

CALIFORNIA COASTAL COMMISSION
 CENTRAL COAST AREA
 89 SOUTH CALIFORNIA ST., SUITE 200
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RECORD PACKET COPY

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 Staff Report: 06/26/02
 Hearing Date: 07/8-12/02
 Commission Action:



STAFF REPORT: PERMIT AMENDMENT

APPLICATION NO.: 4-00-192-A2

APPLICANTS: The Trey Trust **Agent:** Marny Randall

PROJECT LOCATION: 1401 Cold Canyon Road, Calabasas, Los Angeles County

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Construction of a 6,700 sq. ft. single family residence with attached garage, 750 sq. ft. guest house with attached garage, private sewage disposal systems, walls, and fencing; realign the access road; perform 1,934 cu. yds. of grading; demolish the existing residence, guesthouse, sheds, tennis court, access roads, horse corrals, barn, and water tank; restore disturbed areas on site, including 13,500 cu. yds. of restorative grading; and offer to dedicate a 13.34 acre parcel as open space, 54.8 acres of the site as a conservation easement, a 20 ft. wide public trail easement (as more fully described below in the project description).

DESCRIPTION OF AMENDMENT: Realign 750 feet of a previously altered blueline stream 15 to 75 feet from its present location; grade 1,690 cu. yds. (950 cu. yds. cut, 740 cu. yds. fill) to create side banks ranging from 2:1 to 3:1; restore and create a larger riparian woodland/oak woodland corridor; extend a previously approved 30 inch culvert from a debris basin to the newly aligned creek; removal of three culverts; and relocate a two coast live oaks ~~outside of the restored stream channel.~~

LOCAL APPROVALS RECEIVED: Los Angeles Department of Regional Planning, Revised Approval In Concept, 05/28/02; City of Malibu, Environmental Health In-Concept Approval, 02/16/01.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permit 4-00-190, 191 & 192 (The Trey Trust), Creek Realignment and Restoration Report, Dr. Klaus Radtke, May 2002.

PROCEDURAL NOTE: The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) *The Executive Director determines that the proposed amendment is a material change,*

- 2) *Objection is made to the Executive Director's determination of immateriality, or*
- 3) *The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.*

If the applicants or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Code of Regulations Section 13166. In this case, the Executive Director has determined that the proposed amendment is a material change to the project and has the potential to affect conditions required for the purpose of protecting a coastal resource.

Summary and Staff Recommendation:

Staff recommends approval of the proposed project amendment with one revised special condition related to restoration and monitoring of disturbed and environmentally sensitive habitat areas and oak tree resources.

I. STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

MOTION: *I move ~~that the Commission approve~~ the proposed amendment to Coastal Development Permit No. 4-00-192-A2 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote. Passage of this motion will result in approval of the amendment 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 A PERMIT AMENDMENT:

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the

ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit amendment 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 amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment

II. STANDARD AND SPECIAL CONDITIONS

Unless specifically altered by the amendment, all standard and special conditions previously applied to Coastal Development Permit 4-00-192 continue to apply. In addition, the following revised special condition is hereby imposed as a condition upon the proposed project as amended pursuant to CDP 4-00-192-A2.

SPECIAL CONDITIONS

6. **Revised Restoration and Monitoring of Disturbed and Environmentally Sensitive Habitat Area and Oak Tree Resources**

The applicant shall retain the services of an independent biological consultant or arborist with appropriate qualifications acceptable to the Executive Director. The biological consultant or arborist shall be present on site during construction of the driveway and during all grading and construction activity. The biological consultant shall also be present for all grading, construction and restoration activities involving the proposed stream realignment. Protective fencing shall be used around the outermost limits of the driplines of the oak canopies within or adjacent to the construction area that may be disturbed during construction or grading activities. The consultant shall immediately notify the Executive Director if unpermitted activities occur or if habitat is removed or impacted beyond the scope of the work allowed by Coastal Development Permits 4-00-190, 4-00-191, and 4-00-192. This monitor shall have the authority to require the applicant to cease work should any breach in permit compliance occur, or if any unforeseen sensitive habitat issues arise.

The applicant shall also implement all riparian, chaparral, oak woodland, freshwater marsh, and oak tree restoration and preservation measures enumerated in the reports and correspondence prepared by Geo Safety, Inc., dated January 3, 2001; January 2, 2001; December 21, 2000; December 12, 2000; December 4, 2000; November 7, 2000; August 15, 2000; July 24, 2000; April 19, 2000 and Creek Restoration Specifications submitted as part of the coastal development permit application 4-00-192 on May 24, 2002. The applicant shall retain a qualified biologist, arborist, or other resource

specialist to monitor the riparian woodland, freshwater marsh, and chaparral restoration for a period of ~~five (5)~~ ten (10) years minimum. The applicant shall also retain a qualified oak tree consultant to monitor the following oak trees (as identified in the "Preliminary Biological Survey & Restoration Proposal," prepared by Geo Safety, Inc., dated April 19, 2000), for a period of ten (10) years minimum: 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 17, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, and 102.

As required in past Commission actions, an annual monitoring report on the riparian woodland, freshwater marsh, and chaparral restoration and preservation shall be submitted for the review and approval of the Executive Director for each of the ~~five~~ ten years. If replacement plantings are required, the applicant shall submit, for the review and approval of the Executive Director, a replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement plant or tree locations, size, planting specifications, and a monitoring program to ensure that the replacement planting program is successful. Within the ten year monitoring period if minor modifications to the realigned stream channel are necessary to remediate and stabilize any excessive localized erosion or scour of the restored stream channel, the applicant shall submit, for the review of the Executive Director, a stream channel erosion remediation plan, prepared by a qualified resource specialist and civil engineer. An annual monitoring report on the oak tree restoration and preservation shall be submitted for the review and approval of the Executive Director for each of the 10 years. Should any of these trees be lost or suffer worsened health or vigor as a result of the proposed development, the applicant shall plant seedlings, less than one year old, grown from acorns collected in the area, at a ratio of at least 10:1. If replacement plantings are required, the applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size planting specifications, and a monitoring program to ensure that the replacement planting program is successful.

For those oak trees that have died on site due to activities without the benefit of a Coastal Development Permit, including those oak trees numbered 6, 18, and 52, replacement seedlings, less than one year old, grown from acorns collected in the area shall be planted at a ratio of at least 10:1. The applicant shall submit, for the review and approval of the Executive Director, an oak tree replacement planting program, prepared by a qualified biologist, arborist, or other resource specialist, which specifies replacement tree locations, tree or seedling size planting specifications, and a monitoring program to ensure that the replacement planting program is successful.

