removal as required for fuel modification by the Los Angeles County Fire Department. Further, adding impervious surfaces to the site through future development or expansion could have adverse impacts on the existing drainage of the site, which in turn may have significant impacts within the Escondido watershed due to increased erosion

and sedimentation. Therefore, the Commission finds it is necessary to require the applicant to record a Future Development Deed Restriction to ensure that expanded development at this site that would otherwise be exempt from Commission permit requirements will be reviewed for consistency with the coastal resource policies of the Coastal Act. **Special Condition Six (6)** is necessary to ensure that any future additions or vegetation removal, which otherwise may be exempt from coastal permit requirements will be consistent with the Coastal Act.

Additionally, the Commission notes that night lighting in this Wildlife Corridor may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. In order to ensure that night lighting will not create adverse night time visual impacts that may adversely affect wildlife in this Wildlife Corridor, **Special Condition Nine (9)** requires that night lighting, if any, shall be directed downward, be of low intensity, at low height and shielded; security lighting, if any, shall be controlled by motion detector to avoid creating adverse night time visual impacts.

Furthermore, to ensure that the site is not fenced as provided in Table 1 policy and consistent with Section 30240 of the Coastal Act, **Special Condition Six (6)** (Future Improvements Deed Restriction) includes a provision prohibiting any fencing of the subject site except for fencing required for safety around the pool pursuant to the Uniform Building Code and within 50 feet of the approved residence with a valid coastal permit or permit amendment.

Table 1 further requires that site grading be accomplished in accordance with the stream protection and erosion control policies of the Land Use Plan. These policies are addressed by topic below.

4. Erosion

Section 30253 of the Coastal Act, addressed in Section B, states that new development shall not create or contribute significantly to erosion. Uncontrolled erosion may lead to sediment pollution of downgradient water bodies. Coastal Act Section 30231 additionally requires that runoff be controlled to protect the quality of coastal waters. 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. Suspended sediments have been shown to absorb nutrients and metals, in addition to other contaminants, and transport them from their source throughout a watershed and ultimately into the Pacific Ocean. The construction of single family residences in sensitive watershed areas has been established as a primary cause of erosion and resultant sediment pollution in coastal streams.

In analyzing the proposed project for conformance with the resource protection policies of the Coastal Act, including Sections 30230, 30231, and 30240, the certified LUP offers numerous grading and erosion control policies to provide for the protection of sensitive coastal resources. Policies P82, P87, P90, and P91 encourage development to

minimize grading and alteration of physical features and to abate conditions that may contribute to erosion. Specifically, Policy P82 provides that grading is to be minimized to reduce potential negative effects of runoff and erosion. Policy 87 requires abatement of any grading or drainage condition on the property which gives rise to existing erosion problems. P90 requires cut and fill operations to be minimized in the upland areas of the Santa Monica Mountains.

Additionally, Policy 91 requires minimization of impacts and alterations of physical features, such as ravines and hillsides, and natural processes of the site to the maximum extent feasible. This will serve to ensure that the biological productivity and quality of coastal streams is maintained and that the habitat values of areas like Wildlife Corridors are protected against significant disruption. To ensure that no adverse impacts on the Wildlife Corridor from increased runoff occur, **Special Condition Two (2)** requires landscape, erosion control and fuel modification plans to landscape all disturbed and graded areas on the project site including the requirement to revegetate the spur access road and the area where the temporary construction trailer will be located after its removal pursuant to Special Condition Eight (8). **Special Condition Two (2)** also requires an erosion control plan and fuel modification plan to minimize erosion on the site and sedimentation off-site. In addition, **Special Condition Two (2)** requires an Interim Erosion Control plan that delineates the areas to be disturbed by grading or construction activities and specifies temporary erosion control measures.

The subject parcel is a steep hillside parcel with development proposed on a small intermediate ridge at an elevation of 1,896 ft. above mean sea level. Under the proposed development, the applicants are proposing a total of 136 cubic yards of after-the-fact grading, 68 cu. yds. cut and 68 cu. yds. fill. The geoconsultant reports that as a result of the grading and site clearing it appears that approximately one to two feet of un-compacted fill has been placed on the perimeter of the pad area and that most of this un-compacted fill is expected to be removed during the proposed pad grading. The Commission finds that spreading loose fill around the pad site as a means of stockpiling excavated material may contribute to increased erosion at the site. Due to the steep nature of this parcel along with the additional landform alteration, the Commission imposes **Special Condition Four (4)** which requires that this excess cut material be exported outside the coastal zone. The Commission further finds that the implementation of Special Condition 4 will ensure that additional soil and debris are removed from the site, and therefore will not contribute to additional erosion and sedimentation.

In evaluating the proposed project for conformance with the resource protection policies of the Coastal Act, including Sections 30230, 30231, and 30240, in conjunction with Section 30253 of the Coastal Act which requires that new development not create or contribute significantly to erosion, several LUP policies may provide further guidance. LUP policies P92, P93, P94, and P95 address the operation, timing, and post-construction measures helpful in minimizing erosion. Policy P92 requires that the smallest practical area of land should be exposed at any one time during construction and the length of exposure should be kept to the shortest practicable amount of time for

grading operations on hillsides. The Commission notes that vegetation clearing and thinning for fire protection purposes that occurs prior to commencement of grading or construction of the proposed development may unduly contribute to erosion conditions. As such, the Commission finds it necessary to impose a restriction on the removal of natural vegetation, as specified in **Special Condition Seven (7)**. Special Condition 7 requires that no removal or thinning of natural vegetation for fuel modification purposes shall occur until grading or building permits have been secured from the local government and construction of the permitted development has commenced. The limitation imposed avoids loss of natural vegetative coverage resulting in unnecessary erosion in the absence of adequately constructed drainage and runoff control devices and implementation of the landscaping and interim erosion control plans.

Section 30231 specifically addresses the protection of the quality of coastal waters, including coastal streams, by controlling runoff. Two policies in the LUP, P81 and P86, address stormwater runoff as a major influence in erosion and sedimentation conditions. The Commission recognizes that erosion and sedimentation can be minimized by requiring the applicant to implement a drainage and polluted runoff control plan (discussed in further detail under Section C. Water Quality). Therefore, the Commission imposes **Special Condition Five (5)** which requires a drainage plan that provides Best Management Practices (BMPs) to control the volume, velocity, and pollutant load of stormwater runoff. Specifically, Special Condition 5 requires runoff to be conveyed off site in a non-erosive manner.

5. Fuel Modification

Section 30231 of the Coastal Act is designed to protect and enhance, or restore where feasible, marine resources and the biologic productivity and quality of coastal waters, including streams. Specifically, Section 30231 states that biological productivity and quality of coastal waters shall be sustained through maintaining natural vegetation buffer areas that protect riparian habitats and minimizing alteration of natural streams, among other means. This hilltop parcel is upstream of blueline tributaries of Escondido Creek and is primarily undisturbed with the exception of the graded pad and access road. For fire suppression, and to protect residences, the Fire Department requires the reduction of fuel through the removal and thinning of vegetation for up to 200 feet from any structure. A 200-foot fuel modification zone around the proposed house site would overlap onto the property to the north and east (Exhibit 10). However, the off-site area within the fuel modification zone is disturbed and off-site fuel modification requirements in this zone would have minimal impact to native habitat. In addition, cumulative onsite fuel modification impacts are minimized since development to the west and south, including an existing residence and Latigo Canyon Road, have existing fuel modification zones which overlap the fuel modification of the proposed residence. To ensure the most minimal disturbance feasible of the native habitat, **Special Condition Two (2)** requires the applicants to submit an approved long-term fuel modification plan for the review and approval by the Executive Director.

