

CALIFORNIA COASTAL COMMISSION

TH CENTRAL COAST AREA
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Hearing Date: 9/11-14/01
Commission Action:



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STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-01-020
APPLICANT: Kenneth & Gloria Norland
AGENT: Tom Leishman
PROJECT LOCATION: 1280 Latigo Canyon Road, Malibu (Los Angeles County)

PROJECT DESCRIPTION: Proposal to construct new two story, 25 ft. above grade, 4,443 sq. ft. single family residence with attached 660 sq. ft. garage, retaining walls, and detached 500 sq. ft. green house, install new septic system and two 15,000 gallon water tanks, widen and pave existing driveway, perform 560 cu. yds. grading (280 cu. yds. cut and 280 cu. yds. fill) and request after-the-fact approval for an existing water well.

Lot area	9.52 acres
Building coverage	5,263 sq. ft.
Pavement coverage	3,000 sq. ft.
Landscape coverage	1,000 sq. ft.
Height Above Finished Grade	25 ft.
Parking spaces	3

LOCAL APPROVALS RECEIVED: County of Los Angeles Department of Regional Planning, Approval in Concept, September 14, 2000; County of Los Angeles Environmental Health Services, Sewage Disposal System Design Approval, January 24, 2001; County of Los Angeles Fire Department, Preliminary Fuel Modification Plan Approval, April 17, 2001; County of Los Angeles Fire Department, Fire Prevention Engineering Approval, October 12, 2000; County of Los Angeles Department of Health Services, Well Permit, April 24, 1989.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu/Santa Monica Mountains Land Use Plan; "Geotechnical Site Investigation and Deep Percolation Testing," Gorian & Associates, Inc., September 29, 2000; "Revised Percolation Test Calculations," Gorian & Associates, Inc., October 19, 2000; "Supplemental Report for Deep Percolation Testing," Gorian & Associates, Inc., November 8, 2000.

Summary of Staff Recommendation

Staff recommends *approval* of the proposed project with **eight (8) special conditions** regarding (1) geologic recommendations, (2) drainage and polluted runoff control, (3) landscaping and erosion control, (4) assumption of risk, (5) color restriction, (6) future improvements, (7) condition compliance, and (8) revised plans.

I. Staff Recommendation

MOTION: *I move that the Commission approve Coastal Development Permit No. 4-01-020 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.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

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

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

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

III. Special Conditions

1. Plans Conforming to Geologic Recommendations

All recommendations contained in the Geotechnical Site Investigation and Deep Percolation Testing dated September 29, 2000 prepared by Gorian & Associates, Inc. shall be incorporated into all final design and construction including *foundations, grading, sewage disposal and drainage*. Final plans must be reviewed and approved by the project's consulting geotechnical engineer and geologist. *Prior to issuance of the coastal development permit*, the applicant shall submit, for review and approval by the Executive Director, two sets of plans with evidence of the consultant's review and approval of all project plans.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, sewage disposal 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.

2. Drainage and Polluted Runoff Control Plans

Prior to the Issuance of the Coastal Development Permit, the applicants shall submit to the Executive Director for review and written approval, two 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 geotechnical engineer and geologist to ensure the plan is in conformance with consultant'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 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.

3. Landscaping and Erosion Control Plans

Prior to issuance of a coastal development permit, the applicants shall submit two 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 geotechnical engineering and geologic consultant to ensure that the plans are in conformance with the consultant's recommendations. The plans shall identify the species, extent, and location of all plant materials and shall incorporate the following criteria:

a. Landscaping Plan

- (1) All graded and disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the certificate of occupancy for the residence. 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 plant 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. Plantings 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) Vertical landscape elements shall be included in the landscape plan that are designed, upon attaining maturity, to screen the residence to minimize impacts of the development on public views from Latigo Canyon Road located south of the site (Exhibit 3).
- (4) 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.
- (5) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal

Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.

- (6) 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 measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.
- (3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with 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.
- (4) In addition to other fencing/flagging requirements, as set forth in subparagraph 1) above, the plan shall require the placement of temporary protective fencing around the protected zones of the oak canopies within or adjacent to the construction area that may be disturbed during construction or grading activities (Exhibit 5). No construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas or within the protected zones of any on site oak trees.

c. Monitoring

Five years from the date of the receipt of the Certificate of Occupancy for the residence the applicants shall submit for the review and approval of the Executive Director, a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this Special Condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

If the landscape monitoring report indicates the landscaping is not in conformance with or has failed to meet the performance standards specified in the landscaping plan approved pursuant to this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

4. Assumption of Risk, Waiver of Liability and Indemnity

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from fire, landsliding, earth movement, and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- B. *Prior to issuance of a 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.

5. Color Restriction

Prior to the issuance of the coastal development permit, the applicant shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of coastal development permit no. 4-01-020. The palette samples shall be presented in a format not to exceed 8½" X 11" X ½" in size. The palette shall include the colors proposed for the roof, trim, exterior surfaces, driveways, retaining walls, or other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones. All windows shall be comprised of non-glare glass.

The approved structures shall be colored with only the colors and window materials authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing or new windows may only be applied to the structures authorized by coastal development permit no. 4-01-020 if such changes are specifically authorized by the Executive Director as complying with this special condition.

Prior to the issuance 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 structures 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.

6. Future Improvements

This permit is only for the development described in Coastal Development Permit No. 4-01-020. Pursuant to Title 14 California Code of Regulations §13250 (b)(6), the exemptions otherwise provided in Public Resources Code §30610 (a) shall not apply to the entire parcel. Accordingly, any future structures, future improvements, or change in intensity of use to the permitted structures approved under Coastal Development Permit No. 4-01-020, and any grading, clearing or other disturbance of vegetation, other than as provided for in the approved fuel modification, landscape and erosion control plan prepared pursuant to Special Condition No. Three (3), shall require an amendment to Permit No. 4-01-020 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 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. Condition Compliance

Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

8. Revised Plans

Prior to issuance of the coastal development permit, the applicant shall submit, for the review and approval of the Executive Director, revised project plans, which show that the proposed greenhouse is deleted or that it is relocated or otherwise modified such that it does not require fuel modification which extends beyond that necessary to protect the proposed single family residence.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and Background

The applicant is proposing to construct new two story, 25 ft. above grade, 4,443 sq. ft. single family residence with attached 660 sq. ft. garage, retaining walls, and detached 500 sq. ft. green house, install new septic system and two 15,000 gallon water tanks, widen and pave existing driveway, perform 560 cu. yds. grading (280 cu. yds. cut and 280 cu. yds. fill) and request after-the-fact approval for an existing water well (Exhibits 4-8).

The subject property is a nearly rectangular parcel except for the southern border, which follows the curve of Latigo Canyon Road, and encompasses approximately 10 acres (Exhibit 2). The parcel is located along the north side of Latigo Canyon Road, east of Kanan Dume Road (Exhibit 1). Access to the lot is via an existing unimproved gently ascending dirt road off Latigo Canyon Road. Other development that currently exists at the site includes a graded pad at the end of the dirt road and a dirt garden path, which extends past the pad, all of which were developed prior to the Coastal Act, as well as, a water well that was installed more recently without the benefit of a coastal development permit (Exhibit 5).

Topographically, the property is located on a bedrock ridge spur with an ascending natural slope to the north of the building pad on the order of 400 feet high. Total relief on the subject property is on the order of 300 feet. There are seasonal weeds and grasses on the pad area and the hillside sustains a dense growth of native plants and chaparral. There are oak trees on the property including one at the eastern end of the building pad (Exhibit 5). No environmentally sensitive habitat area exists on the site, however, the site is located just north of a wildlife migration corridor area and a blue line stream (Exhibit 3). The proposed project site is located along Latigo Canyon Road, which is a scenic area and can be viewed from various points along Latigo Canyon Road. In addition, the proposed project is located upslope and north of Newton Canyon Hillside, which is a designated scenic element in the Malibu/Santa Monica Mountains LUP.

B. Geology and Wildfire Hazard

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

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, 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.