III. FINDINGS AND DECLARATION

The Commission hereby finds and declares:

A. Project Description and Background

Realign 750 feet of a previously altered blue-line stream 15 to 75 feet from its present location; grade 1,690 cu. yds, (950 cu. yds. cut, 740 cu. yds. fill) to create side banks ranging from 2:1 to 3:1; restore and create a larger riparian woodland/oak woodland corridor; extend a previously approved 30 inch culvert from a debris basin to the newly aligned creek; remove a 42 inch by 30 foot long culvert, a 36 inch 70 foot long culvert and a 30 inch by 60 foot long culvert; and relocate two coast live oak trees (oak trees # 48 and # 44 as identified on site the plan) 25 to 30 feet uphill outside the path of the realigned creek (Exhibits 1-9).

The existing blue-line stream has been severely altered and modified by past grading and development activities on the site and is currently a narrow "V" shaped drainage ditch with side slopes in excess of 1:1 (Exhibit 9). This stream configuration has resulted in increased flow velocities that have undermined the creek banks and nearby oaks. Specifically, the stream realignment will stop further undermining of the root systems of three oak trees. The proposed creek realignment location is in an area with existing and unpermitted development that was to be removed and restored to an oak woodland under permit 4-00-192. The proposed restoration program approved in the underlying permit included the removal of an unpermitted tennis court, a 20 foot wide 380 foot long asphalt road, removal of non-native trees, restorative grading and reestablishment of an oak woodland corridor.

The realignment and restoration of the stream will create a free flowing meandering stream with side banks ranging from 2:1 to 3:1 ~~and a wider riparian woodland/ oak woodland corridor~~. The restored riparian and oak wood ~~corridor~~ will provide a more functional and higher value habitat than the existing stream configuration. Currently, the existing stream has no riparian corridor and is for the most part an eroded drainage ditch with no significant riparian vegetation (Exhibit 9).

The applicant is proposing to relocate two oak trees, oak tree numbered 44 & 48 on the site plan, that would be undermined by stream flows if left in their current location. Oak tree number 48 would be moved about 25 feet uphill from its current location where its roots can still reach and benefit from the realigned creek. Oak tree number 44 is a three-trunked tree that has been extensively damaged by past wildfires and is hollow at its base. It had been guy-wired together by the previous owners and the largest of the tree trunks trunk broke off in the fall of 2001. The Los Angeles County Forester and Fire warden issued an emergency permit to remove the tree because of its dangerous condition. The applicant is attempting to salvage this tree by cutting back the remaining

trunks boxing the vigorous root system and butt and relocating the tree upslope approximately 25 –30 feet.

The underlying coastal development permit was approved by the Commission on February 15, 2001 and included the following:

New Development

Construction of a 6,700 square foot, two story, 28 foot high single family residence with attached garage and 800 square feet of patios and walkways; 750 square foot, 20 foot high guest house with attached 500 square foot garage and 200 square feet of patios and walkways; two private sewage disposal systems; 70 foot long, six foot high garden wall adjacent to residence; 60 foot long, six foot high garden wall adjacent to guest house; 20 foot long, eight foot high gates west of culvert number six for safety purposes; double 10 foot long, six foot high vehicular access gates at existing driveway; 65 foot long, six foot high chain link fencing; 250 foot long, three foot high split rail fencing to protect those oak trees numbered 19, 28, 29, 30, and 31; 150 foot long, four foot high split rail fencing at western edge of driveway; 1,000 foot long, six foot high chain link fencing along western property boundary with 10 foot wide wildlife openings at 150 foot intervals; 25 foot long, six foot high and 40 foot long, six foot high chain link fence with five foot wide pedestrian gate to secure restoration areas from adjacent roads. Realignment of existing asphalt access road away from oak trees; installation of concrete slab root bridges, requiring no compaction and providing drainage, wherever the existing road alignment remains within the protected zones of oak trees; and relocation of one oak tree; repair or replacement of existing sections of 150 foot long, six foot high chain link fence on each side of entrance gate; and performance of 1,934 cubic yards of grading for the development (719 cut, 175 fill, and 1,040 removal and recompaction).

Demolition/Removal of Existing Development Proposed

Demolition/removal of existing 1,270 square foot single family residence; 750 square foot guest house; 1,500 square feet of miscellaneous sheds; gates at Cold Canyon; tennis court; access road to tennis court; 24,340 square feet of lawn around oak trees (although 7,600 square feet of lawn will be retained away from oak trees); 124 non-native trees; 33,570 square feet of impermeable paving; 730 linear feet of split rail fencing; 36,600 square feet of dirt roads (although they may be incorporated into walking trails); 17,300 square feet of horse corrals in restoration area; 864 square foot horse barn; 128 square foot storage shed; 192 square foot shed and porch; and 7,500 gallon water tank.

Restoration Proposed

Restoration of 7.8 acres to natural grade and landscape (more fully described in the reports prepared by Geo Safety, Inc., dated April 16, 2000; July 24, 2000; October 31, 2000; and December 21, 2000; referenced below), including four acres west of the pond; 2.2 acres within a Riparian Oak Woodland Environmentally Sensitive Habitat Area along a blueline stream and 1.6 acres of chaparral; and performance of 13,500 cubic yards of restorative grading (5,500 cut and 8,000 fill).

Dedications/Mitigation Proposed

Offer to dedicate in fee to the Mountains Restoration Trust, to be held as open space, a 13.34 acre parcel (APN 4455-017-017) west of the subject property, which has contiguous access by easement; offer to record a conservation easement over a 54.8 acres portion of the site in favor of the Mountains Restoration Trust; and offer to dedicate a 20 foot wide public trail easement in favor of the Mountains Restoration Trust across a portion of the conservation easement.

On July 20, 2001 the permit was amended to relocate the guest house approximately 20 ft. to the southwest as per condition of approval and to the guest house location add 125 ft. long, 4 to 6 ft. high retaining wall with approximately 18 in. wide swale; eliminate 60 ft. long, 6 ft. high garden wall; and add 200 cu. yds. cut and 150 cu. yds. fill. To the single family residence location, add 50 ft. long, 7 to 10 ft. high retaining wall and 40 ft. long, 2 to 3 ft. high retaining wall north and west of the single family residence with an approximately 18 in. wide swale; eliminate 70 ft. long, 6 ft. high garden wall; add 320 cu. yds. cut and 50 cu. yds. contour grading as required for fire department access; and eliminate 500 cu. yds. of removal and recompaction.

Two other related permit applications (4-00-190 & 191), under the same applicant, were approved at the same time as the subject permit application for residential developments on adjacent properties. These developments included the following:

Application 4-00-190 (1409 Cold Canyon Road);

Construction of a 28,100 sq. ft. single family residence with attached garage, detached garage, pool and spa, 11,650 sq. ft. gym, tennis court, 750 sq. ft. teahouse pavilion, playing field, private sewage disposal system, access roads, fencing, and walls; realign the access road; perform 14,876 cu. yds. of grading; demolish the existing single family residence, garage, pool, greenhouse, barn, guesthouse site, and horse corrals; restore disturbed areas including 10,500 cu. yds. of restorative grading; and offer to dedicate a 13.34 acre parcel as open space and 3.5 acres on site as a conservation easement.