6. Invasive Plants

Section 30231 of the Coastal Act specifies that the quality of coastal waters be protected through various measures including maintaining natural vegetation buffer areas that protect riparian habitats and minimizing alteration of natural streams. The Commission finds that the use of non-native and/or invasive plant species for residential landscaping results in both direct and indirect adverse effects to native plants species indigenous to the Malibu/Santa Monica Mountains area. Adverse effects from such landscaping result from the direct occupation or displacement of native plant communities by new development and associated non-native landscaping. Indirect adverse effects include offsite migration and colonization of native plant habitat by non-native/invasive plant species (which tend to outcompete native species) adjacent to new development. The Commission notes that the use of exotic plant species for residential landscaping has already resulted in significant adverse effects to native plant communities in the Malibu/Santa Monica Mountains area. Therefore, in order to minimize adverse effects to the indigenous plant communities of the Malibu/Santa Monica Mountains area, **Special Condition Two (2)** requires that all landscaping consist primarily of native plant species and that invasive plant species shall not be used. The landscaping of the disturbed and graded areas of the subject site with such native plant species will assist in preventing erosion, displacement of native plant species by non-native or invasive species, and serve to protect downgradient riparian communities.

7. Stream and Habitat Protection

The Commission notes that seasonal streams and drainages in conjunction with primary waterways, provide important habitat for plant and animal species. Section 30231 of the Coastal Act provides that the quality of coastal waters and streams shall be maintained and restored whenever feasible through means such as: controlling runoff, preventing interference with surface water flows and alteration of natural streams, and by maintaining natural vegetation buffer areas. In past permit actions the Commission has found that new development upslope of coastal streams and natural drainages, including the subject hilltop parcel, results in potential adverse impacts to riparian habitat and marine resources from increased erosion, contaminated storm runoff, introduction of non-native and invasive plant species, disturbance of wildlife, and loss of riparian plant and animal habitat.

In accordance with Section 30231 of the Coastal Act LUP policies P80, P81, P86, and P96 afford stream protection through septic system setbacks, runoff management, and pollutant control. These policies emphasize that new development shall be designed to ensure that the potential negative effects of runoff and erosion are minimized. Policy P80 addresses the setback of septic systems from sensitive resources to ensure that new systems allow for adequate resource protection. Specifically, P80 requires new septic systems to be at least 50 feet from the outer edge of the existing riparian for leachfields and at least 100 feet from the outer edge of the existing riparian for seepage pits. The project proposes a new septic system, consisting of a 1,500 gallon tank and

seepage pit, for the proposed new residence. Preliminary approval of the system was obtained from the County of Los Angeles Regional Environmental Health Services. The proposed septic system meets the setback requirements from the riparian area.

Section 30231 specifically addresses the protection of the quality of coastal waters, including coastal streams, by controlling runoff. Non-point source pollution is the pollution of coastal waters (including streams and underground water systems) which enters the waterway from numerous sources which are difficult to identify on an individual basis. Non-point source pollutants include suspended solids, coliform bacteria and nutrients. These pollutants can originate from many different sources such as overflow septic systems, storm drains, runoff from roadways, driveways, rooftops, and horse facilities. The Commission finds that the minimization of non-point source pollutants from new development will help to maintain and enhance the quality of coastal waters, streams, wetlands, estuaries and lakes. Such impacts can be minimized through the implementation of drainage and polluted runoff control measures as required in **Special Condition Five (5)**.

To ensure that drainage is controlled and conveyed off site in a non-erosive manner, the Commission finds that it is necessary to require the applicant to incorporate drainage and polluted runoff control measures into development of the project site as specified by **Special Condition Five (5)**. This condition also ensures that the project's drainage and runoff control structures will not contribute to further erosion and sedimentation at the project site or surrounding area; that the project's drainage structures shall be repaired should the structures fail in the future; and that the applicants agree to be responsible for any repairs or restoration of eroded areas should the drainage structures fail or result in erosion.

In addition, the Commission finds that there are potential adverse effects to the value and quality of downgradient streams and native habitat on the subject site as a result of erosion and sedimentation. Relevant analyses are addressed in the Erosion Section D(4) above.

Therefore, the Commission finds that the proposed project, as conditioned by Special Conditions 2,4,5,6,7, 8, and 9, is consistent with Section 30230, 30231, and 30240 of the Coastal Act.

E. Cumulative Impacts

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

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

where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

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

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

Section 30252 of the Coastal Act states:

The location and amount of new development should maintain and enhance public access to the coast by (l) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and 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.

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

1. Siting and Location of New Development

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

Regarding the first test, the proposed project is located about 3½ miles inland of the coast on the east side of Latigo Canyon Road within the Santa Monica Mountains. The subject parcel is adjacent to Malibu Mar Vista Subdivision, however a majority of the

subdivided lots have been retired as a result of the Transfer Development Credit (TDC) program. This inland area of the western Santa Monica Mountains is partially developed with residential and public recreational land uses. The Commission considers this portion of the Santa Monica Mountains to not be a developed area, including the subject site, and therefore does not meet the first test.

The second test is whether or not the location of the new development is in an area able to accommodate it or with adequate public services. The applicants propose to construct a 3,630 sq. ft., two story, 21-foot high, single family residence with 776 sq. ft. attached garage, septic system, water well, swimming pool, jacuzzi, pave access road and driveway, temporary construction trailer, and 136 cu. yds. of grading (68 cu. yds. cut, 68 cu. yds. fill). The subject site is provided with public services including public road access, electricity, and telephone. The applicants are proposing to construct a domestic water well as approved by the County of Los Angeles Department of Health Services. The applicants also propose to construct an on-site septic system to adequately dispose of sewage generated on-site. Therefore, the development meets the second test by being located in an area able to accommodate it.

The third test of Section 30250 examines whether or not the proposed project will have significant adverse effects, either individually or cumulatively, on coastal resources. These impacts have been addressed by topic in Section D, Environmentally Sensitive Resources. As determined above, the project as conditioned, is consistent with the provisions of the Coastal Act to protect coastal resources.

Regarding Section 30250 of the Coastal Act, the proposed project is located in an area that is not considered a "developed area". Therefore, the Commission finds that the project is located in an "other area with adequate public services". And further the Commission finds that the project will not have significant adverse effects, either individually or cumulatively, on coastal resources. The Commission also finds that the biological productivity and quality of coastal waters and riparian habitat, ESHA, and the Wildlife Corridor will be protected as a result of the proposed project, as conditioned. Thus, the proposed project, as conditioned, will result in development that is consistent with and conforms with Sections 30231, 30240, and 30250(a) of the Coastal Act.