Geology

Section 30253 of the Coastal Act mandates that new development be sited and designed to provide geologic stability and structural integrity, and minimize risks to life and property in areas of high geologic, flood, and fire hazard. As previously described, the proposed project includes a new two story, 25 ft. above grade, 4,443 sq. ft. single family residence with attached 660 sq. ft. garage, retaining walls, and detached 500 sq. ft. green house, installation of a new septic system and two 15,000 gallon water tanks, widening and paving the existing driveway, 560 cu. yds. grading (280 cu. yds. cut and 280 cu. yds. fill) and request for after-the-fact approval for an existing water well.

The applicant has submitted a Geotechnical Site Investigation and Deep Percolation Testing dated September 29, 2000 prepared by Gorian & Associates, Inc., which evaluates the geologic stability of the subject site in relation to the proposed development. Based on their evaluation of the site's geology and the proposed development the consultant has found that the project site is suitable for the proposed project. This Geotechnical Site Investigation states:

It is the opinion of this office that if the project is constructed in accordance with our recommendations and properly maintained, (1) the proposed structure will be safe against hazard from landslide, settlement, or slippage, and that (2) the proposed building or grading construction will have no adverse effect on the geologic stability of property outside the building site.

The geotechnical engineering consultant concludes that the proposed development is feasible and will be free from geologic hazard provided their recommendations are incorporated into the proposed development. The Geotechnical Site Investigation and Deep Percolation Testing dated September 29, 2000 prepared by Gorian & Associates, Inc. contain several recommendations to be incorporated into project construction, design, sewage disposal and drainage to ensure the stability and geologic safety of the proposed project site and adjacent property. To ensure that the recommendations of the consultant have been incorporated into all proposed development the Commission, as specified in **Special Condition No. One (1)**, requires the applicant to submit project plans certified by the consulting geotechnical engineer as conforming to all structural and site stability recommendations for the proposed project. Final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes to the proposed development, as approved by the Commission, which may be recommended by the consultant shall require an amendment to the permit or a new coastal development permit.

Despite the consulting geologist's assurance that the project is optimally designed for long term stability, certain characteristics of the site raise concern. The steepness of the site requires retaining walls along the southern and northern edges of the building pad. In addition, the drainage of the natural slope above the building pad will generally be via sheet flow to the drainage ravines to the east and west of the ridge spur above the proposed residence location, however, a triangular area on the hillside drains towards the proposed retaining walls and residence. According to the consulting geotechnical engineer, there could be periods of heavy runoff or erosion of the minor topsoil on the slope within the triangular area directly above the proposed residence, therefore, an impact or deflection wall is recommended for the toe of the slope ascending above the residence (Exhibit 5). The Commission must address those factors

as they pose a risk that cannot be completely eliminated and may unavoidably endanger the proposed development.

The Commission notes that because there remains some inherent risk in building on steeply sloping sites due to the reasons discussed above and 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 the associated risks as required by **Special Condition No. Four (4)**. This responsibility is carried out through the recordation of a deed restriction. The assumption of risk deed restriction, when recorded against the property, will show that the applicant is aware of and appreciates the nature of the hazards which exist on the site and which may adversely affect the stability or safety of the proposed development and agrees to assume any liability for the same.

Controlling and diverting run-off in a non-erosive manner from the proposed structures, impervious surfaces, and building pad will also add to the geologic stability of the project site. Therefore, in order to minimize erosion and ensure stability of the project site, and to ensure that adequate drainage and erosion control is included in the proposed development, the Commission requires the applicants to submit drainage and erosion control plans certified by the geotechnical engineer, as specified in **Special Conditions No. Two and Three (2 & 3)**.

The Commission also finds that landscaping of graded and disturbed areas on the subject site will serve to stabilize disturbed soils, reduce erosion and thus enhance and maintain the geologic stability of the site. Therefore, **Special Condition No. Three (3)** requires the applicant to submit landscaping plans certified by the consulting geotechnical engineer as in conformance with their recommendations for landscaping of the project site. Special Condition No. Three also requires the applicant to utilize and maintain native and noninvasive plant species compatible with the surrounding area for landscaping the project site.

Finally, Invasive and non-native plant species are generally characterized as having a shallow root structure in comparison with their high surface/foilage weight. The Commission notes that non-native and invasive plant species with high surface/foilage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the stability of the project site. Native species, alternatively, tend to have a deeper root structure than non-native and invasive species, and once established aid in preventing erosion. Therefore, the Commission finds that in order to ensure site stability, all slopes and disturbed and graded areas of the site shall be landscaped with appropriate native plant species, as specified in **Special Condition No. Three (3)**.

The Commission finds that the proposed project, as conditioned, will serve to minimize potential geologic hazards of the project site and adjacent properties.

Wildfire

The proposed project is located in the Santa Monica Mountains, an area subject to an extraordinary potential for damage or destruction from wild fire. Typical vegetation in the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, *Terrestrial Vegetation of California*, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for, frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate

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

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through **Special Condition No. Four (4)**, the assumption of risk, waiver of liability and indemnity, 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 No. Four, the applicant also agrees to indemnify the Commission, its officers, agents and employees against any and all expenses or liability arising out of the acquisition, design, construction, operation, maintenance, existence, or failure of the permitted project.

For the reasons set forth above, the Commission finds that, as conditioned, the proposed project is consistent with §30253 of the Coastal Act.

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, and 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:

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 proposed project includes a new two story, 25 ft. above grade, 4,443 sq. ft. single family residence with attached 660 sq. ft. garage, retaining walls, and detached 500 sq. ft. green house, installation of a new septic system and two 15,000 gallon water tanks, widening and paving the existing driveway, 560 cu. yds. grading (280 cu. yds. cut and 280 cu. yds. fill) and request for after-the-fact approval for an existing water well.

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.

The proposed project site is located just north of and upslope from a designated blueline stream. 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 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 No. Two (2)**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act.

Furthermore, interim erosion control measure 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 No. Three (3)** is necessary to ensure the proposed development will not adversely impact water quality or coastal resources.

Finally, the proposed development includes the installation of an on-site private sewage disposal system to serve the residence. The applicant's environmental health specialist performed infiltration tests. The County of Los Angeles 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, is consistent with Section 30231 of the Coastal Act.

D. Visual Resources

Section 30251 of the Coastal Act states that:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to

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

The proposed project site is located on Latigo Canyon Road, east of Kanan Dume Road in a sparsely developed area of the Santa Monica Mountains. To assess potential visual impacts of projects to the public, the Commission typically investigates publicly accessible locations from which the proposed development is visible, such as beaches, parks, trails, and scenic highways. The proposed project includes minimal grading as the building pad was created prior to the Coastal Act. The proposed grading is required to widen the driveway according to Fire Department safety standards, to slightly lower the building pad and to install retaining walls to support the development on the pad. The proposed development is located on an existing level pad. The proposed development will be consistent with development existing in surrounding areas of the project site, however, the property is located on Latigo Canyon Road and just north of the Newton Canyon Hillside, a designated scenic element in the Malibu/Santa Monica Mountains LUP. The slopes on the south side of Newton Canyon Road are covered with a richly textured, dense stand of oaks and are highly visible from Latigo Canyon Road. The Commission has, in past decisions, required that development visible from scenic roads or other public areas minimize impacts to visual resources. Due to the highly visible nature of the proposed development from public scenic vistas, the Commission finds it necessary to require mitigation measures to minimize visual impacts associated with development of the project site.

As previously described, the proposed project includes a new two story, 25 ft. above grade, 4,443 sq. ft. single family residence with attached 660 sq. ft. garage, and detached 500 sq. ft. green house, installation of a new septic system and two 15,000 gallon water tanks, widening and paving the existing driveway, 560 cu. yds. grading (280 cu. yds. cut and 280 cu. yds. fill) and request for after-the-fact approval for an existing water well. The project also includes retaining walls along the southern and northern edges of the building pad as well as a 5 ft. high deflection or impact wall upslope from the northern retaining wall for geologic purposes as discussed above. As mentioned earlier, the proposed residence is located on an existing level pad and the proposed grading will serve to widen the driveway for safety standards, to slightly lower and enlarge the pad, and install retaining walls to support the residence. The retaining walls proposed north of the residence are 12 feet high maximum and will not be visible due to the design of the residence, which is located in front of the walls and blocks the views from Latigo Canyon Road. The walls proposed at the southern edge of the pad, however, are 6 feet high maximum and will be visible from the road due to their location south of and downslope from the residence. The visual impacts from the residence and southern retaining walls can be effectively minimized via environmentally compatible coloration and landscape screening.