Application 4-00-191 (1405 Cold Canyon Road);

Construction a 2,800 sq. ft. addition to the existing 2,500 sq. ft. single family residence, attached garage, 430 sq. ft. security station with attached carport, entry gates, garden and retaining walls, fencing, and private sewage disposal system; realign the access road; and perform 995 cu. yds. of grading; demolish part of the existing single family residence; restore disturbed areas on site; and offer to dedicate a 13.34 acre parcel as open space.

Portions of the subject site are designated as Environmentally Sensitive Habitat Area (ESHA) under the certified Los Angeles County Land Use Plan (LUP). These areas

were specifically designated as an "Oak Woodland" ESHA under the certified LUP and were also mapped as a "Riparian Woodland and Oak Woodland ESHA" by the applicant's consultant, Dr. Klaus Radtke, Ph.D., Wildland Resource Sciences, of Geo Safety, Inc. Furthermore, the blueline creek also runs through portions of the subject site, along the general areas that maintain an ESHA. At the northern end of the property, two creeks combine to form the blueline creek that then runs through the center of the property before continuing south towards Cold Canyon Road. At this point, the blueline creek then connects with Cold Creek, another blueline creek.

B. Stream Alteration and Sensitive Resources

Section 30231 states:

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

Section 30236 states:

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30240 states:

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

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

Section 30231 of the Coastal Act requires that the biological productivity and the quality of... streams,...be maintained and where feasible be restored... In addition, Section 30236 of the Coastal Act indicates that substantial stream alterations be limited to (1) necessary water supply projects, (2) flood control projects..., or (3) developments where the primary function is the improvement of fish and wildlife habitat. Furthermore, Section 30240 requires that ESHA be protected from significant disruption of habitat values and only uses dependent on such resources shall be allowed in such areas

The purpose of the proposed stream realignment and creation of an enhanced riparian and oak woodland corridor is to improve the biological productivity and water quality of the stream, minimize erosion of the stream bank, and create a functional high value riparian/ oak woodland habitat. Stream restoration projects that improve the biological productivity and water quality of streams are an activity that is consistent with section 20331 of the Coastal Act. In addition, the proposed stream realignment will restore and enhance a riparian and oak woodland habitat, which is one of the three stream alteration activities, permitted under Section 30236 of the Coastal Act. Finally, the proposed stream realignment and restoration program will enhance and restore the habitat values of this stream and will not result in a significant disruption to habitat values as is required pursuant to Section 30240 of the Coastal Act.

The existing intermittent stream course is a relatively low flow stream due to its small drainage area. The stream course has been severely altered and modified by pre-Coastal Act grading and development associated with historic ranching/farming operations on the site. The current stream channel is essentially a narrow ditch with 1:1 side banks and little to no riparian vegetation (Exhibit 9). The stream traverses a developed portion of the site between an existing road, landscaped areas and artificial pond. Due to the confined nature of the stream banks the flow velocities of the creek are increased resulting in erosion and undermining of the stream banks and three adjacent oak trees.

The underlying coastal development permit included the removal of a 20 foot wide and 380 foot long asphalt road, an unpermitted tennis court, and removal of non-native trees all located just south of the existing stream course. In addition, restorative grading and reestablishment of an oak woodland corridor was permitted in the area just south of the existing stream. The consulting restoration specialist, Dr. Klaus Radtke, has recommended that the stream be realigned through this restoration area to provide for a freer flowing stream with lower angle banks and much wider riparian corridor.

The proposal includes moving the stream course 15 to 70 feet from its present location and 1,690 cubic yards of grading (950 cu. yds. cut, 740 cu. yds. fill) to create the new stream channel with side banks ranging from 2:1 to 3:1 (Exhibits 7&8). In addition, three culverts will be removed from the old stream channel and old channel will be backfilled with fill generated from the excavation of the new channel. The old channel will be planted with twenty Coast Live Oak trees of varying sizes. Realignment of the creek will also

allow for the minor realignment of a previously permitted secondary access road completely outside of the oak canopy of oak number 99 and 3 feet further away from oak tree # 50.

The newly created stream channel has been designed by the consulting resource specialist and a civil engineer. The stream design mimics a natural stream channel and includes such features as a gravel bed, cobbles and boulders to create riffle elements within the channel. The channel has been designed to accommodate the expected flood flows and the riffle elements and meandering configuration will slow the stream flows to minimize scour of the channel bed and banks. The channel will be planted with riparian plant species with a combination of seed stock and container plants pursuant to a restoration plan prepared by the consulting resource specialist. The applicant has submitted a detailed Stream Realignment and Restoration Report, prepared by Dr. Klaus Radtke, which includes technical specifications regarding temporary erosion control, list of plant materials, planting schedule, weed and pest control, temporary watering, project performance standards and a 10 year monitoring plan. The approved coastal development permit includes a comprehensive Restoration and Monitoring Special Condition (special condition 6) to ensure the proposed restoration and monitoring activities were carried out pursuant to the restoration and monitoring plans prepared by the consulting resource specialist.

In order to insure the stream restoration and monitoring activities are implemented pursuant to the stream realignment and restoration report, prepared by the consulting resource specialist, the Commission finds special condition 6 must be revised. Specifically, special condition 6 has been revised to include a provision requiring the consulting resource specialist to be present during all grading, construction and restoration activities involving the stream course. This provision will ensure that all stream realignment activities are carried out consistent with all of the technical specifications outlined in the stream restoration report prepared by the resource consultant. In addition, condition 6 has been revised to include that the applicant implement all of the restoration measures enumerated in the restoration report outline in the resource consultant report for the stream realignment, and monitoring program. Furthermore, the consultant recommends a 10-year riparian monitoring program to ensure the stream restoration is successfully carried out consistent with the performance standards outline in the stream restoration report. Therefore, the Commission finds that it is necessary to modify special condition 6 to reflect a 10-year monitoring requirement.

Although the realigned stream channel is a relatively low flow channel there could be unexpected scour and erosion of the stream channel from flood flows during the restoration period when riparian plants are being established. Therefore, the Commission finds it necessary to modify special condition six to include a provision that should there be localized excessive scour/erosion of the stream channel during the 10 year monitoring period the applicant shall submit a stream scour remediation plan, subject to the review and approval of the Executive Director.

The realignment of the stream will require the relocation of two oaks trees that are in the path of the proposed stream channel. The applicant is proposing to relocate oak tree numbers 44 & 48 , as identified on the site plan, that would be undermined by stream flows if left in their current location. Oak tree number 48 would be moved about 25 feet uphill from its current location where its roots can still reach and benefit from the creek. Oak tree # 44 is a three-trunked tree that has been extensively damaged by past wildfires and is hollow at its base. It had been guy-wired together by the previous owners and the largest of the tree trunks trunk broke off in the fall of 2001. The Los Angeles County Forester and Fire Warden issued an emergency permit to remove the tree because of its dangerous condition. The applicant is attempting to salvage this tree by cutting back the remaining trunks boxing the vigorous root system and butt and relocating the tree upslope approximately 25 -30 feet. Special condition six of the permit currently contains a requirement that these two trees be monitored for a period of ten years and should these trees be lost or suffer worsened health as a result of the proposed development, the applicant shall plant oak seedlings, less than one year old, grown from acorns collected on the site, at a ratio of 10:1. In addition, if replacement plantings are required, the applicant is required to submit, for the review and approval of the Executive Director, an oak tree replacement program to insure the replacement plantings are successful.