2. Development of Second Units

Pursuant to Coastal Act Sections 30250 and 30252 cited above, new development raises issues relative to cumulative impacts on coastal resources. Construction of a second unit on a site where a primary residence exists intensifies the use of the subject parcel. The intensified use creates additional demands on public services, such as water, sewage, electricity, and roads. Thus, second units pose potential cumulative impacts in addition to the impacts otherwise caused by the primary residential development.

The issue of second units on lots with primary residences has been the subject of past Commission action. The second unit issue has been raised by the Commission with respect to statewide consistency of both coastal development permits and Local

Coastal Programs (LCPs). Statewide, additional dwelling units on single family parcels take on a variety of different forms which in large part consist of: 1) a second unit with kitchen facilities including a granny unit, caretaker's unit, or farm labor unit; and 2) a guesthouse, with or without separate kitchen facilities. Past Commission action has consistently found that both second units and guest houses inherently have the potential to cumulatively impact coastal resources. Thus, conditions on coastal development permits and standards within LCP's have been required to limit the size and number of such units to ensure consistency with Chapter 3 policies of the Coastal Act in this area (Certified Malibu Santa Monica Mountains Land Use Plan 1986, page 29).

The applicant is proposing a temporary trailer for construction staging purposes to be placed at the juncture of the access road and the abandoned spur road. As proposed, the cumulative impacts as derived from the residence trailer will be of a temporary nature and therefore has not been evaluated for the cumulative impacts as discussed above. However, the Commission notes that there is an increased potential for a permanent second residence on the site when a temporary structure of this type is approved. In order to ensure that cumulative impacts are temporary pursuant to the existing proposed project, the Commission finds it necessary to impose **Special Condition Eight (8)** to remove the temporary trailer within two years of the date that this permit is issued, or within 60 days of the issuance of the final occupancy notice (whichever is the lesser period of time). The Commission finds therefore, that as conditioned by Special Conditions 8, the proposed project is consistent with Coastal Action Sections 30250 and 30252.

F. Local Coastal Program

Section 30604(a) of the Coastal Act states that:

> ***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 County's ability to prepare a Local Coastal Program for Los Angeles