In order to soften the visual impacts of the proposed development in a scenic area, the Commission finds it necessary to require the applicant to record a deed restriction providing specific limitations on the materials and colors acceptable for the development on the subject site, as specified in **Special Condition No. Five (5)**. These restrictions generally limit colors to natural tones that will blend with the background of the environment and require the use of non-glare glass. White and bright tones are not acceptable. If fully implemented by present and future owners of the proposed residence, Special Condition No. Five will ensure that

development of the site will be as visually unobtrusive to visual resources of the area as possible.

Visual impacts associated with the proposed structures from the scenic road, can be further reduced by the use of appropriate and adequate landscaping. **Special Condition No. Three (3)**, the landscaping plan, requires that vertical screening elements be incorporated into the landscape plan to soften views of the proposed residence and associated structures from Latigo Canyon Road. In addition, Special Condition No. Three requires the applicant to prepare a landscape plan relying mostly on native, noninvasive plant species to ensure that the vegetation on site remains visually compatible with the native flora of surrounding areas. The implementation of Special Condition No. Three, therefore, will help to partially screen and soften the visual impact of the development as seen from the scenic road. In order to ensure that the final approved landscaping plans are successfully implemented, Special Condition No. Three also requires the applicant to revegetate all disturbed areas in a timely manner, and includes a monitoring component, to ensure the successful establishment of all newly planted and landscaped areas over time.

Finally, regarding future developments or improvements, certain types of development on the property, normally associated with a single family residence which might otherwise be exempt, have the potential to impact scenic and visual resources in this area. It is necessary to ensure that future development or improvements normally associated with the entire property, which might otherwise be exempt, are reviewed by the Commission for compliance with the scenic resource policy, §30251 of the Coastal Act. **Special Condition No. Six (6)** the future development deed restriction, will ensure that the Commission will have the opportunity to review future projects for compliance with §30251 of the Coastal Act.

Therefore the Commission finds that, as conditioned, the proposed development will minimize adverse impacts to scenic public views in this area of the Santa Monica Mountains, and is consistent with §30251 of the Coastal Act.

E. 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 states:

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

Section 30240 of the Coastal Acts states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those 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 those areas, and shall be compatible with the continuance of those habitat and recreation 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 means such as 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, §30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values.

To assist in the determination of whether a project is consistent with Section 30230, 30231, and 30240 of the Coastal Act, the Commission has relied in past permit decisions on the certified LUP, which contains numerous policies designated to protect sensitive resource areas from the individual and cumulative impacts of development. The certified LUP has been found to be consistent with the Coastal Act and provides specific standards for development in Malibu and the Santa Monica Mountains. In its findings regarding the certification of the Malibu/Santa Monica Mountains LUP, the Commission emphasized the importance placed by the Coastal Act on protection of sensitive environmental resources and found that:

Coastal canyons in the Santa Monica Mountains require protection against significant disruption of habitat values, 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.

No designated environmentally sensitive habitat area exists at the project site, however, the site lies just north of wildlife migration corridor area, which is a designated sensitive habitat area in the Malibu/Santa Monica Mountains LUP, and a designated blue line stream (Exhibit 3). In addition, there are three individual oak trees on site near the construction area (Exhibit 5). The area proposed for construction of the new residence is an existing building pad. As such, development of the proposed single family residence will occur within an area previously disturbed by past grading and vegetation removal. Furthermore, all development proposed on site has been set back outside of the protected zones of on site oak trees. Thus, construction activities will not result in the removal of any oak trees on site. To ensure that the protected zones will not be violated due to development activities, **Special Condition No. Three (3)** requires that protective fencing be placed around the protected zones of the oak canopies within or adjacent to the construction area that may be disturbed during construction or grading activities.

The applicant submitted a fuel modification plan for the proposed development. The Commission notes that no fuel modification will occur within the environmentally sensitive habitat areas located south of the proposed project site and the irrigated zone will not require overwatering around the root zones of oak trees, however, the Commission seeks to minimize

adverse effects to the indigenous plant communities of the Malibu/Santa Monica Mountains area. The plan indicates that further fuel modification and, thus, native vegetation disturbance beyond that which is required to protect the proposed residence shall be required in order to protect the proposed greenhouse located downslope from the proposed residence. Increased fuel modification to protect the greenhouse will have impacts involving healthy chaparral and other native plant species by extending the setback zone 20 ft. and the irrigated zone 50 ft. out from the greenhouse, beyond that required for the proposed residence. Staff notes that healthy native plants also exist within the 200 ft. radius of the proposed residence, however, impacts to the native plant community would be expanded by incorporating the greenhouse into the project plans in its present proposed location. Therefore, the Commission finds that revised plans shall be required, as stated in **Special Condition No. Eight (8)**, which show that the greenhouse is deleted or otherwise modified such that no fuel modification expands that which is required for the residence, and thus, the project shall be found adequately located and designed, through minimum setback/buffer requirements and an accommodating fuel modification plan, to minimize significant disruption of sensitive resources on site.

The Commission further 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 No. Three (3)** requires that all landscaping consist primarily of native plant species and that invasive plant species shall not be used.

The Commission notes that seasonal streams and drainages, such as the blueline stream located south of the subject site, in conjunction with primary waterways, provide important habitat for riparian 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 in close proximity to coastal streams and natural drainages 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. As discussed in detail above, the Commission notes that the proposed development will be located as far as feasible from the oak trees due to the natural slopes and the location of the existing building pad and the proposed development will not encroach into the oak tree protected zones. However, the Commission finds that potential adverse effects to the value and quality of the stream, and of the oak trees on the subject site, may be further minimized through the implementation of an appropriate landscaping plan utilizing native plant species, and implementation of a drainage and polluted runoff control plan, **Special Condition No. Two (2)** and **Three (3)**.

The proposed project includes minimal grading, which is limited to widening the existing driveway and preparing the existing building pad for construction of the new residence and, thus, no significant landform alteration is proposed. However, all grading activities at the project site have the potential to increase erosion on site and increase sedimentation into the natural drainage course and ultimately downstream areas. The Commission finds that minimizing site erosion will reduce the project's individual and cumulative potential to adversely affect sensitive resources located downstream of the project site.

As such, the Commission finds that potential adverse effects of the proposed development on downstream areas may be further minimized through the implementation of a drainage and polluted runoff control plan, which will ensure that erosion is minimized and polluted run-off from the site is controlled and filtered before it reaches natural drainage courses within the watershed. Therefore, the Commission requires **Special Condition No. Two (2)**, the Drainage and Polluted Run-off Control Plan, which requires the applicants to incorporate appropriate drainage devices and Best Management Practices (BMPs) to ensure that run-off from the proposed structures, impervious surfaces, and building pad area is conveyed off-site in a non-erosive manner and is treated/filtered to reduce pollutant load before it reaches coastal waterways. (See Section F. **Water Quality** for a more detailed discussion of coastal water quality).

Finally, the Commission finds that the amount and location of any new development that may be proposed in the future on the subject site is significantly limited by the unique nature of the site and the above mentioned environmental constraints. Therefore, in order to ensure that any future structures, additions, change in landscaping or intensity of use at the project site, 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 No. Six (6)**, the future development deed restriction, has been required.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned by Special Condition No. Two (2), Three (3), Six (6), and Eight (8) is consistent with §30230, §30231 and §30240 of the Coastal Act.

F. Violations

Development which currently exists at the site includes an existing unimproved gently ascending dirt road off Latigo Canyon Road, a graded level building pad at the end of that road, and a dirt garden path that extends past the pad (Exhibit 5). Coastal Commission aerial photos show that this development was created sometime before 1977 and, thus, prior to the Coastal Act. In addition, a water well was installed just north of the driveway near the center of the parcel more recently without the benefit of a coastal development permit (Exhibit 5). The applicant has submitted a well permit from the County of Los Angeles dated April 24, 1989 and a Department of Water Resources Water Well Driller's Report stating that work was started on April 28, 1989 and completed on May 2, 1989 by Ike's Pump and Drilling, Inc. The applicants are including this water well as part of their project description to address the violation and attain after-the-fact approval.