In conclusion, the proposed stream realignment will create a free flowing stream channel with lower angle side banks that are able to accommodate riparian plantings. In addition, the larger channel and restored riparian corridor will minimize erosion, improve water quality, and create a more functional higher value riparian and oak woodland habitat. Finally, the realigned stream channel and riparian corridor will be set back further from the proposed residential development than the existing stream configuration providing a larger buffer area between the development and the restored riparian corridor. Therefore, based on the above findings, the Commission finds that, as conditioned, the proposed amendment is consistent with the requirements of sections 20231, 30236 and 30240 of the Coastal Act.

C. Local Coastal Program

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

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

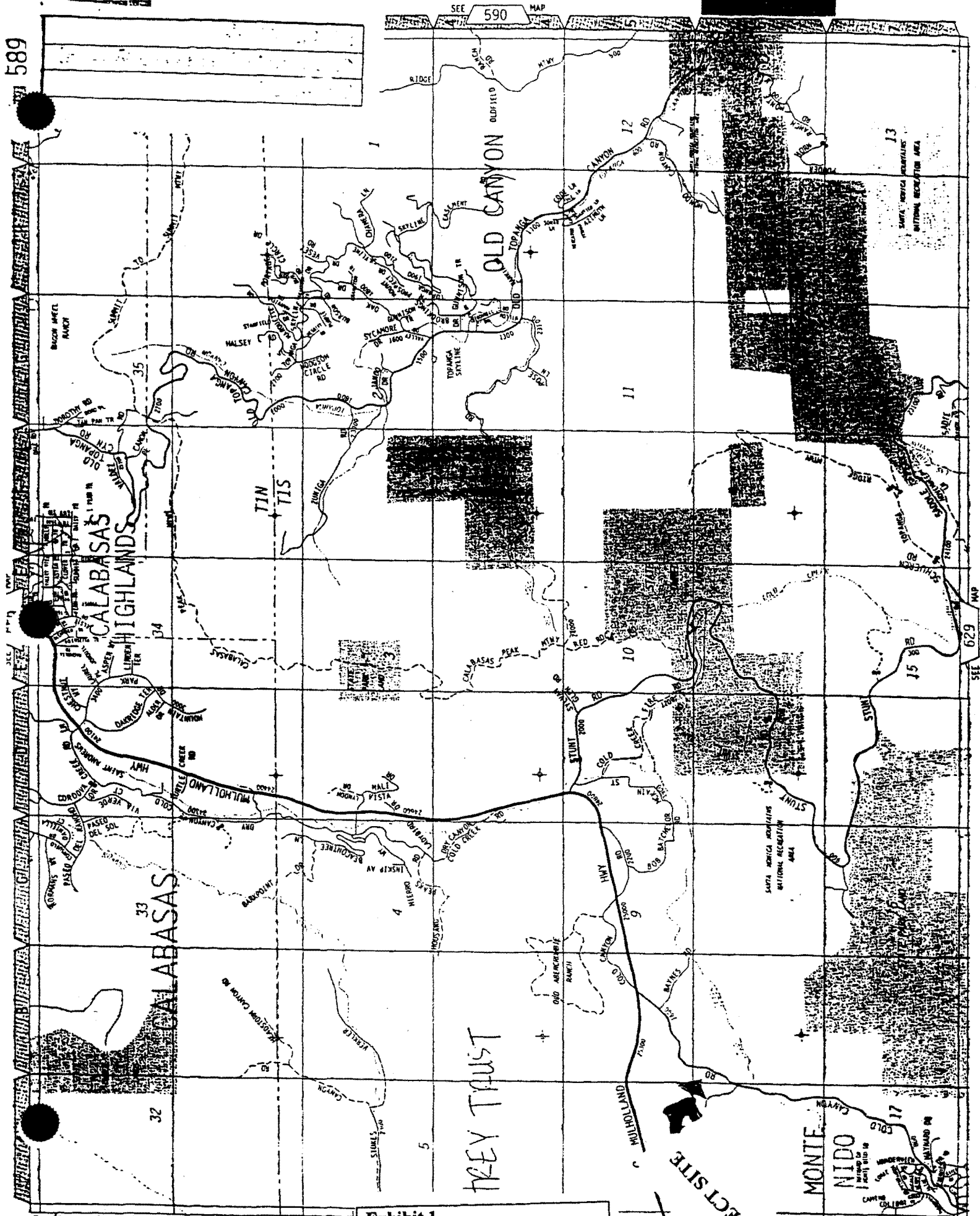
Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program which conforms with Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed amendment will be in conformity with the provisions of Chapter 3. The proposed amendment will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3.

Therefore, the Commission finds that approval of the proposed amendment, as conditioned, will not prejudice the County's ability to prepare a Local Coastal Program for the Santa Monica Mountains area, which is also consistent with the policies of Chapter 3 of the Coastal Act as required by Section 30604(a).

