

CALIFORNIA COASTAL COMMISSION

10TH CENTRAL COAST AREA
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Hearing Date: 6/15/01
Commission Action:

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO. 4-00-276

APPLICANT: Bud and Sandy Gilson **AGENT:** Jaimie Harnish

PROJECT LOCATION: 6314 Sycamore Meadows Drive, Malibu, Los Angeles County

PROJECT DESCRIPTION: Construct additions totaling 1,342 sq. ft. and remodel an existing 2,603 sq. ft. single-story, single family residence. The proposed project will add 232 sq. ft. to first floor, add new 710 sq. ft. second story, convert existing 623 sq. ft. garage to habitable living area, add new 400 sq. ft. garage, replace existing septic tank, and require 85 cu. yds. of grading (85 cu. yds removal and recompaction). The project further entails restoration of a 25-foot to 75-foot riparian habitat buffer zone along Escondido Creek.

Lot Area:	55,073 sq. ft. (1.19 acre)
Building Coverage:	3,545sq. ft.
Pavement Coverage:	7,851 sq. ft.
Landscaped Area:	35,935 sq. ft.
Parking Spaces:	2
Height above existing grade:	28 feet

LOCAL APPROVALS RECEIVED: Approval in Concept, City of Malibu Planning Department, dated 12/22/00; In Concept Approval (Septic System), City of Malibu Environmental Health Department, dated 9/28/00; Approval In Concept, City of Malibu Geology and Geotechnical Engineering, dated 10/12/00; Approval in Concept, City of Malibu, Biological Review, dated 10/10/00.

SUMMARY OF STAFF RECOMMENDATION: Staff recommends **approval** of the proposed project with eight (8) special conditions regarding Conformance with Geologic Recommendations, Wildfire Waiver of Liability, Drainage and Polluted Runoff Plan, Habitat Restoration and Monitoring, Implementation of the Habitat Restoration Plan, Construction Monitoring, Future Improvements Deed Restriction, and Revised Plans. The applicants are requesting approval of first and second story additions and remodel

of an existing 1950s single family residence. The subject site is designated by the previously certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan (LUP) as locally disturbed resources. The project, as conditioned, will be consistent with the Coastal Act.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan (1986); Geologic and Soils Engineering Exploration Proposed Second Story Addition and Garage Portion of Parcel 7, Record of Survey, 6314 Sycamore Meadow Drive, Malibu (The J. Byer Group, Inc., 5/19/00); Response to City of Malibu Geology and Geotechnical Engineering Review (The J. Byer Group, 9/26/00); Gilson Tree Protection Plan (Jan C. Scow, 6/15/00).

II. STAFF RECOMMENDATION

MOTION: I move that the Commission approve Coastal Development Permit No. 4-00-276 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.

III. 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.

IV. SPECIAL CONDITIONS

1. Plans Conforming to Geologic Recommendations

- (a) All recommendations contained in the *Geologic and Soils Engineering Exploration Proposed Second Story Addition and Garage Portion of Parcel 7, Record of Survey, 6314 Sycamore Meadow Drive, Malibu (The J. Byer Group, Inc., 5/19/00) and Response to City of Malibu Geology and Geotechnical Review Letter (The J. Byer Group, Inc., 9/26/00)* shall be incorporated into all final design and construction including recommendations concerning site preparation, sewage, foundations, floor slabs, decking and paving, drainage, waterproofing, plan review, and final inspections. All plans must be reviewed and approved by the geotechnical consultants. Prior to the issuance of the coastal development permit, the applicants shall submit, for review and approval of the Executive Director, evidence of the consultants' review and approval of all 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. Wildfire Waiver of Liability

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit a signed document which shall indemnify and hold harmless the California

Coastal Commission, its officers, agents, and employees against any and all claims, demands, damages, costs, expenses, and liability arising out of the acquisition, design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property.

3. Drainage and Polluted Runoff Control Plan

Prior to the issuance of the coastal development permit, the applicants shall submit for the review and approval of the Executive Director, 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 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) Runoff shall be directed away from the trunks of oak trees.
- (d) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (e) 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 applicants/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 applicants 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.

4. Habitat Restoration and Monitoring Program

Prior to the issuance of the amendment, the applicant shall submit for the review and approval of the Executive Director, a Habitat Restoration Plan and Monitoring Program.

The restoration and monitoring program shall include, but not be limited to, the following:

A. Habitat Restoration Plan

The plan shall identify the species, extent, and location of all plant materials to be used. The plan shall specify the preferable time of year to carry out the restoration and describe the supplemental watering requirements that will be necessary. The plan shall also specify specific performance standards to judge the success of the restoration effort. The performance standards shall incorporate ground and canopy coverage and survival rates typical to similar riparian areas in the Santa Monica Mountains. All recommendations contained in the Tree Protection Report dated 6/15/00 shall be incorporated into the Habitat Restoration Plan.

B. Restoration Monitoring Program

A monitoring program shall be implemented to monitor the project for compliance with the guidelines and performance standards outlined in the Habitat Restoration and Monitoring Program. For each of five years, the applicant shall submit, on an annual basis, a written report prepared by an environmental resource specialist indicating the success or failure of the restoration project. This report shall include further recommendations and requirements for additional restoration activities in order for the project to meet the criteria and performance standards listed in the proposed restoration plan. These reports shall also include photographs taken from pre-designated sites (annotated to a copy of the site plans) indicating the progress of recovery at each of the sites.

At the end of a five year period, a final detailed report shall be submitted for the review and approval of the Executive Director. If this report indicates that the restoration project has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicant shall be required to submit a revised or supplemental program to compensate for those portions of the original program which were not successful. The revised, or supplemental restoration program shall be processed as an amendment to this Coastal Development Permit.

During the monitoring period, all artificial inputs shall be removed except for the purposes of providing mid-course corrections or maintenance to ensure the long-term survival of the project site. If these inputs are required beyond the first two years, then the monitoring program shall be extended for an equal length of time so that the success and sustainability of the project sites is ensured. Restoration sites shall not be considered successful until they are able to survive without artificial inputs.

5. Implementation of the Habitat Restoration Plan

The applicant shall implement and complete the Habitat Restoration Plan required by Special Condition Four (4), Part A, within sixty (60) days of completion of construction or within two (2) years of issuance of coastal development permit 4-00-276, whichever is

the shorter amount of time. The Executive Director may grant additional time for good cause.

6. Construction Monitoring

The applicant shall retain the services of an independent biological consultant or arborist with appropriate qualifications acceptable to the Executive Director. The biological consultant or arborist shall be present on site during all construction and grading activities, including removal of the asphalt driveway. Protective fencing shall be used around the dripline of all oak and sycamore trees which may be disturbed during construction activities. The consultant shall immediately notify the Executive Director if unpermitted activities occur or if habitat is removed or impacted beyond the scope of the work allowed by Coastal Development Permit 4-00-276. This monitor shall have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise. If significant impacts or damage occur to any oak trees on site beyond the scope of work allowed for by this permit, the applicant shall be required to submit a revised, or supplemental, restoration program to adequately mitigate such impacts. The revised, or supplemental, restoration program shall be processed as an amendment to the underlying coastal development permit.

7. Future Improvements

This permit is only for the development described in Coastal Development Permit No. 4-00-276. Pursuant to Title 14 California Code of Regulations Sections 13250 (b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the entire parcel. Accordingly, any future structures, improvements, or change of use to the permitted structures approved under Coastal Development Permit 4-00-276, and any clearing of vegetation or grading, other than as provided for in the approved restoration plan prepared pursuant to Special Condition Four (4), shall require an amendment to Permit No. 4-00-276 from the Commission or shall require an additional Coastal Development Permit from the Commission or from the applicable certified local government.

Prior to the issuance of the Coastal Development Permit the applicant shall Execute and record a deed restriction in a form and content acceptable to the Executive Director incorporating all of the above terms of this condition. The deed restriction shall include a legal description 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.

8. Revised Plans

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final revised project plans which indicate that the garage addition will be on a raised foundation.

IV. FINDINGS AND DECLARATIONS.

The Commission hereby finds and declares:

A. Project Description and Background

The subject site is located at 6314 Sycamore Meadow Drive, approximately 1/3-mile north of the intersection of Via Escondido and Pacific Coast Highway, in the City of Malibu. Access to the property is a paved driveway off of Sycamore Meadow Drive from Via Escondido Road and Pacific Coast Highway. The approximately 1.2-acre property is located in an area developed with existing single family residences. (See Exhibits 1-10)

The applicants propose to construct additions totaling 1,342 sq. ft. and remodel an existing 2,603 sq. ft. single-story, single family residence. The proposed project will add 232 sq. ft. to first floor, add new 710 sq. ft. second story, convert existing 623 sq. ft. garage to habitable living area, add new 400 sq. ft. garage, replace existing septic tank, and require 85 cu. yds. of grading (85 cu. yds removal and recompaction). The project further entails restoration of a 25-foot to 75-foot riparian habitat buffer zone along Escondido Creek. (See Exhibits 10). Pursuant to Public Resources Code 30610(a), classes of development that require a coastal development permit because they involve a risk of adverse environmental effects, include: improvements to single-family structure if the structure or improvement is located on a beach, in a wetland, seaward of the mean high tide line, in an environmentally sensitive habitat area, in an area designated as highly scenic in a certified land use plan, or within 50 feet of the edge of a coastal bluff (14 California Administrative Code 13250). In this case, the development is within an environmentally sensitive habitat area and therefore requires a coastal development permit.

