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CALIFORNIA COASTAL COMMISSION
CENTRAL COAST AREA
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RECORD PACKET COPY

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Staff:	L. Ford
Staff Report:	11/21/02
Hearing Date:	12/10/02
Commission Action:	

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-02-143

APPLICANTS: Donna and Jay Ford

PROJECT LOCATION: 6150 Zumirez Drive, City of Malibu, Los Angeles County

PROJECT DESCRIPTION: Construction of a two-story, 28 foot high, 7,018 sq. ft. single family residence, with attached three-car garage, basement, septic system, fenced swimming pool and spa, entry gate, retaining walls, turnaround, driveway, and 930 cu. yds. of grading (500 cu. yds. cut, 430 cu. yds. fill).

Lot area:	92,850 square feet
Building coverage:	5,556 square feet
Pavement coverage:	11,826 square feet
Landscape coverage:	3,440 square feet
Unimproved:	72,018 square feet

LOCAL APPROVALS RECEIVED: City of Malibu Planning Department, Approval in Concept, May 16, 2002; County of Los Angeles Fire Department (Access), Approval in Concept, July 18, 2002; City of Malibu Environmental Health, Approval in Concept, January 26, 2002; City of Malibu Biology Review, Approval in Concept, August 16, 2001; City of Malibu Geology Review, Approval in Concept, June 26, 2001; County of Los Angeles Fire Department, Fuel Modification Plan, Preliminary Approval, July 17, 2002.

SUBSTANTIVE FILE DOCUMENTS: Certified Malibu Local Coastal Program; "Preliminary Geotechnical Investigation, 6150 Zumirez Drive, Malibu, California," by G.A. Nicoll and Associates, Inc., April 23, 1997; "Response to City of Malibu Review Sheet, 6150 Zumirez Drive, Malibu, California," by G.A. Nicoll and Associates, Inc., February 8, 2000; "Assumption of Responsibility, Proposed Residence, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., November 5, 2001; "Geotechnical Report Update, Proposed Residence, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., June 11, 2002; "On-Site Sewage Disposal Study, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., November 8, 2001; Letter from Mike Tuttle, Primary View Story Pole Systems, re: 6150 Zumirez Drive (no date); Coastal Development Permit No. 5-89-483 (McGinley).

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project with nine (9) special conditions regarding conformance with geologic recommendations; erosion control, drainage and polluted runoff control plans; landscaping plans; pool drainage and maintenance; on-site wastewater treatment system requirements; wildfire waiver of liability; future development restriction; disposal of excavated material; and deed restriction.

I. STAFF RECOMMENDATION

MOTION: ***I move that the Commission approve Coastal Development Permit No. 4-02-143 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 Malibu Local Coastal Program. 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 permittees 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 permittees 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 submitted geologic reports ("Preliminary Geotechnical Investigation, 6150 Zumirez Drive, Malibu, California," by G.A. Nicoll and Associates, Inc., April 23, 1997; "Response to City of Malibu Review Sheet, 6150 Zumirez Drive, Malibu, California," by G.A. Nicoll and Associates, Inc., February 8, 2000; "Assumption of Responsibility, Proposed Residence, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., November 5, 2001; "Geotechnical Report Update, Proposed Residence, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., June 11, 2002; "On-Site Sewage Disposal Study, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., November 8, 2001) shall be incorporated into all final design and construction including foundations, grading, and drainage. Final plans must be reviewed and approved by the project's consulting geotechnical engineer. Prior to issuance of a coastal development permit, the applicants shall submit, for review and approval by the Executive Director, evidence of the consultant's review and approval of all project plans.

The final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, and drainage. Any substantial changes in the proposed development approved by the Commission that may be required by the consultant shall require an amendment to the permit or a new Coastal Development Permit.

2. Erosion Control, Drainage and Polluted Runoff Control Plans

Prior to issuance of a coastal development permit, the applicant shall submit for the review and approval of the Executive Director; a) **a *Local Storm Water Pollution Prevention Plan (SWPPP)*** to control erosion and contain polluted runoff during the construction phase of the project; and b) ***a Water Quality Mitigation Plan (WQMP)*** for the management and treatment of post-construction storm water and polluted runoff. The plans shall be certified by a California Registered Civil Engineer or Licensed Architect and approved by the City's Department of Public Works, and include the information and measures outlined below.

a) ***Local Storm Water Pollution Prevention Plan***, for the construction phase of the project shall include at a minimum the following:

- Property limits, prior-to-grading contours, and details of terrain and area drainage

- Locations of any buildings or structures on the property where the work is to be performed and the location of any building or structures of adjacent owners that are within 15 ft of the property or that may be affected by the proposed grading operations
- Locations and cross sections of all proposed temporary and permanent cut-and-fill slopes, retaining structures, buttresses, etc., that will result in an alteration to existing site topography (identify benches, surface/subsurface drainage, etc.)
- Area (square feet) and volume (cubic yards) of all grading (identify cut, fill, import, export volumes separately), and the locations where sediment will be stockpiled or disposed
- Elevation of finished contours to be achieved by the grading, proposed drainage channels, and related construction.
- Details pertaining to the protection of existing vegetation from damage from construction equipment, for example: (a) grading areas should be minimized to protect vegetation; (b) areas with sensitive or endangered species should be demarcated and fenced off; and (c) native trees that are located close to the construction site should be protected by wrapping trunks with protective materials, avoiding placing fill of any type against the base of trunks, and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees.
- Information on potential flow paths where erosion may occur during construction
- Proposed erosion and sediment prevention and control BMPs, both structural and non-structural, for implementation during construction, such as:
  - Stabilize disturbed areas with vegetation, mulch, geotextiles, or similar method.
  - Trap sediment on site using fiber rolls, silt fencing, sediment basin, or similar method.
  - Ensure vehicles on site are parked on areas free from mud; monitor site entrance for mud tracked off-site.
  - Prevent blowing dust from exposed soils.
- Proposed BMPs to provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by construction chemicals and materials, such as:
  - Control the storage, application and disposal of pesticides, petroleum and other construction and chemical materials.
  - Site washout areas more than fifty feet from a storm drain, open ditch or surface water and ensure that runoff flows from such activities do not enter receiving water bodies.
  - Provide sanitary facilities for construction workers.
  - Provide adequate disposal facilities for solid waste produced during construction and recycle where possible.

b) ***Water Quality Management Plan***, for the management and treatment of post construction storm water and polluted runoff shall at a minimum include the following:

- Site design, source control and treatment control BMPs that will be implemented to minimize or prevent post-construction polluted runoff (see 17.5.1 of the Malibu LIP)
- Pre-development peak runoff rate and average volume
- Drainage improvements (e.g., locations of diversions/conveyances for upstream runoff)
- Potential flow paths where erosion may occur after construction

- Expected post-development peak runoff rate and average volume from the site with all proposed non-structural and structural BMPs
- Methods to accommodate onsite percolation, revegetation of disturbed portions of the site, address onsite and/or offsite impacts and construction of any necessary improvements
- Measures to treat, infiltrate, or filter runoff from impervious surfaces (e.g., roads, driveways, parking structures, building pads, roofs, patios, etc.) on the subject parcel(s) and to discharge the runoff in a manner that avoids erosion, gullying on or downslope of the subject parcel, ponding on building pads, discharge of pollutants (e.g., oil, heavy metals, toxics) to coastal waters, or other potentially adverse impacts. Such measures may include, but are not limited to, the use of structures (alone or in combination) such as on-site desilting basins, detention ponds, dry wells, biofilters, etc.
- A long-term plan and schedule for the monitoring and maintenance of all drainage-control devices. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. Owners of these devices will be responsible for insuring that they continue to function properly and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, should be carried out prior to the next rainy season.
- Post-construction Treatment Control BMPs (or suites of BMPs) shall be designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor, i.e. 2 or greater) for flow-based BMPs.

3. Landscaping and Fuel Modification Plans

Prior to issuance of a coastal development permit, the applicants shall submit two sets of landscaping and fuel modification plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The landscaping 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. Cut and fill slopes and other areas disturbed by construction activities (including areas disturbed by fuel modification or brush clearance) shall be landscaped or revegetated. The plans shall incorporate the following criteria:

A. Plant Species

1. Plantings shall be native, drought-tolerant plant species, and shall blend with the existing natural vegetation and natural habitats on the site, except as noted in (A)(3) below. The native plant species shall be chosen from those 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.

2. Invasive plant species, as identified 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 and identified in the City of Malibu's Invasive Exotic Plant Species of the Santa Monica Mountains, dated March 17, 1998, that tend to supplant native species and natural habitats shall be prohibited.

3. Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant species within the irrigated zone (Zone A) required for fuel modification nearest approved residential structures. Irrigated lawn, turf and ground cover shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.

B. Timing of Landscaping

1. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

2. The building pad and all other graded or disturbed areas on the subject site shall be planted within sixty (60) days of receipt of the certificate of occupancy for the residence.

C. Landscaping Coverage Standards.

Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration. Landscaping or revegetation that is located within any required fuel modification thinning zone (Zone C, if required by the Los Angeles County Fire Department) shall provide 60 percent coverage within five years.

D. Fuel Modification

The final landscaping and fuel modification plan shall minimize the removal of native vegetation while providing for fire safety and shall be reviewed and approved by the Forestry Division of the County of Los Angeles Fire Department.

4. Pool and Spa Drainage and Maintenance

Prior to issuance of a coastal development permit, the applicants shall submit, for review and approval of the Executive Director, a written pool and spa maintenance plan, that contains an agreement to install and use a no chlorine or low chlorine purification system. The plan shall identify methods of pool and spa maintenance that will ensure that any runoff or drainage from the pool or spa will not include excessive amounts of chemicals that may adversely affect water quality or environmentally sensitive habitat area. In addition, the plan shall, at a minimum prohibit discharge of chlorinated or non-chlorinated pool water into a street, storm drain, creek, canyon, drainage channel, or other location where it could enter receiving waters. The Permittees shall undertake development and maintenance in compliance with this pool and spa maintenance agreement and program approved by the Executive Director. No changes shall be made to the agreement or plan unless they are approved by the Executive Director.

5. On-Site Wastewater Treatment System Requirements

Prior to issuance of a coastal development permit, the applicant shall submit for the review and approval of the Executive Director a report and plans verifying that the proposed OSTS complies with the policies and provisions in the Malibu LCP pertaining to the siting, design, installation, operation and maintenance requirements for OSTSs. The report and plans shall be prepared by a qualified professional and approved by the City's Environmental Health Department, and comply with sections 18.4, 18.7 and 18.9 of the Malibu LIP.

Prior to the receipt of the certificate of occupancy for the residence, the applicant shall submit for the review and approval of the Executive Director verification that they have obtained a valid Standard Operating Permit from the City for the proposed OSTS. This permit shall comply with all of the operation, maintenance and monitoring provisions applicable to OSTSs contained in the Malibu LCP.

6. Wildfire Waiver of Liability

Prior to issuance of a 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, and expenses of 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 wildfire exists as an inherent risk to life and property.

7. Future Development Restriction

This permit is only for the development described in coastal development permit 4-02-143. Pursuant to Title 14 California Code of Regulations section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the development governed by coastal development permit 4-02-143. Accordingly, any future improvements to the single family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources section 30610(d) and Title 14 California Code of Regulations sections 13252(a)-(b), shall require an amendment to Permit 4-02-143 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

8. Disposal of Excavated Material

Prior to issuance of a coastal development permit, the applicant shall provide evidence to the Executive Director of the location of the disposal site for all excess excavated material from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for the disposal of fill material. If the disposal site does not have a coastal permit, such a permit will be required prior to the disposal of the material.

9. Deed Restriction

Prior to issuance of the Coastal Development Permit, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property (hereinafter referred to as the "Standard and Special Conditions"); and (2) imposing all Standard and Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the applicant's entire parcel or parcels. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description and Background

The applicants are proposing to construct a two-story, 28 foot high, 7,018 sq. ft. single family residence, with attached three-car garage, basement, septic system, fenced swimming pool and spa, entry gate, retaining walls, turnaround, driveway, and 930 cu. yds. of grading (500 cu. yds. cut, 430 cu. yds. fill) **(Exhibits 4-11)**.

The approximately 2.1 acre project site is a flag lot accessed from Zumirez Drive in the City of Malibu, Los Angeles County. The lot is located on the western slope of an unnamed canyon between Ramirez Canyon and Walnut Canyon. The site consists of a rough, approximately 230 foot long access way descending approximately 35 feet to an irregularly shaped hillside lot. Slopes on the lot descend southeasterly, at gradients from 5:1 to 2:1, to within 50 feet of the unnamed tributary at the canyon bottom **(Exhibits 3** and **5)**.

The descending slopes contain native vegetation, including coastal sage scrub species and California Walnut (*Juglans californica*). The walnut trees adjacent to the area of proposed development do not meet the size criteria required for protection under the Malibu LCP's Native Tree Protection Ordinance. The proposed structures will not encroach into the protected zones of any walnut trees on site **(Exhibit 14)**. The area of proposed structural development, which has been subject to brush clearance due to the proximity of neighboring residences, contains sparse ruderal grasses.

The Commission has previously approved development on the subject site. Coastal Development Permit 5-89-483 allowed construction of a two story, 32 ft. high, 3,100 sq. ft. single family residence with septic system, swimming pool, three-car garage, driveway, and 4,600 cu. yds. of grading in approximately the same location as the currently proposed project. The project was not constructed and the permit has expired **(Exhibit 15)**.

The proposed project will be not be visible from Pacific Coast Highway, a designated scenic highway in the City of Malibu LCP. The project site is located approximately 1/3 mile from the Coastal Slope Trail, but views from the trail will be obscured by intervening topography. The Cultural Resources Sensitivity Map indicates that an archaeological survey has been conducted on the subject parcel and no evidence of a site was found.

On September 13, 2002, the Commission adopted the Malibu Local Coastal Program (LCP). The subject permit application was filed prior to the date the LCP was adopted and therefore remains under the jurisdiction of the Commission. Prior to the adoption of the LCP the standard of review for permit applications in Malibu were the chapter three policies Coastal Act. After the adoption of the LCP the standard of review for permit applications is the LCP.

B. Hazards and Geologic Stability

The proposed development is located in Malibu, an area generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to Malibu 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.

The Malibu Local Coastal Program (LCP) contains the following development policies related to hazards that are applicable to the proposed development:

Section 30253 of the Coastal Act, which is incorporated as part of the Malibu LCP, 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.***

In addition, the following LUP policies are applicable in this case:

> ***3.1 New development that requires a grading permit or Local SWPPP shall include landscaping and re-vegetation of graded or disturbed areas, consistent with Policy 3.50. Any landscaping that is required to control erosion shall use native or drought-tolerant non-invasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation. Where irrigation is necessary, efficient irrigation practices shall be required.***
>
> ***3.50 Cut and fill slopes and other areas disturbed by construction activities (including areas disturbed by fuel modification or brush clearance) shall be landscaped or revegetated at the completion of grading. Landscape plans shall provide that:***
>
> - ***Plantings shall be native, drought-tolerant plant species, and blend with the existing natural vegetation and natural habitats on the site, except as noted below.***

- *Invasive plant species that tend to supplant native species and natural habitats shall be prohibited.*
- *Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant species within the irrigated zone(s) required for fuel modification nearest approved residential structures.*
- *Landscaping or revegetation shall provide 90 percent coverage within five years, or that percentage of ground cover demonstrated locally appropriate for a healthy stand of the particular native vegetation type chosen for restoration. Landscaping or revegetation that is located within any required fuel modification thinning zone (Zone C, if required by the Los Angeles County Fire Department) shall provide 60 percent coverage within five years.*
- *Any landscaping, or revegetation shall be monitored for a period of at least five years following the completion of planting. Performance criteria shall be designed to measure the success of the plantings. Mid-course corrections shall be implemented if necessary. If performance standards are not met by the end of five years, the monitoring period shall be extended until the standards are met.*

4.2. All new development shall be sized, designed and sited to minimize risks to life and property from geologic, flood, and fire hazard.