D. California Environmental Quality Act

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

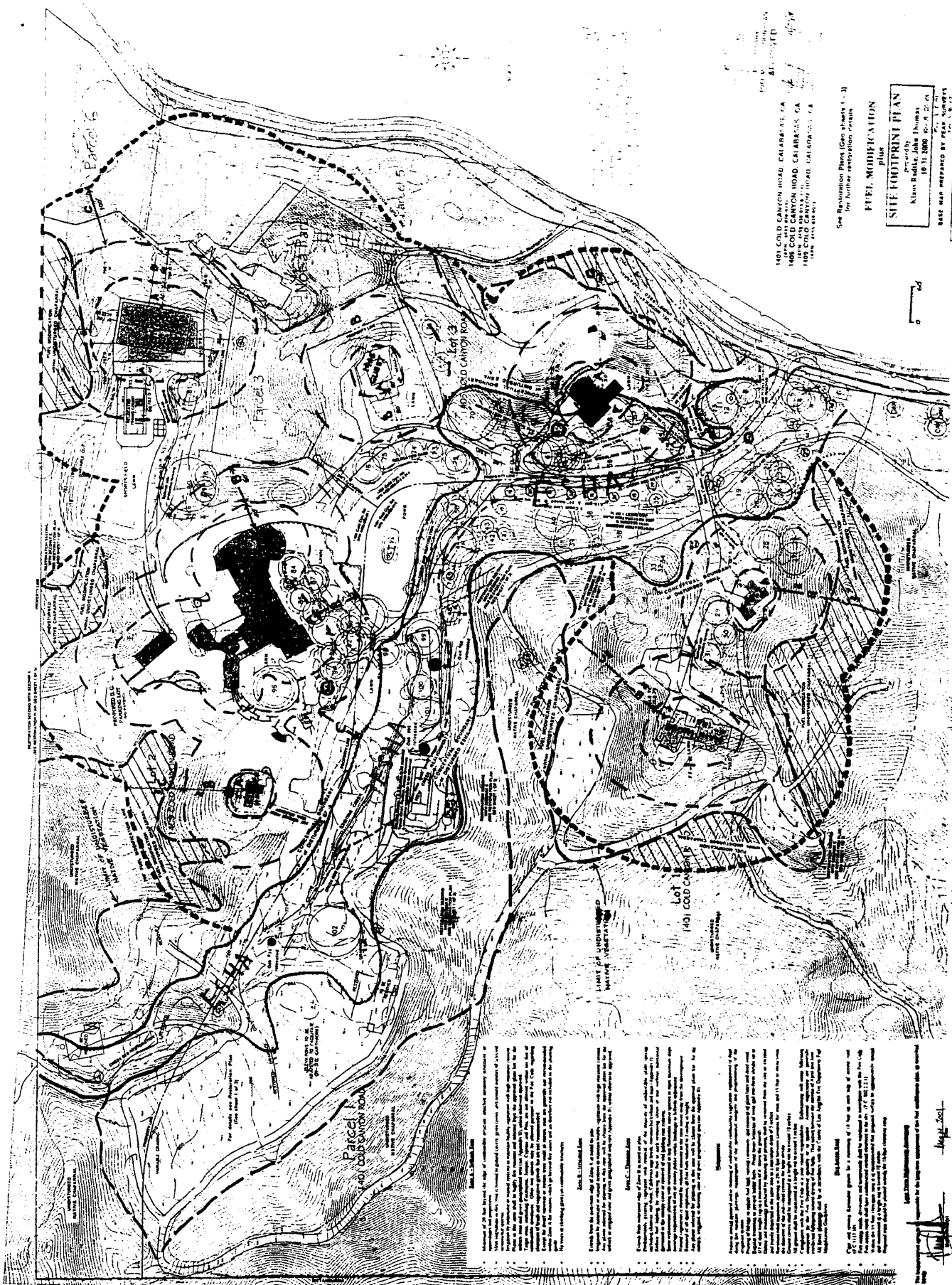
The proposed amendment would not cause significant, adverse environmental effects. Therefore, the proposed amendment, as conditioned, is found consistent with CEQA and with the policies of the Coastal Act.



TREY TRUST

SUBJECT SITE

Exhibit 1
 CDP 4-00-192-A2



1401 COLD CANYON ROAD, CALIFORNIA, CA
 1405 COLD CANYON ROAD, CALIFORNIA, CA
 1409 COLD CANYON ROAD, CALIFORNIA, CA
 1413 COLD CANYON ROAD, CALIFORNIA, CA

See Revision Plan (See sheets 1-3)
 for further clarifications.

FUEL MODIFICATION
 plus

SITE FOOTPRINT PLAN

prepared by
 Klaus Radtke, John Thomas
 10 31 2000 Rev. 02.00
 DATE AND REVISIONS BY: [Signature]

GEO SAFETY, INC.
 1462 Larkman Lane
 Pacific Palisades, CA 90272
 Ph. (310) 459-8451 FAX. (310) 459-6187

Notes:

1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road unless otherwise noted.
3. All dimensions are to the centerline of the road unless otherwise noted.
4. All dimensions are to the centerline of the road unless otherwise noted.
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10. All dimensions are to the centerline of the road unless otherwise noted.

Legend:

- Dashed line: Property boundary
- Dotted line: Easement boundary
- Solid line: Building footprint
- Solid line: Parking lot boundary
- Solid line: Road boundary
- Solid line: Utility line
- Solid line: Landscape boundary
- Solid line: Limit of undisturbed native vegetation

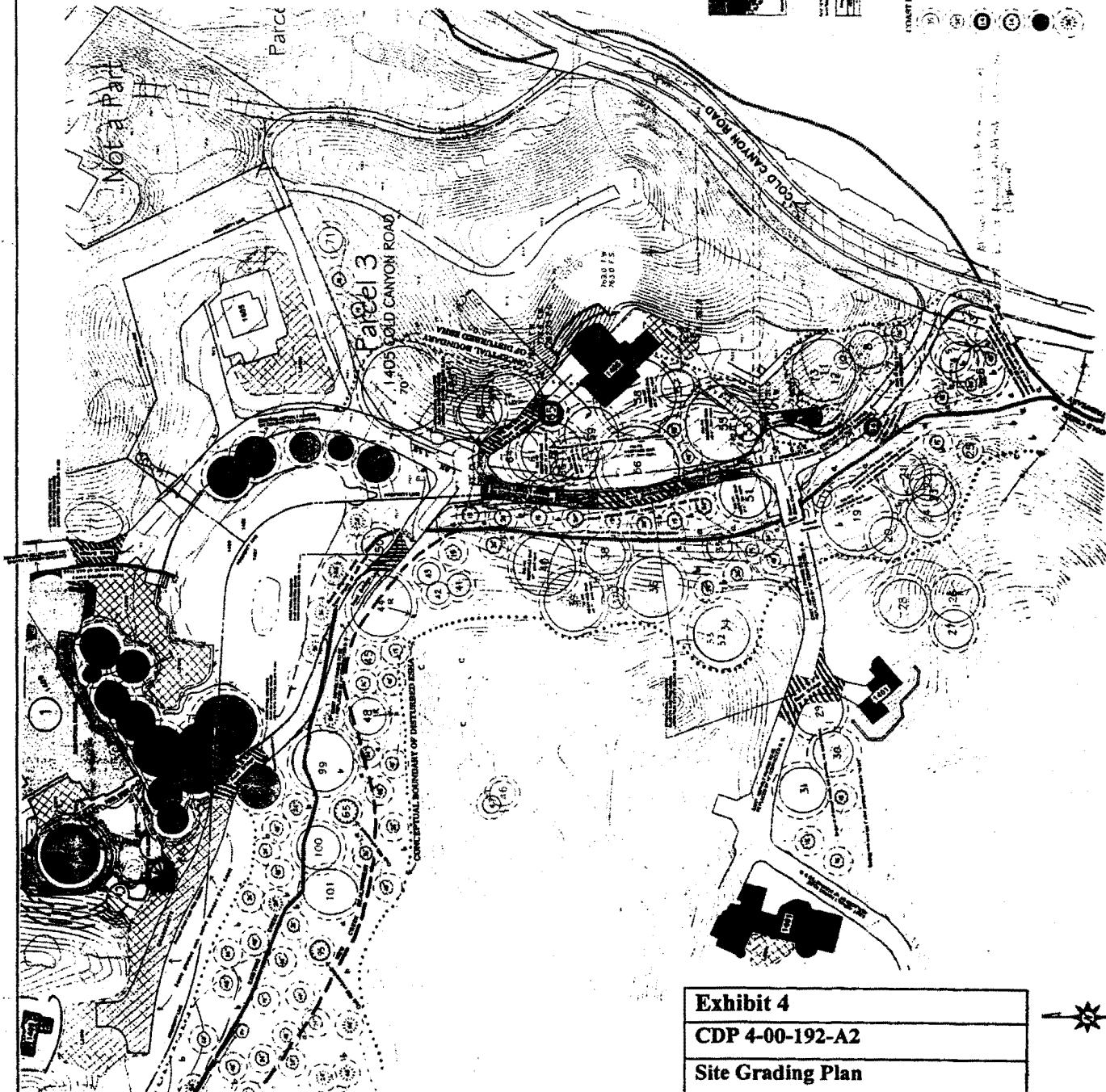
Scale: 1" = 10'