The subject property consists of a developed hillside parcel, on the southern flank of the Santa Monica Mountains. The existing single story residence is situated in the central portion of the property, with the pool and patio area nearing the eastern property boundary, south of the residence. Additionally, there is a 320 sq. ft. storage shed in the southern portion of the property. The applicants represent that this site was developed in the 1950s. Physical relief is about 30 feet with slope gradients generally 3:1 (Horizontal:Vertical) or flatter. Slopes on the eastern perimeter of the lot descend approximately 10 feet, at a 2:1 (H:V) gradient, to Escondido Creek. Escondido Creek, a designated blue-line stream on the United States Geological Survey (USGS) quadrangle maps, roughly parallels the irregularly-shaped, eastern property boundary (see Exhibit 3). In addition, a major drainage channel wraps around the northern boundary near the entrance at the driveway to meet up with Escondido Creek on the east side of the

parcel. Drainage of the site is mostly uncontrolled, flowing directly into the drainage channel or Escondido Creek from the developed portion of the property.

The riparian area surrounding Escondido Creek, at the point of confluence with the site drainage, is designated as locally disturbed resources on the Malibu/Santa Monica Mountains Land Use Plan (LUP) maps, and are thus designated as environmentally sensitive habitat. Escondido Creek drains into the Pacific Ocean approximately ½-mile downstream of the subject parcel. The riparian area along Escondido Creek on the subject site includes some mature, heritage-sized oak and sycamore trees. Oak and sycamore trees impacted by the proposed development are discussed further in Section D (Environmentally Sensitive Resources).

The site has been extensively disturbed as a result of the existing residence. Vegetation cover on the site primarily consists of established landscaping and lawn, amid mature oak trees and sycamores. The applicants are proposing habitat restoration of the riparian corridor along the eastern property boundary.

B. Geologic Stability and Hazards

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

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

The proposed development is located in the Santa Monica Mountains, an area that is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains include landslides, erosion, and 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 applicants propose to construct additions totaling 1,342 sq. ft. and remodel an existing 2,603 sq. ft. single-story, single family residence. The proposed project will add 232 sq. ft. to first floor, add new 710 sq. ft. second story, convert existing 623 sq. ft. garage to habitable living area, add new 400 sq. ft. garage, replace existing septic tank, and require 85 cu. yds. of

grading (85 cu. yds removal and recompaction). In addition, the applicants propose to restore a 25-75 foot riparian habitat buffer zone along Escondido Creek.

The applicants have submitted a geology report regarding the subject site's geological conditions entitled *Geologic and Soils Engineering Exploration Proposed Second Story Addition and Garage Portion of Parcel 7, Record of Survey, 6314 Sycamore Meadow Drive, Malibu (The J. Byer Group, Inc., 5/19/00)* and further clarified in *Response to City of Malibu Geology and Geotechnical Review Letter (The J. Byer Group, Inc., 9/26/00)*. These documents makes numerous recommendations regarding site preparation, sewage, foundations, floor slabs, decking and paving, drainage, waterproofing, plan review, and final inspections. All plans must be reviewed and approved by the geotechnical consultants. 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.

Based on the conclusions of The J. Byer Group, Inc. report, the Commission finds that the proposed development will be safe 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.

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 stated above, drainage of the property is comprised of sheetflow runoff down the contours of the site to the southeast into Escondido Creek.

The proposed project will result in a decrease in the amount of impervious surfaces on the site. The applicant's are proposing to remove the existing asphalt driveway and parking areas and replace it with approximately 5,245 sq. ft. of permeable surface. The existing development footprint will be increased by 632 square feet, primarily as a result of a 400 sq. ft. garage proposed to the north of the existing garage situated over an area of the existing asphalt driveway. The remainder is associated with an 86 sq. ft. extension at the southwest portion of the residence and retrenching of small pockets of patio area into the design of the proposed remodel. The Commission notes that this decrease in impervious surface may have a positive impact on site drainage and erosion.

The proposed project will entail 85 cubic yards of grading for removal and recompaction under expanded development footprint areas. Since no other grading is proposed, the Commission recognizes that there will be no excess excavated material, and therefore no potential for stockpiling of material or associated potential for erosion.

For the reasons cited above, the Commission finds that the proposed project as conditioned 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. Off-site fuel modification is generally not recommended due to problems inherent with enforcement of regulations on adjacent property and the potential for confusion regarding responsibility for fuel modifications outside legal ownership. The 200-foot fuel modification zone around the proposed house site overlaps onto the neighboring properties. However, due to the density of the surrounding development, the proposed residence will not result in additional fuel modification.

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through **Special Condition Two (2)**, the wild fire waiver of liability, the applicant acknowledges 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 applicant agrees 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 previously, the applicants propose to construct additions totaling 1,342 sq. ft. and remodel an existing 2,603 sq. ft. single-story, single family residence. The proposed project will add 232 sq. ft. to first floor, add new 710 sq. ft. second story, convert existing 623 sq. ft. garage to habitable living area, add new 400 sq. ft. garage, replace existing septic tank, and require 85 cu. yds. of grading (85 cu. yds removal and recompaction). The applicants further propose restoration of a 25-foot to 75-foot riparian habitat buffer zone along Escondido Creek.

The site is considered a "hillside" development, with slopes that descend southeasterly toward Escondido Creek. Physical relief is about 30 feet with slope gradients generally 3:1 (Horizontal:Vertical) or flatter. Slopes on the eastern perimeter of the lot descend approximately 10 feet, at a 2:1 (H:V) gradient, to Escondido Creek. Escondido Creek, a designated USGS blue line stream, roughly parallels the irregularly-shaped, eastern property boundary (see Exhibit 3). In addition, a major drainage channel wraps around the northern boundary near the entrance at the driveway to meet up with Escondido Creek on the east side of the parcel. Drainage of the site is mostly uncontrolled, flowing directly into the drainage channel or Escondido Creek from the developed portion of the property, and ultimately reaching the Pacific Ocean approximately ½-mile downgradient of the subject site.

The proposed project will alter drainage patterns at the site as a result of the physical modification of the house and its configuration as well as the habitat restoration project aligning the Creek and removal of asphalt driveway.

The proposed project will result in a decrease in the amount of impervious surfaces on the site. The applicant's are proposing to remove the existing asphalt driveway and parking areas and replace it with approximately 5,245 sq. ft. of permeable surface. The existing development footprint will be increased by 632 square feet, primarily as a result of a 400 sq. ft. garage proposed to the north of the existing garage situated over an area of the existing asphalt driveway. The remainder is associated with an 86 foot extension at the southwest portion of the residence and retrenching of small pockets of patio area into the design of the proposed remodel. The Commission notes that this increase in impervious surface may reduce the runoff into Escondido Creek and therefore the removal of asphalt may have a positive impact on drainage and water quality.

Continued use of the site for residential purposes may introduce potential sources of pollutants such as petroleum, household cleaners, and pesticides, as well as accumulated pollutants from rooftops and other impervious surfaces. 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.

Because of the slope of the site and proximity of Escondido Creek in relation to the residence, and the resultant potential for pollutants to enter this coastal stream approximately ½-mile from its terminus at the Pacific Ocean, it is important to adequately control site drainage through runoff detention, velocity reduction, filtration, and/or other best management practices (BMPs). Impacts to water quality 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.

In order to further ensure that runoff is conveyed off-site in a non-erosive manner and to minimize the volume, velocity, and pollutant load of stormwater leaving the developed site thereby ensuring that adverse impacts to coastal water quality do not result from the proposed project, the Commission finds it necessary to require the applicant, through **Special Condition Three (3)**, to submit a drainage and polluted runoff control plan, designed by a licensed engineer, for review and approval by the Executive Director, which incorporates filter elements that intercept and infiltrate or treat the runoff from the site and to assume responsibility for the maintenance of all drainage devices on-site. Such a plan will allow for the infiltration and filtering of runoff from the developed areas of the site, most importantly capturing the initial, "first flush" flows that occur as a result of the first storms of the season. These flows carry the highest concentration of pollutants that have been deposited on impervious surfaces during the dry season. 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 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 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 Three (3), and finds that this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine resource protection policies of the Coastal Act.