4.4. On ancient landslides, unstable slopes and other geologic hazard areas, new development shall only be permitted where an adequate factor of safety can be provided, consistent with the applicable provisions of Chapter 9 of the certified Local Implementation Plan.

4.5. Applications for new development, where applicable, shall include a geologic/soils/geotechnical study that identifies any geologic hazards affecting the proposed project site, any necessary mitigation measures, and contains a statement that the project site is suitable for the proposed development and that the development will be safe from geologic hazard. Such reports shall be signed by a licensed Certified Engineering Geologist (CEG) or Geotechnical Engineer (GE) and subject to review and approval by the City Geologist.

4.6. Grading and/or development-related vegetation clearance shall be prohibited where the slope exceeds 40 percent (2.5:1), except that driveways and/or utilities may be located on such slopes, where there is no less environmentally damaging feasible alternative means of providing access to a building site, provided that the building site is determined to be the preferred alternative and consistent with all other policies of the LCP.

4.10. New development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion and other hydrologic impacts to streams.

4.49. Applications for new development, which require fuel modification, shall include a fuel modification plan for the project, prepared by a landscape architect or resource specialist that incorporates measures to minimize removal of native vegetation and to minimize impacts to ESHA, while providing for fire safety, consistent with the requirements of the applicable fire safety regulations. Such plans shall be reviewed and approved by the Forestry Division.

6.29 ***Cut and fill slopes and other areas disturbed by construction activities shall be landscaped or revegetated at the completion of grading. Landscape plans shall provide that:***

- ***Plantings shall be of native, drought-tolerant plant species, and blend with the existing natural vegetation and natural habitats on the site, except as noted below.***
- ***Invasive plant species that tend to supplant native species and natural habitats shall be prohibited.***
- ***Non-invasive ornamental plants and lawn may be permitted in combination with native, drought-tolerant species within the irrigated zone(s) required for fuel modification nearest approved residential structures.***
- ***Lawn shall not be located on any geologically sensitive area such as coastal blufftop.***
- ***Landscaping or revegetation shall provide 90 percent coverage within five years. Landscaping or revegetation that is located within any required fuel modification thinning zone (Zone C, if required by the Los Angeles County Fire Department) shall provide 60 percent coverage within five years.***

The Malibu LCP requires that new development be sited and designed to minimize risks to life and property from geologic, flood, and fire hazard. In addition, the LCP requires a geologic/soils/geotechnical study that identifies any geologic hazards affecting the proposed project site, any necessary mitigation measures, and contains a statement that the project site is suitable for the proposed development and that the development will be safe from geologic hazard. The G.A. Nicoll and Associates, Inc. report dated February 8, 2000 concludes:

a) ***In our opinion, the proposed development will be safe against the hazards from landslide settlement or slippage, provided the recommendations included in the referenced report are implemented during the design and the construction...***

b) ***We consider that the grading or the proposed sewage disposal system will not adversely affect, nor be adversely affected by adjoining property, with these precautions being taken.***

In addition, the update letter by Global Geo-Engineering, Inc. dated June 11, 2002 states:

a) ***We concur with findings, conclusions, and recommendations, provided in the prior geotechnical report. The recommendations remain applicable.***

b) ***We assume the responsibility of the subject residential development from a geotechnical point of view, provided the grading operations are observed and tested by our representative.***

As such, the Commission notes that the proposed project will serve to ensure general geologic and structural integrity on site. However, the Commission also notes that the submitted geologic reports ("Preliminary Geotechnical Investigation, 6150 Zumirez Drive, Malibu, California," by G.A. Nicoll and Associates, Inc., April 23, 1997; "Response to City of Malibu Review Sheet, 6150 Zumirez Drive, Malibu, California," by G.A. Nicoll and Associates, Inc., February 8, 2000; "Assumption of Responsibility, Proposed Residence, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., November 5, 2001; "Geotechnical Report

Update, Proposed Residence, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., June 11, 2002; "On-Site Sewage Disposal Study, 6150 Zumirez Drive, Malibu, California," by Global Geo-Engineering, Inc., November 8, 2001) include a number of recommendations to ensure the geologic stability and geotechnical safety of the site. To ensure that the recommendations of the geologic and geotechnical engineering consultants are incorporated into all new development, **Special Condition One (1)** requires the applicant to submit project plans certified by the consulting geologist and geotechnical engineer as conforming to all geologic and geotechnical recommendations, as well as any new or additional recommendations by the consulting geologist and geotechnical engineer to ensure structural and site stability. The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, foundations, grading, sewage disposal and drainage. Any substantial changes to the proposed development approved by the Commission that may be recommended by the consultants shall require an amendment to the permit or a new coastal development permit.

In addition, the proposed project is located in the Malibu/Santa Monica Mountains area, 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 Six (6)**, the wildfire 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 Six (6)**, 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.

The Commission also finds that the minimization of site erosion will add to the stability of the site. In addition, the Malibu LCP requires that graded and disturbed areas be revegetated to minimize erosion. Erosion can best be minimized by requiring the applicant to landscape all disturbed and graded areas of the site with native plants compatible with the surrounding environment. In past permit actions, the Commission has found that invasive and non-native plant species are typically characterized as having a shallow root structure in comparison with their high surface/foliage weight and/or require a greater amount of irrigation and maintenance than native vegetation. The Commission notes that non-native and invasive plant species with high surface/foliage weight and shallow root structures do not serve to stabilize slopes and that such vegetation results in potential adverse effects to the geologic stability of the project site. In comparison, the Commission finds that native plant species are typically characterized not only by a well developed and extensive root structure in comparison to their surface/foliage weight but also by their low irrigation and maintenance requirements. Therefore, in order to ensure the stability and geotechnical safety of the site, **Special Condition Three (3)** requires

that all proposed disturbed and graded areas on subject site are stabilized with native and limited non-invasive ornamental vegetation.

The project will increase the amount of impervious coverage on-site which may increase both the quantity and velocity of stormwater runoff. If not controlled and conveyed off-site in a non-erosive manner, this runoff may result in increased erosion, affect site stability, and impact downslope water quality. The applicant's geologic / geotechnical consultant has recommended that site drainage be collected and distributed in a non-erosive manner. In addition, the Malibu LCP policy 4.10 requires that "new development shall provide adequate drainage and erosion control facilities that convey site drainage in a non-erosive manner in order to minimize hazards resulting from increased runoff, erosion and other hydrologic impacts to streams." Therefore, to ensure that drainage is conveyed off site in a non-erosive manner, the Commission finds that it is necessary to require the applicant, as required by **Special Condition Two (2)**, to submit drainage and polluted runoff management plans for the construction and post-construction phases of development that are prepared by the consulting engineer. To ensure that the project's drainage structures will not contribute to further destabilization of the project site or surrounding area and that the project's drainage structures shall be repaired should the structures fail in the future, **Special Condition Two (2)** also requires that the applicant agree to be responsible for any repairs or restoration of eroded areas should the drainage structures fail or result in erosion.

Furthermore, to ensure excess excavated material is moved off site so as not to contribute to unnecessary landform alteration and to minimize erosion and sedimentation from stockpiled excavated soil, the Commission finds it necessary to require the applicant to dispose of the material at a appropriate disposal site or to a site that has been approved to accept fill material, as specified in **Special Condition Eight (8).**

In addition, future construction on the property has the potential to impact site stability and increase erosion on the project site. To ensure that no additions or improvements are made to the property without due consideration of the potential impacts, the Commission finds it necessary to require the applicant to record a future development deed restriction, which, as detailed in **Special Condition Seven (7)**, will require the applicant to obtain an amended or new coastal permit for additions or improvements to the site.

Finally, **Special Condition Nine (9)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

Therefore, for the reasons discussed above, the Commission finds that the proposed project, as conditioned, is consistent with the applicable policies of the Malibu LCP.

C. Stream and Habitat Protection

As noted above, the proposed project is located on the western slope of an unnamed canyon between Ramirez Canyon and Walnut Canyon. The site consists of a rough, approximately 230 foot long access way descending approximately 35 feet to an irregularly shaped hillside lot. Slopes on the lot descend southeasterly, at gradients from 5:1 to 2:1, to within 50 feet of the unnamed tributary at the canyon bottom. The tributary flows into the ocean approximately ¾

mile southeast of the subject site. The site contains native vegetation, including California Walnut (*Juglans californica*), a protected native tree in the Malibu LCP. The canyon slopes and stream corridor are not mapped as environmentally sensitive habitat area (ESHA) in the Malibu LCP.

The Malibu Local Coastal Program (LCP) contains the following development policies related to protection of streams and habitat that are applicable to the proposed development:

Section 30231 of the Coastal Act, which is incorporated as part of the Malibu LCP, 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.***

In addition, the following LCP policies are applicable in this case:

> ***3.45 All new development shall be sited and designed so as to minimize grading, alteration of physical features, and vegetation clearance in order to prevent soil erosion, stream siltation, reduced water percolation, increased runoff, and adverse impacts on plant and animal life and prevent net increases in baseline flows for any receiving waterbody.***
>
> ***3.59 All new development shall be sited and designed to minimize required fuel modification and brushing to the maximum extent feasible in order to minimize habitat disturbance or destruction, removal or modification of natural vegetation, and irrigation of natural areas, while providing for fire safety, as required by Policies 4.45 through 4.54. Development shall utilize fire resistant materials and incorporate alternative fuel modification measures, such as firewalls (except where this would have impacts on visual resources), and landscaping techniques, where feasible, to minimize the total area modified. All development shall be subject to applicable federal, state and county fire protection requirements.***
>
> ***3.63 New development shall be sited and designed to preserve oak, walnut, sycamore, alder, toyon, or other native trees that are not otherwise protected as ESHA. Removal of native trees shall be prohibited except where no other feasible alternative exists. Structures, including roads or driveways, shall be sited to prevent any encroachment into the root zone of individual native trees in order to allow for future growth.***

The proposed single family residence is sited on the upper portion of the lot, adjacent to existing development on the property immediately upslope. This part of the property contains slopes that are less steep than elsewhere on the property. The proposed project includes approximately 930 cu. yds. of grading (500 cu. yds. cut, 430 cu. yds. fill) for the proposed driveway/turnaround area and residence, which is partially cut into the hillside. The proposed development is set back approximately 300 feet from the stream.

As noted above, the project site contains several California Walnut trees (*Juglans californica*). The walnut trees adjacent to the area of proposed development do not meet the size criteria (having at least one trunk greater than six inches in diameter, or a combination of any two trunks measuring a total of eight inches or more in diameter, measured at four and one-half feet above natural grade) required for protection under the Malibu LCP's Native Tree Protection Ordinance. The proposed structures will not encroach into the protected zones of any walnut trees on site **(Exhibit 14)**.

The proposed location of the residence will establish a 200-foot brush clearance radius that will extend down the canyon slopes, but will avoid the stream corridor. The brush clearance radius is largely contained within the radii of existing development, or within the boundary lines of the subject property **(Exhibit 13)**. Brush clearance on the subject property will be governed by the fuel modification plan.

The applicants have submitted a preliminary fuel modification plan that has been approved in concept by the County of Los Angeles Fire Department. The plan indicates that Fuel Modification Zone A will extend 50 feet from the structure; Zone B has been eliminated; and Zone C will extend to the property line, a minimum of 100 feet further. The plan also specifies that native sage and California Walnut shall be preserved. To ensure the most minimal disturbance feasible of the surrounding native vegetation, **Special Condition Three (3)** requires the applicants to submit a final long-term fuel modification plan for the review and approval of the Executive Director.

To ensure that areas of the site that are disturbed by the proposed development are planted with native vegetation, **Special Condition Three (3)** requires a landscape plan comprised primarily of native plant species. Landscaping the disturbed areas of the hillside site with native plant species, particularly on steep slopes, will assist in preventing erosion and the displacement of native plant species by non-native or invasive species. The landscape and fuel modification plan required under **Special Condition Three (3)** will mitigate adverse impacts to existing native vegetation, surrounding resources, and water quality.

In addition, **Special Condition Two (2)** requires the applicant to submit erosion, drainage and polluted runoff control plans for the proposed development, as discussed in Section D. below. Implementation of **Special Condition Two (2)** will serve to minimize impacts to the water quality of the stream below the project site, both during and after construction, consistent with the coastal waters protection policies of the Malibu LCP. The Commission finds that **Special Conditions Two (2)** and **Three (3)** are necessary to ensure the proposed development will minimize impacts to water quality and native vegetation.

In addition, **Special Condition Seven (7)** addresses future development by ensuring that all future development proposals for the site, which might otherwise be exempt from review, would require prior review so that potential impacts to native trees and the adjacent stream corridor may adequately be considered. Finally, **Special Condition Nine (9)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

The Commission finds that based on the above findings the proposed project, as conditioned, will not result in adverse impacts to habitat and streams and is consistent with the Malibu LCP.

D. Water Quality

The Malibu LCP provides for the protection of water quality. The policies require that new development protects, and where feasible, enhances and restores wetlands, streams, and groundwater recharge areas. The policies promote the elimination of pollutant discharge, including nonpoint source pollution, into the City's waters through new construction and development regulation, including site planning, environmental review and mitigation, and project and permit conditions of approval. Additionally, the policies require the implementation of Best Management Practices to limit water quality impacts from existing development, including septic system maintenance and City services.