In order to ensure that the violation portion of this development project is resolved in a timely manner, **Special Condition No. Seven (7)** requires that the applicant satisfy all conditions of this permit, which are prerequisites to the issuance of this permit, within 120 days of Commission action.

Consideration of this application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Review of this permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

G. Local Coastal Program

Section 30604(a) of the Coastal Act states:

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

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

H. 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 by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

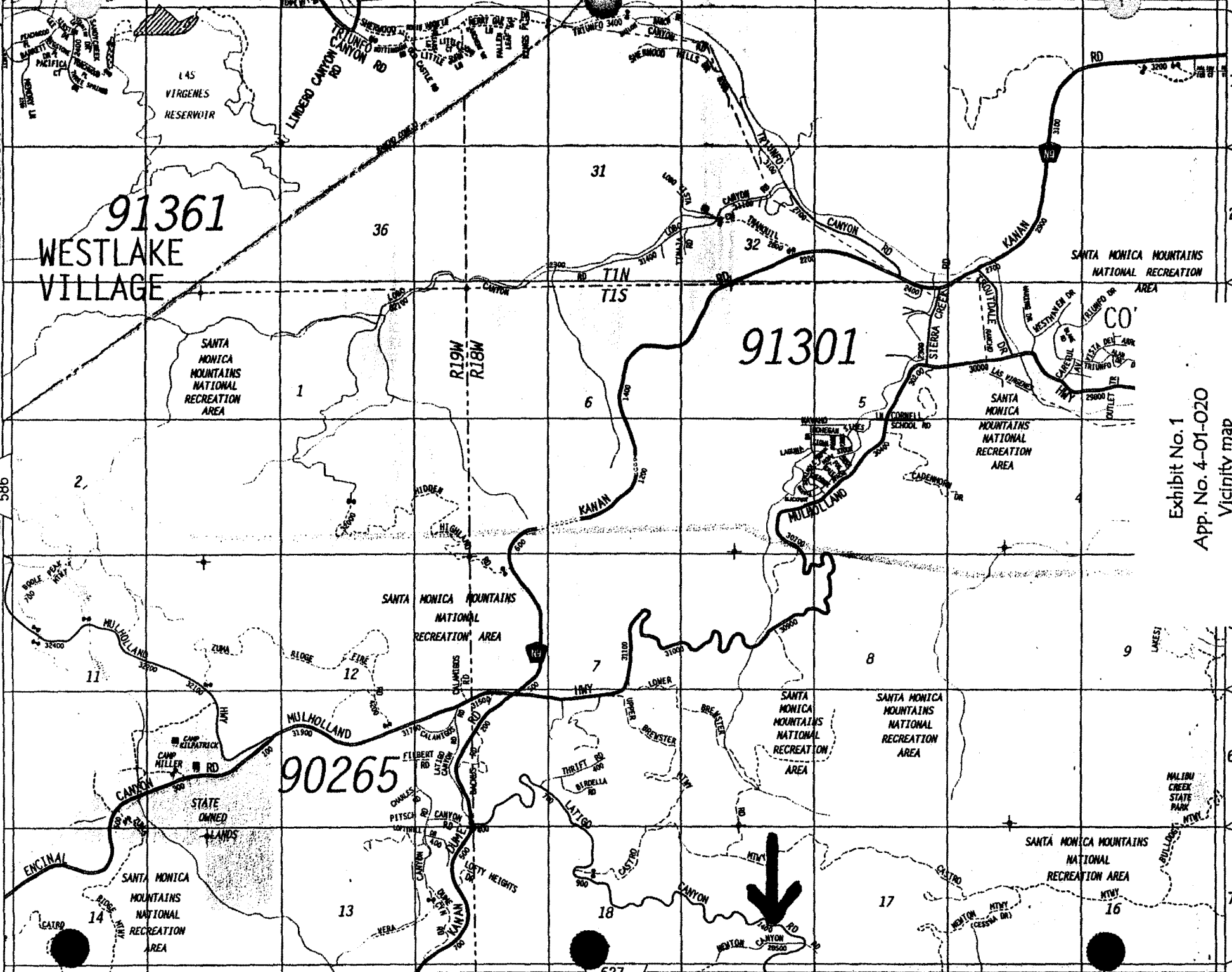
The Commission finds that, the proposed project, as conditioned, will not have any significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project, as conditioned, has been adequately mitigated and is determined to be consistent with CEQA and the policies of the Coastal Act.

COPYRIGHT 2000 Thomas Bros. Maps

SEE 586 MAP

SEE 627 MAP

Exhibit No. 1
App. No. 4-01-020
Vicinity map



4464 22

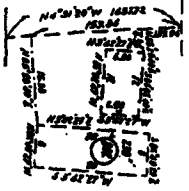
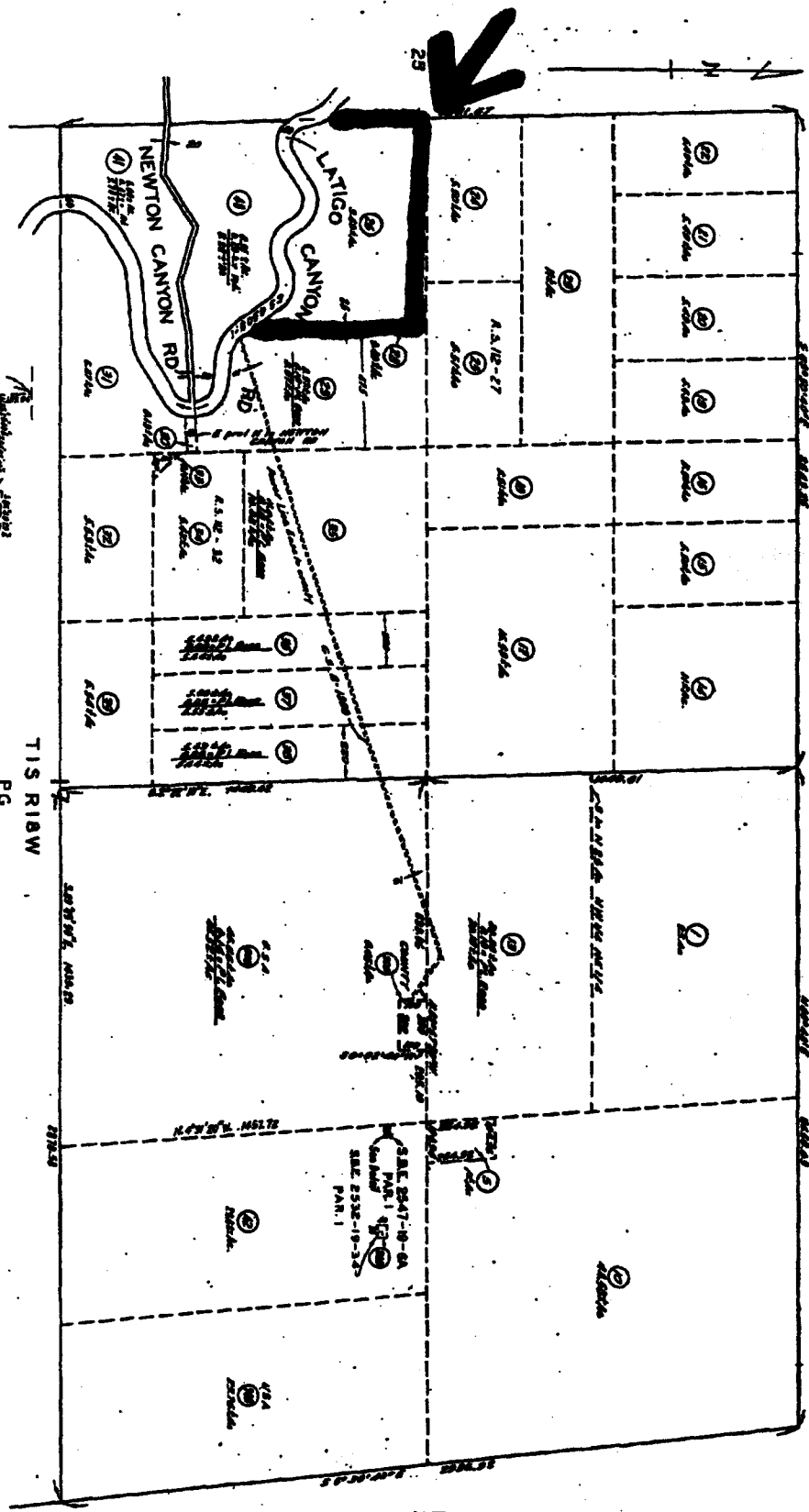
SCALE 1" = 400'
S.A. 108-15
S.A. 1152-23