Finally, the proposed development includes the installation of a new 2,000 gallon septic tank to replace the existing septic tank that is proposed to be abandoned and overlain by a proposed first story addition. The new tank is proposed approximately 7 feet

southwest of the original fixture (see Exhibit 3). The applicants propose to hookup the new tank to the existing leachfield which will continue to serve the residence. The City of Malibu Environmental Health Department 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 to incorporate and maintain a drainage and polluted runoff control plan, is consistent with Section 30231 of the Coastal Act.

D. Environmentally Sensitive Habitat Area

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 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, and minimizing alteration of natural streams.

Section 30240 states:

- (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.***

Sections 30230 and 30231 of the Coastal Act require that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural 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.

The proposed development and existing single family residence is located in a portion of the subject site designated by the previously certified Los Angeles County Malibu/Santa Monica Mountains Land Use Plan (LUP) as locally disturbed resources.

To assist in the determination of whether a project is consistent with Section 30230, 30231, and 30240 of the Coastal Act, the Commission has, in past Malibu coastal development permit actions, looked to the certified Malibu/Santa Monica Mountains LUP for guidance. The Malibu LUP has been found to be consistent with the Coastal Act and provides specific standards for development along the Malibu coast and within the Santa Monica Mountains. For instance, in concert with Sections 30230, 30231, and 30240 of the Coastal Act, Policy 63 provides that development shall be permitted in ESHAs, DSRs, significant watersheds, and significant oak woodlands, and wildlife corridors in accordance with Table 1 and all other policies of the LUP. Table 1 of the LUP states, in relevant part, that:

- ***In disturbed riparian areas, structures shall be sited minimize removal of riparian trees.***
- ***Removal of native vegetation and grading shall be minimized.***
- ***Site grading shall be accomplished in accordance with stream protection and erosion policies.***

As previously mentioned, the proposed project is located on a developed hillside approximately 1/3-mile north of Pacific Coast Highway in the Malibu area of the Santa Monica Mountains. Drainage of the site is primarily uncontrolled, flowing directly into Escondido Creek, a designated USGS blue line stream, from the developed portion of the property, and ultimately reaching the Pacific Ocean approximately 1/2-mile downgradient of the subject site. The riparian area surrounding Escondido Creek, along the eastern boundary of the subject site, is designated as locally disturbed resources on the Malibu/Santa Monica Mountains Land Use Plan (LUP) maps, and are thus designated as environmentally sensitive habitat. The riparian area along Escondido Creek on the subject site includes mature oak and sycamore trees, though the site has been extensively modified with landscape associated with the existing single family residence.

The applicants are proposing to construct additions totaling 1,342 sq. ft. and remodel an existing 2,603 sq. ft. single-story, single family residence. The proposed project will add 232 sq. ft. to first floor, add new 710 sq. ft. second story, convert existing 623 sq. ft. garage to habitable living area, add new 400 sq. ft. garage, replace existing septic tank, and require 85 cu. yds. of grading (85 cu. yds removal and recompaction). In addition, the applicants propose to restore a 25-foot to 75-foot riparian habitat buffer zone along Escondido Creek.

Limbs from four large native trees, two coast live oak trees and two California sycamore trees, presently overhang the residence (see Exhibit 10). Two large limbs of Sycamore #1 extend over a portion of the area proposed for the second story and garage additions. Limbs of Oak #1 also partially cover this area. The applicants have designed the second floor addition to minimize impacts to these trees by fitting the addition under the overhanging tree, such that the second story does not rise straight from the wall of the first story, on the tree side, but rises at a steep pitch. In addition, the applicants have proposed the garage addition within a paved area of the existing driveway to minimize additional impacts to the trees. Even so, the proposed second story addition encroaches vertically within the oak and sycamore tree canopies, and the garage addition encroaches overland, to the north of the existing residence, further within the driplines of the trees. The additions at the south end of the residence are situated partially within the dripline of oak tree #2 and sycamore #2.

The applicants have confirmed with the arborist that all overhanging limbs require remedial pruning at present, even without the proposed additions. Haphazard cutting and inappropriate heading back from the house have occurred over the course of 50 years, as evidence by the contorted limb structure at the ends of these branches. A number of the overhanging branches present a danger to life and property. The applicants maintain that all pruning of oaks #1 and #2, and sycamore #2 will be limited to restorative and risk remediative pruning only. For sycamore #1, the applicants are proposing to prune to the last lateral branch over the residence to allow second story construction.

The applicants have submitted a Tree Protection Report prepared by J. Scow, dated 6/15/00 to assess the potential adverse effects to the two mature sycamore trees and two mature oak trees on site resulting from the proposed addition. This report makes numerous recommendations regarding work conducted in the ground within the protection zone of the protected trees, footings and foundations, removal of pavement, pruning, construction traffic, construction practices, and adaptation to lawn conversion. The report concludes that all of the potential impacts can be successfully mitigated provided that the recommendations of the arborist are followed carefully.

In direct regard to design of the project, the arborist report recommends that the following guidelines be adhered to in order to minimize impacts to the roots of surrounding trees (J. Scow, 6/15/00):

- ***Pier blocks are preferable to slab-on-grade construction because a raised floor does not interfere with soil gas exchange necessary to healthy root function***
- ***Soil compaction creates an environment which is inherently unfavorable to tree roots. The less area compacted, the better for the tree***
- ***A raised floor with pier blacks and a substantial footing around the perimeter is preferable to a slab-on-grade construction requiring a larger area of soil compaction. Root loss by cutting is ultimately less damaging to coast live oaks than root loss caused by lack of soil oxygen and poor gas exchange.***

The Commission notes that the garage addition, though proposed in an area of existing disturbance and soil compaction, is proposed under the dripline of trees and within the root zone. Furthermore, the Commission recognizes that there may be adverse effects to the trees as a result of disturbance of the root zone. To mitigate for the adverse impact to the rootzone, the Commission imposes **Special Condition Eight (8)** to revise the project plans to construct the garage on a raised foundation, rather than slab-on-grade foundation.

The applicants have submitted a restoration plan to mitigate adverse effects to the oak and sycamore habitat resulting from construction of the project. The plan provides for a 25-foot from top of slope riparian habitat buffer zone along the eastern portion of the property, where Escondido Creek crosses through the subject parcel. The 25-foot riparian habitat buffer zone is expanded to 75 feet in the southern portion of the property. Within the buffer zone, existing native vegetation will be left in place, non-native invasive plants will be removed, and new plants will be limited to native riparian species appropriate to the Santa Monica Mountains. The Plan further provides that the existing asphalt driveway be removed and replaced with permeable surface and that lawn areas within the tree protection zone for oaks will be replaced with native materials compatible with the oak trees. All areas within the tree protection zone for oaks will be covered with mulch.

The Tree Protection Report prepared by J. Scow dated June 15, 2000, includes a number of recommendations to ensure that any adverse effects resulting from the proposed project to the existing oak and sycamore trees on site are minimized and that the proposed habitat restoration efforts are successful. Therefore, **Special Condition Four (4)** requires the applicant to submit a habitat restoration plan and protected tree (sycamore and oak trees) monitoring program to ensure that all recommendations contained in the Tree Protection Report are implemented and that the restoration efforts are successful. Special Condition Four (4) requires the Habitat Protection Plan to identify the species, extent, and location of plant materials proposed in the riparian buffer zone. Special Condition Four (4) also requires the applicant to submit annual reports indicating the success or failure of the restoration effort for a period of five years. If the restoration effort is in part, or in whole, unsuccessful, the applicant shall be required to submit a revised or supplemental restoration program. **Special Condition Five (5)** has been required to ensure that the Restoration Plan will be implemented in accordance with the applicants' proposal.

In addition, the Commission notes that in addition to the pruning of the trees, the construction of the proposed development in close proximity of the protected trees may result in potential adverse impacts to trees on the subject site. In order to ensure that any potential adverse effects to the protected trees on the project site are minimized, **Special Condition Six (6)** requires the applicant to retain the services of an independent biological consultant or arborist to be present on site during all construction activities, including removal of the asphalt driveway. In addition, Special Condition Six

(6) requires the use of protective fencing around all protected trees which may be disturbed during construction activity.

In addition, the proposed project will alter drainage patterns at the site as a result of the physical modification of the house and its configuration as well as the habitat restoration project aligning the Creek and removal of asphalt driveway. These modifications further advance development toward oak and sycamore trees. The Commission recognizes that drainage can contribute to oak tree damage, since adequate drainage away from oak tree trunks is critical to ensure a proper balance of moisture, air, and nutrients to grow and survive. Given that the proposed modifications will alter site drainage and given the proximity of oak resources, the Commission finds that altered runoff patterns and increased impervious surfaces that will result from the proposed development has the potential to adversely impact the surrounding oak tree resources. The article entitled, "Oak Trees: Care and Maintenance," prepared by the Forestry Department of the County of Los Angeles, states:

Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment. The root system is extensive but surprisingly shallow, radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the dripline, is especially important: the tree obtains most of its surface water and nutrients here, as well as conducts an important exchange of air and other gases.

This publication also notes:

Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Due to the alteration of drainage as a result of the proposed project in conjunction with the presence of oak trees and the proximity of Escondido Creek, the Commission finds it necessary to impose **Special Condition Five (5)**, Drainage and Polluted Runoff Control Plan, which requires that runoff shall be directed away from the trunks of oak trees. Implementation of Special Condition Five (5) will ensure that the oak trees on site are protected from drainage changes as a result of the proposed project.

As previously discussed, portions of the subject site have been identified by the Malibu/Santa Monica Mountains LUP as locally disturbed sensitive resources, resources designated as environmentally sensitive habitat. Due to the unique nature of the subject site, the Commission finds that the amount and location of any new development on the subject site is significantly limited by the above mentioned environmental constraints. Therefore, in order to ensure that any future structures, additions, or landscaping that may otherwise be exempt from coastal permit requirements are reviewed by the Commission for consistency with the resource protection policies of the Coastal Act, **Special Condition Seven (7)**, the future development deed restriction, is required.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Sections 30230, 30231, and 30240 of the Coastal Act.

E. 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 applicants. As conditioned, the proposed development will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed development, as conditioned, will not prejudice the City's ability to prepare a Local Coastal Program for Malibu which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

F. California Environmental Quality Act

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

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



Project area

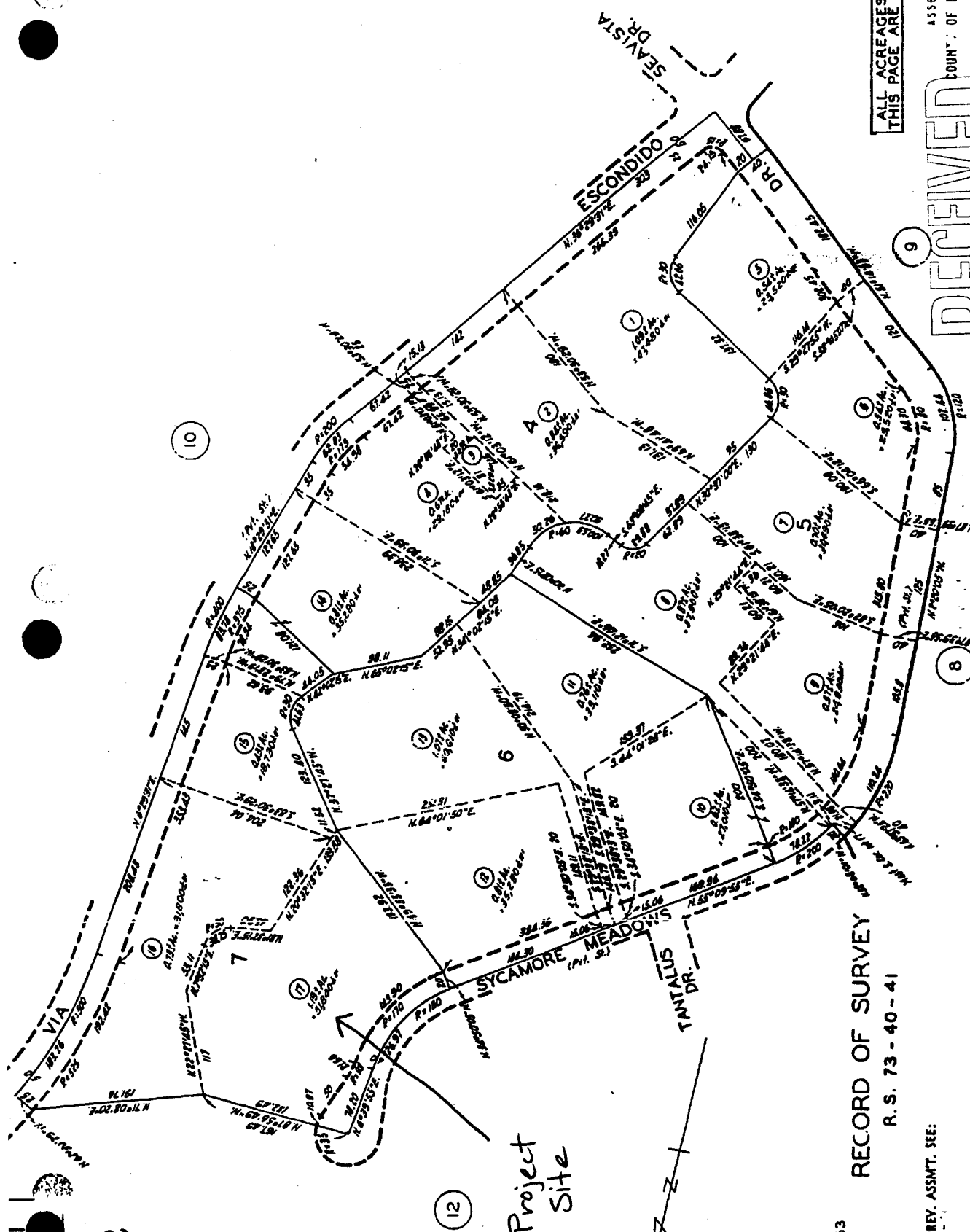
Scale 1: 24,000

Project Location, on Point Dume USGS 7.5' Quadrangle

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EXHIBIT 1
4-00-276
Vicinity Map

1992



ALL ACRESAGES ON THIS PAGE ARE NET

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

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DEC 22 2000

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT

RECORD OF SURVEY

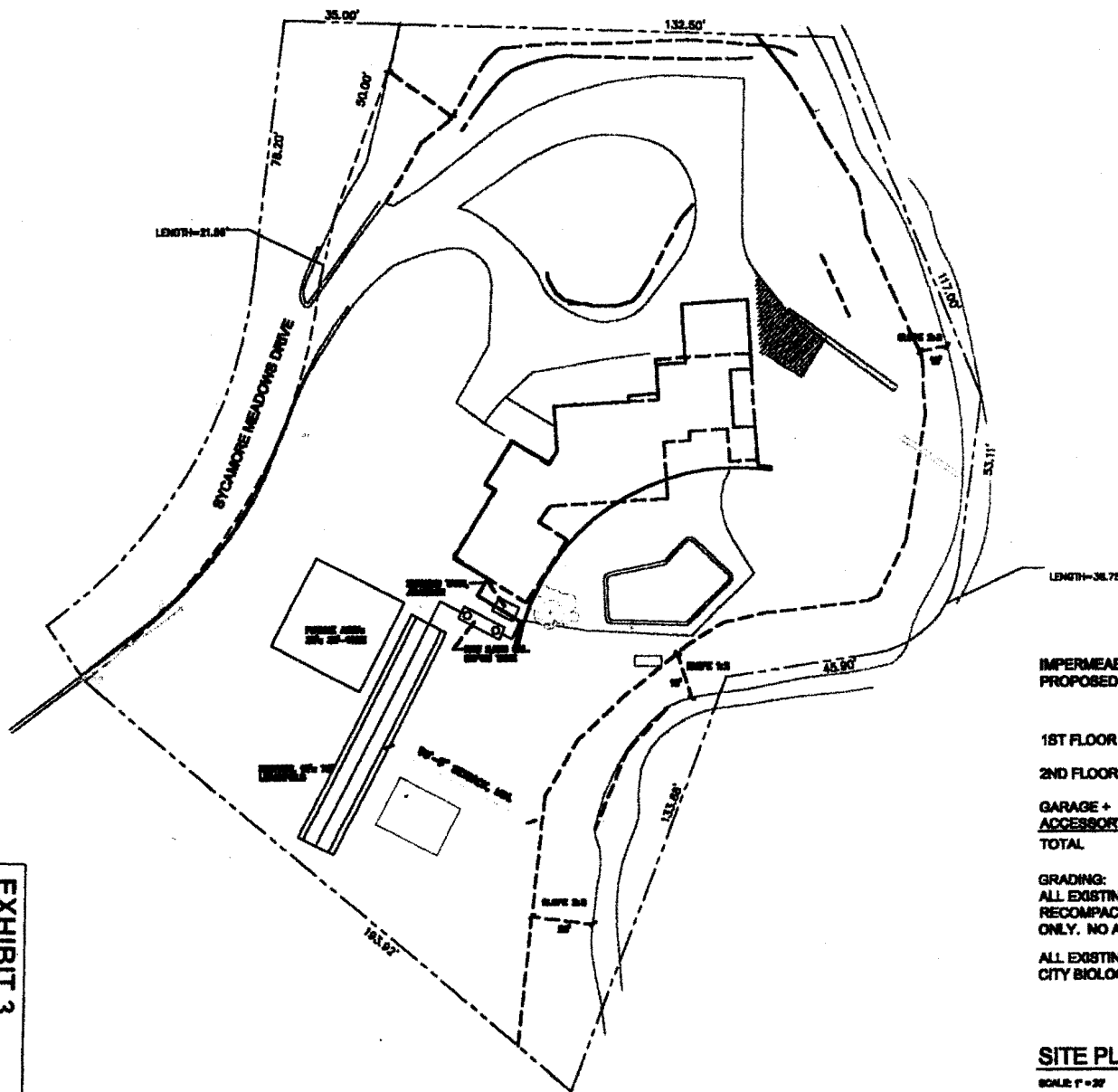
R. S. 73 - 40 - 41

CODE 10853

PREV. ASSM'T. SEE:

EXHIBIT 2
4-00-276
Parcel Map

EXHIBIT 3
 4-00-276
 Site Plan



IMPERMEABLE SURFACE: EXISTING- 11,184 S.F.
 PROPOSED- 11,408 S.F. (21% OF 55,212 S.F. LOT SIZE)

	EXISTING	NEW	PROPOSED
1ST FLOOR	1,980 S.F.	865 S.F.	2,845 S.F.
2ND FLOOR	0 S.F.	710 S.F.	710
GARAGE + ACCESSORY	943 S.F.	-223 S.F.	720
TOTAL	2,923 S.F.	1,342 S.F.	4,265 S.F.