Section 30231 of the Coastal Act, which is incorporated as a policy of the Malibu LCP, states that:

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

In addition, the following water quality LCP policies are applicable in this case:

3.2 ***New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:***

- ***Protecting areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota and/or that are susceptible to erosion and sediment loss.***
- ***Limiting increases of impervious surfaces.***
- ***Limiting land disturbance activities such as clearing and grading, and cut-and-fill to reduce erosion and sediment loss.***
- ***Limiting disturbance of natural drainage features and vegetation.***

3.3 ***New development shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact groundwater, the ocean, coastal streams, or wetlands, consistent with the requirements of the Los Angeles Regional Quality Control Board's municipal stormwater permit and the California Ocean Plan.***

3.4 ***Development must be designed to minimize, to the maximum extent feasible, the introduction of pollutants of concern[1] that may result in significant impacts from site***

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[1] Pollutants of concern are defined in the Standard Urban Storm Water Mitigation Plan For Los Angeles County And Cities In Los Angeles County as consisting " of any pollutants that exhibit one or more of the following characteristics: current loadings or historic deposits of the pollutant are impacting the beneficial uses of a receiving water , elevated levels of the pollutant are found in sediments of a receiving water

runoff from impervious areas. To meet the requirement to minimize "pollutants of concern," new development shall incorporate a Best Management Practice (BMP) or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

3.5 ***Post-development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate. Dry weather runoff from new development must not exceed the pre-development baseline flow rate to receiving waterbodies.***

3.6 ***New development shall be sited and designed to minimize impacts to water quality from increased runoff volumes and nonpoint source pollution. All new development shall meet the requirements of the Los Angeles Regional Water Quality Control Board (RWQCB) in its the Standard Urban Storm Water Mitigation Plan For Los Angeles County And Cities In Los Angeles County (March 2000) (LA SUSMP) or subsequent versions of this plan.***

3.7 ***Post-construction structural BMPs (or suites of BMPs) should be designed to treat, infiltrate, or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs and/or the 85th percentile, 1-hour storm event (with an appropriate safety factor, i.e. 2 or greater) for flow-based BMPs. This standard shall be consistent with the most recent Los Angeles Regional Water Quality Control Board municipal stormwater permit for the Malibu region or the most recent California Coastal Commission Plan for Controlling Polluted Runoff, whichever is more stringent.***

3.8 ***New development shall include construction phase erosion control and polluted runoff control plans. These plans shall specify BMPs that will be implemented to minimize erosion and sedimentation, provide adequate sanitary and waste disposal facilities and prevent contamination of runoff by construction chemicals and materials.***

3.9 ***New development shall include post-development phase drainage and polluted runoff control plans. These plans shall specify site design, source control and treatment control BMPs that will be implemented to minimize post-construction polluted runoff, and shall include the monitoring and maintenance plans for these BMPs.***

3.10 ***Permits for new development shall be conditioned to require ongoing maintenance where maintenance is necessary for effective operation of required BMPS. Verification of maintenance shall include the permittee's signed statement accepting responsibility for all structural and treatment control BMP maintenance until such time as the property is transferred and another party takes responsibility.***

3.11 ***The City, property owners, or homeowners associations, as applicable, shall be required to maintain any drainage device to insure it functions as designed and intended. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. Owners of these devices will be responsible for insuring that they continue to function properly and additional inspections should occur after storms as needed throughout the rainy season. Repairs, modifications, or installation of additional BMPs, as needed, should be carried out prior to the next rainy season.***

3.12 ***Some BMPs for reducing the impacts of non-point source pollution may not be appropriate for development on steep slopes, on sites with low permeability soil conditions, or areas where saturated soils can lead to geologic instability. New development in these areas should incorporate BMPs that do not increase the degree of geologic instability.***

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and/or have the potential to bioaccumulate in organisms therein, or the detectable inputs of the pollutant are at a concentrations or loads considered potentially toxic to humans and/or flora or fauna".

3.13 *New development that requires a grading permit or Local SWPPP shall include landscaping and re-vegetation of graded or disturbed areas, consistent with Policy 3.50. Any landscaping that is required to control erosion shall use native or drought-tolerant non-invasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation. Where irrigation is necessary, efficient irrigation practices shall be required.*

3.14 *New development shall protect the absorption, purifying, and retentive functions of natural systems that exist on the site. Where feasible, drainage plans shall be designed to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems shall be restored, where feasible, except where there are geologic or public safety concerns.*

3.15 *Development involving onsite wastewater discharges shall be consistent with the rules and regulations of the L.A. Regional Water Quality Control Board, including Waste Discharge Requirements, revised waivers and other regulations that apply.*

3.16 *Wastewater discharges shall minimize adverse impacts to the biological productivity and quality of coastal streams, wetlands, estuaries, and the ocean. On-site treatment systems (OSTSs) shall be sited, designed, installed, operated, and maintained to avoid contributing nutrients and pathogens to groundwater and/or surface waters.*

3.17 *OSTSs shall be sited away from areas that have poorly or excessively drained soils, shallow water tables or high seasonal water tables that are within floodplains or where effluent cannot be adequately treated before it reaches streams or the ocean.*

3.18 *New development shall be sited and designed to provide an area for a backup soil absorption field in the event of failure of the first field.*

3.19 *Soils should not be compacted in the soil absorption field areas during construction. No vehicles should be parked over the soil absorption field or driven over the inlet and outlet pipes to the septic tank.*

3.20 *Subsurface sewage effluent dispersal fields shall be designed, sited, installed, operated, and maintained in soils having acceptable absorption characteristics determined either by percolation testing, or by soils analysis, or by both. No subsurface sewage effluent disposal fields shall be allowed beneath nonporous paving or surface covering.*

3.21 *New development shall include the installation of low-flow plumbing fixtures, including but not limited to flow-restricted showers and ultra-low flush toilets, and should avoid the use of garbage disposals to minimize hydraulic and/or organic overloading of the OSTS.*

3.22 *New development may include a separate greywater dispersal system where approved by the Building Safety Department.*

3.23 *New development shall include protective setbacks from surface waters, wetlands and floodplains for conventional or alternative OSTSs, as well as separation distances between OSTS system components, building components, property lines, and groundwater. Under no conditions shall the bottom of the effluent dispersal system be within five feet of groundwater.*

3.24 *The construction of private sewage treatment systems shall be permitted only in full compliance with the building and plumbing codes and the requirements of the LA RWQCB. A coastal development permit shall not be approved unless the private sewage treatment*

system for the project is sized and designed to serve the proposed development and will not result in adverse individual or cumulative impacts to water quality for the life of the project.

3.25 ***Applications for new development relying on an OSTS shall include a soils analysis and or percolation test report. Soils analysis shall be conducted by a California Registered Geotechnical Engineer or a California Registered Civil Engineer in the environmental/geotechnical field and the results expressed in United States Department of Agriculture classification terminology. Percolation tests shall be conducted by a California Registered Geologist, a California registered Geotechnical Engineer, a California Registered Civil Engineer, or a California Registered Environmental Health Specialist. The OSTS shall be designed, sited, installed, operated, and maintained in full compliance with the building and plumbing codes and the requirements of the LA RWQCB.***

3.26 ***New septic systems shall be sited and designed to ensure that impacts to ESHA, including those impacts from grading and site disturbance and the introduction of increased amounts of groundwater, are minimized. Adequate setbacks and/or buffers shall be required to protect ESHA and other surface waters from lateral seepage from the sewage effluent dispersal systems.***

3.27 ***Applications for a coastal development permit for OSTS installation and expansion, where groundwater, nearby surface drainages and slope stability are likely to be adversely impacted as a result of the projected effluent input to the subsurface, shall include a study prepared by a California Certified Engineering Geologist or Registered Geotechnical Engineer that analyzes the cumulative impact of the proposed OSTS on groundwater level, quality of nearby surface drainages, and slope stability. Where it is shown that the OSTS will negatively impact groundwater, nearby surface waters, or slope stability, the OSTS shall not be allowed.***

As described in detail above, the proposed project includes construction of a two-story, 28 foot high, 7,018 sq. ft. single family residence, with attached three-car garage, basement, septic system, fenced swimming pool and spa, entry gate, retaining walls, turnaround, driveway, and 930 cu. yds. of grading (500 cu. yds. cut, 430 cu. yds. fill).

As such, the proposed project will result in an increase of impervious surface on site, which in turn decreases the infiltrative function and capacity of existing permeable land on project sites. The Commission notes that this reduction in permeable surface leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. The cumulative effect of increased impervious surface is that the peak stream discharge is increased and the peak occurs much sooner after precipitation events. Changes in the stream flow result in modification to stream morphology. Additionally, grading, excavations and disturbance of the site from construction activities and runoff from impervious surfaces can result in increased erosion of disturbed soils and in sedimentation of nearby coastal stream and waters.

In addition, pollutants commonly found in runoff associated with new development 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 and organic matter; fertilizers, herbicides, and pesticides from household gardening or more intensive agricultural land use; nutrients from wastewater discharge, animal waste and crop residue; and bacteria and pathogens from wastewater discharge and 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 provides food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior; and human diseases such as hepatitis and dysentery. 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 LCP water quality policies cited above are designed to protect water quality and prevent pollution of surface, ground, and ocean waters. The Malibu LCP requires the preparation of a Storm Water Management Plan (SWMP) for all projects that require a coastal development permit or a Water Quality Mitigation Plan (WQMP) for new hillside residential developments that involve one acre or more of disturbance or redevelopment projects that result in the creation or addition or replacement of 5,000 sq. ft. or more of impervious surface. A SWMP illustrates how the project will use appropriate site design and source control best management practices (BMPs) to minimize or prevent adverse effects of the project on water quality. A WQMP requires treatment control (or structural) BMPs, in addition to site design and source control BMPs that are required for a SWMP, to minimize or prevent the discharge of polluted runoff from a project site. The proposed project is a hillside development that involves more than one acre of disturbance for construction of the residence and associated fuel modification. Therefore, pursuant to the requirements of the Malibu LCP, and to ensure the proposed project will not adversely impact water quality or coastal resources, the Commission finds it necessary to require the preparation of a WQMP for the subject site, that utilizes site design, source control and treatment control BMPs, as specified in **Special Condition Two (2).**

Furthermore, erosion control and storm water pollution prevention measures implemented during construction will serve to minimize the potential for adverse impacts to water quality resulting from runoff during construction. The Malibu LCP requires that a Local Storm Water Pollution Prevention Plan (SWPPP) be prepared for all development that requires a Coastal Development Permit and a grading or building permit, and it shall apply to the construction phase of the project. The SWPPP includes measures and BMPs to prevent erosion, sedimentation and pollution of surface and ocean waters from construction and grading activities. In this case, the proposed project does involve grading and construction that requires grading and building permits. Therefore, pursuant to the Malibu LCP and to ensure the proposed development does not adversely impact water quality or coastal resources during the construction phase of the project, the Commission finds it necessary to require the applicant to submit a Local SWPPP for the subject site, consistent with the requirements specified in **Special Condition Two (2).**

Finally, the proposed development includes the upgrade of an on site wastewater treatment system (OSTS) to serve the residence. The applicant is proposing to install a new 3,000 gallon tank with a effluent filter. The Malibu LCP includes a number of policies and standards relative to the design, siting, installation, operation and maintenance of OSTSs to ensure these systems do not adversely impact coastal waters. The proposed upgrades to the existing OSTS were previously reviewed and approved in concept by the City of Malibu Environmental Health Department, determining that the system meets the requirements of the plumbing code. However, with the recent adoption of the Malibu LUP, new more stringent standards regarding the siting, design, installation, operation and maintenance of OSTSs have been established.

Therefore, the Commission finds that it is necessary to require the applicant to submit a report and plans prepared by a qualified professional, that have been reviewed and approved by the City of Malibu Environmental Health Department, verifying the proposed septic system complies with the siting, design, installation, operation and maintenance requirements specified in **Special Condition Five (5).**

In addition, in order to ensure the OSTS is maintained and monitored in the future to prevent system failures or inadequate system performance, the Malibu LCP includes policies and standards requiring the regular maintenance and monitoring of the OSTS. Therefore, the Commission finds that it is necessary to require the applicant to submit verification that they have obtained a monitoring, operation and maintenance permit from the City, as outlined in **Special Condition Five (5).**

As stated previously, the proposed project includes a swimming pool. Malibu LUP policies 3.95 and 3.96 require that new development shall be sited and designed to protect water quality and not result in the degradation of surface waters, including the ocean, coastal streams or wetlands. There is the potential for swimming pools to have deleterious effects on aquatic habitat if not properly maintained and drained. In addition, chlorine and other chemicals are commonly added to pools and spas to maintain water clarity, quality, and pH levels. Further, both leakage and periodic maintenance of the proposed pool, if not monitored and/or conducted in a controlled manner, may result in excess runoff and erosion potentially causing instability of the site and adjacent properties and may result in the transport of chemicals, such as chlorine, into coastal waters, adversely impacting sensitive riparian, wetland and marine habitats. Therefore, in order to minimize potential adverse impacts from the proposed swimming pool, the Commission finds it is necessary to require the applicant to submit a pool drainage and maintenance plan, as detailed in **Special Condition Four (4)**.

In addition, **Special Condition Seven (7)** addresses future development by ensuring that all future development proposals for the site, which might otherwise be exempt from review, would require prior review so that potential impacts to water quality may adequately be considered. Finally, **Special Condition Nine (9)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

The Commission finds that based on the above findings the proposed project, as conditioned, will not result in adverse impacts to water quality and is consistent with the Malibu LCP.

E. 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 Environmentally Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

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

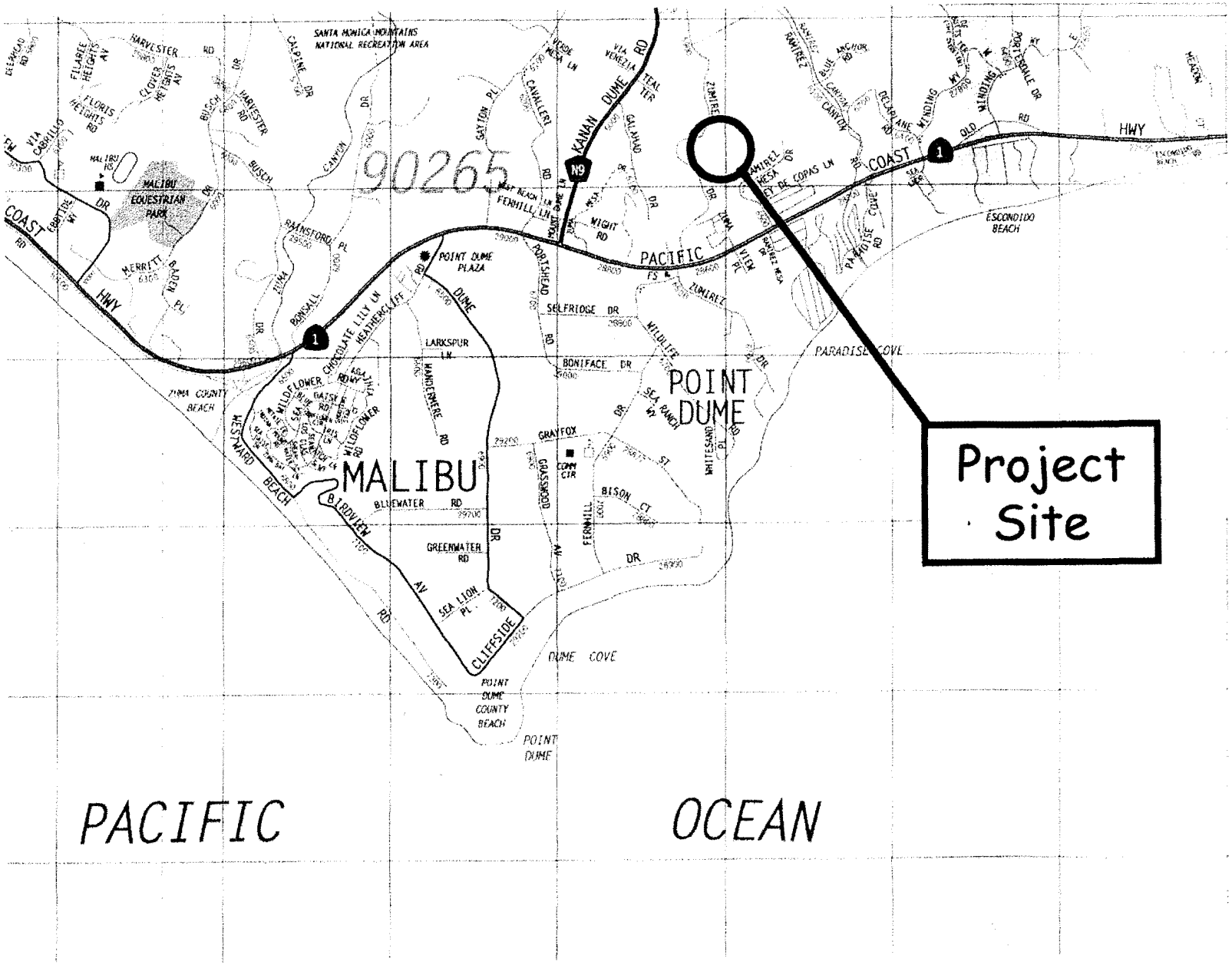


EXHIBIT NO. 1

APPLICATION NO.