North Arrow: [Symbol]

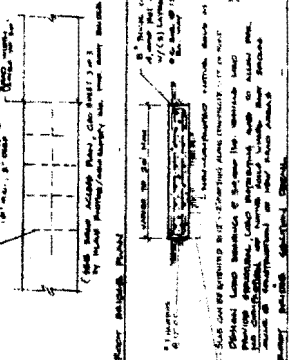
Prepared by: Klaus Radtke, John Thomas
Date: 10/31/2000
Revision: 02.00

Checked by: [Signature]
Date: [Signature]

Exhibit 3
CDP 4-00-192-A2
Overall Site Plan for the 3
Properties



SPECIFICATIONS FOR "SOFT BRIDGE" TYPE RETAINING WALL



SOFT BRIDGE TYPE RETAINING WALL
 1. All retaining walls shall be constructed of concrete or masonry. Walls shall be finished with a smooth surface.
 2. The wall shall be constructed on a firm, level foundation. The foundation shall be at least 12 inches below the finished ground level.
 3. The wall shall be constructed with a minimum thickness of 12 inches at the base and 8 inches at the top.
 4. The wall shall be constructed with a minimum height of 4 feet above the finished ground level.
 5. The wall shall be constructed with a minimum top width of 12 inches.
 6. The wall shall be constructed with a minimum base width of 24 inches.
 7. The wall shall be constructed with a minimum top width of 12 inches.
 8. The wall shall be constructed with a minimum base width of 24 inches.
 9. The wall shall be constructed with a minimum top width of 12 inches.
 10. The wall shall be constructed with a minimum base width of 24 inches.

ALTERNATE ANTI-TILT TREATMENT FOR RETAINING WALLS
 1. The wall shall be constructed with a minimum thickness of 12 inches at the base and 8 inches at the top.
 2. The wall shall be constructed with a minimum height of 4 feet above the finished ground level.
 3. The wall shall be constructed with a minimum top width of 12 inches.
 4. The wall shall be constructed with a minimum base width of 24 inches.
 5. The wall shall be constructed with a minimum top width of 12 inches.
 6. The wall shall be constructed with a minimum base width of 24 inches.

SOFT BRIDGE TYPE RETAINING WALL
 1. All retaining walls shall be constructed of concrete or masonry. Walls shall be finished with a smooth surface.
 2. The wall shall be constructed on a firm, level foundation. The foundation shall be at least 12 inches below the finished ground level.
 3. The wall shall be constructed with a minimum thickness of 12 inches at the base and 8 inches at the top.
 4. The wall shall be constructed with a minimum height of 4 feet above the finished ground level.
 5. The wall shall be constructed with a minimum top width of 12 inches.
 6. The wall shall be constructed with a minimum base width of 24 inches.
 7. The wall shall be constructed with a minimum top width of 12 inches.
 8. The wall shall be constructed with a minimum base width of 24 inches.
 9. The wall shall be constructed with a minimum top width of 12 inches.
 10. The wall shall be constructed with a minimum base width of 24 inches.

RESTORATION OF CENTRAL & LOWIE II DRAINAGE COURSE / ESHA

ROAD ACCESS & REALIGNMENT PLAN
 Prepared by:
 Alton Balfanz, John Thomas

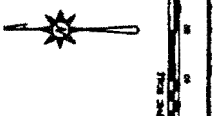
ESHA SAFETY, INC.
 1462 Larchmont Lane
 Pacific Palisades, CA 90272
 Ph. (310) 459-8453 FAX (310) 418-1877

COUNTY OF LOS ANGELES
 CONCEPTUAL GRADING PLAN
 1405 GOLD CANYON ROAD
 SHEET 3 OF 3

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PREPARED FOR:
 X. [Name]
 Y. [Name]
 Z. [Name]