GRADING:
 ALL EXISTING GRADES AND DRAINAGE TO REMAIN; REMOVAL + RECOMPACTION WITHIN EXISTING + PROPOSED FOOTPRINTS ONLY. NO ALTERATION OF EXISTING LANDFORMS.

ALL EXISTING TREES AND LANDSCAPE TO REMAIN, EXCEPT AS PER CITY BIOLOGIST. SEE TREE PROTECTION PLAN, SHEET L-1.0

SITE PLAN
 SCALE: 1" = 30'

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 DEC 22 2010

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 COASTAL COMMISSION
 SOUTH CENTRAL COAST DISTRICT

GILSON RESIDENCE
 8314 SYCAMORE
 MALibu, California

the albert group Architects
 3000 Hollywood Boulevard, Suite 500, Culver City, California 90230
 Tel: (310) 547-3863 Fax: (310) 547-8776
 Street: THE SITE LANDSCAPE PLAN

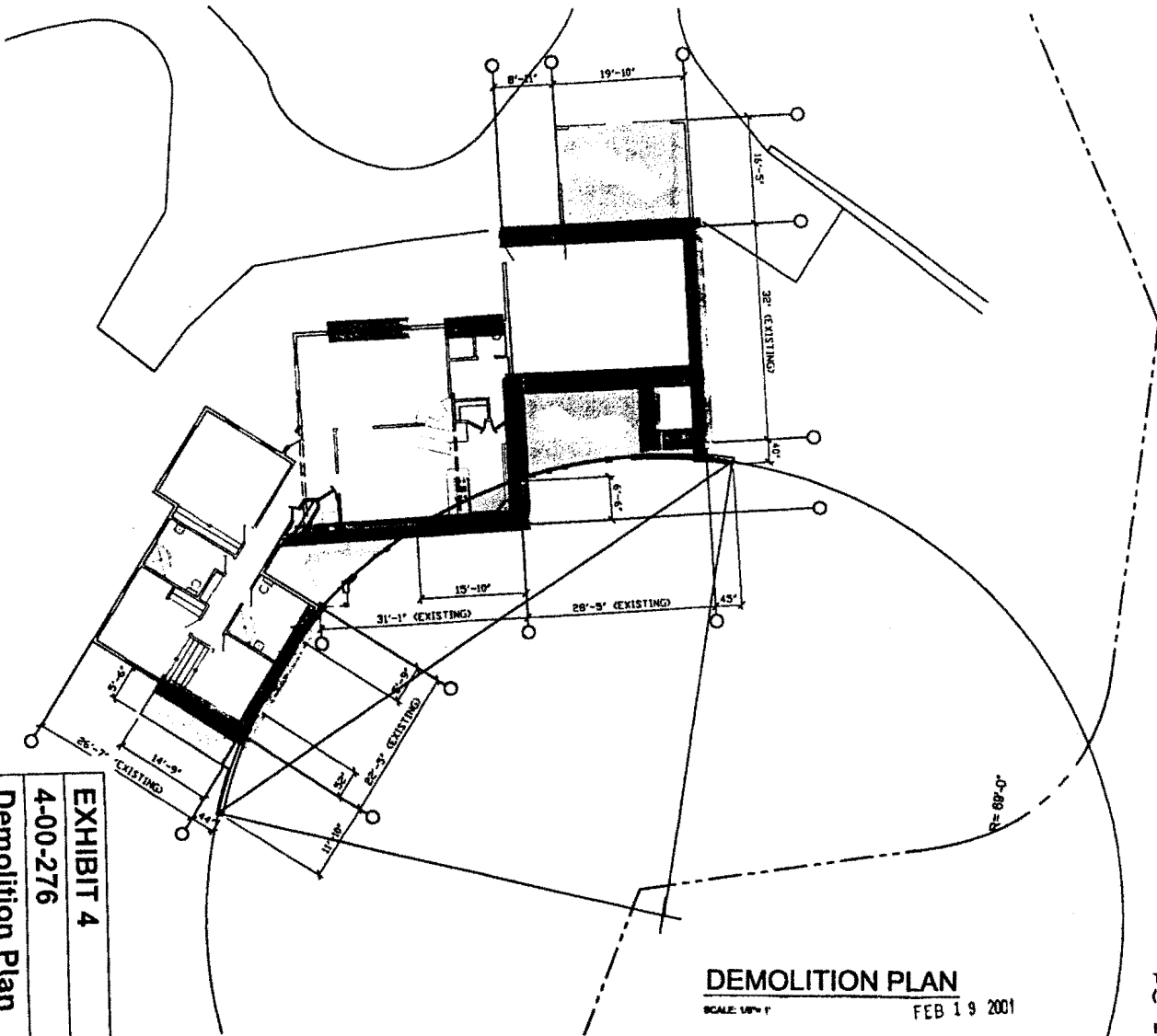
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



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FEB 21 2001

CALIFORNIA
COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT



LEGEND

-  PERIMETER WALLS TO BE REMOVED
-  WALLS TO BE REMOVED
-  WALLS TO REMAIN
-  EXISTING AREA
-  ADDITIONAL AREA

TOTAL EXISTING PERIMETER WALLS: 414 LIN.FT.
(E) PERIMETER WALLS REMOVED: 183 LIN.FT.

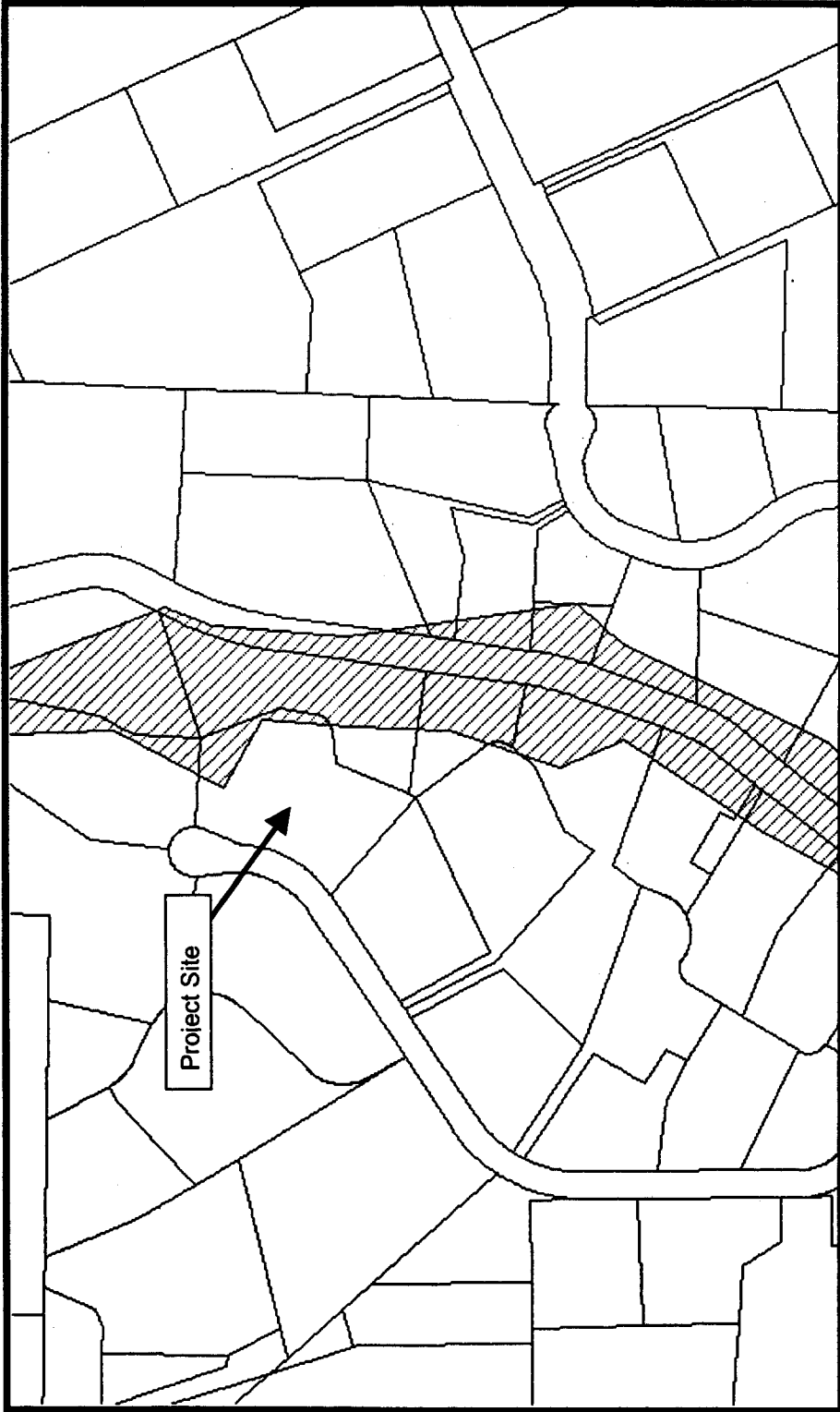
PERCENTAGE OF WALLS REMOVED: 44%
(INCLUDES NEW WALLS REBUILT IN SAME LOCATION)

DEMOLITION PLAN

SCALE: 1/8" = 1' FEB 19 2001

EXHIBIT 4
4-00-276
Demolition Plan

<p>the albert group Architects Stephen M. Albert, AIA, C-1412 3355 Highway 101, Suite 200, Carpinteria, CA 93013 Tel: (805) 481-1888 Fax: (805) 481-9778 Sheet Title: DEMO PLAN</p>				
<p>Gilson Residence Addition & Remodel 8314 Sycamore Malibu, California</p>				



Environmentally Sensitive Habitat Areas (ESHA)


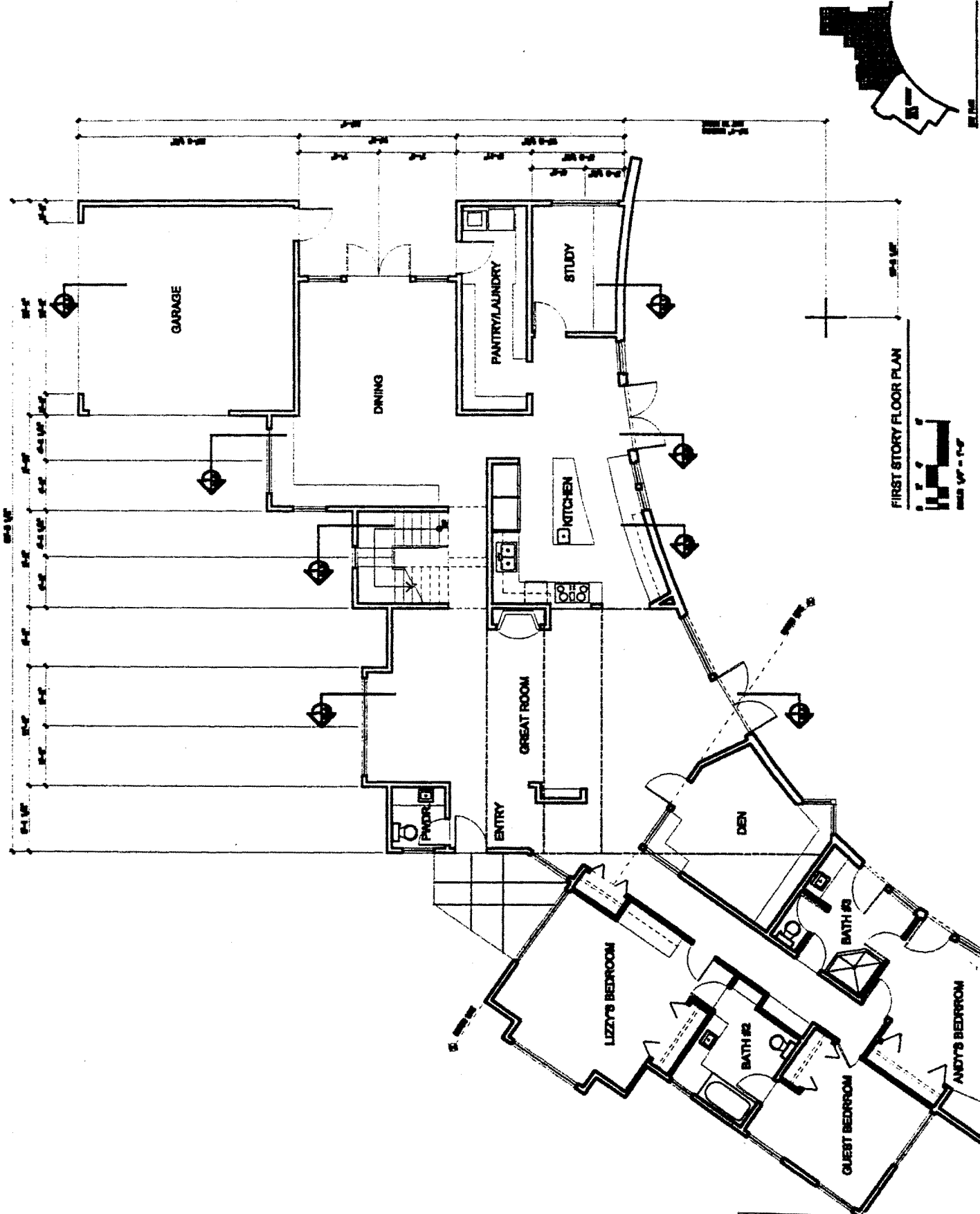
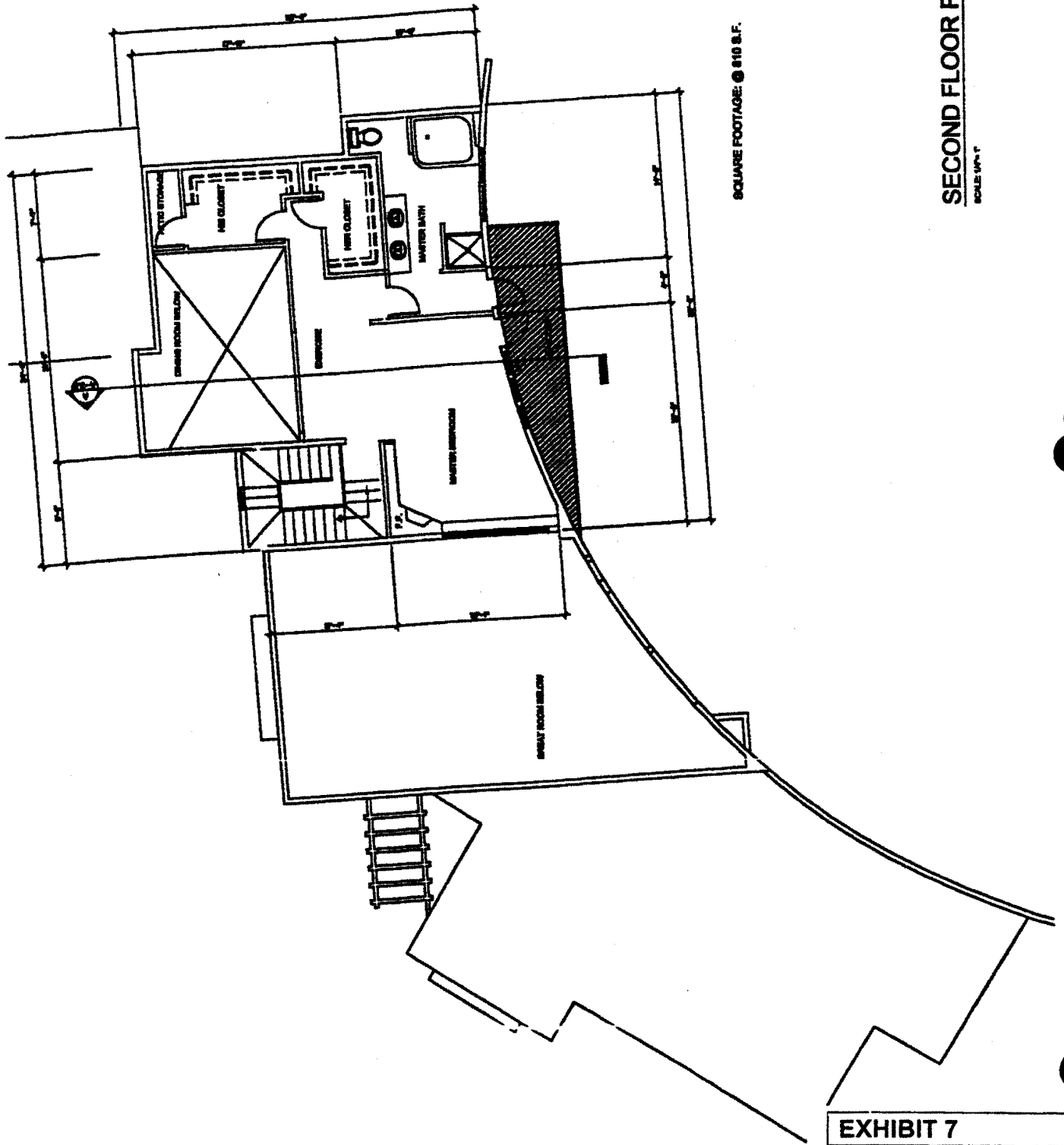
 Locally Disturbed Sensitive Resources

EXHIBIT 5
4-00-276
LUP Map Designations



FIRST STORY FLOOR PLAN

EXHIBIT 6
 4-00-276
 Ground Floor Plan



SQUARE FOOTAGE: 810 S.F.

SECOND FLOOR PLAN

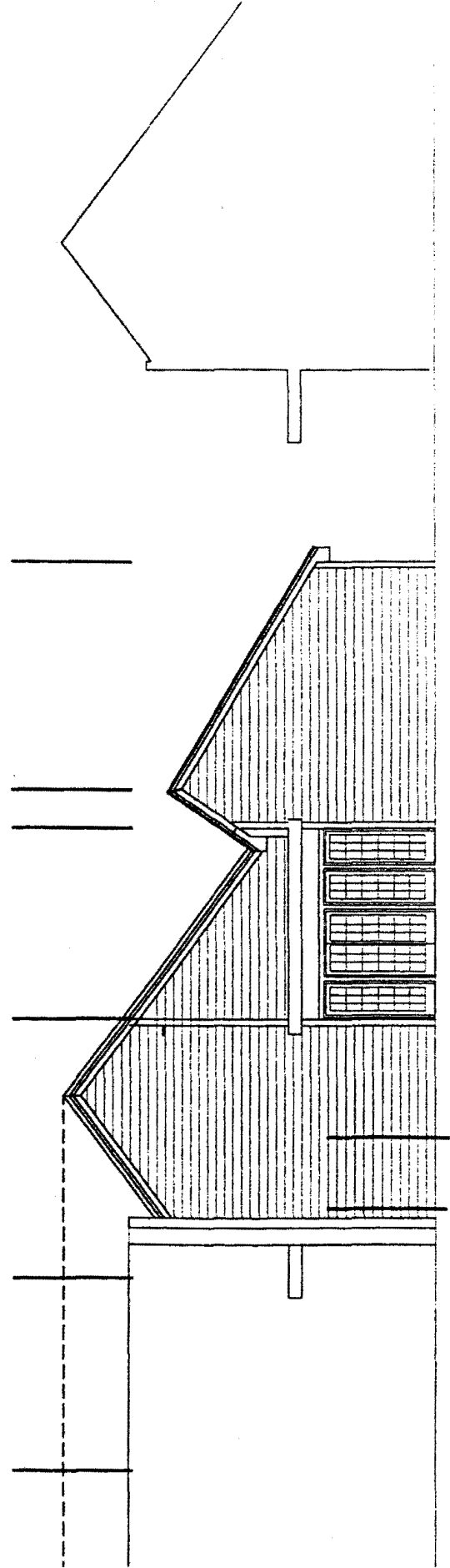
SCALE: 1/4" = 1'-0"

DATE	10/10/00
BY	ALB
CHECKED	ALB
SCALE	AS SHOWN
PROJECT	CLAYTON RESIDENCE
NO.	4-00-276
SHEET	8 OF 10

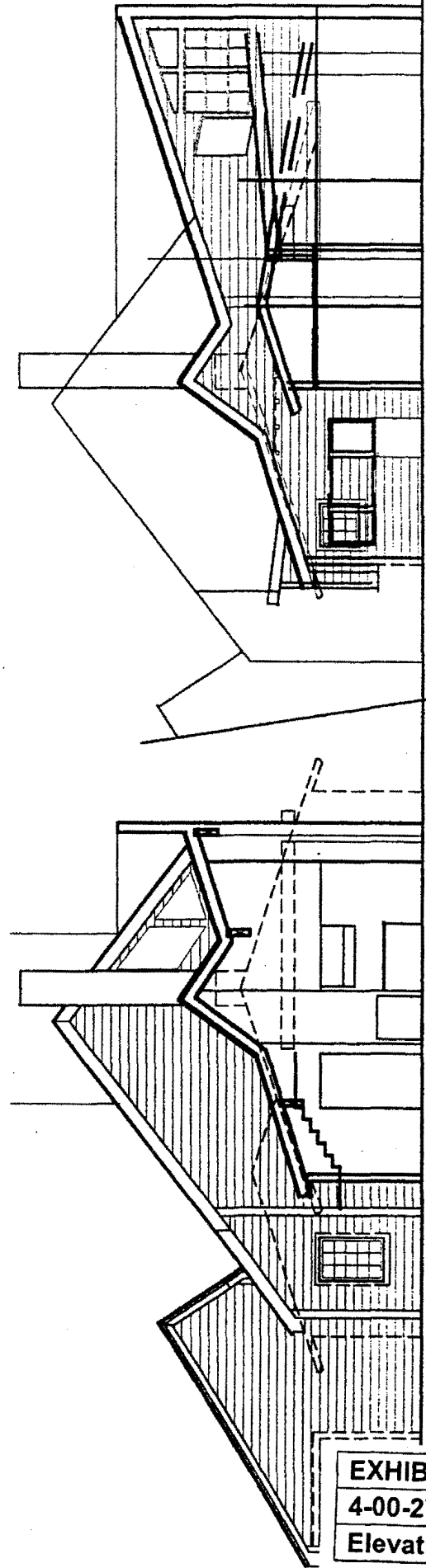
the albert group
 Architects
 2000 N. 1st St., Suite 200
 San Jose, CA 95131
 TEL: (415) 435-8800 FAX: (415) 435-8776

Clayton Residence Addition & Remodel
 6314 Oceanfront
 Malibu, California

NO.	1
DATE	10/10/00
BY	ALB
CHECKED	ALB
SCALE	AS SHOWN
PROJECT	CLAYTON RESIDENCE
NO.	4-00-276
SHEET	8 OF 10

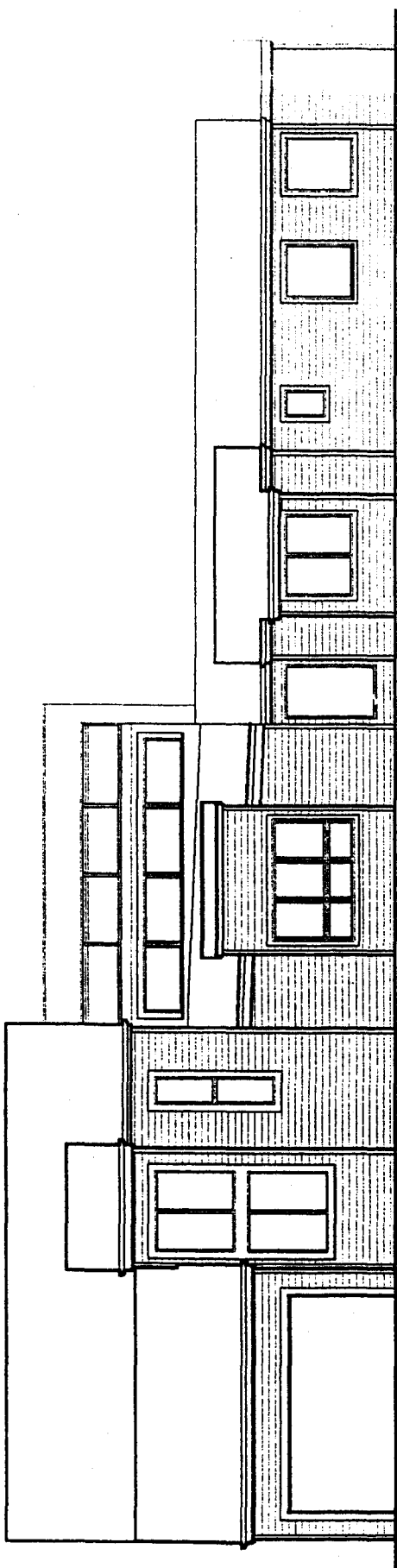


EAST ELEVATION

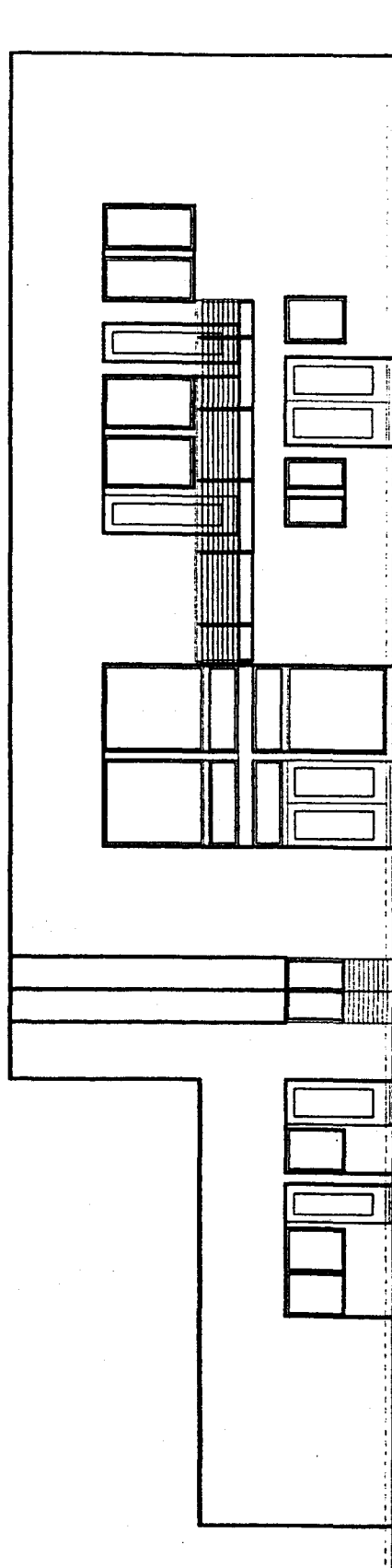


WEST SECTION ELEVATION

EXHIBIT 8
 4-00-276
 Elevations



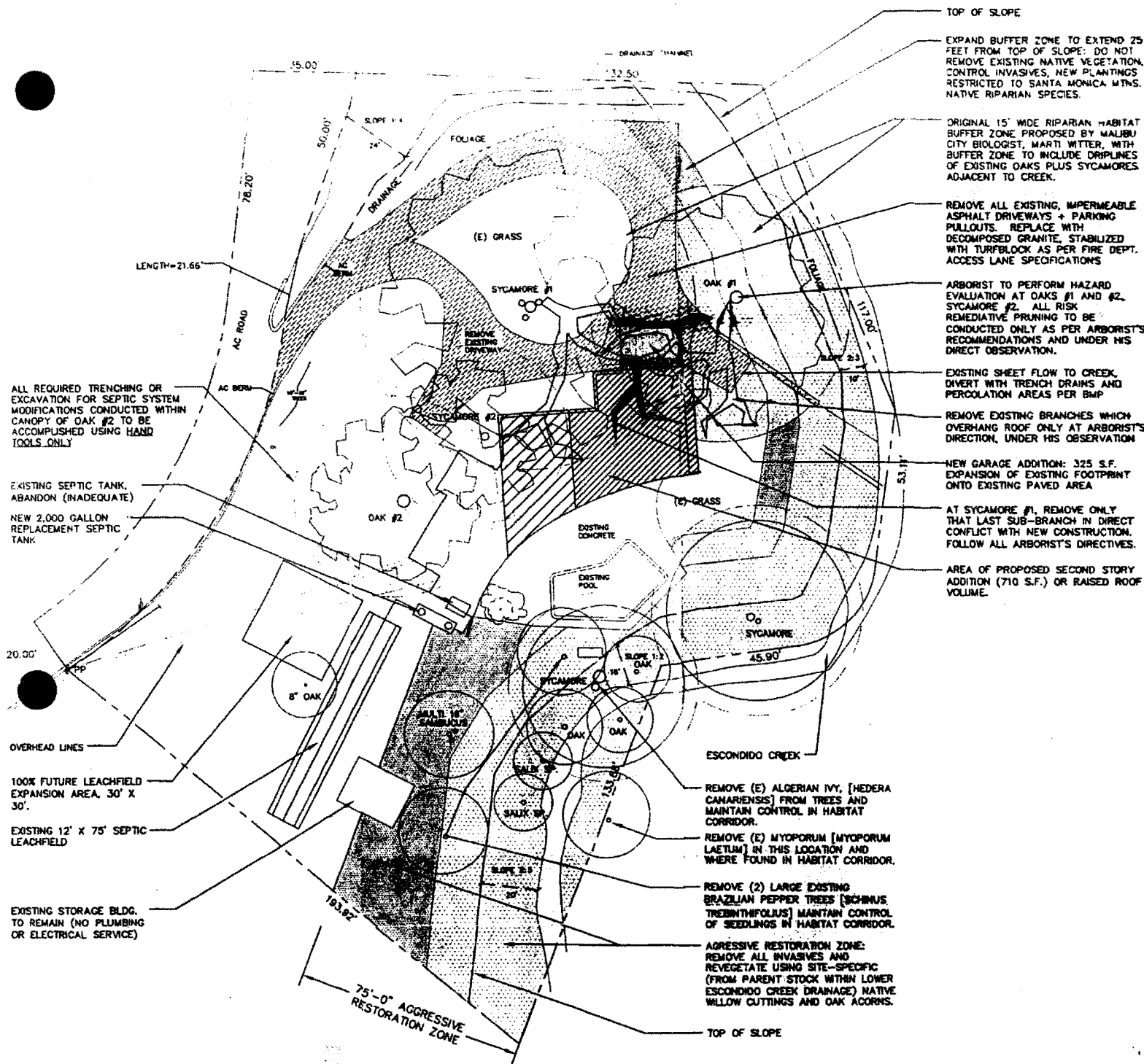
NORTH ELEVATION



SOUTH ELEVATION



EXHIBIT 9
 4-00-276
 Elevations



EXPAND BUFFER ZONE TO EXTEND 25 FEET FROM TOP OF SLOPE; DO NOT REMOVE EXISTING NATIVE VEGETATION, CONTROL INVASIVES, NEW PLANTINGS RESTRICTED TO SANTA MONICA MTS. NATIVE RIPARIAN SPECIES.

ORIGINAL 15' WIDE RIPARIAN HABITAT BUFFER ZONE PROPOSED BY MALIBU CITY BIOLOGIST, MARTI WITTER, WITH BUFFER ZONE TO INCLUDE DRYPINES OF EXISTING OAKS PLUS SYCAMORES ADJACENT TO CREEK.

REMOVE ALL EXISTING, IMPERMEABLE ASPHALT DRIVEWAYS + PARKING PULLOUTS. REPLACE WITH DECOMPOSED GRANITE, STABILIZED WITH TURFBLOCK AS PER FIRE DEPT. ACCESS LANE SPECIFICATIONS

ARBORIST TO PERFORM HAZARD EVALUATION AT OAKS #1 AND #2, SYCAMORE #2. ALL RISK REMEDIATIVE PRUNING TO BE CONDUCTED ONLY AS PER ARBORIST'S RECOMMENDATIONS AND UNDER HIS DIRECT OBSERVATION.

EXISTING SHEET FLOW TO CREEK, DIVERT WITH TRENCH DRAINS AND PERCOLATION AREAS PER BMP

REMOVE EXISTING BRANCHES WHICH OVERHANG ROOF ONLY AT ARBORIST'S DIRECTION, UNDER HIS OBSERVATION

NEW GARAGE ADDITION: 325 S.F. EXPANSION OF EXISTING FOOTPRINT ONTO EXISTING PAVED AREA

AT SYCAMORE #1, REMOVE ONLY THAT LAST SUB-BRANCH IN DIRECT CONFLICT WITH NEW CONSTRUCTION, FOLLOW ALL ARBORIST'S DIRECTIVES.

AREA OF PROPOSED SECOND STORY ADDITION (710 S.F.) OR RAISED ROOF VOLUME.

ALL REQUIRED TRENCHING OR EXCAVATION FOR SEPTIC SYSTEM MODIFICATIONS CONDUCTED WITHIN CANOPY OF OAK #2 TO BE ACCOMPLISHED USING HAND TOOLS ONLY

EXISTING SEPTIC TANK, ABANDON (INADEQUATE)
NEW 2,000 GALLON REPLACEMENT SEPTIC TANK

20.00'

OVERHEAD LINES

100% FUTURE LEACHFIELD EXPANSION AREA, 30' X 30'

EXISTING 12' X 75' SEPTIC LEACHFIELD

EXISTING STORAGE BLDG. TO REMAIN (NO PLUMBING OR ELECTRICAL SERVICE)

REMOVE (E) ALGERIAN IVY, [HEDERA CANARIENSIS] FROM TREES AND MAINTAIN CONTROL IN HABITAT CORRIDOR.

REMOVE (E) MYOPORUM [MYOPORUM LAETUM] IN THIS LOCATION AND WHERE FOUND IN HABITAT CORRIDOR.

REMOVE (2) LARGE EXISTING BRAZILIAN PEPPER TREES [SCHINUS TREBINTHIFOLIUS] MAINTAIN CONTROL OF SEEDLINGS IN HABITAT CORRIDOR.

AGGRESSIVE RESTORATION ZONE: REMOVE ALL INVASIVES AND REVEGETATE USING SITE-SPECIFIC (FROM PARENT STOCK WITHIN LOWER ESCONDIDO CREEK DRAINAGE) NATIVE WILLOW CUTTINGS AND OAK ACORNS.

EXHIBIT 10
4-00-276
Habitat Protection Plan