4-02-143

VICINITY MAP

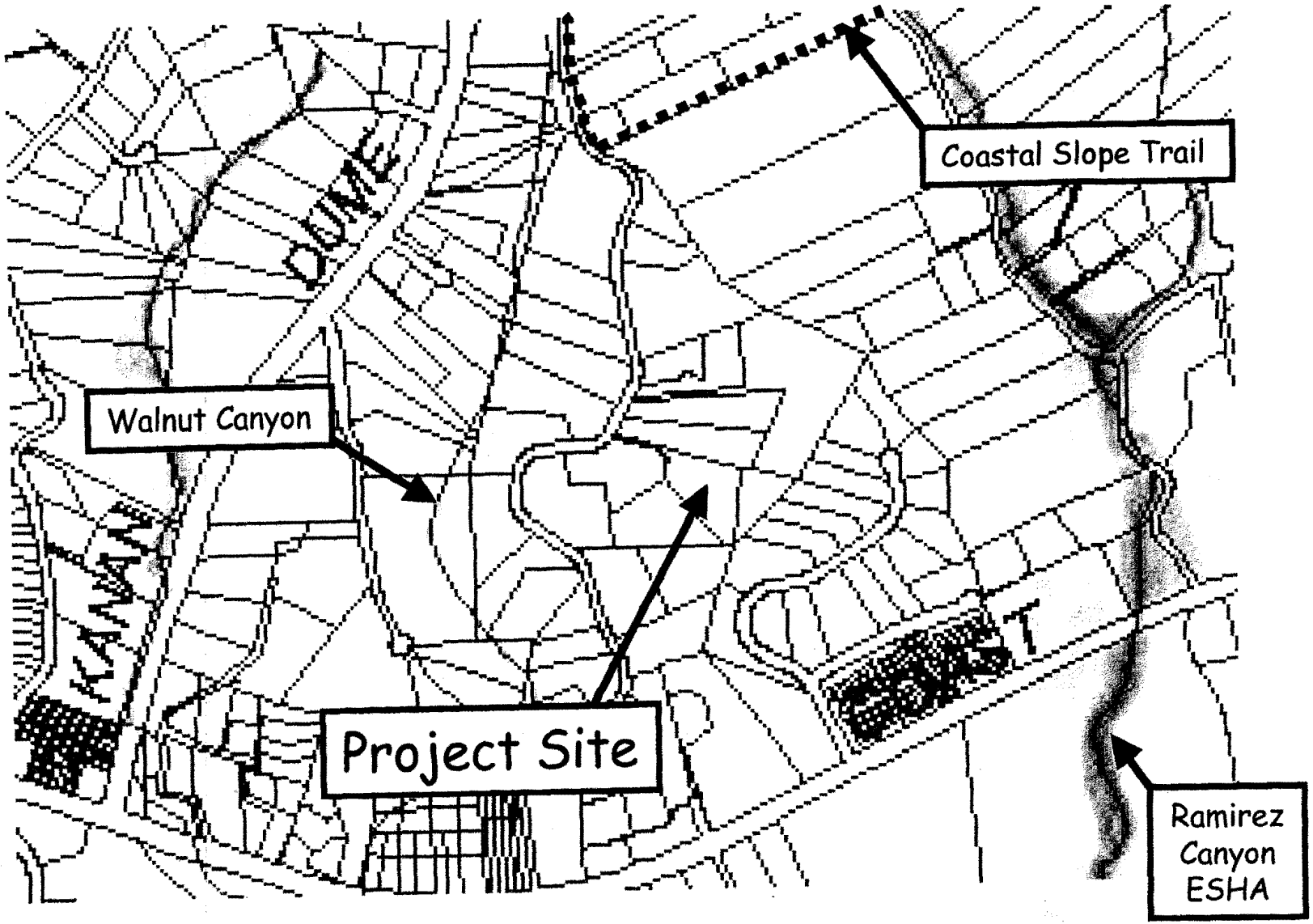


EXHIBIT NO. 2
APPLICATION NO. 4-02-143
COASTAL RESOURCES

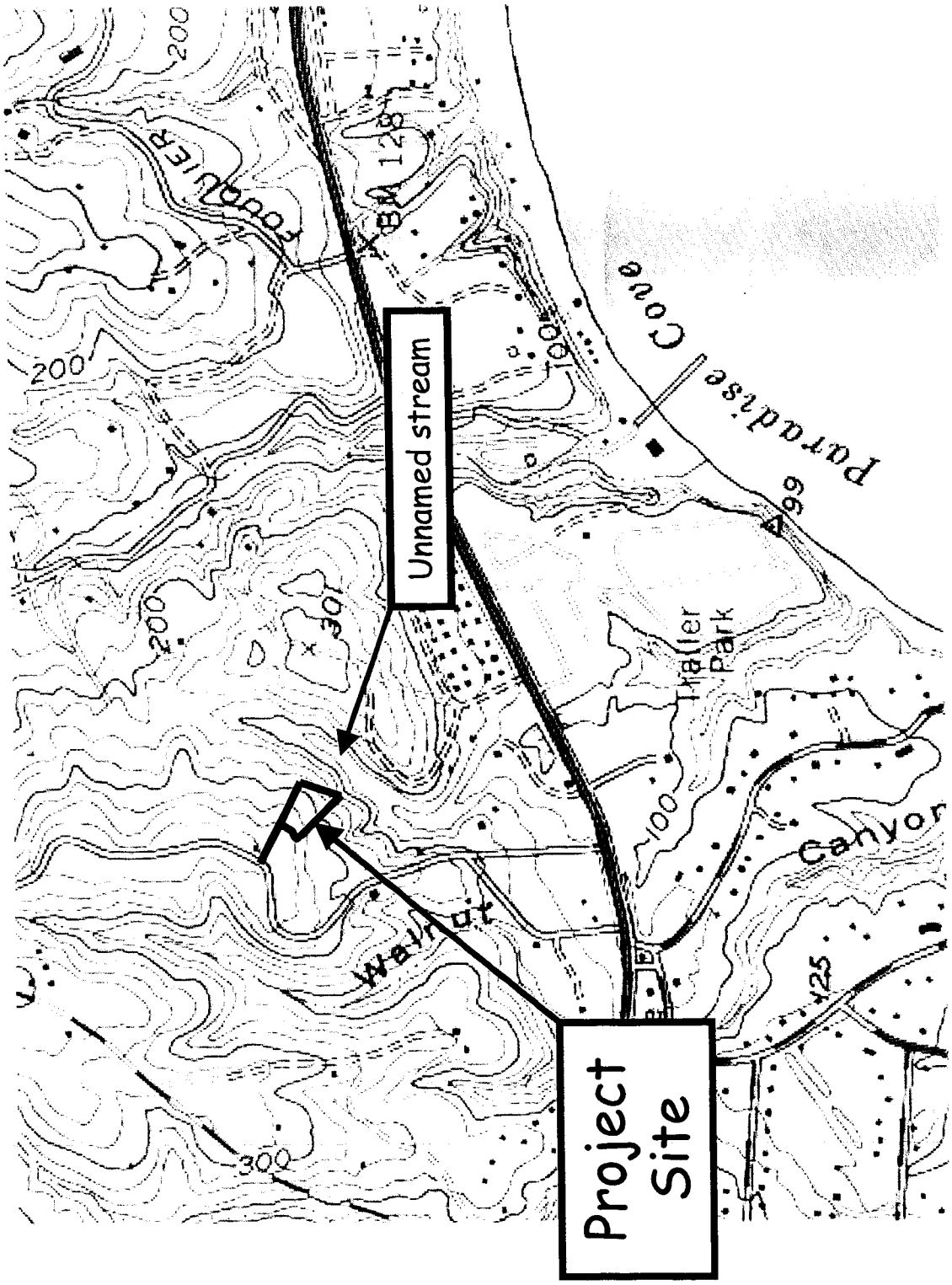
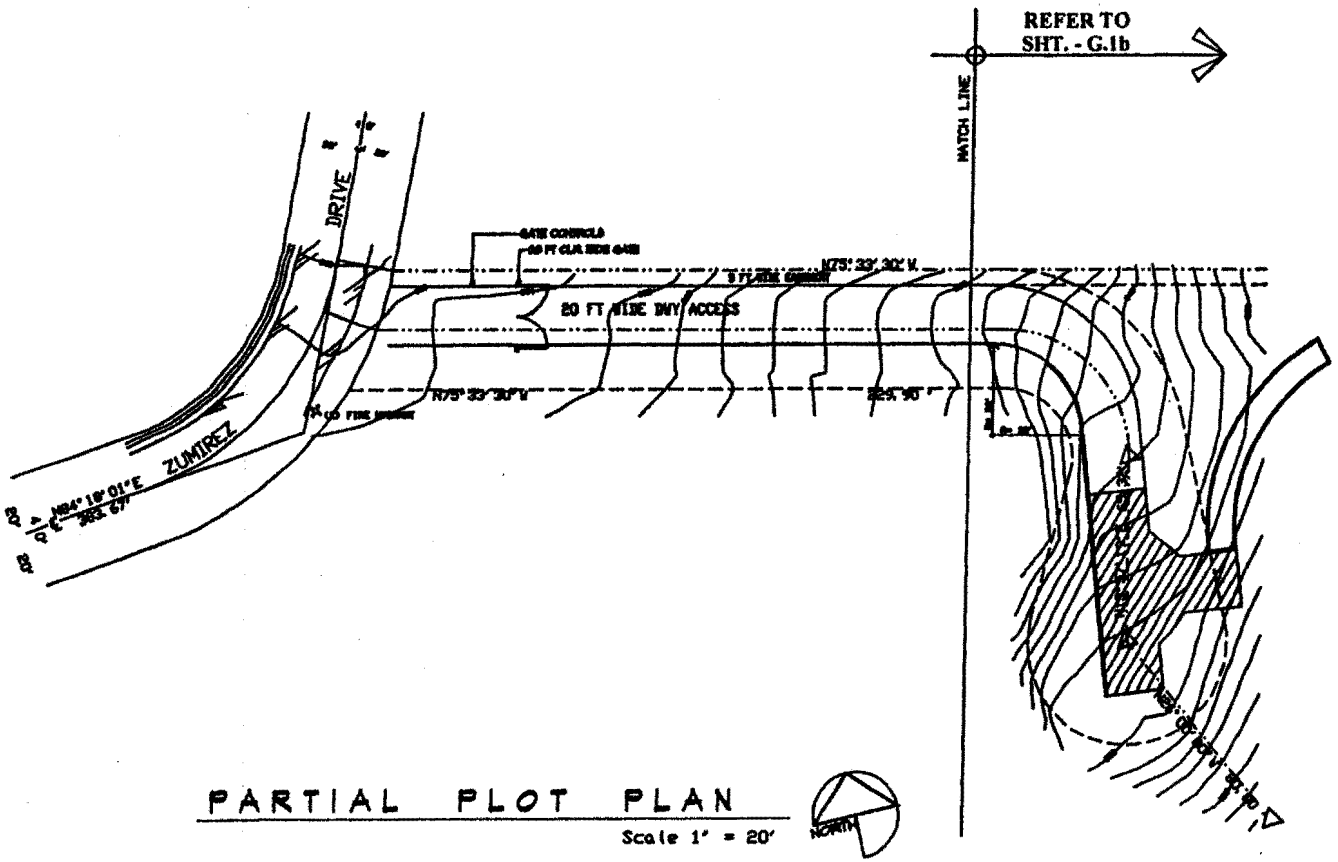


EXHIBIT NO. 3
APPLICATION NO.
4-02-143
TOPOGRAPHY



PARTIAL PLOT PLAN

Scale 1" = 20'

NORTH

REFER TO SHEET G.1 FOR ADDITIONAL PROJECT INFORMATION

Sheet Title

PARTIAL PLOT PLAN

Job Name

FORD RESIDENCE

A.P.N. #4467-013-018

Copyright

Date—Revs.

Sheet

G.1a

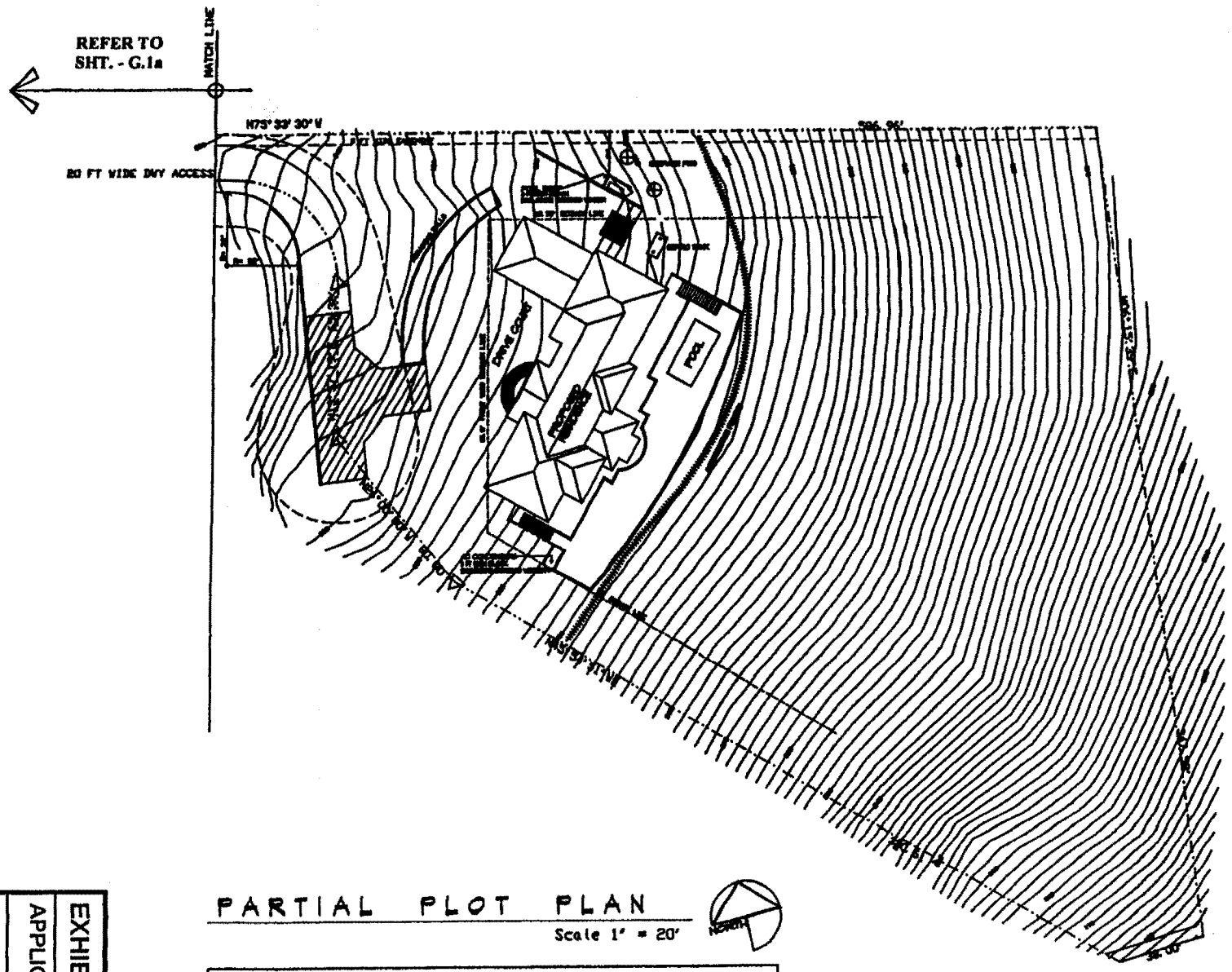
of

EXHIBIT NO. 4

APPLICATION NO.

4-02-143

SITE PLAN - DRIVEWAY



PARTIAL PLOT PLAN

Scale 1" = 20'

North

REFER TO SHEET G.1 FOR ADDITIONAL PROJECT INFORMATION

Sheet Title

PARTIAL PLOT PLAN

Job Name

FORD
RESIDENCE

A.P.N. #4467-013-018

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Date-Revs.

Sheet

G.1b

of

EXHIBIT NO. 5

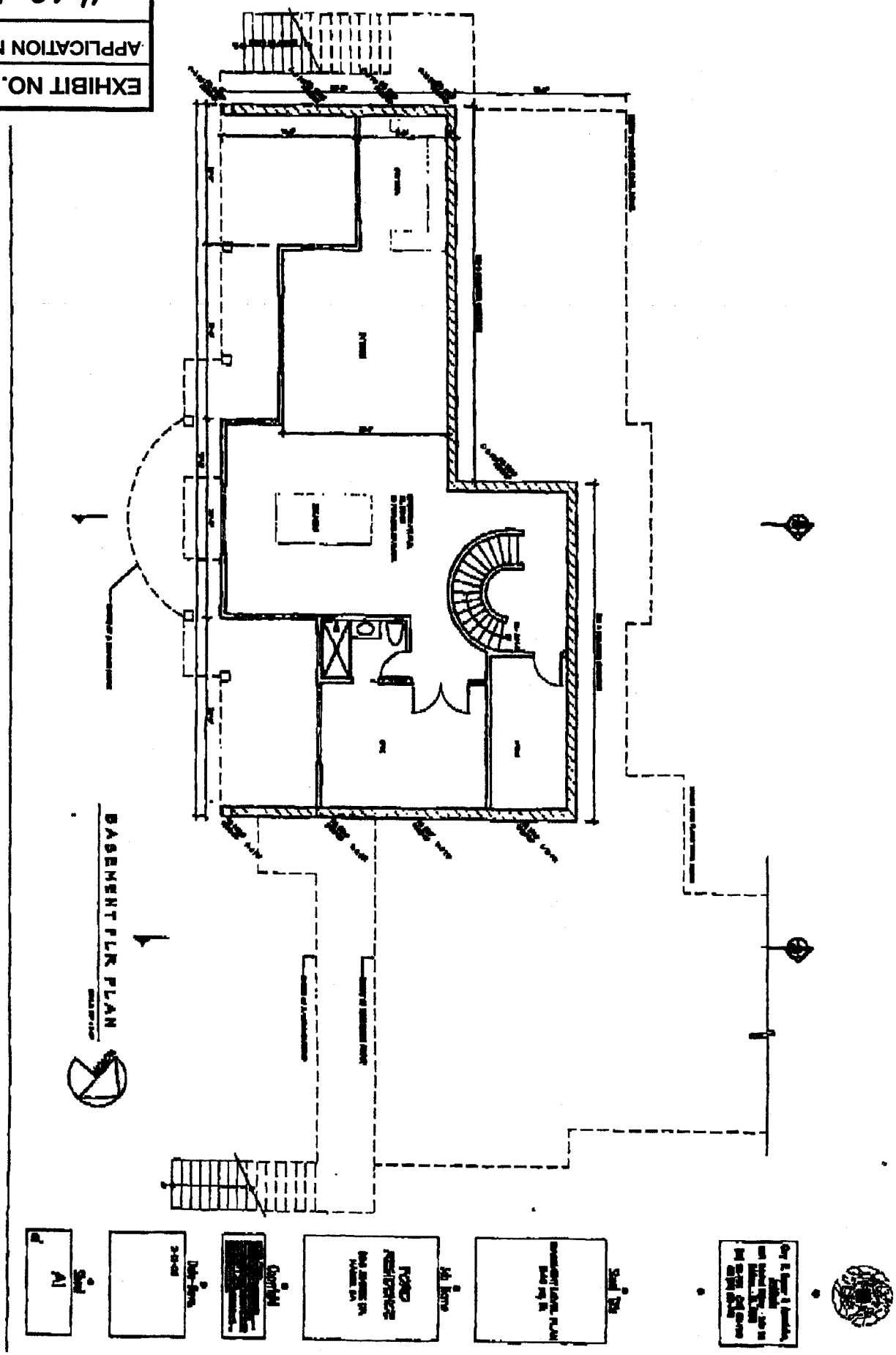
APPLICATION NO.

4-02-143

SITE PLAN

EXHIBIT NO. 6
APPLICATION NO.
4-02-143
BASEMENT FLOOR PLAN

ECTS



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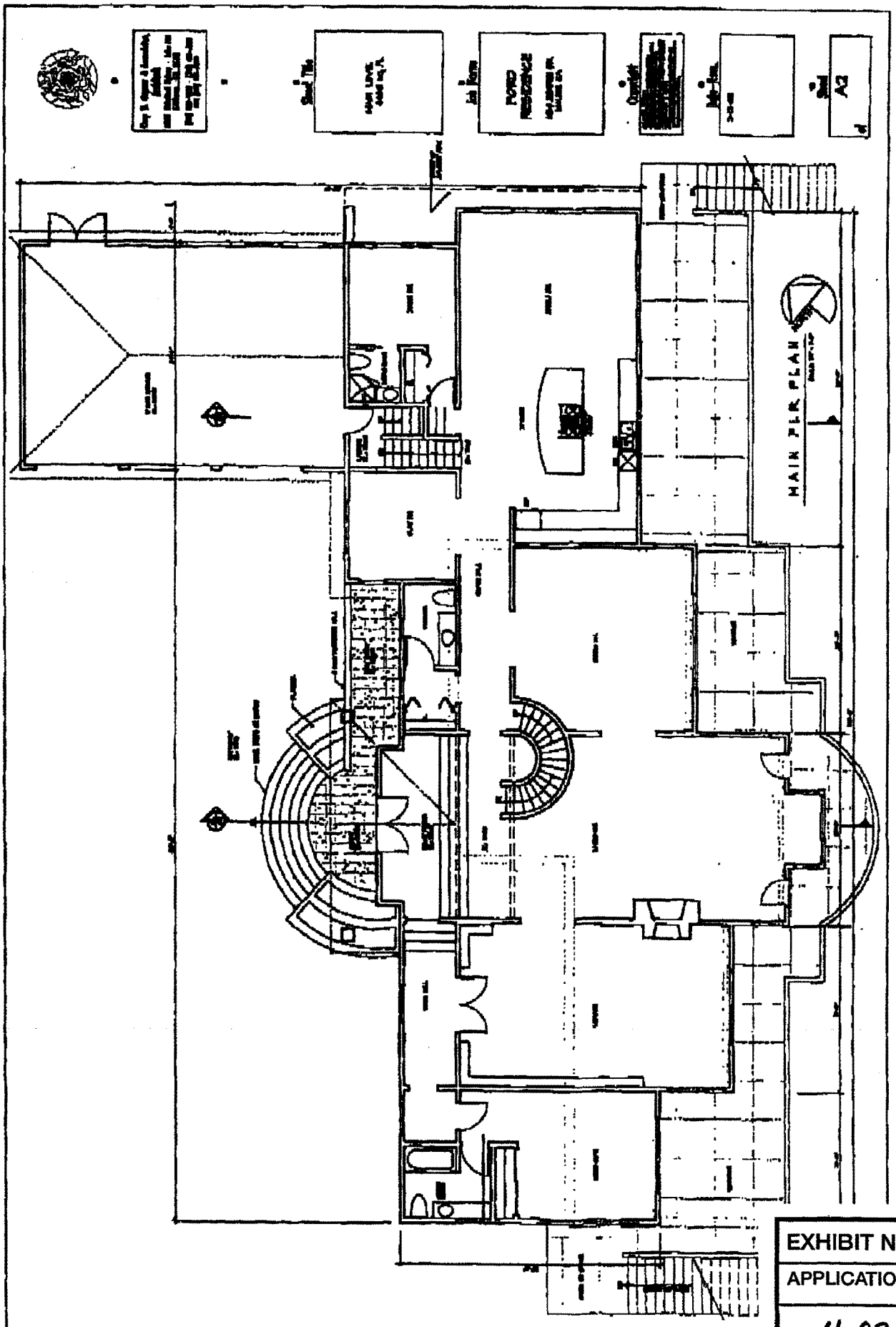

EXHIBIT NO. 7
APPLICATION NO.
4-02-143
FIRST FLOOR PLAN

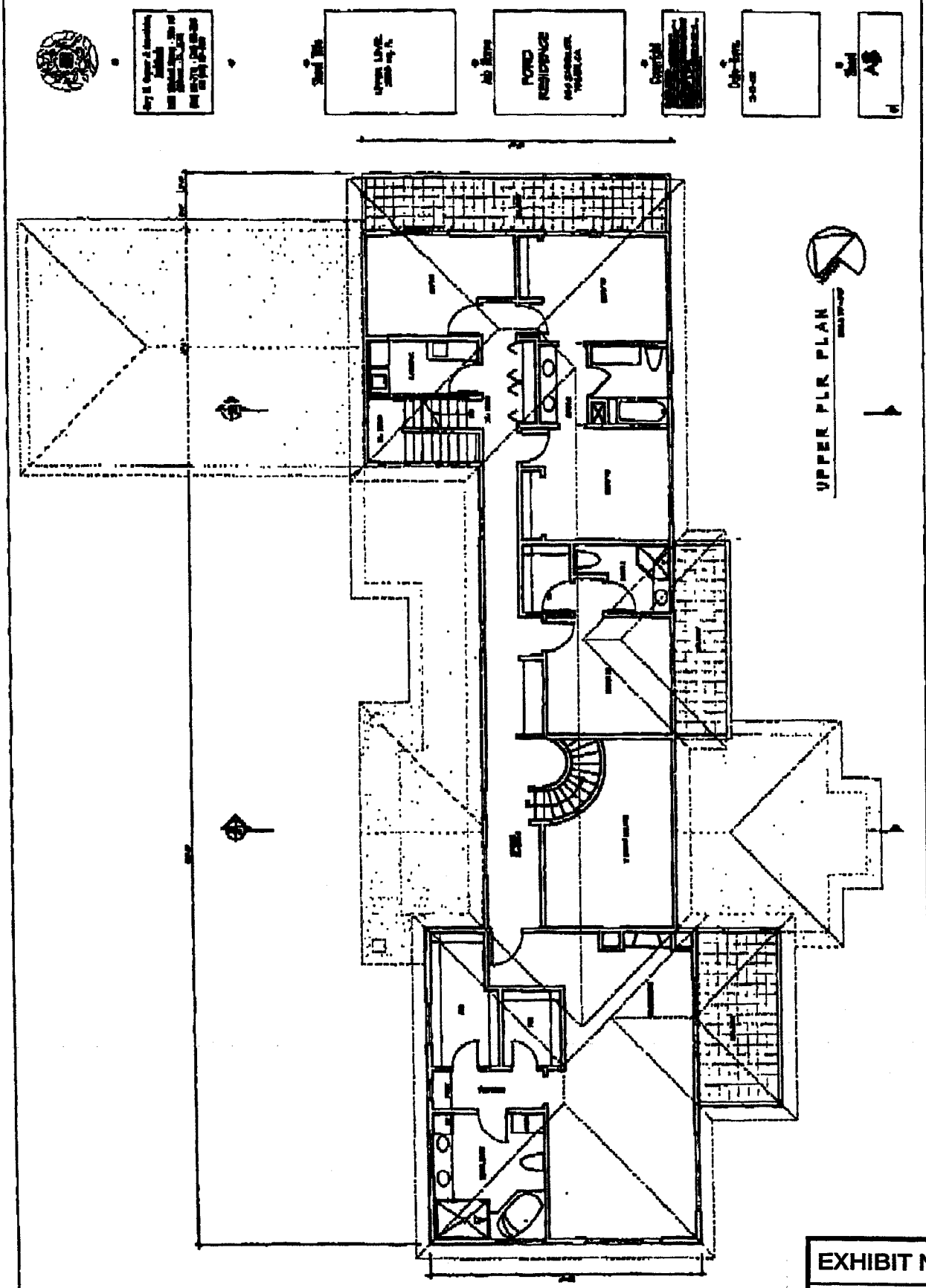

EXHIBIT NO. 8

APPLICATION NO.

4-02-143

SECOND FLOOR PLAN

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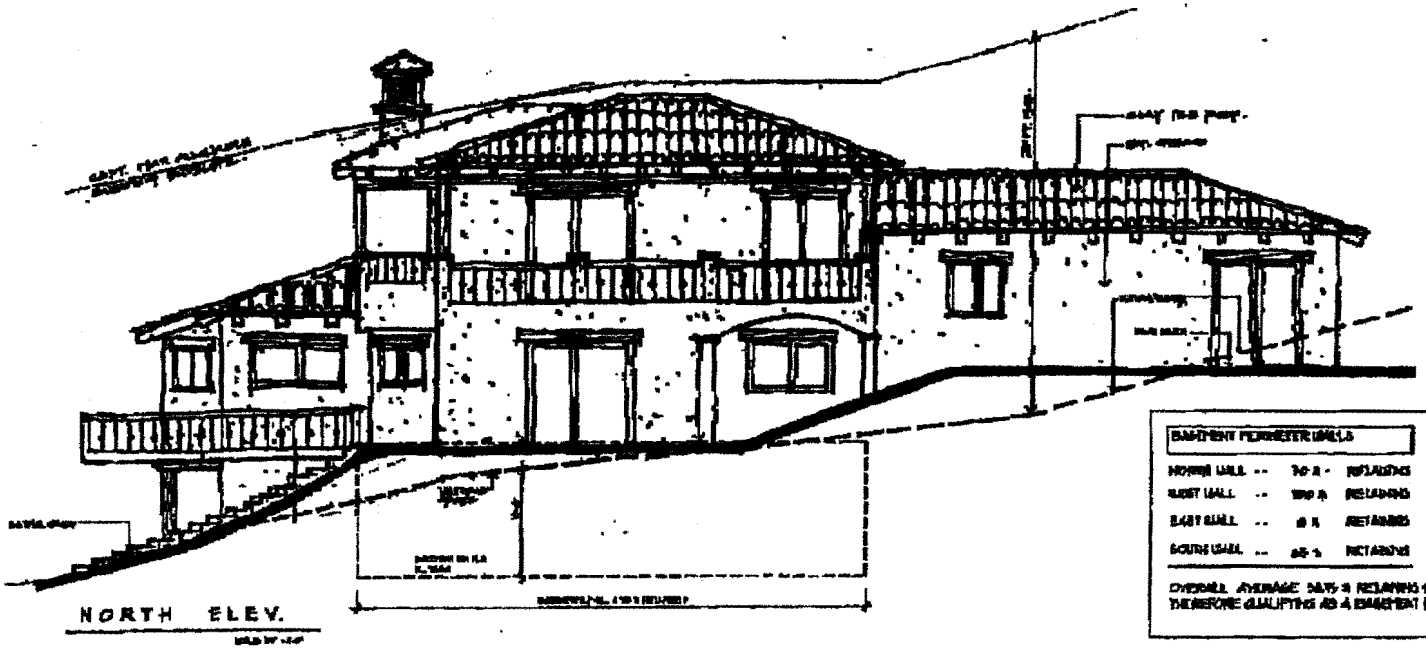
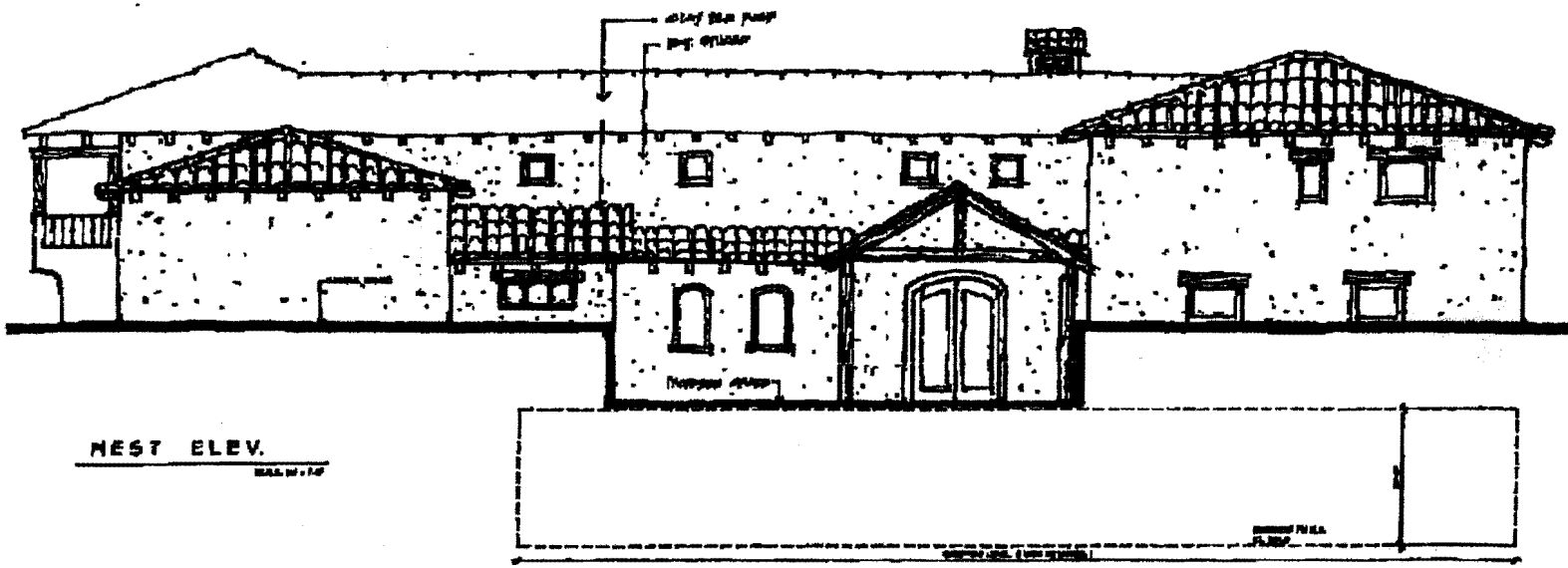
EXHIBIT NO. 9
APPLICATION NO.
4-02-143
ELEVATIONS (2pp)



NORTH ELEV.



WEST ELEV.

BASEMENT PERIMETER WALLS

NORTH WALL	--	RETAINING
WEST WALL	--	RETAINING
EAST WALL	--	RETAINING
SOUTH WALL	--	RETAINING

OVERALL AVERAGE 50% IS RETAINING WALL
THEREFORE QUALIFYING AS A BASEMENT LEVEL

Sheet Title
NORTH & WEST ELEVATIONS

Job Name
FORD RESIDENCE

Copyright

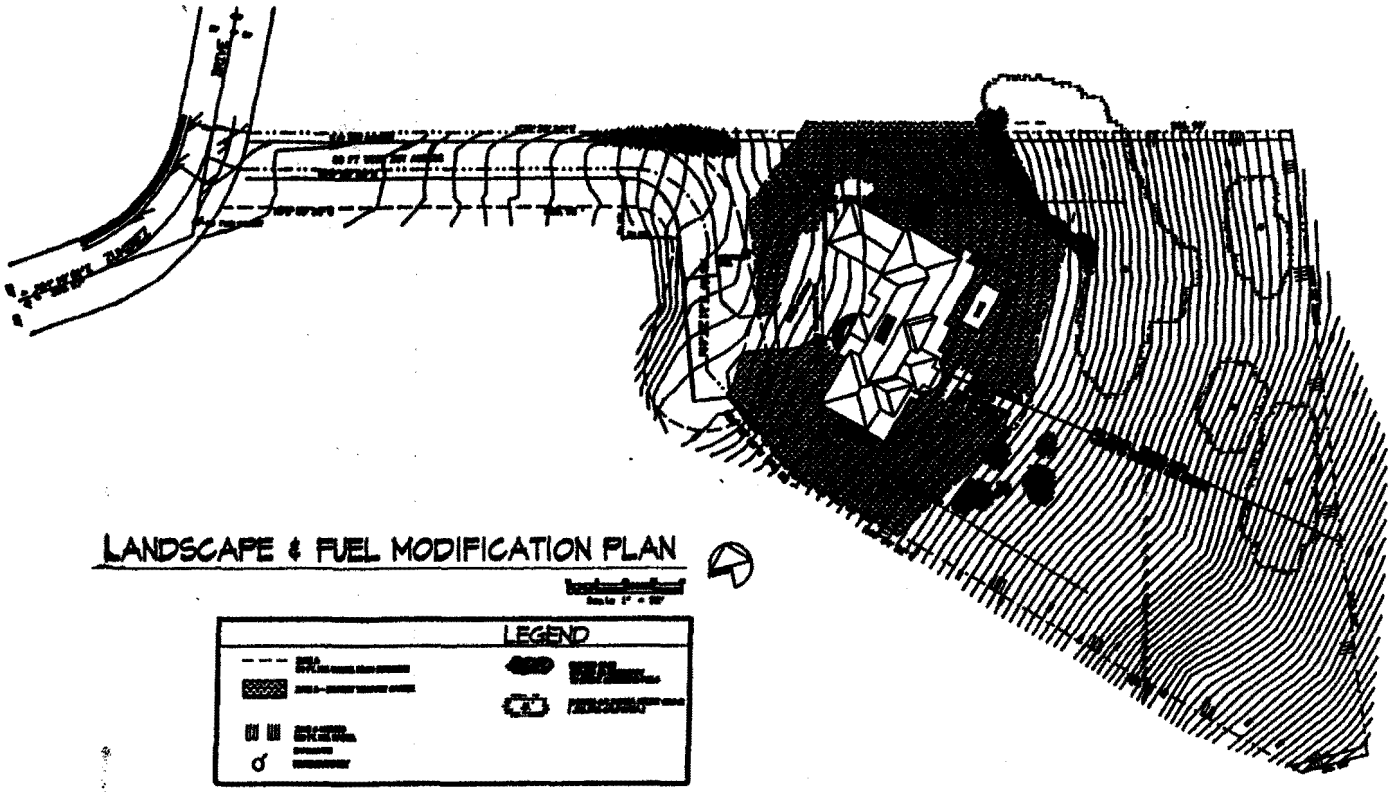
Date Rev.

Sheet
A5
of

12/12
A5

A-6

EXHIBIT NO. 10
APPLICATION NO.
4-02-143
SECTIONS



LANDSCAPE & FUEL MODIFICATION PLAN

LEGEND

FUEL MODIFICATION NOTES

IRRIGATION NOTES

UNDESIRABLE PLANT SPECIES

PLANTING LEGEND

LONG TERM MAINTENANCE AGREEMENT

CITY OF MALIBU LANDSCAPE REQ.

EXHIBIT NO. 11
APPLICATION NO.
4-02-143
LANDSCAPE PLAN

Sheet Title
LANDSCAPE & FMP PLAN
F.M.P.# 1271

Job Name
FORD RESIDENCE
A.P.N. #4467-013-018

Copyright

Date-Revs.

Sheet
G.4
of

Photo 1: Story poles for proposed residence. View is to the northeast.

EXHIBIT NO. 12
APPLICATION NO.
4-02-143
PHOTOS (4pp.)

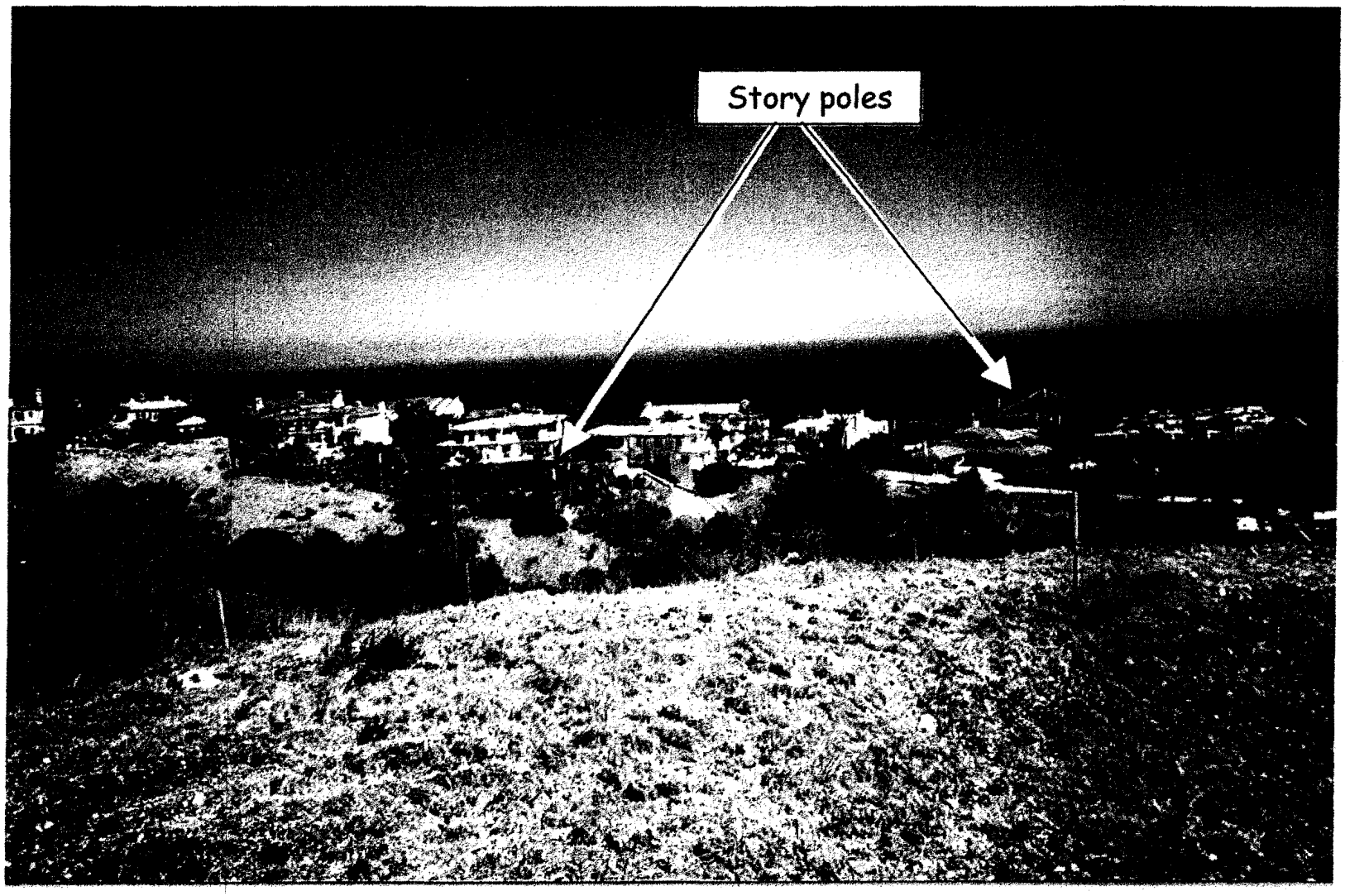


Photo 2: Story poles for proposed residence. View is to the southeast.

Photo 3: Slope below site of proposed residence (foreground). Note California Walnut trees on lower slope. View is to the east.

Photo 4: Vegetation on lower slopes of project site. View is to the southeast.

EXHIBIT NO. 13
APPLICATION NO.
4-02-143
BRUSH CLEARANCE

PRIMARY VU
STORYPOLE SYSTEMS
310-917-1893/F-917-1893/E-991-2469

H. Jay Ford
6824 Apperson St.
Tujunga, CA 91042

Re: 6150 Zumirez Drive

Dear Mr. Ford:

I understand the Costal Commission has requested that you verify the location of any growths of California Walnut (*Juglans California*) located within 100 feet of proposed residence shown on the enclosed drawing. Pursuant to your request, I inspected the subject site on November 16, 2002 and submit the following report containing the information requested by the Coastal Commission. I understood the point of reference (POR) from which I should measure the location of any grove of California Walnut was within a 100 foot radius extending downslope to the northeast through the southeast measured from the eastern corner of the proposed residence shown on the enclosed drawing .

I physically measured 100' from the POR throughout the zone shown on the enclosed drawing marked as JC. Within this radius, I located two separate growths of California Walnut. The location of those growths have been marked by me on the enclosed drawing as "Tree # 1 and #2." All other growths of California Walnut were located downslope more than 100' from the POR.

In addition, I measured the trunks of both trees, the distance from the POR, and the distance to the nearest proposed grading shown at contour lines 298-296' on the grading-sewage disposal drawing. The data I obtained for each growth is as follows:

Measurement	Tree #1	Tree #2
Distance of trunk from POR:	79'	75'
Distance of drip line (canopy) from POV:	69'	67'
Diameter of trunk at 4.5' above grade:	4.5"	3.5", 3"
Distance from trunk to nearest proposed grading:	20'	41'

Finally, enclosed are six photographs you took of the trees we located and my measurements.

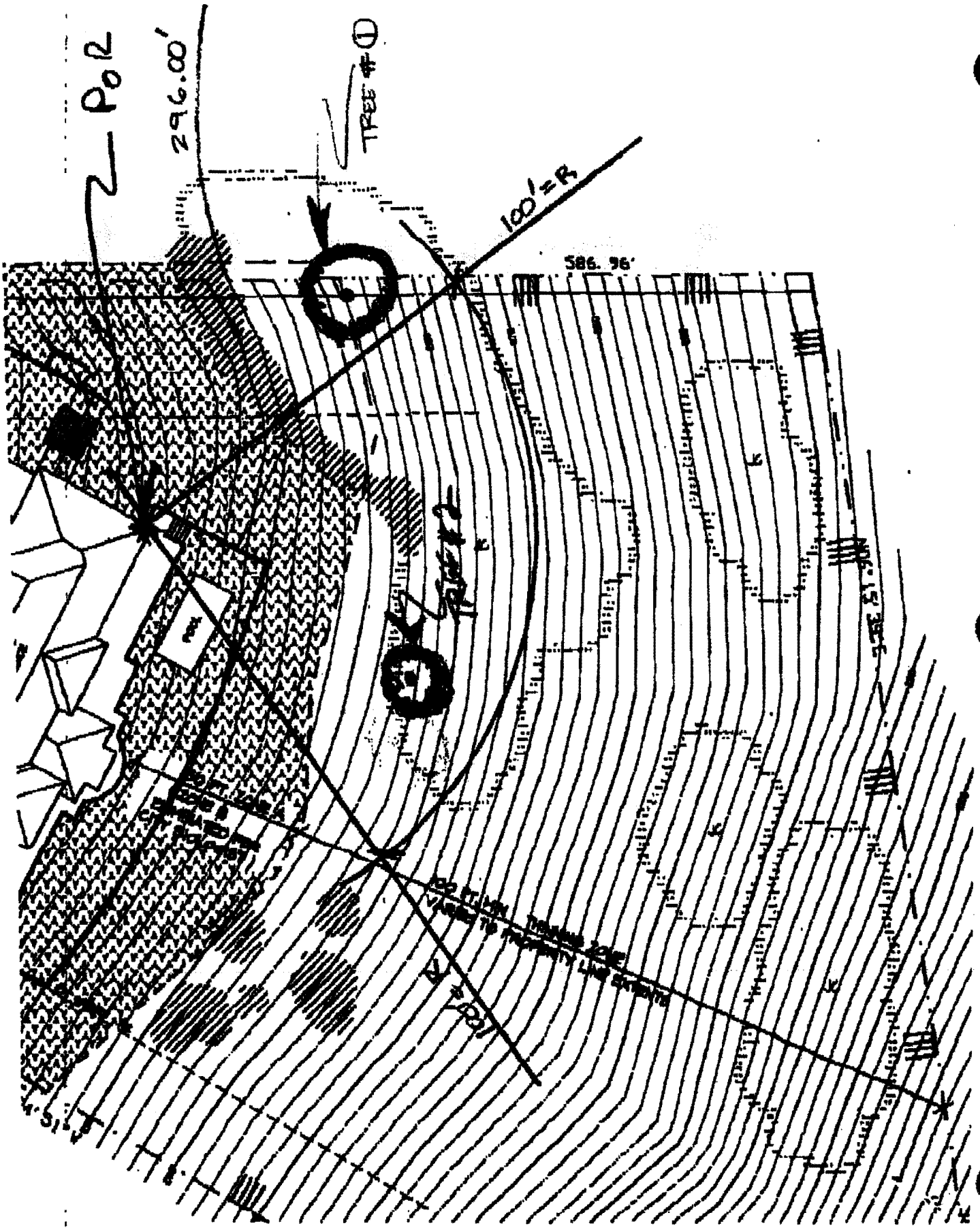
EXHIBIT NO. 14
APPLICATION NO.
4-02-143
WALNUT TREES (4pp)

I am qualified to gather the above information. I have assisted architects and arborists in locating, and placing on a site plan, the locations of trees and plants. I am quite familiar with the referenced property. I sited, and constructed, the existing story poles from reference points established in the current survey of the property completed by Mark Sandstrom, Land, Sea and Air.

Please call me if you need any further information.

Very truly yours,

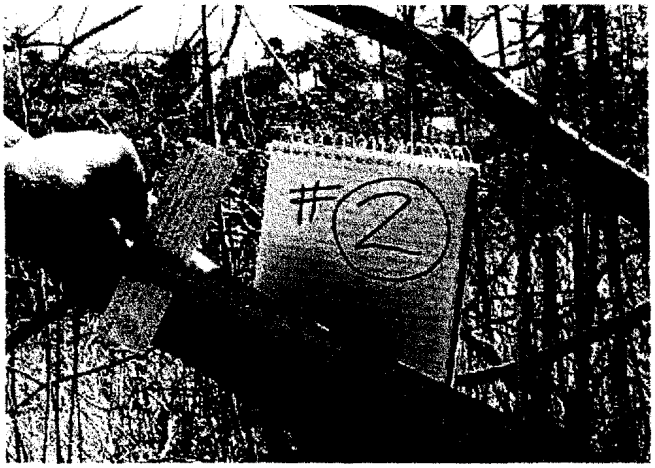
Michael Tuttle.


POLE
296.00'
TREE #1
100'=R
586.96'
S56°13'30"E
TRAVEL
PATH
PROPERTY LINE
TRAVEL PATH

Tree #1 11/16/02

Tree #2 11/16/02

Tree #1 trunk 11/16/02



Tree #2 trunk 11/16/02

Tree #1 11/16/02 From POR

Tree #2 trunk 11/16/02

CALIFORNIA COASTAL COMMISSION
SOUTH COAST AREA
245 WEST BROADWAY, SUITE 380
LONG BEACH, CA 90802
(213) 590-5071

Permit Application No. 5-89-483/JLA
Date 7/14/89

ADMINISTRATIVE PERMIT

APPLICANT: James & Judith McGinley

PROJECT DESCRIPTION: Construction of a 2 story, 3,100 sq. ft., 32 ft. high, single family residence with septic system, swimming pool, 3 car garage, driveway and 4,600 cu. yds. of grading (1900 cu. yds. cut, 2,700 cu.yds. fill).

PROJECT LOCATION: 6150 Zumirez Dr., Malibu, Los Angeles County

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, are discussed on subsequent pages.

Pursuant to Public Resources Code Section 30624, the Executive Director hereby determines that the proposed development, subject to Standard and Special Conditions as attached, is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. Any development located between the nearest public road and the sea is in conformity with the public access and public recreation policies of Chapter 3.

NOTE: The Commission's Regulations provide that this permit shall be reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, a permit will not be issued for this permit application. Instead, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:
Wednesday: 9:00 A.M. August 9, 1989
Eureka Inn, 7th & F Streets, Eureka (707) 442-6441

IMPORTANT - Before you may proceed with development, the following must occur:

For this permit to become effective you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgment and evidence of compliance with all special conditions, we will send you an authorization to proceed with development. BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE PERMIT AUTHORIZATION FROM THIS OFFICE.

COMMISSION ACTION ON 8-9-89

- [x] Approved as Recommended
- [ ] Denied as Recommended
- [ ] Approved with Changes
- [ ] Denied
- [ ] Other

PETER DOUGLAS
Executive Director

by: Jack A. Smith

EXHIBIT NO. 15
APPLICATION NO.
4-02-143
CDP 5-89-483 (10 PP.)

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. 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. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.

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

5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.

6. 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.

7. 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.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The applicant proposes to construct a 2 story, 3,100 sq. ft. 32 ft. high above existing natural grade, single family residence with septic system, swimming pool, 3 car garage, driveway and 4,600 cu. yds. of grading (1900 cu. yds. cut, 2700 cu.yds. fill). The proposed development is located on 2.1 acre site near the top of an east facing slope of a tributary to Walnut Canyon, in Malibu off of Zumirez Drive (Exhibits 1-4). The site is located on the coastal terrace in a developing area in which the Commission has approved numerous permits. The certified Malibu/Santa Monica Mountains Land Use Plan designates the site as Residential I (1 du/acre).

B. Geologic Stability

Section 30253 of the Coastal Act states in 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.

The proposed development is situated on east-facing slopes on the east side of a tributary to Walnut Canyon in an area which is subject to a number of natural hazards, particularly steep slopes, erosive soil, and wildfire. The applicant's geologic report states that:

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

In addition, the applicant has submitted a Geologic Review Sheet issued on 5/30/89 by the Los Angeles County Department of Public Works indicating the building and grading plans have been approved geologically, provided all recommendations of the consulting engineering geologist are incorporated into the design plans. Based on these recommendations the Executive Director determines that the development will be free from geologic hazards so long as the geotechnical consultant's engineering recommendations are incorporated into the project plans. Therefore, the Executive Director finds it necessary to require the applicant to submit project plans that have been certified in writing by the consulting engineering geologist and soils engineer as conforming to their recommendations. The Executive Director determines that as conditioned, the proposed development will be consistent with the relevant geology and natural hazard policies of the LUP, and Section 30253 of the Coastal Act.

In addition, the proposed development includes the installation of an on-site septic system to provide sewage disposal. The Commission recognizes that the potential build-out of lots in the Santa Monica Mountains, and the resultant installation of septic systems, may contribute to adverse health effects and geologic hazards in the local area. Section 30231 of the Coastal Act states that:

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

In addition, the Malibu/Santa Monica Mountains Land Use Plan contains the following policies concerning sewage disposal:

> P217 Wastewater management operations within the Malibu Coastal Zone shall not degrade streams or adjacent coastal waters or cause or aggravate public health problems.

P218 The construction of individual septic tank systems shall be permitted only in full compliance with building and plumbing codes...

P226 The County shall not issue a coastal permit for a development unless it can be determined that sewage disposal adequate to function without creating hazards to public health or coastal resources will be available for the life of the project beginning when occupancy commences.

A favorable percolation test was performed on the subject property which indicates that the percolation rate exceeds the minimum Uniform Plumbing Code requirements for the project. Therefore, the Executive Director determines that the proposed septic system is consistent with Section 30231 of the Coastal Act and the applicable LUP policies.

C. Visual Resources

Section 30251 of the Coastal Act states that permitted development shall be sited and designed to minimize the alteration of natural landforms and protect the scenic and visual quality of coastal areas:

Section 30251

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 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.

In addition, the Malibu LUP contains the following policies regarding protection of visual resources which are applicable to the proposed development:

P129 Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.

P134 Structures shall be sited to conform to the natural topography, as feasible. Massive grading and reconfiguration of the site shall be discouraged.

P135 Ensure that any alteration of the natural landscape from earthmoving activity blends with the existing terrain of the site and the surroundings.

As mentioned above, 4,600 cubic yards of grading is proposed (1900 cu. yds cut, 2700 cu. yds. fill) with a fill slope of approximately 25 feet. The project is located in a developed area on the coastal terrace, where several projects with similar amounts of grading have been approved by the Commission. Slope ratios range from 5:1 to 2:1 across the site and a portion of the site

will be visible from the east bound side of Pacific Coast Highway. Therefore, the Commission determines that it is necessary to require that the applicant submit final landscaping plans which are designed to minimize and control erosion as well as screen or soften the visual impact of development as required by Section 30251 of the Coastal Act and the relevant policies of the Malibu LUP. In addition, all future improvements on the site including, but not limited to, grading and clearance of vegetation, will be subject to a coastal development permit. Only as conditioned is the proposed project consistent with Section 30251 of the Coastal Act and the Malibu/Santa Monica certified LUP.

D. Local Coastal Program

The Commission certified the Land Use Plan for Malibu and the Santa Monica Mountains on December 11, 1986. The Executive Director determines that the proposed development as conditioned, is consistent with the policies of the certified LUP and will not prejudice the ability of the County of Los Angeles to prepare a certified Local Coastal Program that is consistent with the policies of Chapter 3 of the Coastal Act.

SPECIAL CONDITIONS:

1. Plans Conforming to Geologic Recommendations

All recommendations contained in the Geologic Investigation dated 11-10-87, by Geo/Systems Inc. shall be incorporated into all final design and construction including foundations, grading and drainage and all plans must be reviewed and approved by the consultants prior to commencement of development. Prior to the authorization to proceed with the development, the applicant shall submit evidence for the review and approval of the Executive Director of the consultant's review and approval of all final design and construction plans.

2. Grading and Landscaping Plan

Prior to the authorization to proceed with the development, the applicant shall submit a landscaping plan prepared by a licensed landscape/architect for review and approval by the Executive Director. The plans shall incorporate the following criteria:

(a) All graded areas on the subject site shall be planted and maintained for erosion control and visual enhancement purposes. To minimize the need for irrigation and to screen or soften the visual impact of development 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 Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains, dated November 23, 1988. Invasive, non-indigenous plant species which tend to supplant native species shall not be used.

(b) Should grading take place during the rainy season (November 1-March 31), sediment basins (including debris basins, desilting basins, or silt traps) shall be required on the project site prior to or

concurrent with the initial grading operations and maintained through the development process to minimize sediment from run-off waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location.

(c) Cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native species using accepted planting procedures, consistent with fire safety requirements. Such planting shall be adequate to provide 90 percent coverage within 90 days and shall be repeated, if necessary, to provide such coverage. This requirement shall apply to all disturbed soils.

(d) Vegetation within 30 feet of the proposed house may be removed to mineral earth, vegetation within a 100' 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.

3. Future Development:

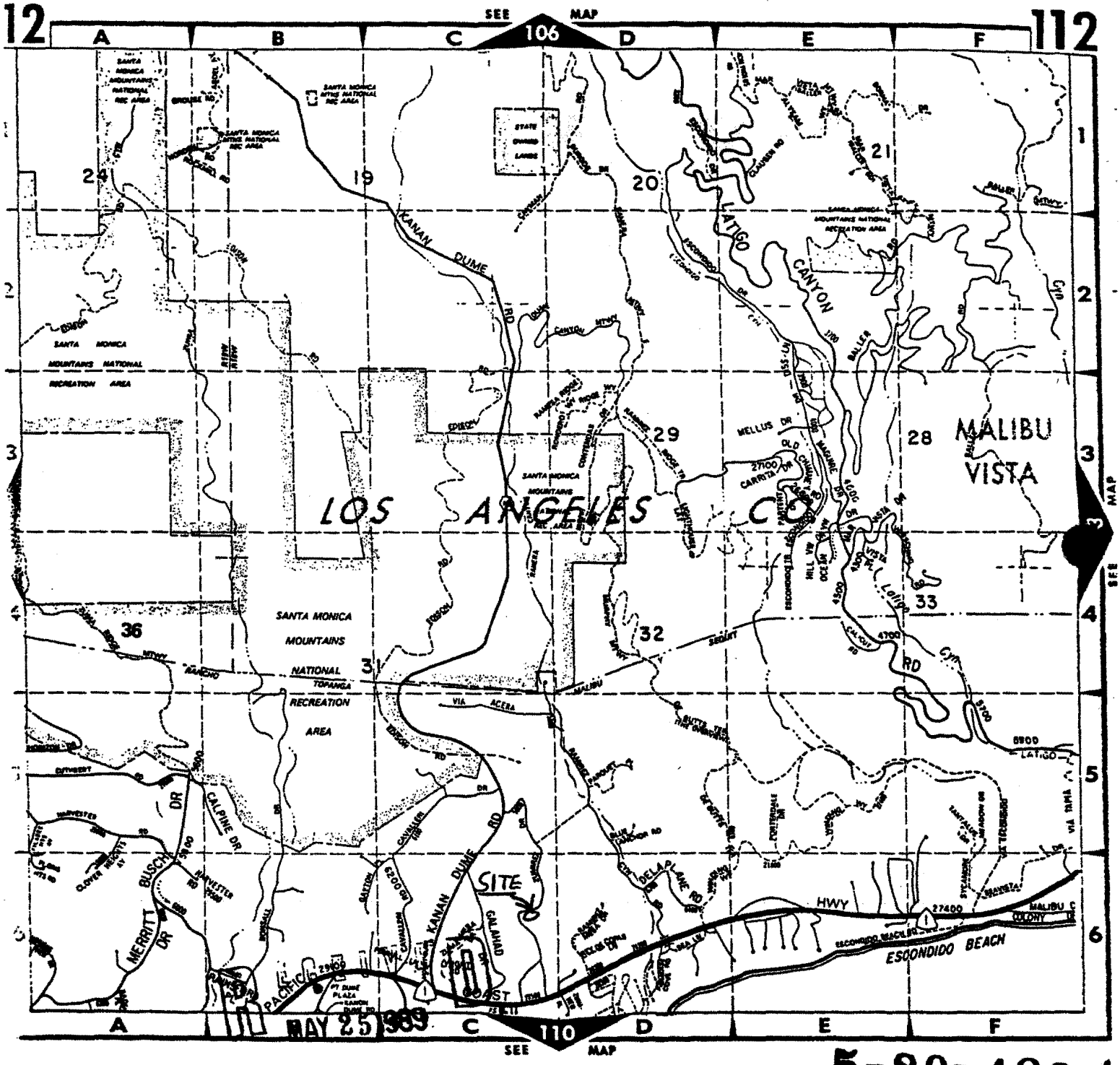
Prior to the authorization to proceed with the development, the applicant shall execute and record a document, in a form and content acceptable to the Executive Director, stating that the subject permit is only for the development described in the Coastal Development Permit No. 5-89-483; and that any future additions or improvements to the property, including but not limited to clearing of vegetation and grading, will require a permit from the Coastal Commission or its successor agency. Clearing of vegetation as required by Los Angeles County for fire protection is permitted. The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the interest being conveyed.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:
I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature _____ Date of Signing _____

After you have signed and returned the duplicate copy of this Administrative Permit, you will be receiving the legal forms to complete (with instructions) from the San Francisco Office. When you receive the documents if you have any questions, please call the Legal Department at (415) 543-8555.

0992D



5-89-483

EXHIBIT 1

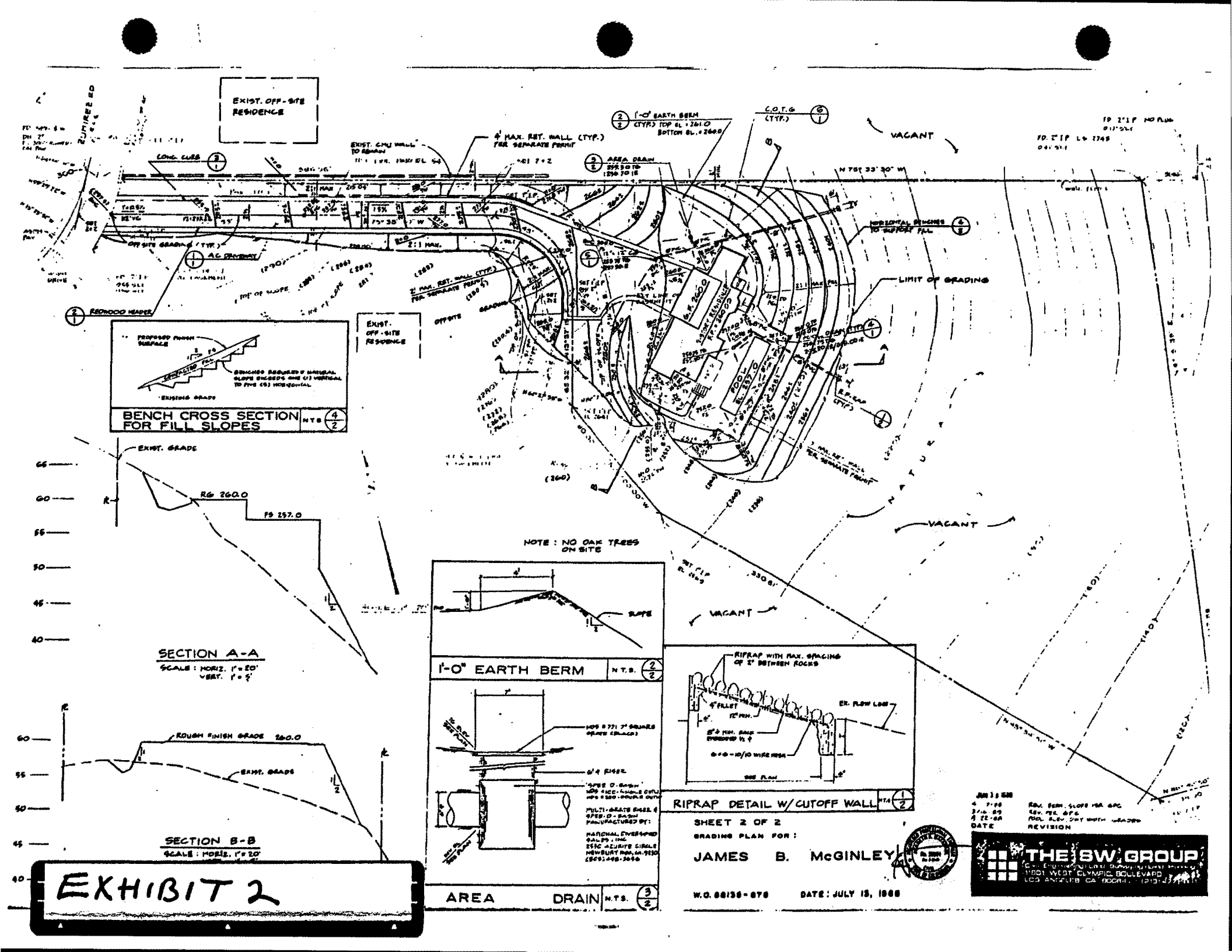

EXIST. OFF-SITE RESIDENCE
ZUPIREZ RD
LONG CURB
EXIST. CMU WALL TO REMAIN
4' MAX. RET. WALL (TYP.) PER SEPARATE PERMIT
1'-0" EARTH BERM (TYP.) TOP EL. = 261.0 BOTTOM EL. = 260.0
AREA DRAIN
C.O.T.G. (TYP.)
VACANT
HORIZONTAL BENCHES TO SUPPORT FILL
LIMIT OF GRADING
AC PAVEMENT
OFF SITE GRADING (TYP.)
REDWOOD HEADER
EXIST. OFF-SITE RESIDENCE
OFF SITE
POOL EL. 257.0
BENCH CROSS SECTION FOR FILL SLOPES NTS 4/2
PROPOSED FINISH SURFACE
EXISTING GRADE
BENCHES REQUIRED WHERE NATURAL SLOPE EXCEEDS ONE (1) VERTICAL TO FIVE (5) HORIZONTAL
EXIST. GRADE
RG 260.0
FG 257.0
SECTION A-A
SCALE: HORIZ. 1"=50' VERT. 1"=5'
NOTE: NO OAK TREES ON SITE
SLOPE
1'-0" EARTH BERM N.T.S. 2/2
RIPRAP WITH MAX. SPACING OF 2" BETWEEN ROCKS
4" FILLET
12" MIN.
ER. FLOW LINE
6"x6"-10/10 WIRE MESH
RIPRAP DETAIL W/ CUTOFF WALL NTS 1/2
ROUGH FINISH GRADE 260.0
EXIST. GRADE
SECTION B-B
SCALE: HORIZ. 1"=20'
AREA DRAIN N.T.S. 3/2
SHEET 2 OF 2
GRADING PLAN FOR:
JAMES B. McGINLEY
W.O. 88138-878
DATE: JULY 15, 1988
REVISION
DATE
THE SW GROUP
11601 WEST OLYMPIC BOULEVARD
LOS ANGELES CA 90064

EXHIBIT 2

REAR ELEVATION

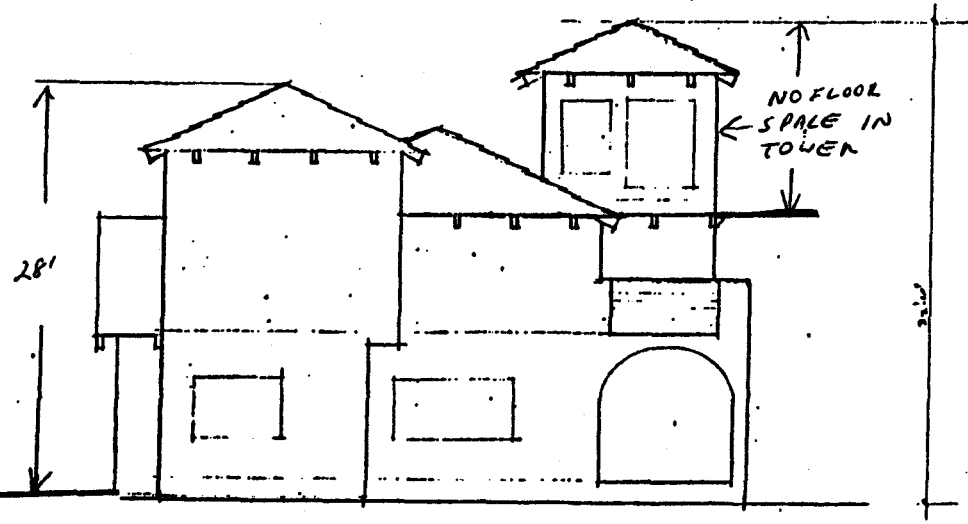
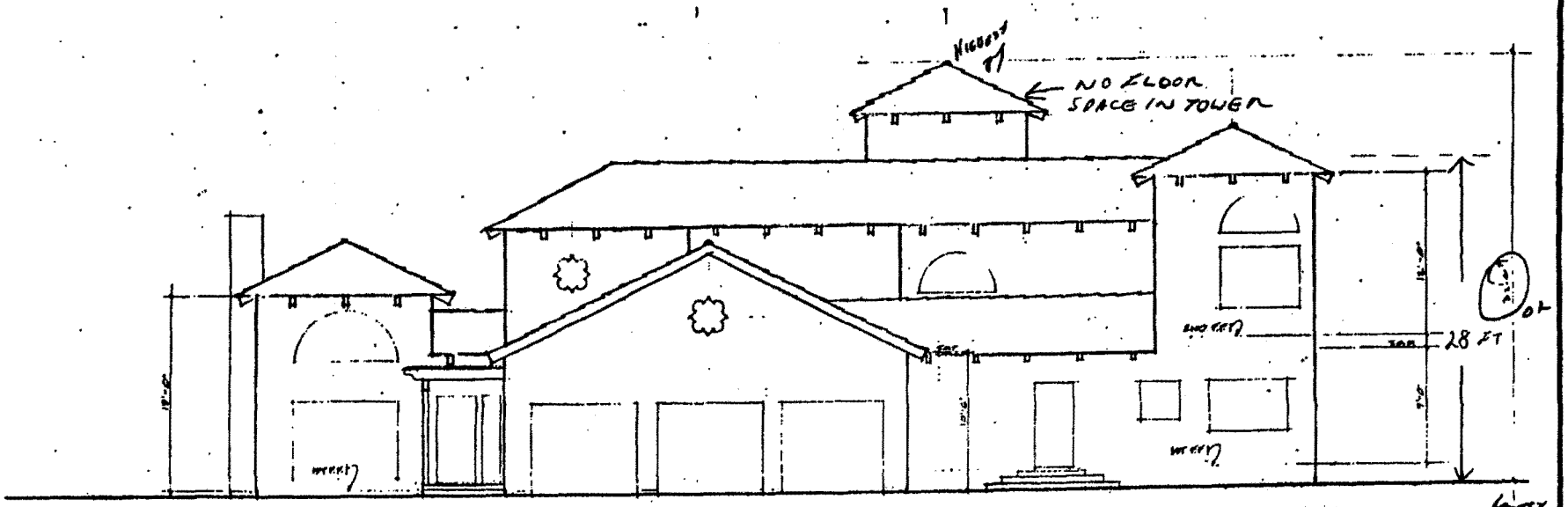


EXHIBIT 3

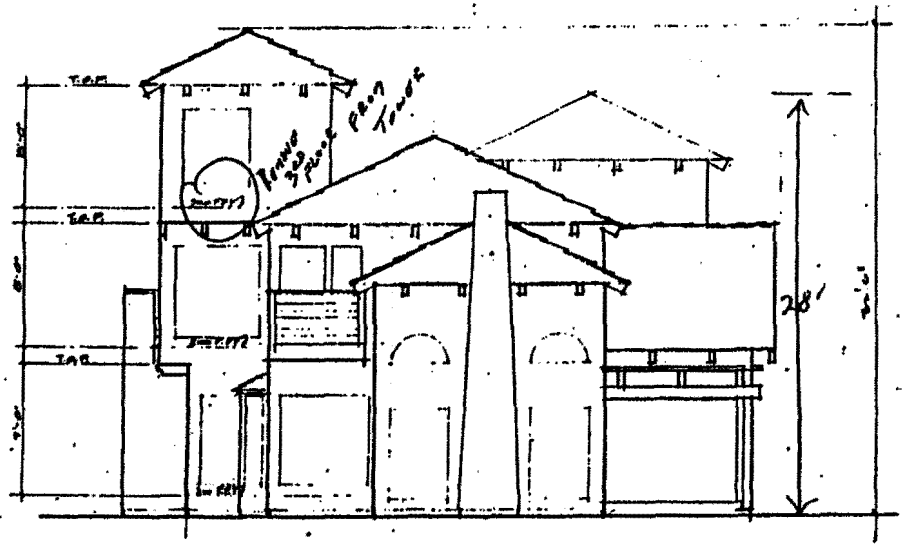
RIGHT SIDE ELEVATION

the draftsman PLANNING & DESIGN

McGINLEY RESIDENCE



FRONT ELEVATION



LEFT SIDE ELEVATION

EXHIBIT 4

the draftsman PLANNING & DESIGN

MCKINLEY ESSENCE