TMA 1888

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES

1992

PG 18



DETAIL
NO SCALE

TIS R18W
PG 24

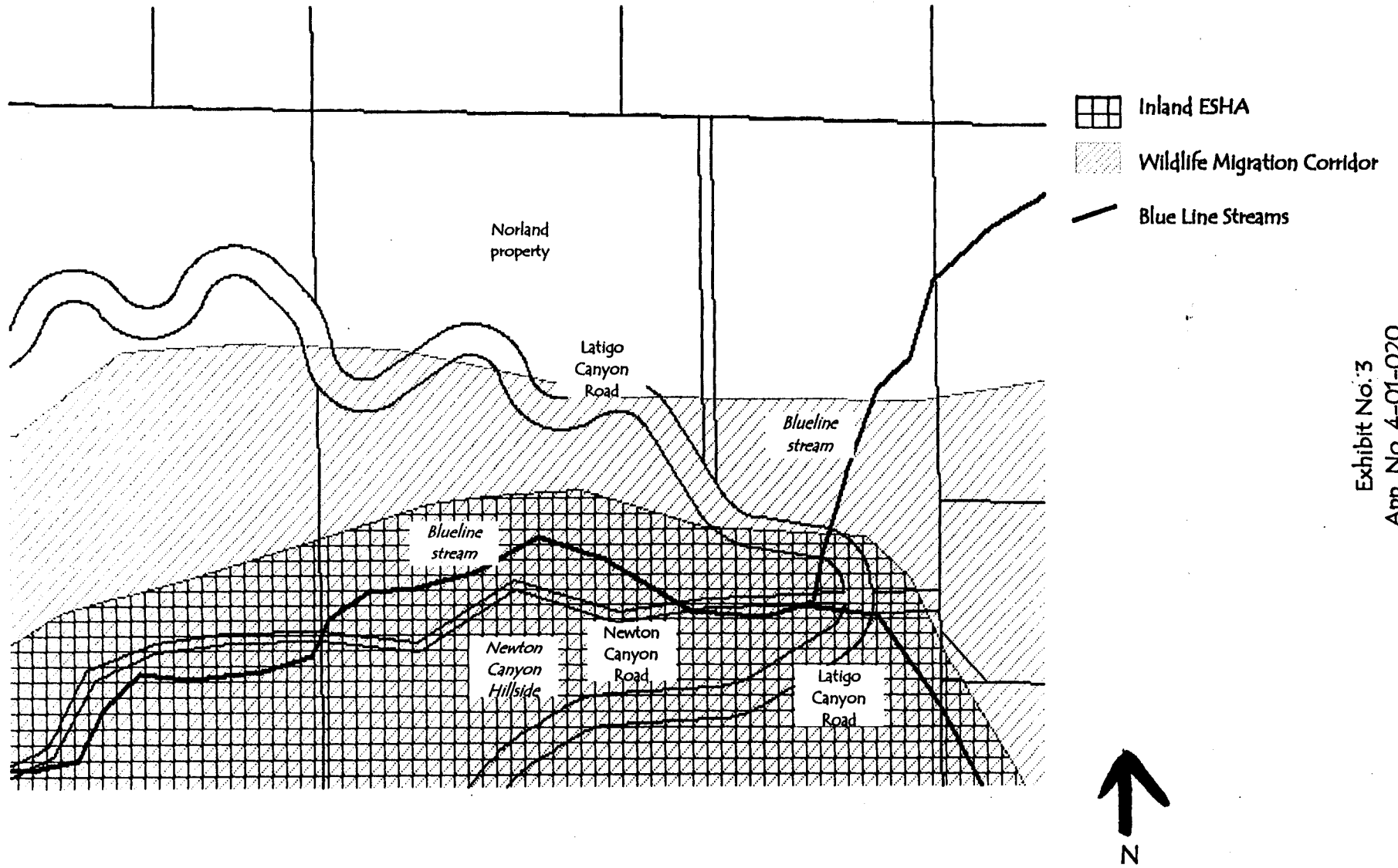
SECTION LINES PER CS B-733

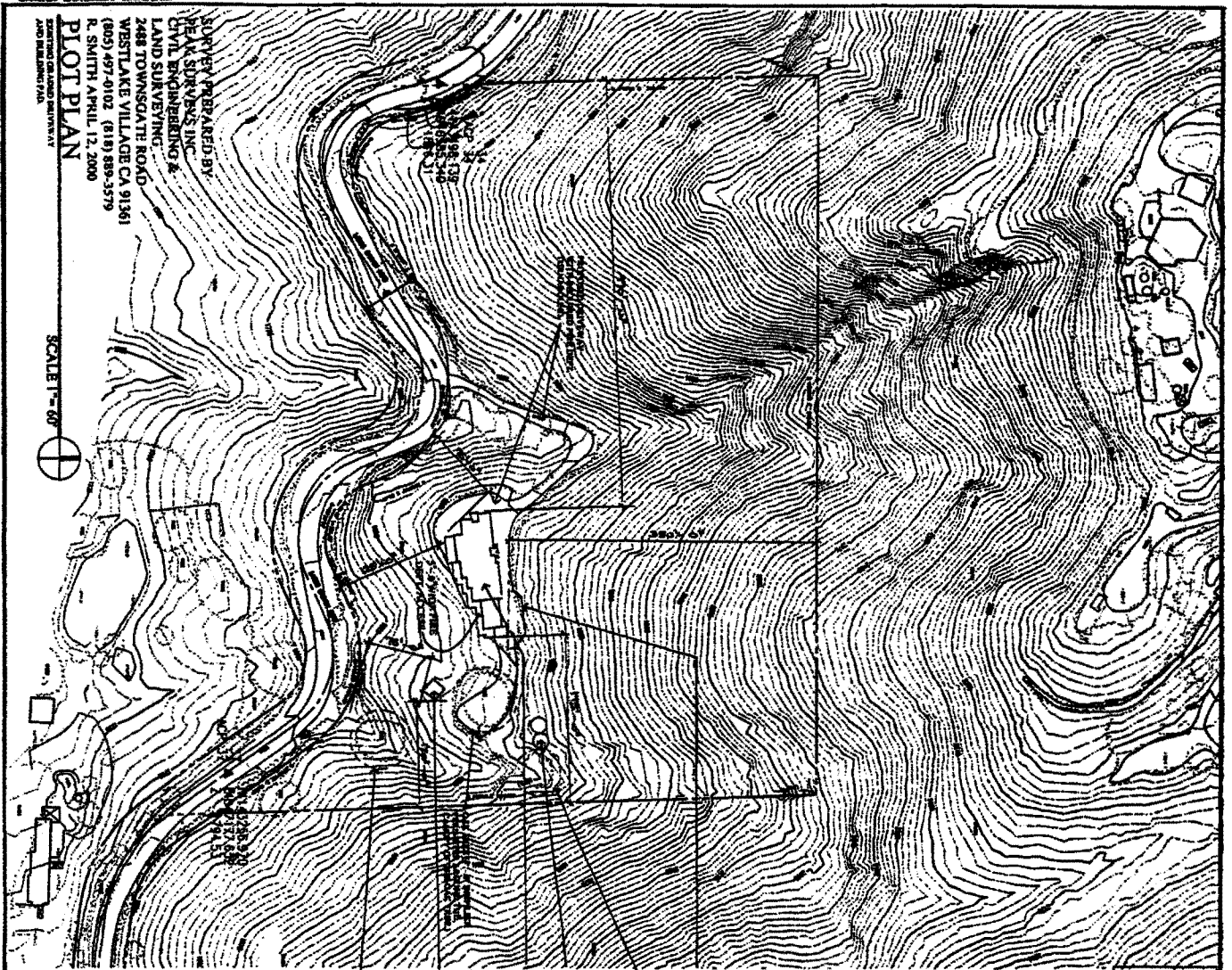
PG 21

REVISED
EXAMINED BY
4/10/2000
40955606-06
DATE 08-04-00
BY TIBL/00001
PROJECT/000000-06

Exhibit No. 2
App. No. 4-01-020
Parcel map

1280 Latigo Canyon Road, Norland

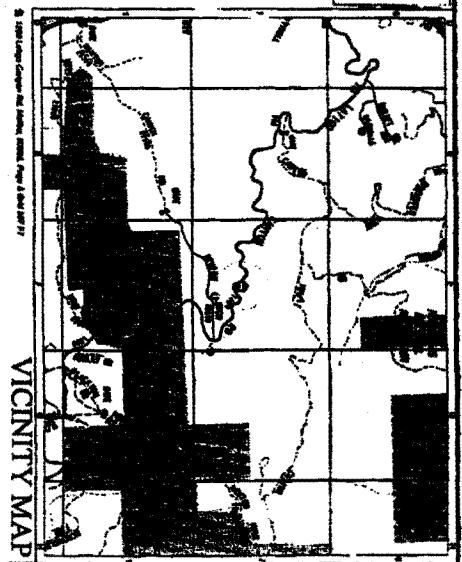




RECORD OWNERS:
 KENNETH NORLAND AND
 GLORIA NORLAND
 3181 TYNESBORNE COURT
 WESTLAKE VILLAGE, CA 91361
 PHONE 818-706-0640

PROPERTY INFORMATION:
 DATE: THIS IS A PARTIAL
 REVISION OF THE
 PLAN OF THE OAK TRAIL
 TRACT, AS SHOWN ON
 THE RECORDS OF THE
 COUNTY OF LOS ANGELES,
 BOOK 12, PAGE 164.
 THIS PLAN IS A PARTIAL
 REVISION OF THE
 PLAN OF THE OAK TRAIL
 TRACT, AS SHOWN ON
 THE RECORDS OF THE
 COUNTY OF LOS ANGELES,
 BOOK 12, PAGE 164.
 THIS PLAN IS A PARTIAL
 REVISION OF THE
 PLAN OF THE OAK TRAIL
 TRACT, AS SHOWN ON
 THE RECORDS OF THE
 COUNTY OF LOS ANGELES,
 BOOK 12, PAGE 164.

A PERMITS #22-016
 LEGAL: THE SOUTHWEST QUARTER OF THE
 NORTHEAST QUARTER OF SECTION 17,
 TOWNSHIP 1 SOUTH RANGE 18 WEST SAN
 BERNARDINO MERIDIAN, IN THE COUNTY OF
 LOS ANGELES, STATE OF CALIFORNIA,
 ACCORDING TO THE OFFICIAL PLAT OF SAID
 LAND.
 EXCEPT THE EAST 300 FEET OF SAID LAND,
 ALSO EXCEPT THAT PORTION OF SAID LAND
 LYING SOUTHERLY OF THE NORTHERLY
 LINE OF LATIGO CANYON ROAD, 60 FEET
 WIDE, AS DESCRIBED IN BOOK 3146 PAGE 164
 OF OFFICIAL RECORDS OF SAID COUNTY.



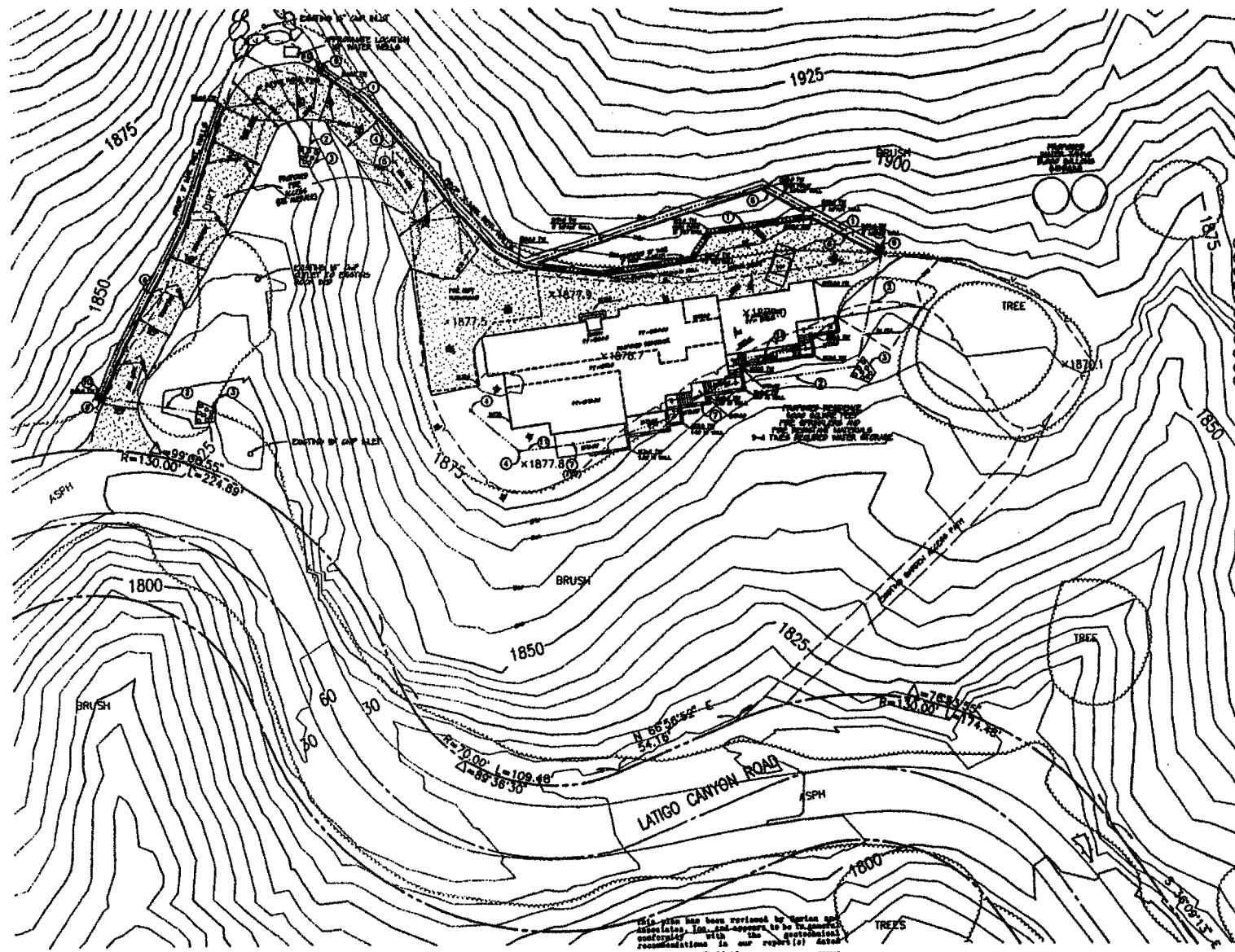
VICINITY MAP
 Residence
 LATIGO CANYON ROAD
 NTY of LOS ANGELES, CA 90265

TOM LEISHMAN, ARCHITECT
 5036 San Feliciano Drive
 Westland Hills, CA 91364

Exhibit No. 4
App. No. 4-01-020
Site Plan

DATE	12/1/77
SCALE	1" = 20'
PROJECT	RESIDENCE
OWNER	KENNETH NORLAND AND GLORIA NORLAND
DESIGNER	TOM LEISHMAN, ARCHITECT

NOTES: 1. The owner is advised that the proposed grading plan is subject to the approval of the local agency having jurisdiction over the proposed work. The owner is advised that the proposed grading plan is subject to the approval of the local agency having jurisdiction over the proposed work. The owner is advised that the proposed grading plan is subject to the approval of the local agency having jurisdiction over the proposed work.



- ① 1" DITCH PER DETAIL 1 SHEET 1
- ② 6" P.V.C. @ 18" MIN
- ③ STRUCTURE PER DETAIL 3, SHEET 1
- ④ 12"x12" C.S. PER MOB OR EQUIVALENT
- ⑤ CONSTRUCT ASPHALT DRIVEWAY SEE DETAIL 5 SHEET 1
- ⑥ RETAINING WALLS PER SPECIFIC DETAIL
- ⑦ 6" AREA DRAIN PER
- ⑧ 8" ASP. PAD PER E
- ⑨ 24" C.S. PER A.D.S.
- ⑩ SPLASH WALL PER E
- ⑪ 6" P.V.C. @ 18" MIN 18

LEGEND

ASPH	ASPH
BRUSH	BRUSH
TREE	TREE
...	...

Exhibit No. 5
 App. No. 4-01-020
 Grading Plan

COUNTY OF LOS ANGELES
 PUBLIC WORKS DEPARTMENT
APPROVED
 [Signature]
 [Stamp]

EARTHWORK VOLUMES
 CUT: 1,234.56 CU. YD.
 FILL: 567.89 CU. YD.
 REMOVED: 123.45 CU. YD.

This plan has been reviewed by certain geologists, and appears to be in general conformity with the geotechnical recommendations in our report(s) dated [Date].
 Corbin and Associates, Inc., makes no representation as to the accuracy of dimensions, measurements, calculations, or any portion of the design other than geotechnical.

PREPARED FOR:
 DEAN AND GLENN HOLDING
 21811 THELMA DRIVE
 VAN NUYS, CALIF. 91334
 (818) 708-0840

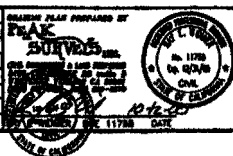
LOT AREA
 216,478 SQ. FT.
 8.52 AC.



LEGAL DESCRIPTION
 A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 18 WEST, SAN BERNARDINO MERIDIAN.

BENCH MARK
 L.A. COUNTY BENCH MARK # 075832
 ELEVATION = 1882.50

REVIEWED SOILS ENGINEER	APPROVED FOR ISSUANCE OF PERMITS	REVISIONS	DATE
[Signature]	[Signature]		
SOILS ENGINEER DATE	PUBLIC WORKS DATE		
REVIEWED GEOLOGIST			
[Signature]			
GEOLOGIST DATE	PLANNING DEPT. DATE		



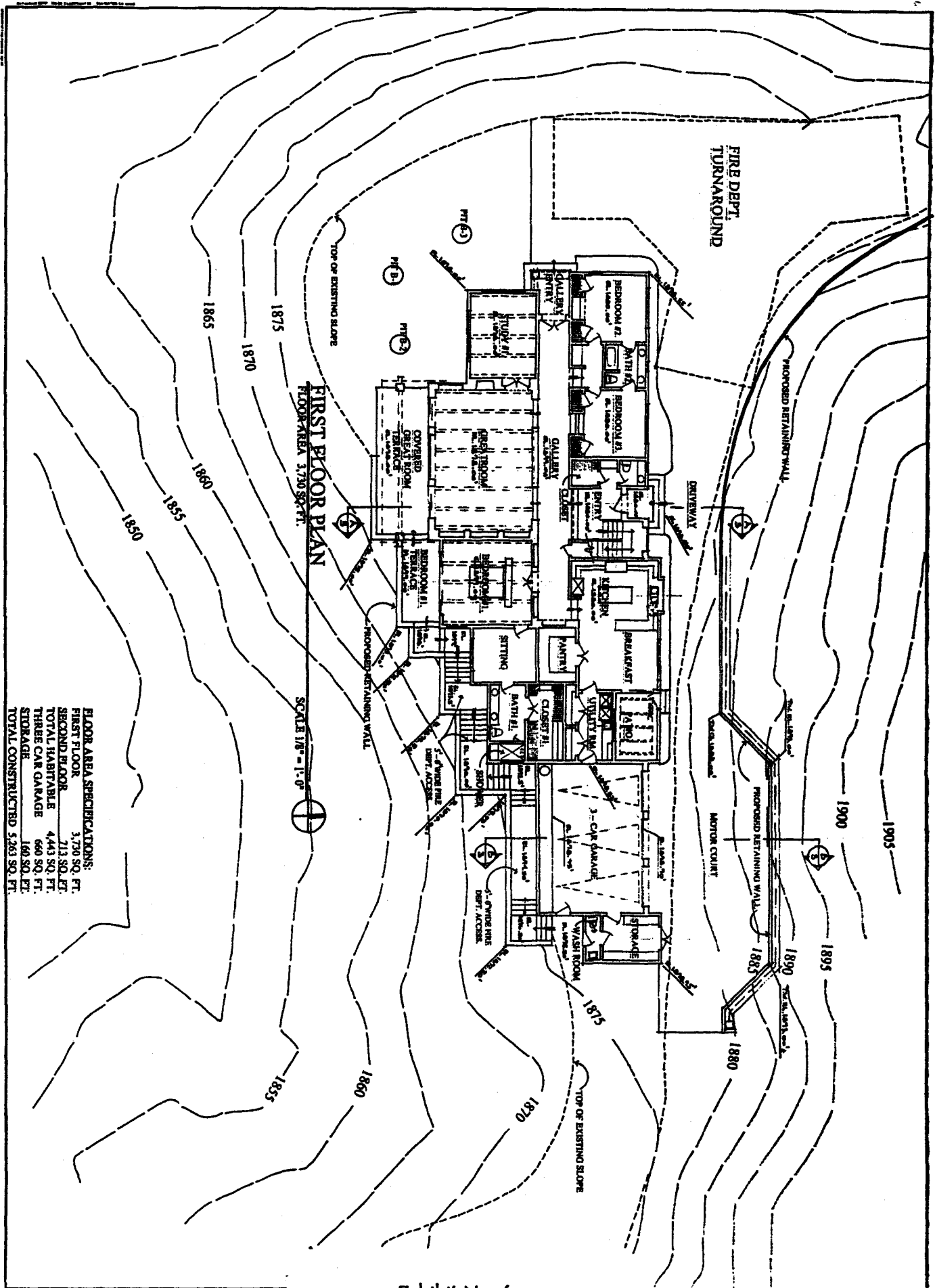
G.P. # 4464-022-026

COUNTY OF LOS ANGELES
GRADING PLAN
LATIO CANYON ROAD

DRAWN BY / DATE: [Signature] / [Date]
 CHECKED BY / DATE: [Signature] / [Date]
SHEET 2 OF 2.



61-1000(17-300) (04/04) 11/78



FLOOR AREA SPECIFICATIONS:
 FIRST FLOOR 3,730 SQ. FT.
 SECOND FLOOR 713 SQ. FT.
 TOTAL HABITABLE 4,443 SQ. FT.
 THREE CAR GARAGE 660 SQ. FT.
 STORAGE 160 SQ. FT.
 TOTAL CONSTRUCTED 5,263 SQ. FT.

FIRST FLOOR PLAN
 FLOOR AREA 3,730 SQ. FT.

SCALE 1/8" = 1'-0"

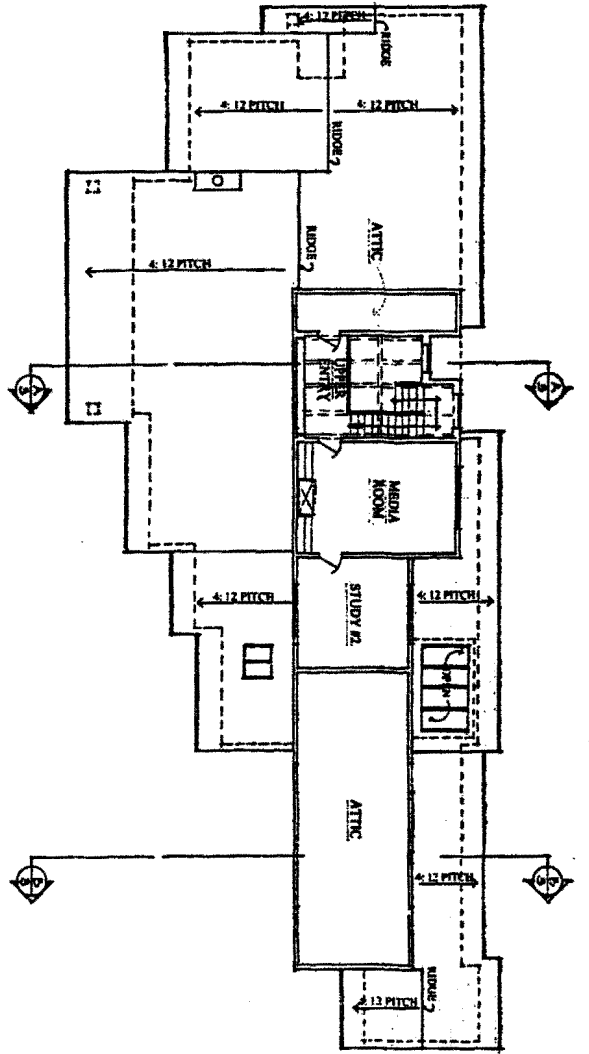
Exhibit No. 6
 App. No. 4-01-020
 First Floor Plan

TOM LEISHMAN, ARCHIT.
 5036 San Feliciano Drive
 Woodland Hills, CA 91364

Residence
 5036 SAN FELICIANO DRIVE
 WOODLAND HILLS, CALIFORNIA 91364

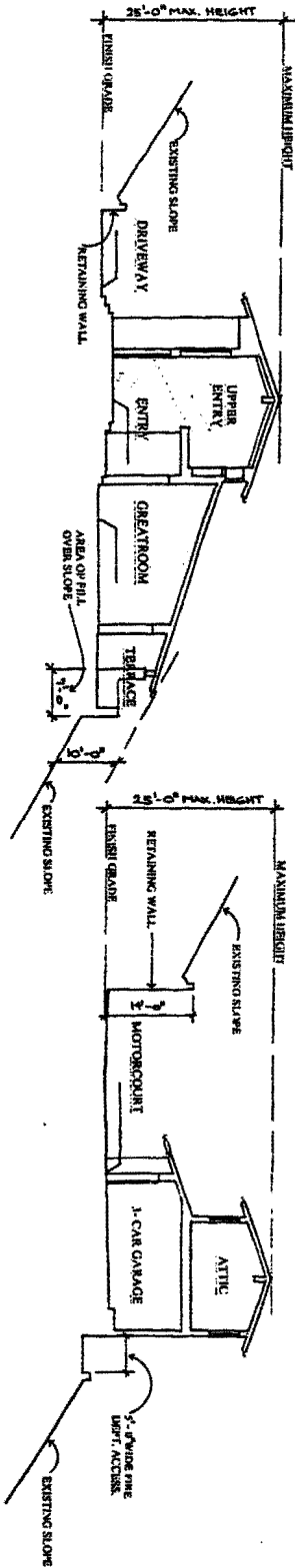
NO.	DATE	DESCRIPTION
1		
2		

DATE	DESCRIPTION



SECOND FLOOR PLAN
FLOOR AREA 713 SQ. FT.

SCALE 1/8" = 1'-0"



SECTION A-A

SCALE 1/8" = 1'-0"

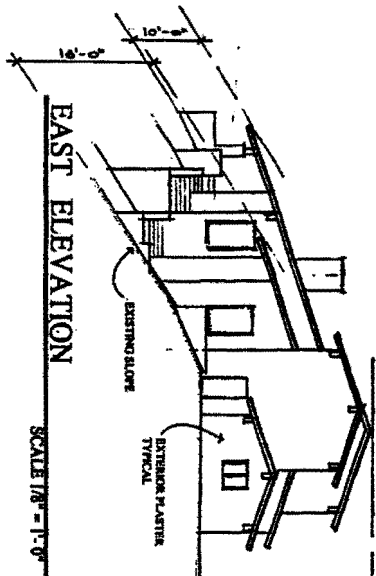
SECTION B-B

SCALE 1/8" = 1'-0"

Exhibit No. 7
App. No. 4-01-020
Second Floor Plan

residence
ATIGO CANYON ROAD
CITY OF LOS ANGELES, CA 90265

DATE	3
SCALE	1/8" = 1'-0"
PROJECT	ATIGO CANYON ROAD
CLIENT	ATIGO CANYON ROAD
ARCHITECT	TOM LEISHMAN, ARCHIT
ADDRESS	5035 East Feliciana Drive Woodland Hills, CA 91364
PHONE	
FAX	
EMAIL	
WWW	

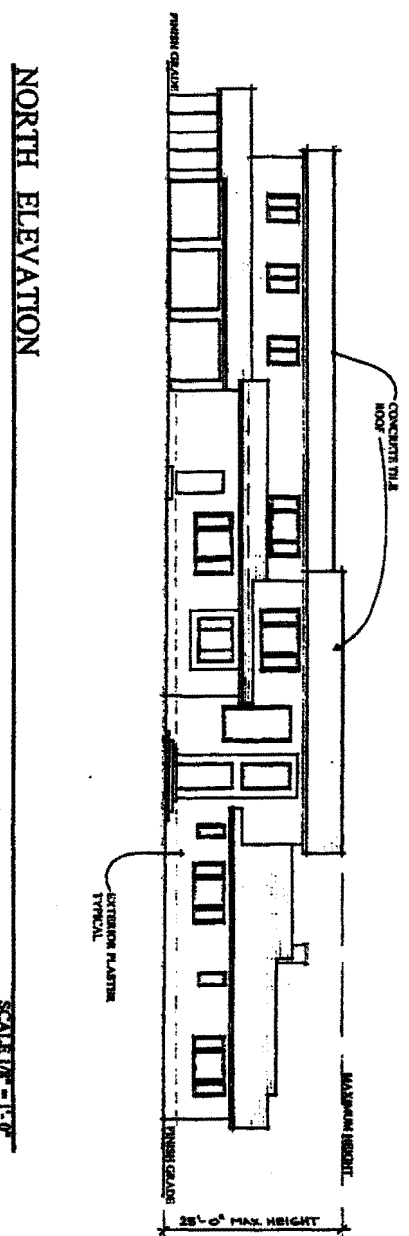
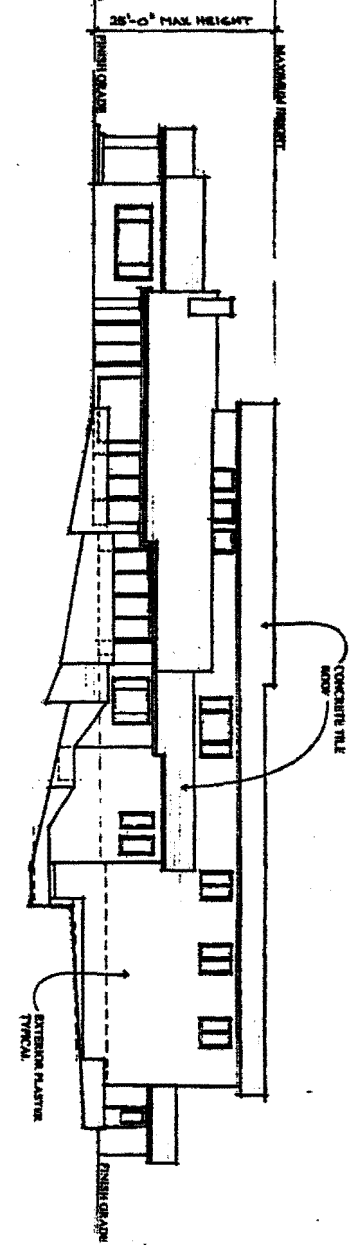


EAST ELEVATION

SCALE 1/8" = 1'-0"

SOUTH ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

WEST ELEVATION

SCALE 1/8" = 1'-0"

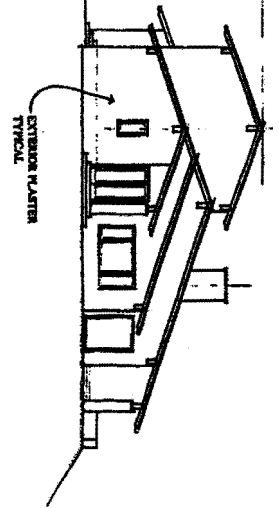


Exhibit No. 8
App. No. 4-01-020
Elevations

TOM LEISHMAN, ARCHT.
5036 San Feliciano Drive
Woodland Hills, CA 91364

Residence
MATIGO CANYON ROAD
CITY OF LOS ANGELES, CA 90265

DATE	DESCRIPTION
4	