Exhibit 4
CDP 4-00-192-A2
Site Grading Plan



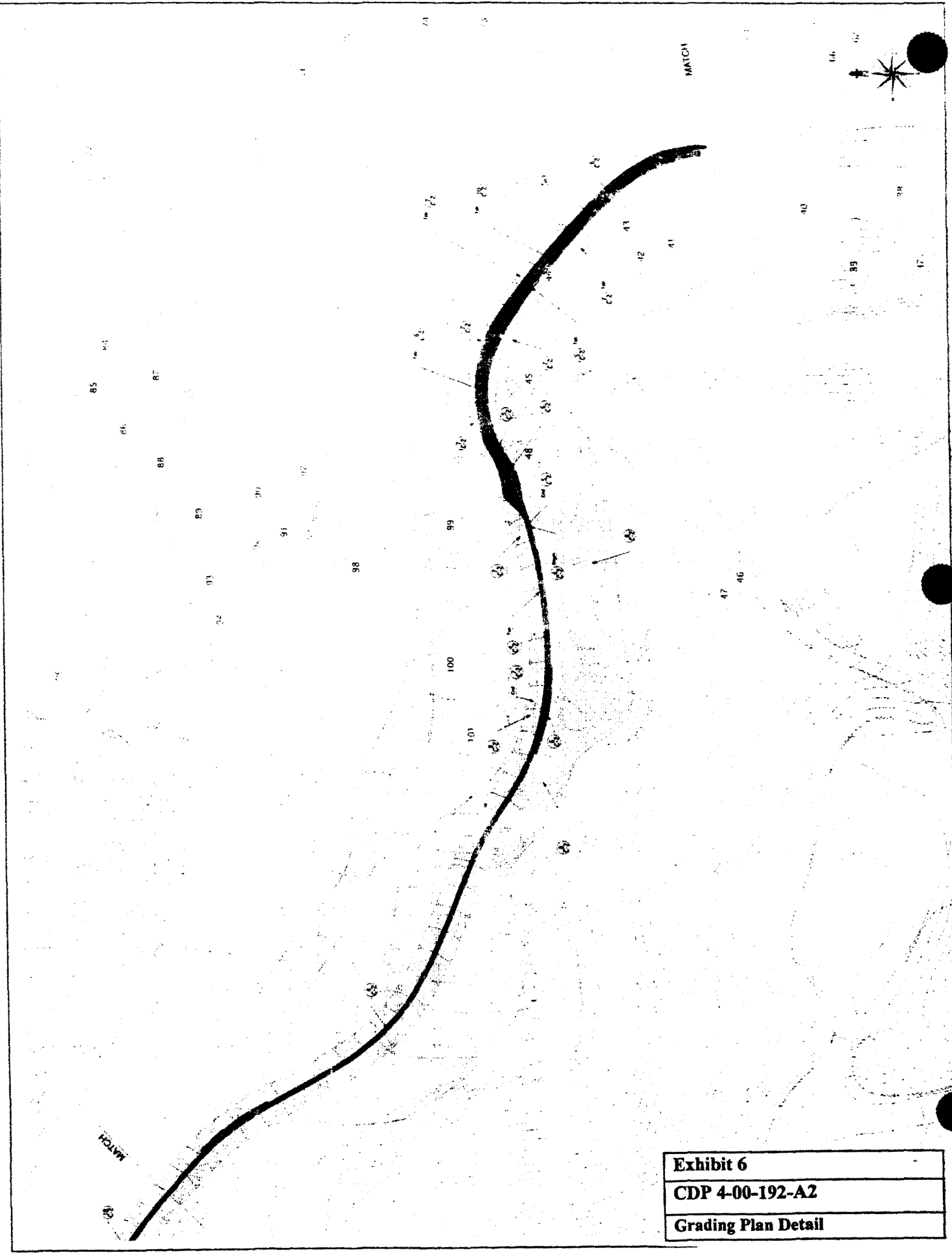
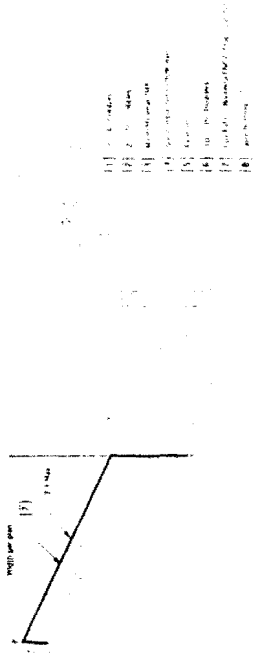
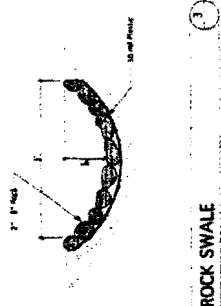
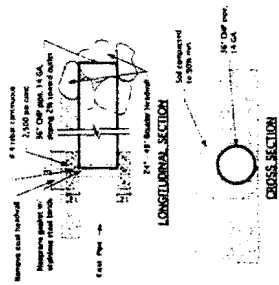
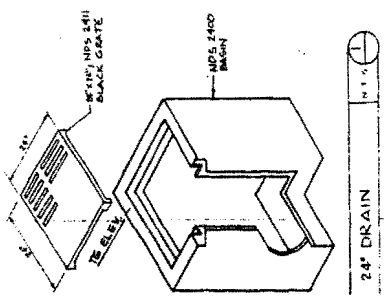


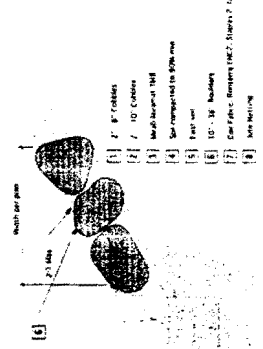
Exhibit 6
CDP 4-00-192-A2
Grading Plan Detail



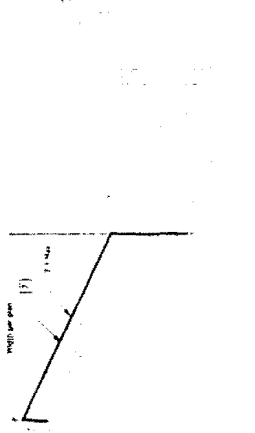
- (1) 2" 6" Cobble
- (2) 2" 10" Cobble
- (3) Mesh Material 1/4"
- (4) See construction for 30' min.
- (5) Geotextile
- (6) 10" 36" Boulder
- (7) Geotextile, Remnant (NCS) Slaps 7' 10"
- (8) See Noting



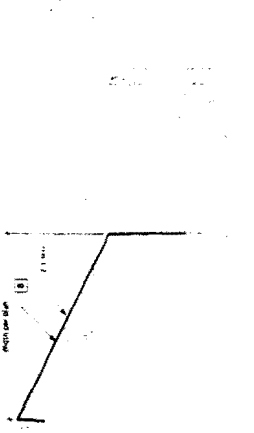
- (1) 2" 6" Cobble
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- (4) See construction for 30' min.
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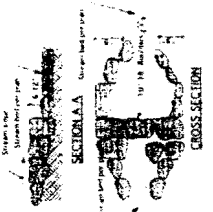
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- (7) Geotextile, Remnant (NCS) Slaps 7' 10"
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RIFFLE DETAIL