County which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

G. 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.

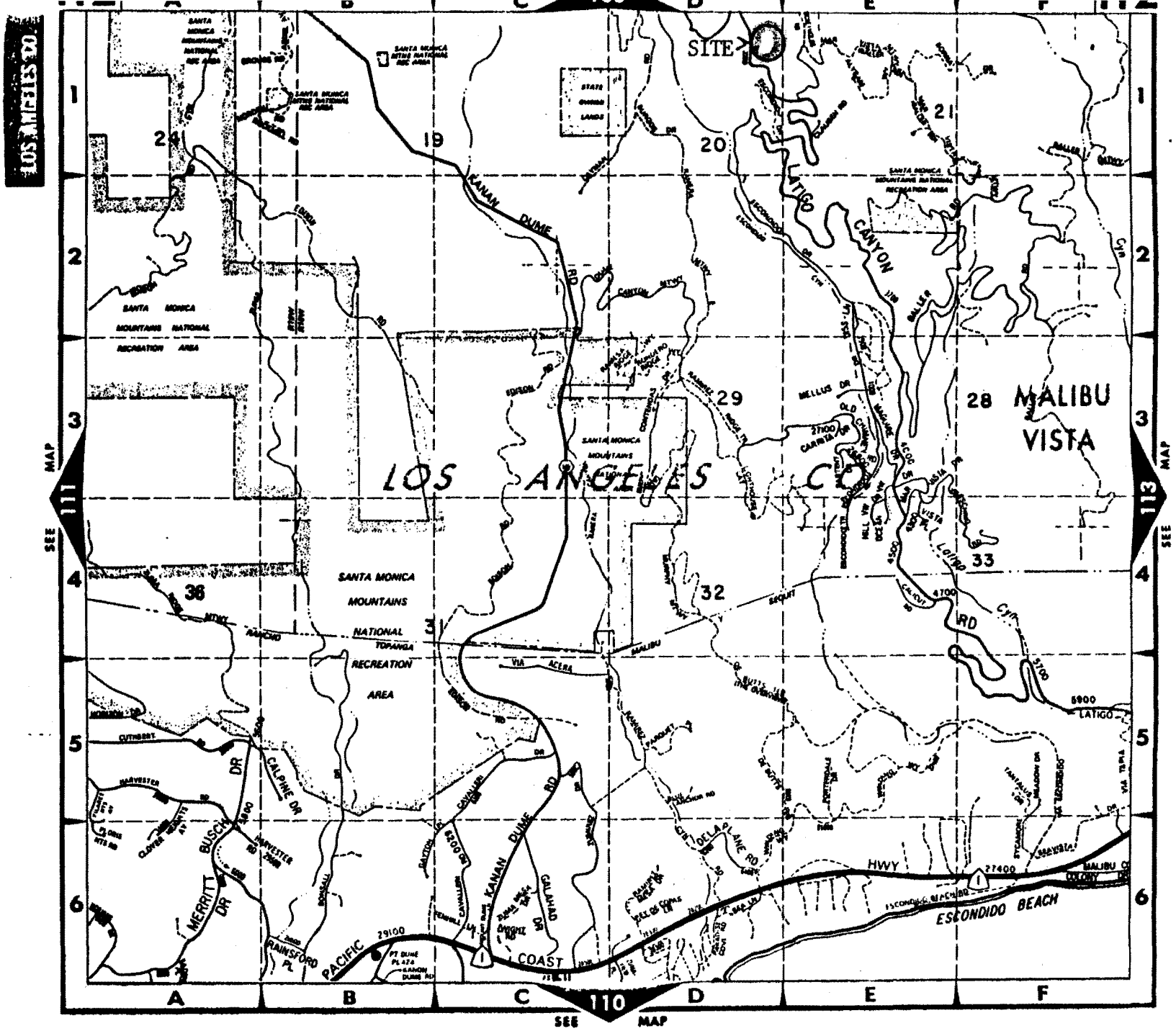


EXHIBIT 1
4-00-147
Vicinity Map

4-00-147

TRW·REDI

1-800-345-7334

4465 | 6

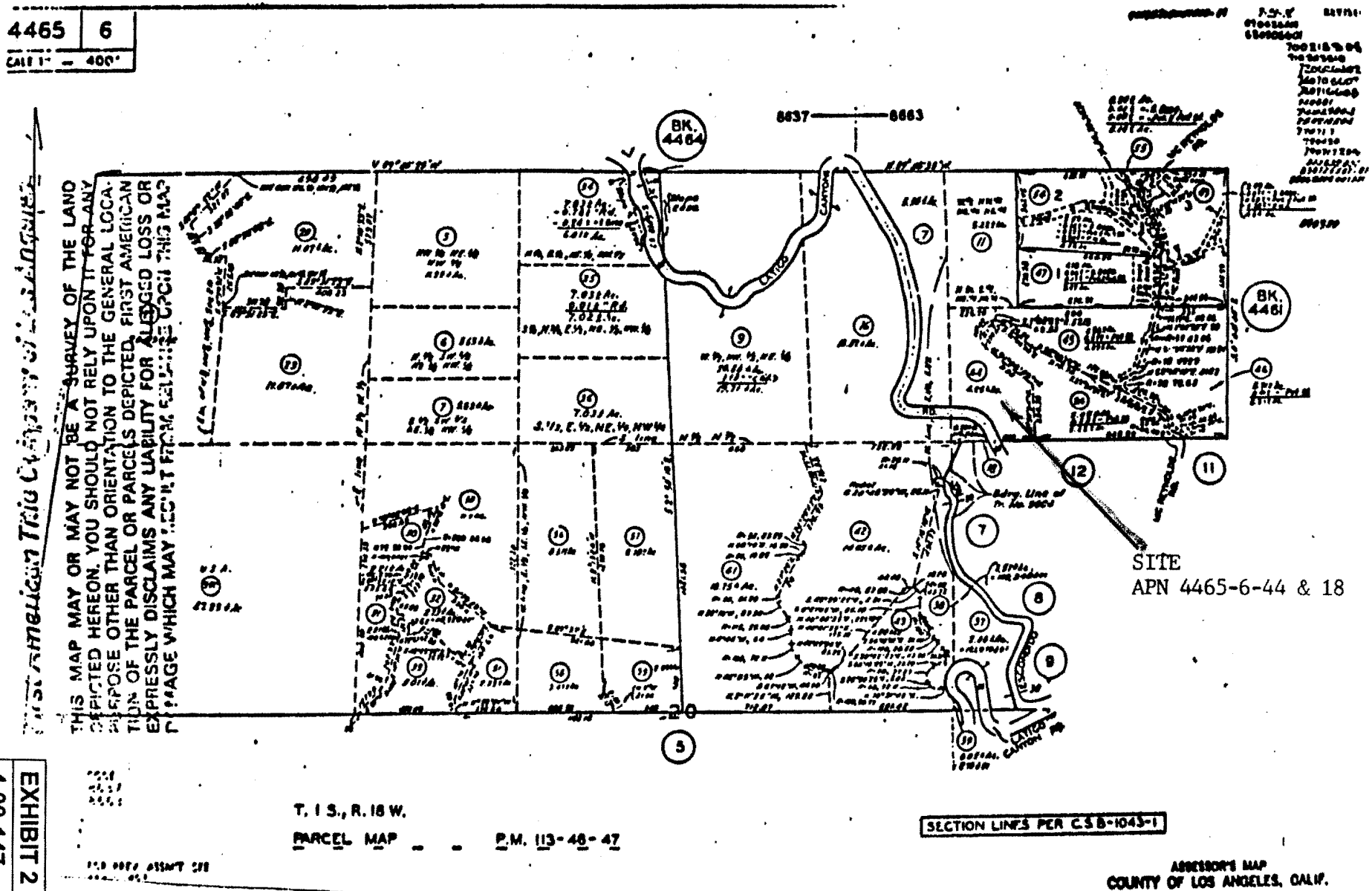
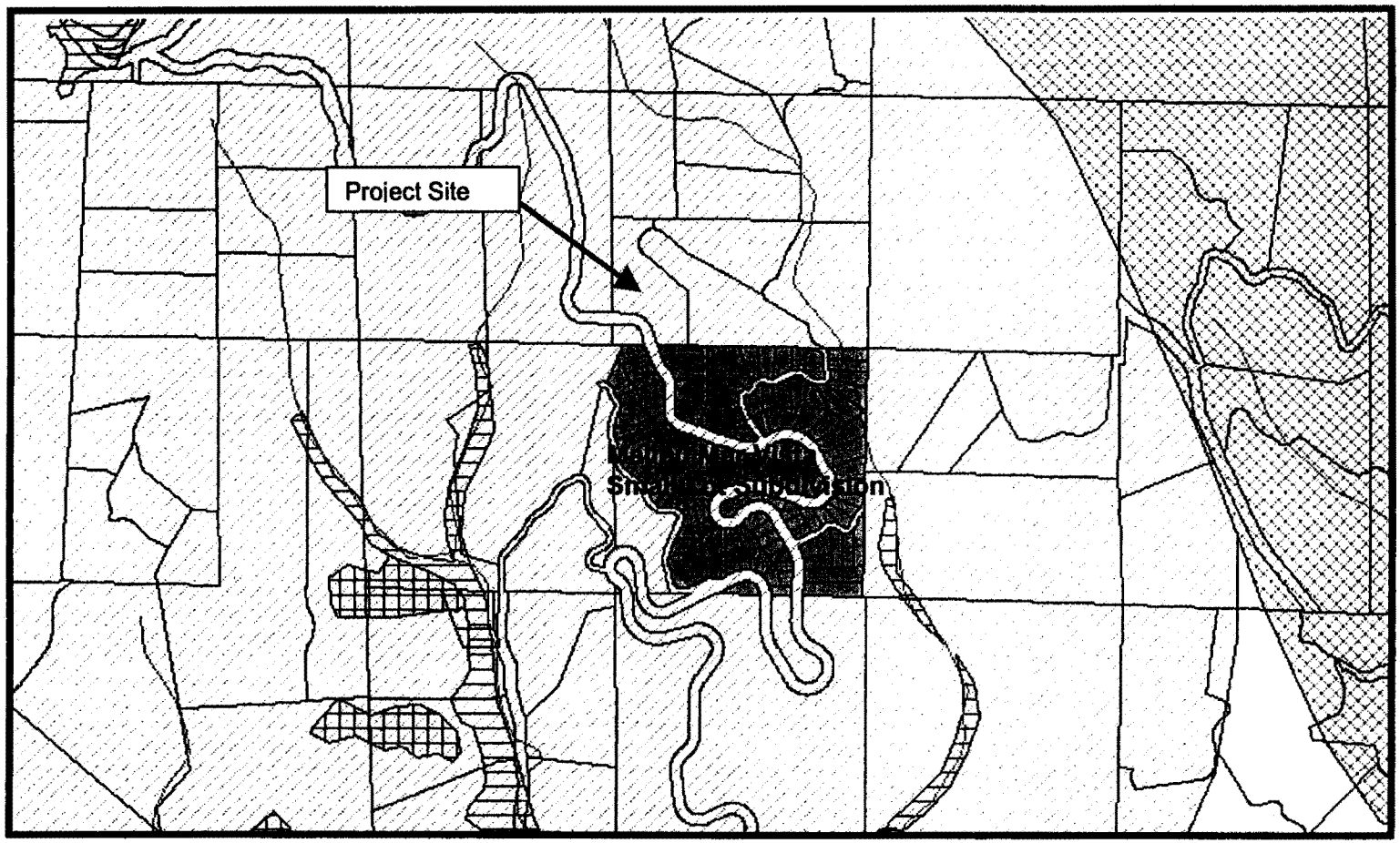


EXHIBIT 2
4-00-147
Parcel Map

ASSESSORS MAP

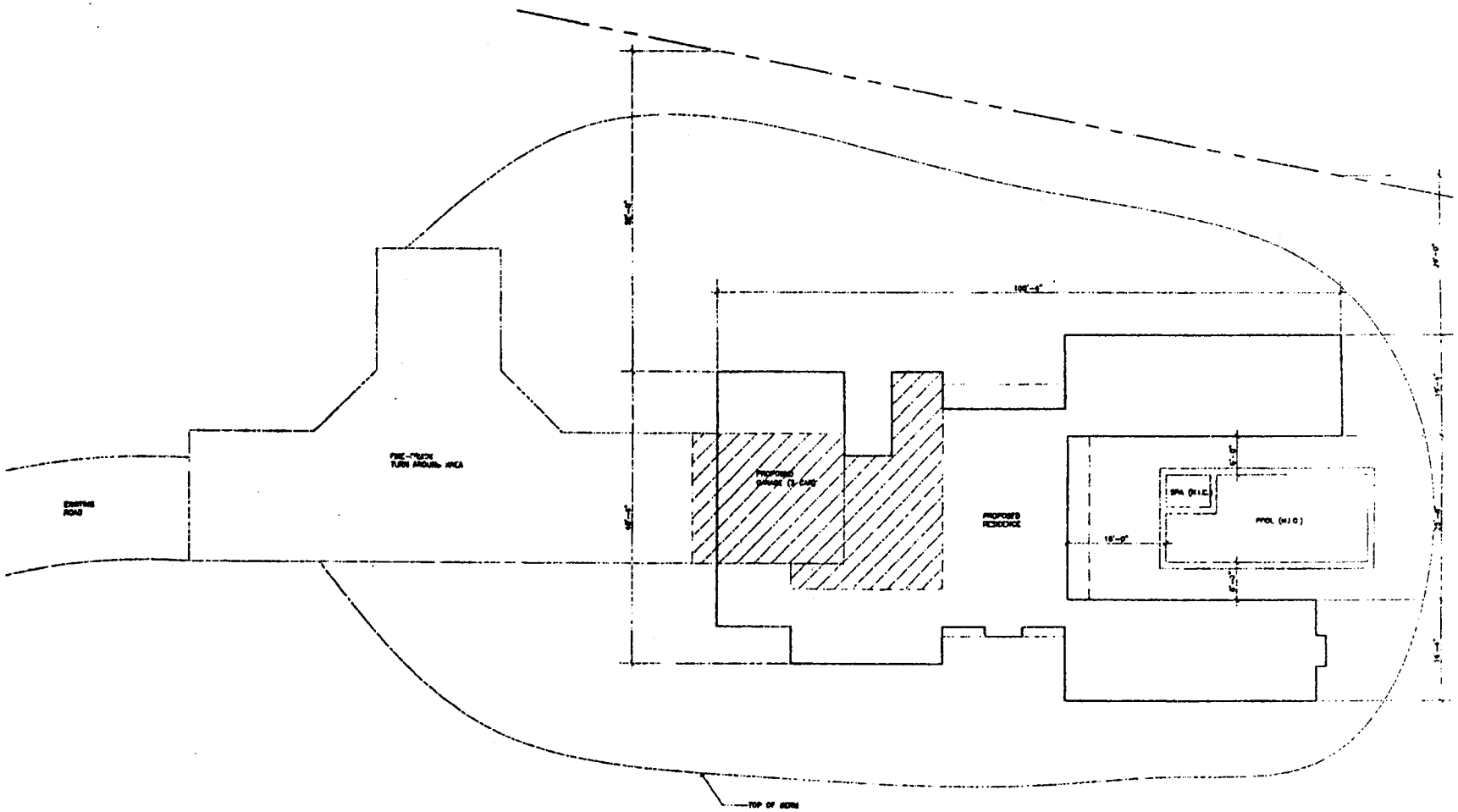


Environmentally Sensitive Habitat Areas (ESHA)

- Wildlife Migration Corridor
- Significant Watershed
- Oak Woodlands and Savannahs
- Inland

U.S. Geological Survey Blueline Stream

EXHIBIT 3
4-00-147
LUP Map Designations



SITE PLAN
SCALE : 1/8" = 1'-0"

EXHIBIT 4
4-00-147
Site Plan

Environmental Architec
Mark Palme
& Associate
8350 Melrose Avenu
Los Angeles, CA 900
Tel : 323-651-040
Fax 323-651-501

PARKER RESIDENCE

7240 LATIGO CANYON
MALIBU, CA 90265
LOS ANGELES, COUN

SITE PLAN

Date 01-19-00
Job No
Drawn by MT
Scale 1/8" = 1'-0"

A - 1

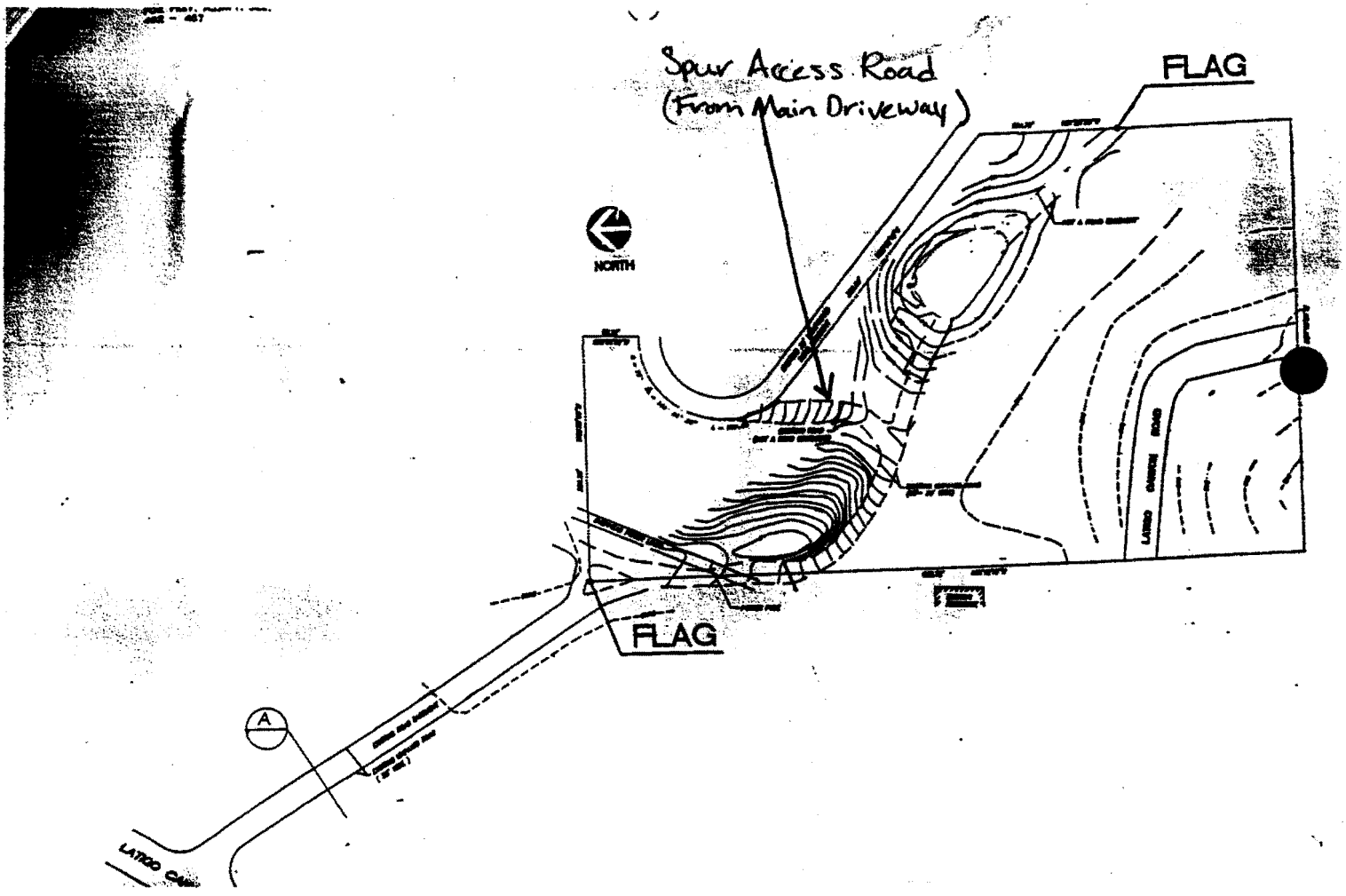
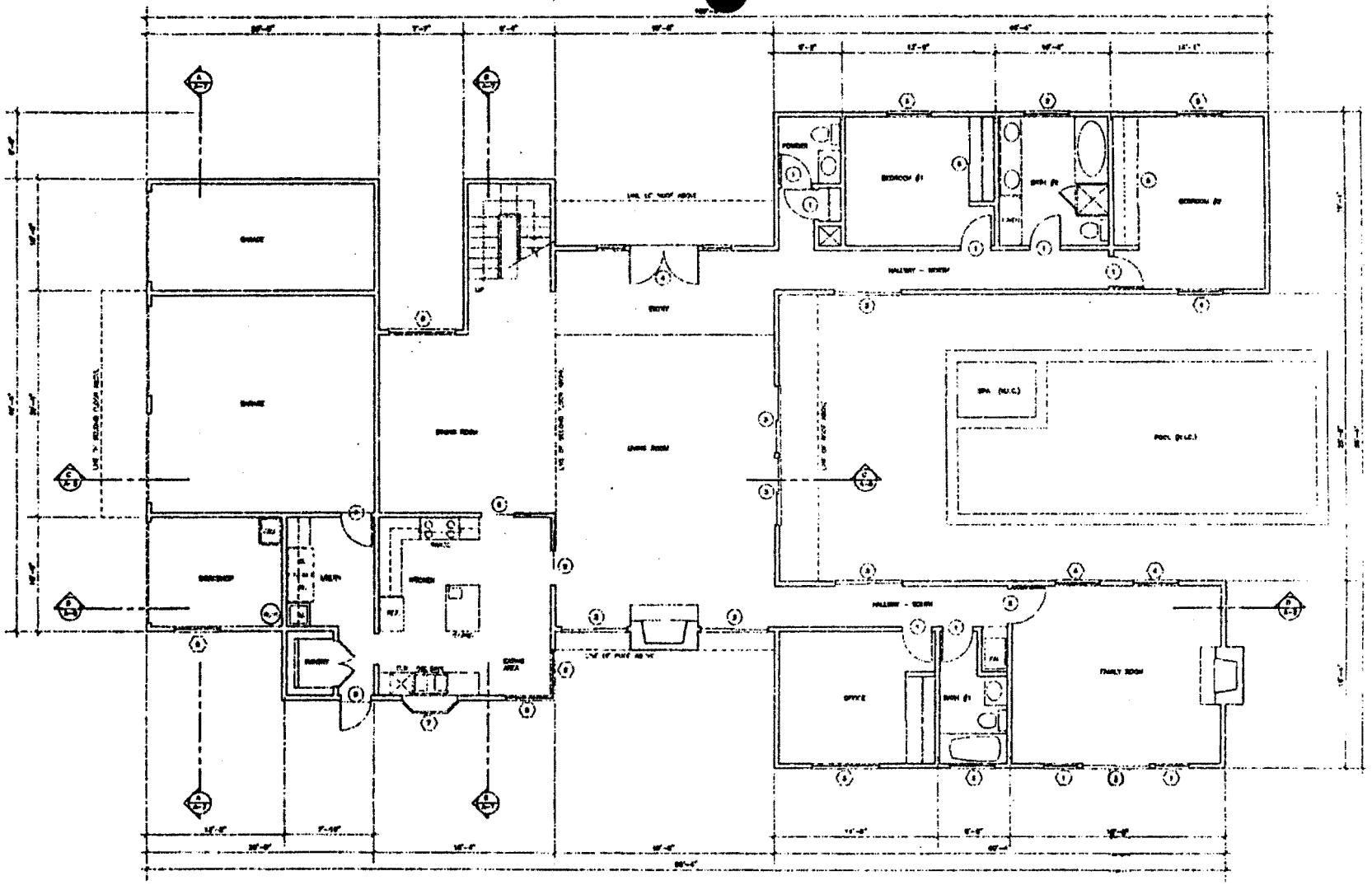


EXHIBIT 5
4-00-147
Expanded Site Plan



FIRST FLOOR PLAN

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

Environmental Architecture

Mark Palmer
& Associates

6380 Melrose Avenue
Los Angeles, CA 90038
Tel 323-651-0400
Fax 323-651-5612

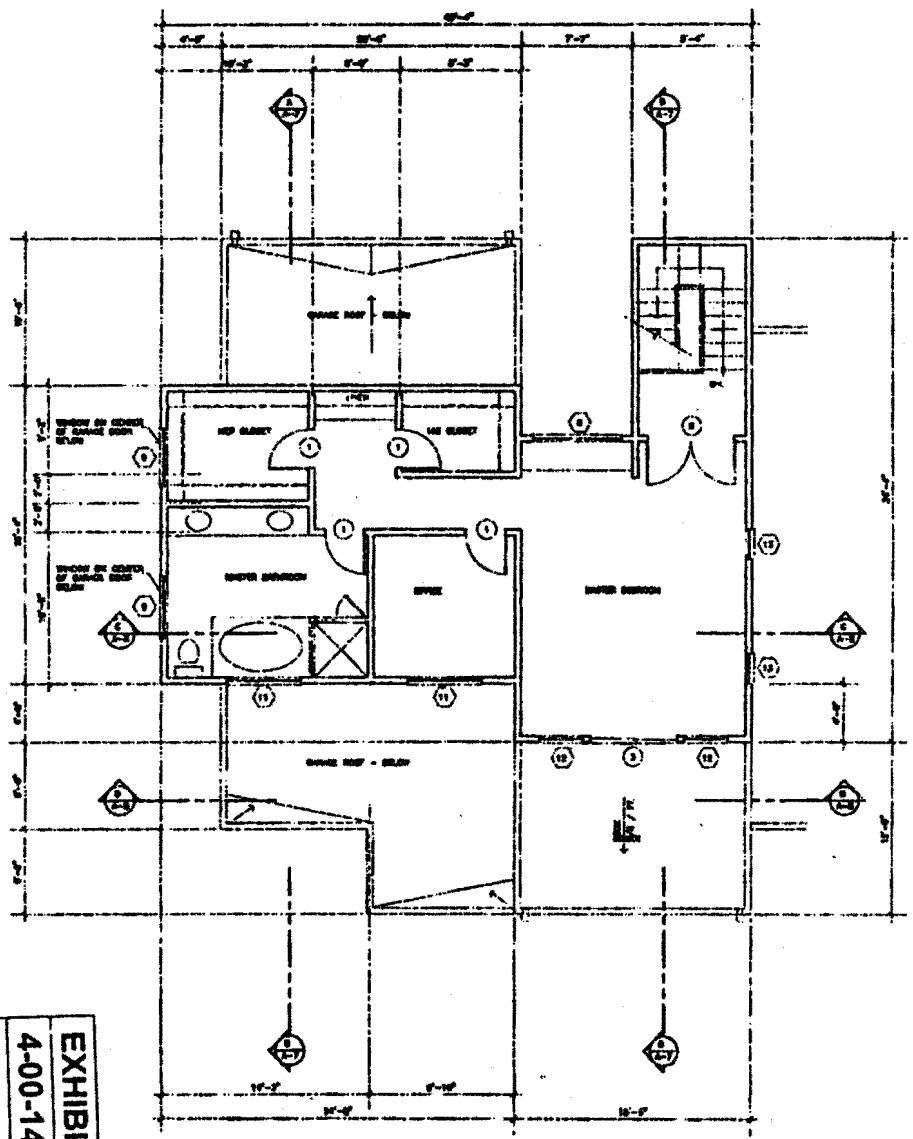
PARKER
RESIDENCE

2240 LATIGO CANYON ROAD
MALIBU, CA 90265
LOS ANGELES, COUNTY

FIRST
FLOOR PLAN

A - 2

EXHIBIT 6
4-00-147
First Floor Plan



SECOND FLOOR PLAN

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

EXHIBIT 7
4-00-147
Second Floor Plan

Environmental Architecture
Mark Palmer
& Associates
6350 Melrose Avenue
Los Angeles, CA 90038
Tel : 323-651-0400
Fax : 323-651-5017

PARKER
RESIDENCE

3240 LATIGO CANYON ROAD
MALIBU, CA 90265
LOS ANGELES, COUNTY

SECOND
FLOOR PLAN

6-30-00

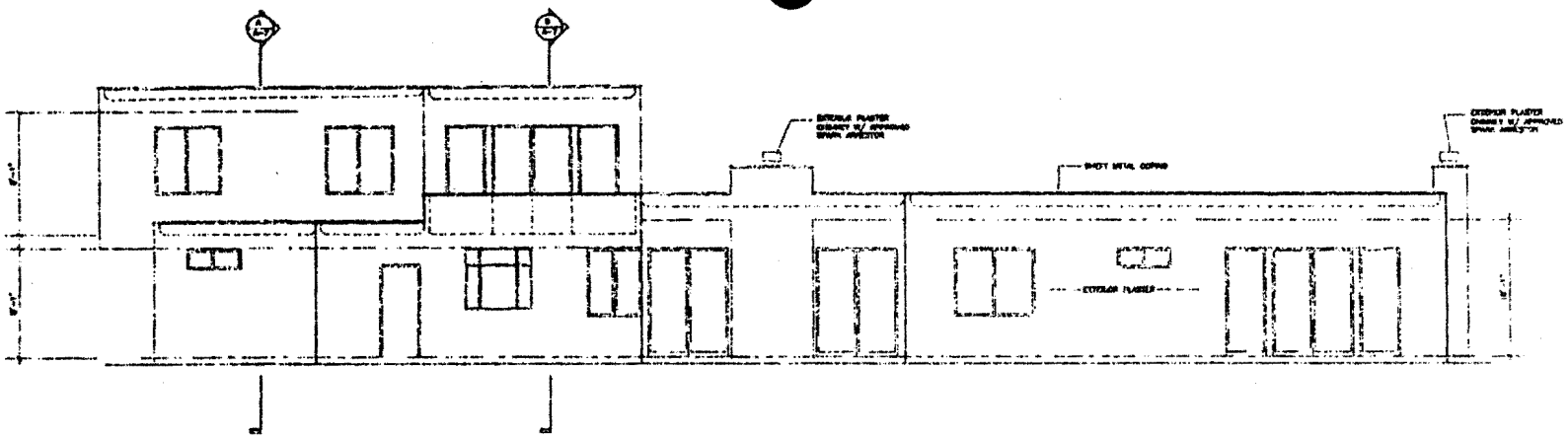
Date 6-30-00

Job No

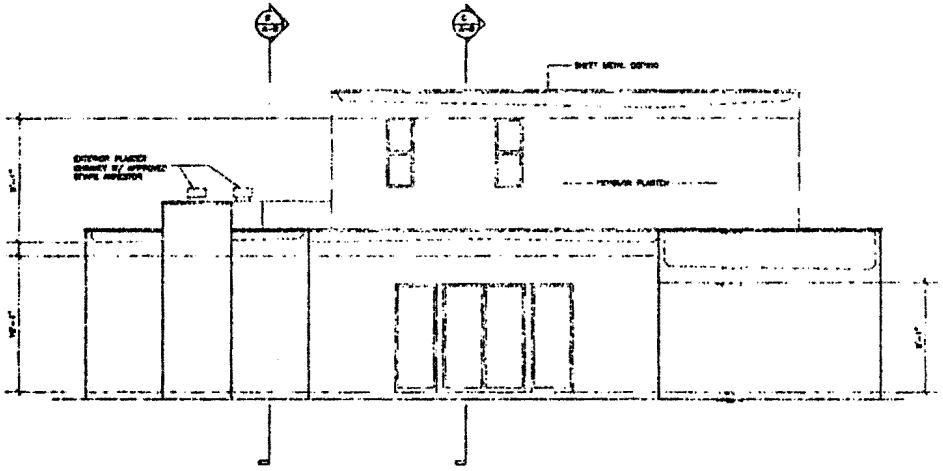
Drawn by MP

Scale 1/4" = 1'-0"

A - 3



SOUTH ELEVATION



EAST ELEVATION

Environmental Architecture

Mark Palmer
& Associates

8320 Melrose Avenue
Los Angeles, CA 90069
Tel 323-651-0400
Fax 323-651-8812

PARKER
RESIDENCE

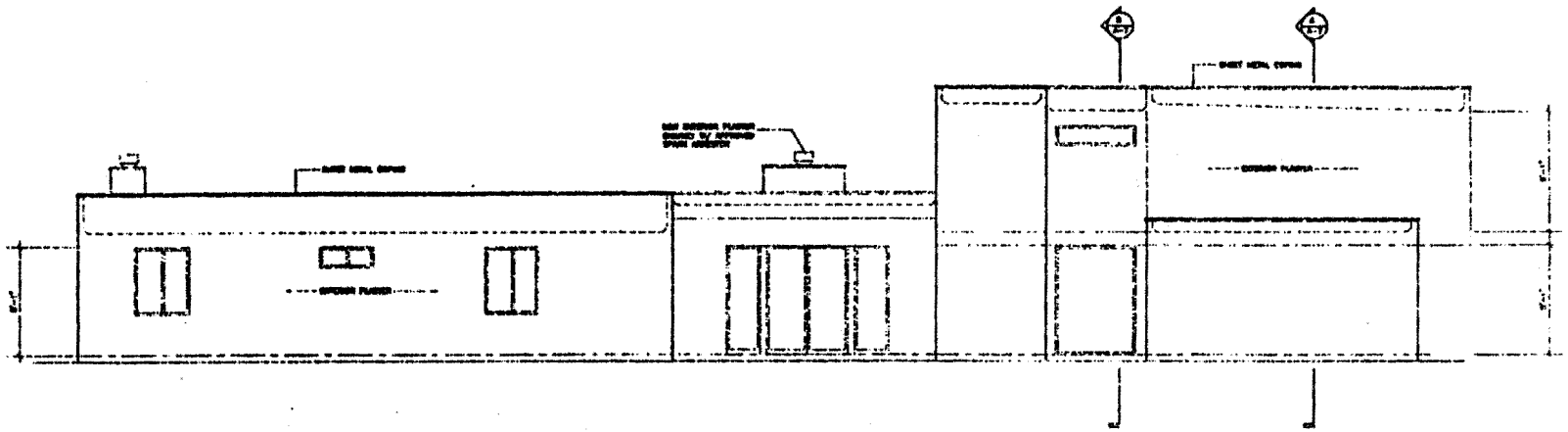
2340 LATIGO CANYON ROAD
MALIBU, CA 90265
LOS ANGELES, COUNTY

EXTERIOR
ELEVATIONS

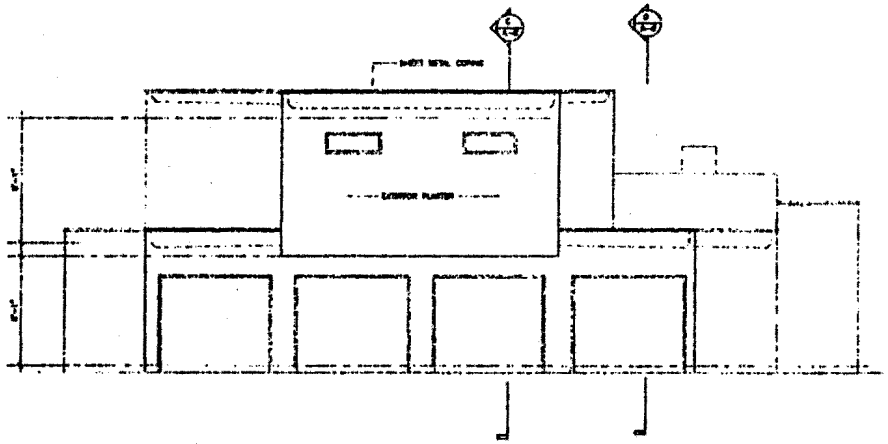
Date 12-22-00
Job No.
Drawn by MT
Scale 1/4" = 1'-0"

A - 6

EXHIBIT 8
4-00-147
Elevations



NORTH ELEVATION



WEST ELEVATION

Environmental Architecture
Mark Palmer
& Associates
8750 Melrose Avenue
Los Angeles, CA 90069
Tel 323-651-0486
Fax 323-651-3812

PARKER
RESIDENCE

2240 LATIGO CANYON ROAD
MALIBU, CA 90265
LOS ANGELES, COUNTY

EXTERIOR
ELEVATIONS

Date 12-22-00
Job No
Drawn By MP
Scale 1/4" = 1'-0"

A - 5

EXHIBIT 9
4-00-147
Elevations

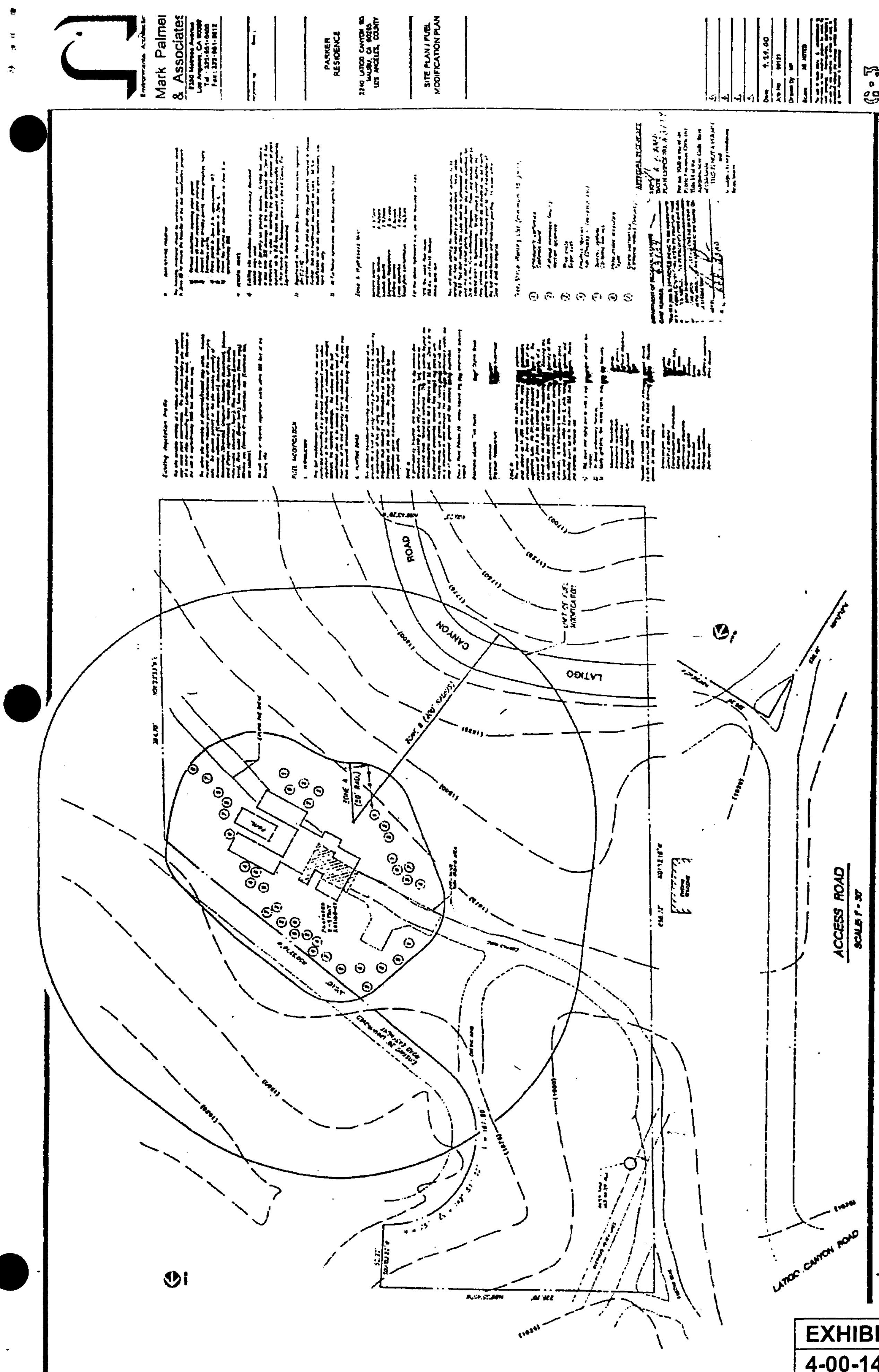


EXHIBIT 10
4-00-147
Fuel Modification