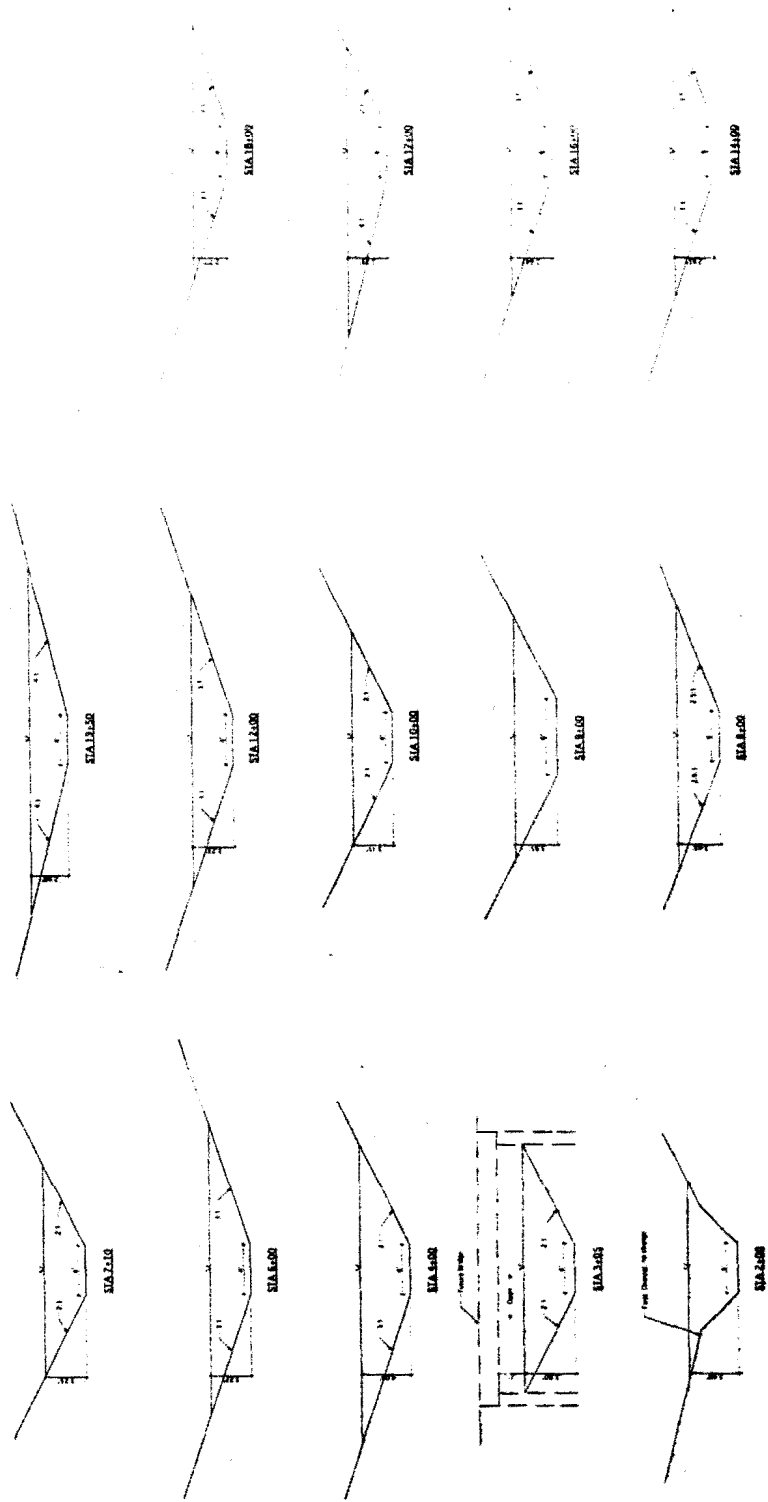
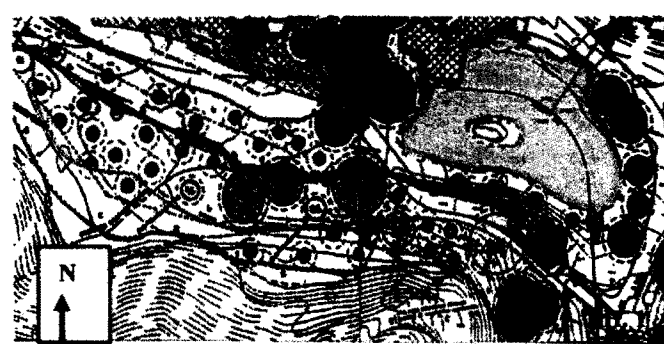
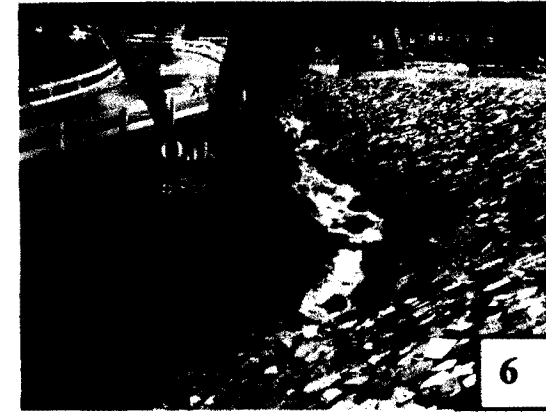


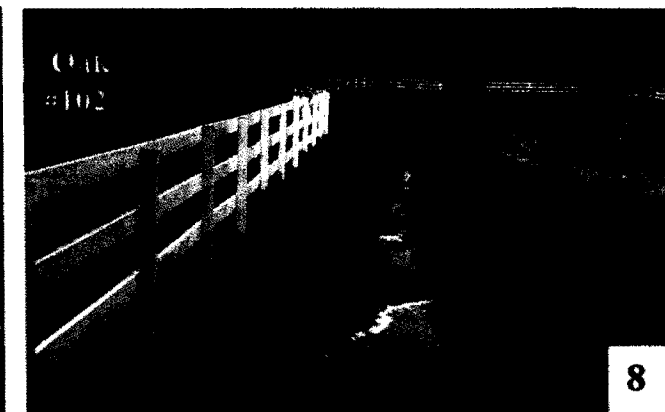
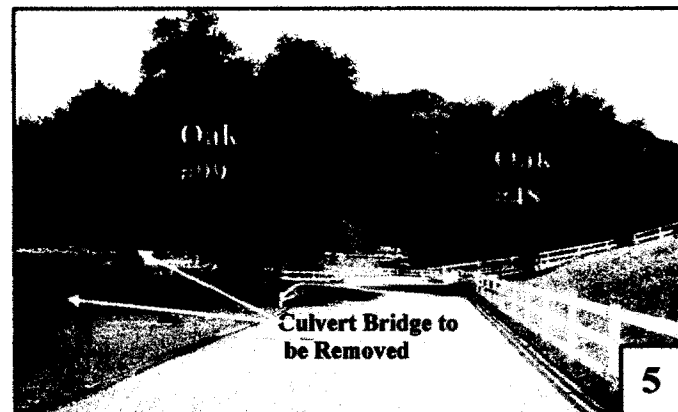
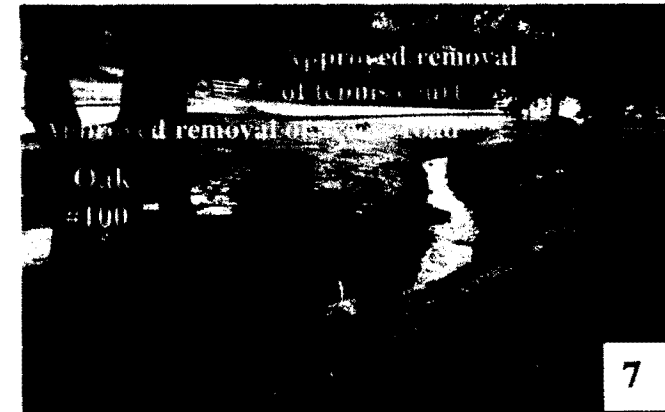
Exhibit 8
CDP 4-00-183
Proposed Stream Cross Sections

Trey Tr... 1401 Cold Canyon Road, Calabasas

Creek Restoration in vicinity of pond, tennis court access road, tennis court



Blue Line: Creek Realignment **Black Line:** Existing Creek
Brown Lines: ESHA Boundaries



Above the lower end of the pond the formerly meandering creek bed had been largely realigned into a "V"-shaped drainage ditch with side banks in excess of 1:1 and increased flow velocities that undermine creek banks and nearby oaks. Creek restoration, requiring the relocation of Oak #48 (dbh: 13.1", ht.: 18': single-trunked) and the approved removal of the tennis court and its access road, will recreate a more meandering creek with side banks ranging from 3:1 to 2:1 and also a wider riparian woodland/oak woodland ESHA corridor. Removal of the three permitted culvert bridges (both ends of pond, below pond) will restore a free-flowing creek. While the creek section to be restored is dry for most of the year, photographs 6, 7, and 8 show it during maximum peak flow on March 5, 2001.

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COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT