

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
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RECORD PACKET COPY

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Staff: JLA-V *JA*  
Staff Report: 03/10/03  
Hearing Date: 04/8-11/03  
Commission Action:

**STAFF REPORT: PERMIT AMENDMENT**

APPLICATION NOS.: 4-00-190-A6

APPLICANTS: The Trey Trust Agent: Marny Randall

PROJECT LOCATION: 1409 Cold Canyon Road, Calabasas, Los Angeles County

**Description of Project Previously Approved 4-00-190:**

Construct 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 access road; 14,876 cu. yds. of grading; demolish existing single family residence, garage, pool, greenhouse, barn, guest house site, and horse corrals; restore of disturbed areas including 10,500 cu. yds. of restorative grading; and offer to dedicate 13.34 acre parcel as open space and 3.5 acres on site as conservation easement.

**Previously amended in 4-00-190-A1 to:**

Relocate gym approximately 20 ft. west of approved location and to the gym location add a 360 ft., 2 to 8 ft. high retaining wall with an approximately 18 in. wide swale; eliminate 350 ft. of 2 to 8 ft. high garden wall; add 275 cu. yds. cut; and eliminate 500 cu. yds. removal and recompaction. Relocate teahouse, as per condition of approval, and to the teahouse location add 60 ft. long, 4 ft. high retaining wall with an approximately 18 in. wide swale; eliminate 30 ft., 6 ft. high garden wall; add 40 cu. yds. cut; and eliminate 150 cu. yds. removal and recompaction. Reduce the size of the single family residence by 1,600 sq. ft.

**Previously amended in 4-00-190-A2 to:**

Reduce the size of the detached garage from 2,350 sq. ft. to 1,510 sq. ft.; add 860 cu. yds. of cut in auxiliary parking area; export cut soil to the Agoura Hills Landfill; and relocate existing 1 to 7 ft. high and 78 ft. long headwall structure 165 ft. to the north.

**Previously amended in 4-00-190-A3 to:**

Reduce size of single family residence from 26,500 sq. ft. to 25,025 sq. ft.; relocate detached garage and reduce size from 1,510 sq. ft. to 975 sq. ft., add 975 sq. ft. carport; add 25 ft. long, 5 ft. high retaining wall at former detached garage location; add 70 ft. long, 5 ft. high stone yard wall at east of residence at driveway; delete 100 linear ft. of previously approved walls to west of carport to west of driveway; reconfigure interior floor plan of teahouse and adjust roofline 4 ft. north at northeast corner; and add 280 sq. ft., 10 ft. high shade structure by tennis court.

**4-00-190-A6 (The Trey Trust)**

**Previously amended in 4-00-190-A4 to:**

Increase size of basement by 1,000 sq. ft. with 315 cu. yds. cut, which will be exported outside of the Coastal Zone, and install a 4,000 sq. ft., 16 ft. high, prefabricated metal storage structure at the approved tennis court location, which will be removed upon issuance of the Certificate of Occupancy for the approved gym/storage building.

**Previously amended in 4-00-190-A5:**

Construct a 140 foot long by 0 to 7 foot high head wall with new 380 foot long culvert connecting to existing drainage system; 700 cubic yards of fill north of playing field for drainage structure; relocate turf block teahouse driveway 15 to 26 feet south; reduce teahouse/restoration slope grading by 150 cubic yards of fill; remove approximately 3,500 sq. ft. of turf from slopes adjacent to teahouse that are in excess of a 4:1 slope; add approximately 2500 sq. ft. of turf block in relocated driveway. Turf shall be located a minimum of 100 feet from restored blueline stream.

**DESCRIPTION OF PROPOSED AMENDMENT 4-00-190-A6:**

Revise restorative grading plan to preserve a knoll (grading reduction of 4200 cu. yds. cut & 1,110 cy. yds. fill); remove existing culvert under the toe of the knoll and reroute proposed restored stream channel around the base of the knoll; relocate sports court to a previously designated parking area, expand sports court to include a tennis court and basketball court requiring 700 cubic yards of grading cut and 215 feet of retaining walls ranging in height from 0-4 feet in height; relocate drainage headwall north of sports court; trim and terrace slope north of proposed residence requiring 2,400 cubic yards of cut and 295 feet of staggered retaining walls ranging in height from 0-4 four feet in height which will replace a 330 foot long six foot high retaining wall system in a staggered configuration; landscape the disturbed slopes; 3,100 cubic yards of cut material generated from tennis court and slope grading will be utilized in restorative grading and mounding plan; reduce overall restorative grading from 10,500 cu. yds to 8,300 cu. yds.

**LOCAL APPROVALS RECEIVED:** None required

**SUBSTANTIVE FILE DOCUMENTS:** Coastal Development Permit 4-00-190 A1-A5, (The Trey Trust).

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**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.

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**Summary and Staff Recommendation:**

Staff recommends approval of the proposed project amendment with one new special condition regarding landscaping and erosion control and one revised special condition (6) related to restoration and monitoring of the restored stream channel.

**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. 4-00-190-A6 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 4-00-190 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 4-00-190-A2.***

### **SPECIAL CONDITIONS**

#### **1. Landscaping and Erosion Control Plans**

Prior to the issuance of the coastal development permit amendment, the applicant shall submit a landscape plan and erosion control plans for the area disturbed by grading and construction activities associated with the proposed development, prepared by a licensed landscape architect or qualified resource specialist, for review and approval by the Executive Director. The landscaping and erosion control plans shall be reviewed and approved by the consulting geotechnical engineer to ensure that the plans are in conformance with the consultant's recommendations. The plans shall incorporate the following criteria:

##### **A) Landscaping Plan**

- 1) All graded and disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of completion of the proposed development. To minimize the need for irrigation and to screen and soften the visual impact of development, all landscaping shall consist of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled *Recommended List of Plants for Landscaping in the Santa Monica Mountains*, dated February 5, 1996, and shall be compatible with the character of the surrounding native environment. Invasive, non-indigenous plant species that tend to supplant native species shall not be used. The plan shall specify the erosion control measures to be implemented and the materials necessary to accomplish short-term stabilization, as needed on the site.

All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains, compatible with the surrounding environment, including Riparian Woodland, Oak Woodland, Chaparral, and Freshwater Marsh Plant Communities, using accepted planting procedures, and consistent with fire safety requirements. Such planting shall be adequate to provide ninety (90) percent coverage within two (2) years, and this requirement shall apply to all disturbed and graded soils;

- 2) Plantings shall be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;
- 3) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved

amendment(s) to the Coastal Development Permit(s), unless the Executive Director determines that no amendment is required.

- 4) The Permittee shall submit an approved long-term fuel modification plan for the proposed development pursuant to this special condition that provides for the most minimal disturbance feasible to on site resources, including riparian woodland, oak woodland, freshwater marsh and chaparral habitat. The fuel modification plan shall include details regarding the types, sizes, and location of plant or tree materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Plantings shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains, and be compatible with the surrounding environment, including oak woodland and chaparral habitat.
- 5) Fencing along the property boundaries of the site shall be of a design that is permeable to wildlife.

**B) Interim Erosion Control Plan**

- 1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas, and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- 2) The plan shall specify that grading shall take place only during the dry season (April 1 – October 31). This period may be extended for a limited period of time if the situation warrants such a limited extension, if approved by the Executive Director. The applicant shall install or construct temporary sediment basins (including debris basins, desilting basins, or silt traps), temporary drains and swales, sand bag barriers, silt fencing, and shall stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes, and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site, unless removed to an appropriate, approved dumping location either outside of the coastal zone or within the coastal zone to a site permitted to receive fill.
- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than thirty (30) days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils, and cut and fill slopes with geotextiles and/or mats, sand bag barriers, silt fencing; temporary drains and swales and sediment basins. The plans shall also specify that all disturbed areas shall be seeded with native grass species and include the technical specifications for seeding the disturbed areas. These temporary erosion control measures shall be monitored and maintained until grading or construction operations resume.
- 4) In addition to other fencing/flagging requirements, as set forth in subparagraph 1) above, the plan shall require the placement of temporary protective fencing around the 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. Other than as specifically approved under these permits, no construction, grading, staging, or materials storage shall be allowed within the fenced exclusion areas, or within the protected zones of any on site oak trees.

### **C. Monitoring**

Five (5) years from the date of completion of the proposed development, the applicant shall submit for the review and approval of the Executive Director a landscape monitoring report, prepared by a licensed Landscape Architect or qualified Resource Specialist, that certifies the on-site landscaping is in conformance with the landscape plan approved pursuant to this special condition. The monitoring report shall include photographic documentation of plant species and plant coverage.

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

### **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; Creek Restoration Specifications submitted as part of the coastal development permit amendment application 4-00-192-

A2 on May 24, 2002; and supplemental stream restoration plan, submitted as part of coastal development permit amendment application 4-00-190-A6 on March 14, 2003. 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 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 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. Amendment Description and Background

The applicant is proposes to revise restorative grading plan to preserve an existing knoll (grading reduction of 4200 cu. yds. cut & 1,110 cy. yds. fill) which serves to screen the proposed residence from Mulholland Highway. The applicant also proposes to remove an existing culvert under the "toe" of the knoll and reroute proposed restored stream channel around the base of the knoll. The "toe" of the knoll will be recontoured after the culvert is removed. The applicant further proposes to relocate a sports court (7,036 sq. ft.) to a previously designated parking area and expand sports court to include a tennis court and basketball court (12,000 sq. ft.). The relocated sports court requires 700 cubic yards of grading cut and 215 feet of retaining walls ranging in height from 0-4 feet in height. The relocation the sports court also requires a drainage head wall to be moved north of the tennis court. Finally, the applicant is proposing to trim and terrace the slope located just north of proposed residence. This will require 2,400 cubic yards of cut and approximately 295 feet of staggered retaining walls ranging in height from 0-4 four feet in height. This grading and retaining wall system replaces the approved 330 foot long six foot high retaining wall system in a staggered configuration (12 foot high max) that was proposed to support the slope above the residence and driveway. The 3,100 cubic yards of excess cut material generated from grading for the sports court and slope grading will be utilized in the previously approved restorative grading and mounding plan for a large previously graded area located on the north western portion of the property. In the end the overall restorative grading will be reduced from 13,500 cu. yds to 11,300 cu. yds.(Exhibits1-9).

It should be noted that the toe of the knoll to be removed, culvert removal, and stream realignment extend onto the neighboring property at 1401 Cold Creek Road which is also owned by the applicant. The proposal to retain the knoll and restoration work involving the removal of the culvert and rerouting of the stream are linked together and are authorized pursuant to this amendment.

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



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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.

Five permit amendments have been previously approved consisting of the following changes:

**4-00-190-A1:**

*Relocate gym approximately 20 ft. west of approved location and to the gym location add a 360 ft., 2 to 8 ft. high retaining wall with an approximately 18 in. wide swale; eliminate 350 ft. of 2 to 8 ft. high garden wall; add 275 cu. yds. cut; and eliminate 500 cu. yds. removal and recompaction. Relocate teahouse, as per condition of approval, and to the teahouse location*

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*add 60 ft. long, 4 ft. high retaining wall with an approximately 18 in. wide swale; eliminate 30 ft., 6 ft. high garden wall; add 40 cu. yds. cut; and eliminate 150 cu. yds. removal and recompaction. Reduce the size of the single family residence by 1,600 sq. ft.*

**4-00-190-A2 :**

*Reduce the size of the detached garage from 2,350 sq. ft. to 1,510 sq. ft.; add 860 cu. yds. of cut in auxiliary parking area; export cut soil to the Agoura Hills Landfill; and relocate existing 1 to 7 ft. high and 78 ft. long headwall structure 165 ft. to the north.*

**4-00-190-A3:**

*Reduce size of single family residence from 26,500 sq. ft. to 25,025 sq. ft.; relocate detached garage and reduce size from 1,510 sq. ft. to 975 sq. ft, add 975 sq. ft. carport; add 25 ft. long, 5 ft. high retaining wall at former detached garage location; add 70 ft. long, 5 ft. high stone yard wall at east of residence at driveway; delete 100 linear ft. of previously approved walls to west of carport to west of driveway; reconfigure interior floor plan of teahouse and adjust roofline 4 ft. north at northeast corner; and add 280 sq. ft., 10 ft. high shade structure by tennis court.*

**4-00-190-A4;**

*Increase size of basement by 1,000 sq. ft. with 315 cu. yds. cut, which will be exported outside of the Coastal Zone, and install a 4,000 sq. ft., 16 ft. high, prefabricated metal storage structure at the approved tennis court location, which will be removed upon issuance of the Certificate of Occupancy for the approved gym/storage building.*

**4-00-190-A5:**

*Construct a 140 foot long by 0 to 7 foot high head wall with new 380 foot long culvert connecting to existing drainage system; 700 cubic yards of fill north of playing field for drainage structure; relocate turf block teahouse driveway 15 to 26 feet south; reduce teahouse/restoration slope grading by 150 cubic yards of fill; remove approximately 3,500 sq. ft. of turf from slopes adjacent to teahouse that are in excess of a 4:1 slope; add approximately 2500 sq. ft. of turf block in relocated driveway. Turf shall be located a minimum of 100 feet from restored blueline stream.*

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. The area where the sports court is proposed is an existing previously graded area and was approved as a parking area for the residence. The slope proposed to be trimmed and terraced has been previously cleared for fuel modification purposes for the existing structure on the site and is within the fuel modification zone for the proposed residence. Therefore, this area is not considered environmentally sensitive habitat area.

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.*

**B. Visual Resources and Landform Alteration**

Section 30251 of the Coastal Act states:

***The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline reservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.***

The applicant is proposing to retain an existing knoll that was proposed to be removed as part of stream and landform restoration proposal for an area located on the northwest portion of the property. The knoll was created by the previous landowner and involved the filling of a blueline stream with a culvert under the knoll. The applicant previously proposed to remove the knoll and culvert, and realign and restore the blueline stream that runs through the property. The applicant is now proposing to retain the knoll, remove the existing 36 inch culvert and recontour the toe of the knoll. The blueline stream will be realigned around the toe of the knoll and riparian corridor will be restored pursuant to the stream restoration plan prepared by Dr. Klaus Radtke, updated on March 14, 2003. The knoll obstructs views of the proposed residential development as seen Mulholland Highway. Therefore, preserving the knoll will minimize the visual impact of the proposed development. In addition, the proposed stream channel and

restored riparian corridor will enhance views of the area west of the knoll as seen from Mulholland Highway. Retaining the knoll will reduce the amount of restorative grading by approximately 5,300 cubic yards. This material was to be used to recontour and restore an area that was previously graded by historic ranching operations on the property. The applicant is proposing to utilize 3,100 cubic yards of fill material generated from the grading associated with the proposed sports court and trimming of the slope north of the residence as discussed below. Overall restorative grading will be reduced by approximately 2,200 cubic yards.

The applicant is also proposing to relocate sports court (7,036 sq. ft.) to an area previously approved as a parking area. This is a relatively level area located just north of the proposed residence that was previously used as a large corral. The proposed sports court would be expanded to include both a tennis court and basketball court (12,000 sq. ft.). The proposed sports court requires 700 cubic yards of grading (all cut) and 215 feet of retaining walls ranging in height from 0-4 feet in height. The relocation the sports court also requires a drainage head wall to be moved north of the tennis court. The proposed sports court is located in an area that was previously graded for a corral and proposed as a large parking area for the residence. The proposed sports court will not result in a significant alteration of the existing landforms and will not be visible from any public view area.

The applicant is further proposing to trim and terrace the slope behind the residence which will require 2,400 cubic yards of cut and approximately 295 feet of staggered retaining walls ranging in height from 0-4 four feet in height. This grading and retaining wall system replaces the approved 330 foot long six foot high retaining wall system in a staggered configuration that was proposed to support the slope above the residence and driveway. The 3,100 cubic yards of excess cut material generated from grading for the sports court and slope grading will be utilized in the previously approved restorative grading and mounding plan for a large previously graded area located on the north western portion of the property. This fill material partially replaces the fill material that was to be generated by the removal of the knoll discussed above.

The original proposal included two six foot high retaining walls in a staggered configuration (12 foot high max. ) totaling 330 feet in length to support the slope above the driveway and residence. The applicant is proposing to trim and terrace the slope to reduce the slope angle so the slope can be more effectively landscaped and be more aesthetically pleasing than the two originally proposed large retaining walls. In addition, the trimming of the slope to a 2:1 angle with two small terraces will provide for improved drainage off the slope and will facilitate the maintenance of landscaping on the slope for fire protection purposes. This slope has been historically disturbed and cleared for fire protection purposes and it not an environmentally sensitive habitat area. In addition, the slope is located directly behind the proposed residence and is not visible from any public view area. The proposed grading will modify the slope but will not result in a significant alteration of the existing hillside landform.

Although the applicant has proposed to landscape the areas disturbed by grading and construction activities associated with the proposed sports court and trimming of the slope a landscape plan for these areas has not been provided. Therefore, the Commission finds that it is necessary to require the applicant submit a landscape and erosion control plan that relies on mostly native, noninvasive plant species to minimize erosion and ensure that the vegetation on site remains visually compatible with the native flora of surrounding areas, as specified in **Special Condition 1** of this amendment.

Therefore the Commission finds that, as conditioned, the proposed amendment will not adversely impact public views in this area of the Santa Monica Mountains or result in a significant alteration of natural landforms, and is consistent with §30251 of the Coastal Act.

**C. Environmentally Sensitive Habitat Areas**

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 approved stream realignment was the creation of an enhanced riparian and oak woodland corridor 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. 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 proposed amendment includes the retention of an existing knoll that was created by a previous landowner, remove 100 feet of culvert under the toe of the knoll and recontour the toe of the knoll. The stream channel would be opened up to flow freely and connect to the section of the creek downstream of the mound which will be restored to its original natural bed. The newly created stream channel has been designed by the consulting resource specialist and a civil engineer. The applicant has submitted a supplemental stream restoration plan, prepared by Dr. Klaus Radtke, dated March 14, 2003 that outlines the specific restoration requirements for proposed stream restoration work. The riparian plantings will remain essentially the same as previously proposed under the original restoration 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 are carried out pursuant to the restoration and monitoring plans prepared by the consulting resource specialist.

In order to insure the proposed 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** of the CDP must be revised to require the applicant to adhere to the provisions of this supplemental restoration report. Special Condition 6 already includes a provision requiring the consulting resource specialist to be present during all grading, construction and restoration activities involving the stream course. This provision ensures that all stream alignment and restoration activities are carried out consistent with all of the technical specifications outlined in the stream restoration report prepared by the resource consultant. In addition, special condition 6 includes 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.

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. Should there be localized excessive scour/erosion of the stream channel during the 10 year monitoring period special condition 6 requires the applicant to submit a stream scour remediation plan, subject to the review and approval of the Executive Director.

In conclusion, the proposed revised stream realignment and restoration will create a free flowing stream channel able to accommodate riparian plantings and retain a knoll that will screen the proposed residence from public views as seen from Mulholland Highway. 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.

#### D. 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).

#### E. 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.



SUBJECT SITE

SEE 588 MAP

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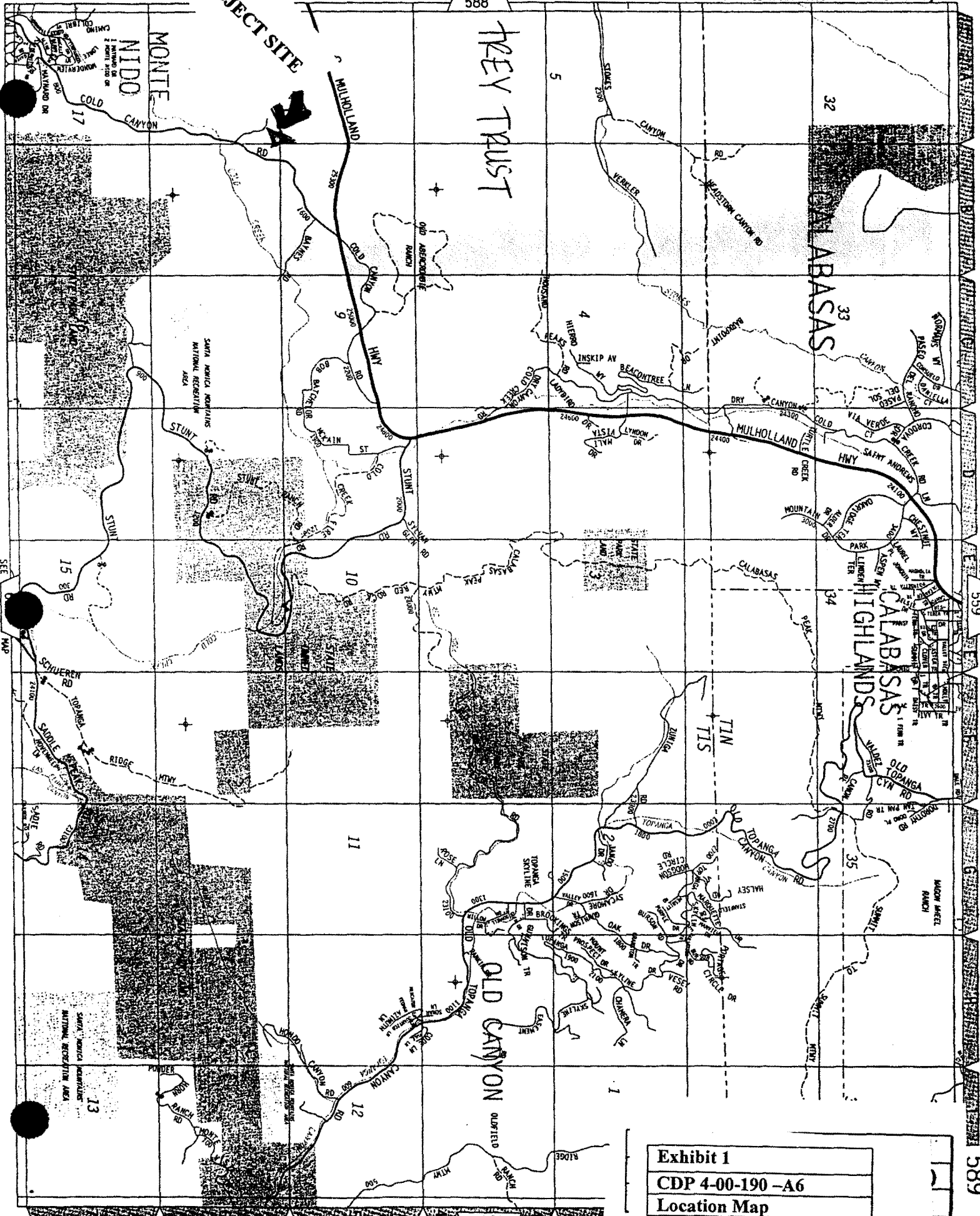
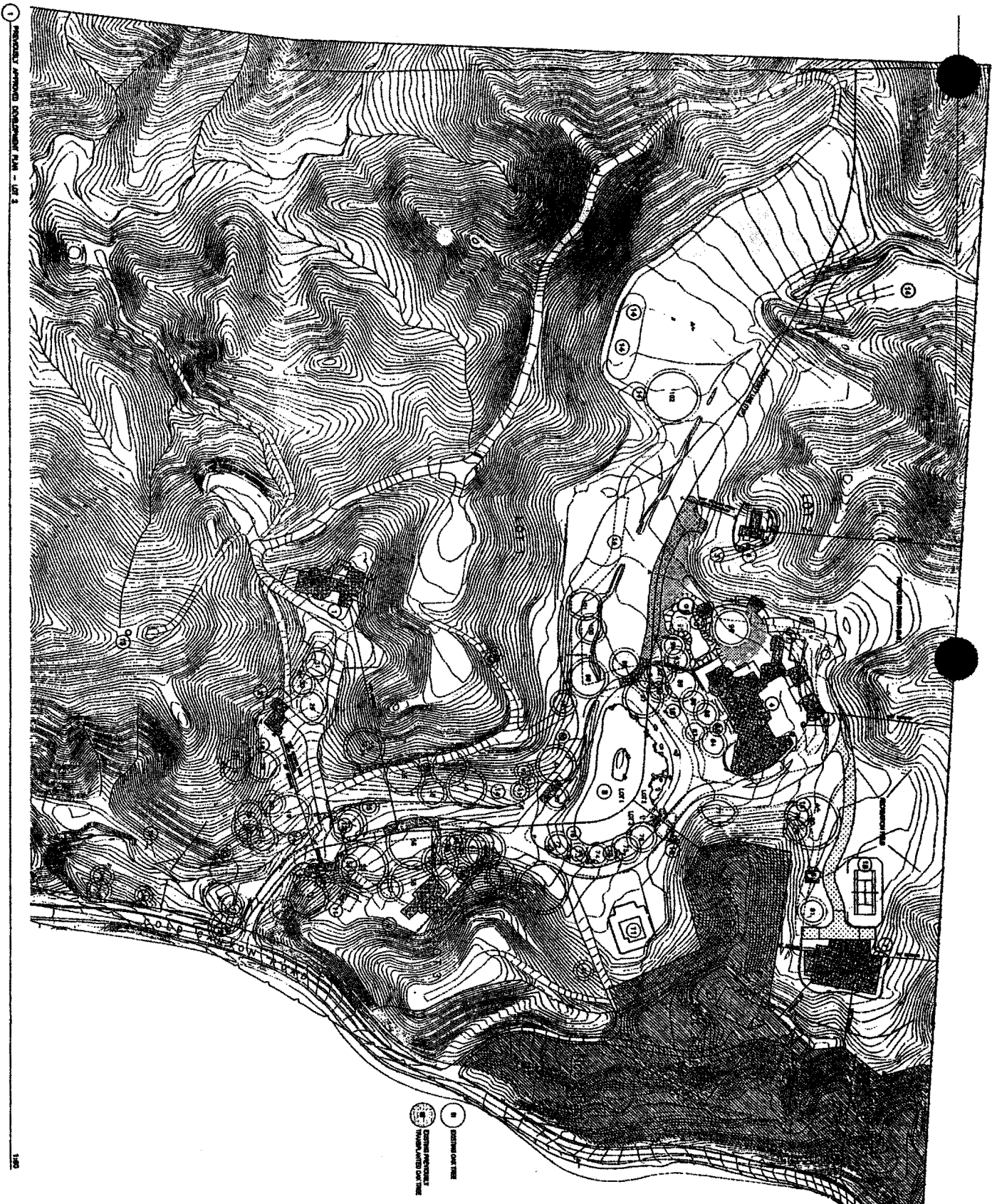


Exhibit 1
CDP 4-00-190 -A6
Location Map

589

SEE 590 MAP



1:5000 Scale  
 Vertical Contour Interval 10 Feet  
 Horizontal Contour Interval 10 Feet  
 A-2.1

Symbol	Description
(1)	Proposed Building Footprint
(2)	Proposed Parking Area
(3)	Proposed Driveway
(4)	Proposed Access Road
(5)	Proposed Utility Lines
(6)	Proposed Stormwater Management
(7)	Proposed Landscaping
(8)	Proposed Site Elevation
(9)	Proposed Site Area
(10)	Proposed Site Boundary
(11)	Proposed Site Access
(12)	Proposed Site Elevation
(13)	Proposed Site Area
(14)	Proposed Site Boundary
(15)	Proposed Site Access
(16)	Proposed Site Elevation
(17)	Proposed Site Area
(18)	Proposed Site Boundary
(19)	Proposed Site Access
(20)	Proposed Site Elevation

**Exhibit 2**  
**CDP 4-00-190-A6**  
**Overall Site Plan**

- 1. PROPOSED BUILDING FOOTPRINT
- 2. PROPOSED PARKING AREA
- 3. PROPOSED DRIVEWAY
- 4. PROPOSED ACCESS ROAD
- 5. PROPOSED UTILITY LINES
- 6. PROPOSED STORMWATER MANAGEMENT
- 7. PROPOSED LANDSCAPING
- 8. PROPOSED SITE ELEVATION
- 9. PROPOSED SITE AREA
- 10. PROPOSED SITE BOUNDARY
- 11. PROPOSED SITE ACCESS
- 12. PROPOSED SITE ELEVATION
- 13. PROPOSED SITE AREA
- 14. PROPOSED SITE BOUNDARY
- 15. PROPOSED SITE ACCESS
- 16. PROPOSED SITE ELEVATION
- 17. PROPOSED SITE AREA
- 18. PROPOSED SITE BOUNDARY
- 19. PROPOSED SITE ACCESS
- 20. PROPOSED SITE ELEVATION

RESIDENT  
 TREY  
 CHANDLER  
 STIMBA ACADEMY

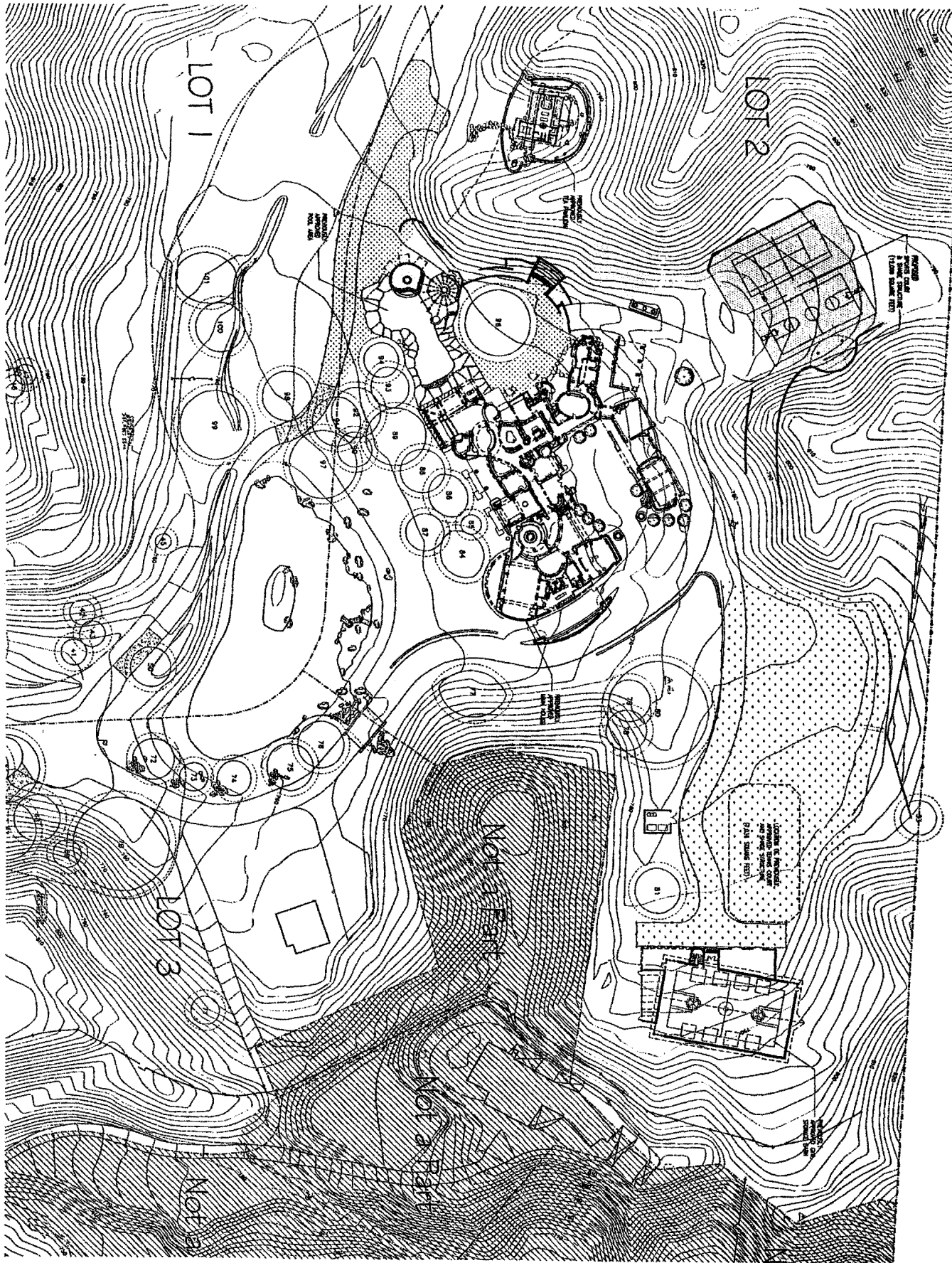
**RESIDENCE FOR  
TREY TRUST**

NO. 1, LOT 4, 1981 DEDICATED BOUNDARY MAP

<p><b>OWNER:</b> TREY TRUST 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>ARCHITECT:</b> ROBERT B. MORGAN, INC. 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>ENGINEER:</b> GEORGE W. JOHNSON &amp; ASSOCIATES, INC. 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>PLANNING:</b> PETER J. BERNARDI 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>CONTRACTOR:</b> JAMES W. HARRIS 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>ENVIRONMENTAL:</b> ENVIRONMENTAL PARTNERS, INC. 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p>	<p><b>GEOLOGIST:</b> JAMES W. HARRIS 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>CIVIL ENGINEER:</b> GEORGE W. JOHNSON &amp; ASSOCIATES, INC. 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>LANDSCAPE ARCHITECT:</b> ROBERT B. MORGAN, INC. 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p>	<p><b>SOILS:</b> JAMES W. HARRIS 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p> <p><b>PLANNING:</b> PETER J. BERNARDI 1000 West 10th Street, Suite 100 Anchorage, Alaska 99501 Project No. 001-190-A-2 Date: 08/19/81</p>
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**REVISIONS**

No.	Description	Date
1	REVISIONS AND DEVELOPMENT PLAN	1.07.81



**Exhibit 3**

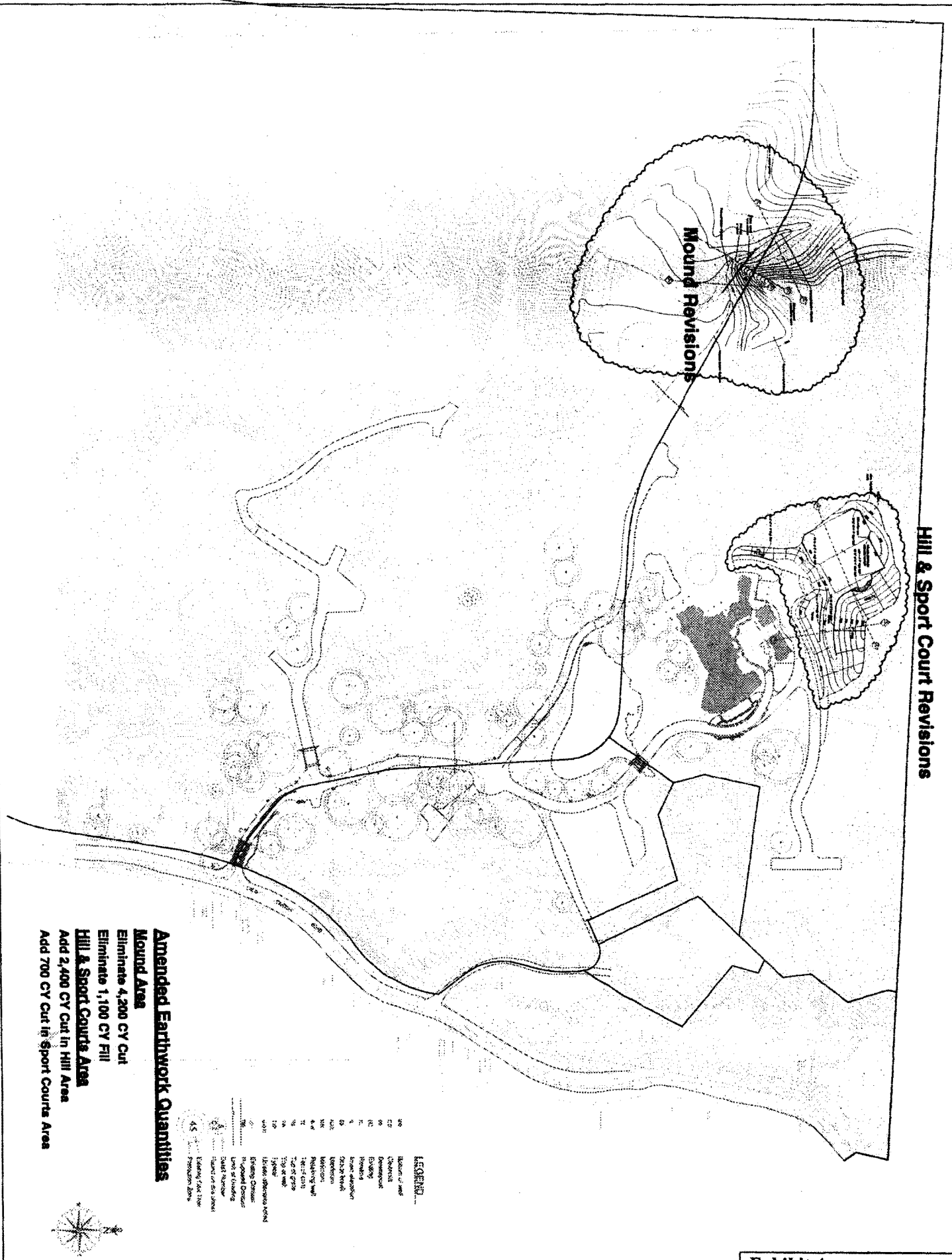
**CDP 4-00-190-A6**

**Detailed Site Plan**

REVISIONS AND DEVELOPMENT PLAN

1.07.81

**Hill & Sport Court Revisions**



**Mound Revisions**

**Amended Earthwork Quantities**

**Mound Area**  
 Eliminate 4,200 CY Cut  
 Eliminate 1,100 CY Fill

**Hill & Sport Courts Area**  
 Add 2,400 CY Cut in Hill Area  
 Add 700 CY Cut in Sport Courts Area

**LEGEND**

- 306 Masonry wall
- 127 Concrete
- 102 Earthwork
- 101 Existing
- 100 Proposed
- 99 Existing
- 98 Proposed
- 97 Existing
- 96 Proposed
- 95 Existing
- 94 Proposed
- 93 Existing
- 92 Proposed
- 91 Existing
- 90 Proposed
- 89 Existing
- 88 Proposed
- 87 Existing
- 86 Proposed
- 85 Existing
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- 16 Proposed
- 15 Existing
- 14 Proposed
- 13 Existing
- 12 Proposed
- 11 Existing
- 10 Proposed
- 9 Existing
- 8 Proposed
- 7 Existing
- 6 Proposed
- 5 Existing
- 4 Proposed
- 3 Existing
- 2 Proposed
- 1 Existing
- 0 Proposed

<b>Exhibit 4</b>
<b>CDP 4-00-190-A6</b>
<b>Grading Plan</b>

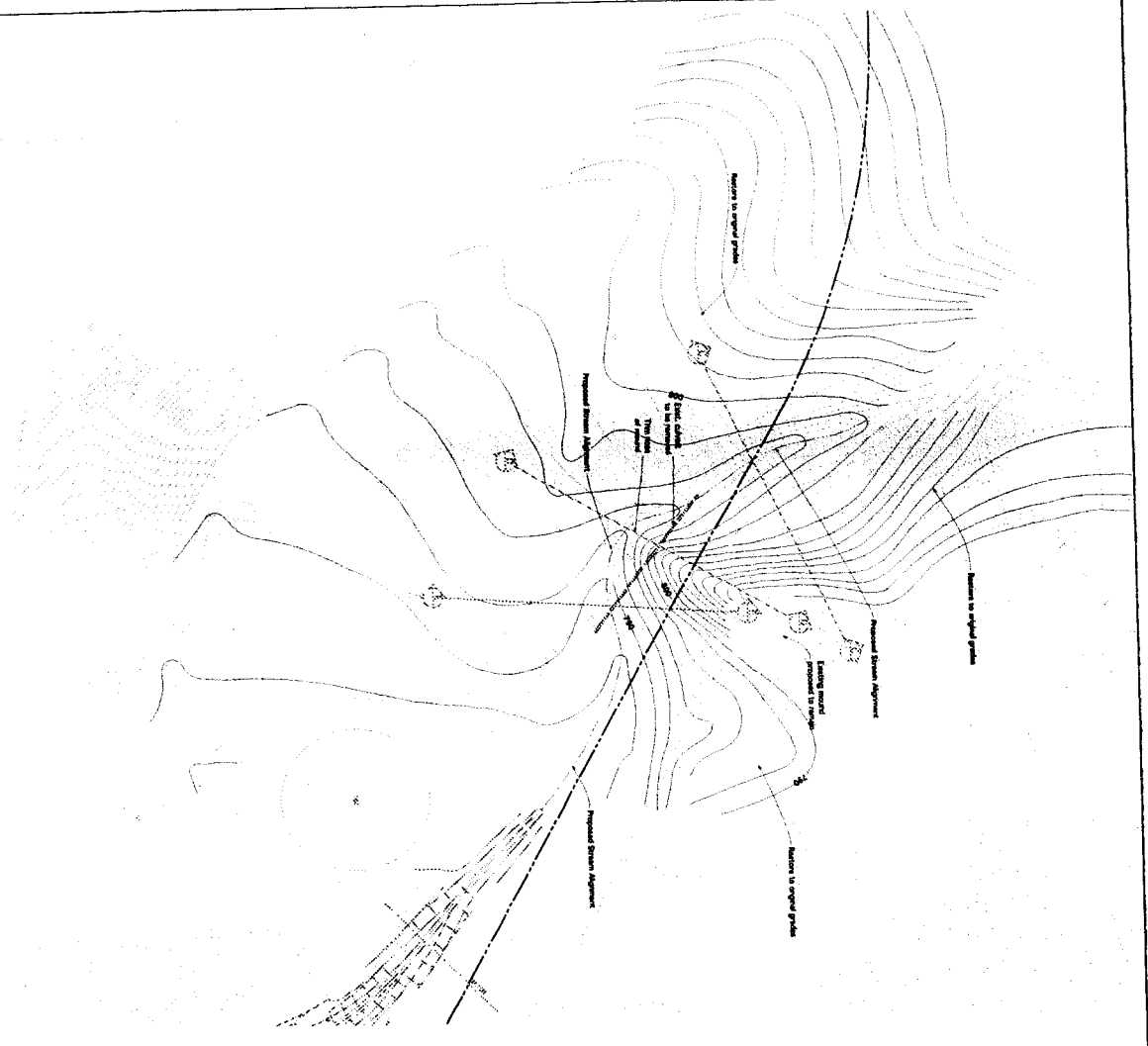
SECTION E



SECTION D



### Mound Area Revised Grading



SECTION C



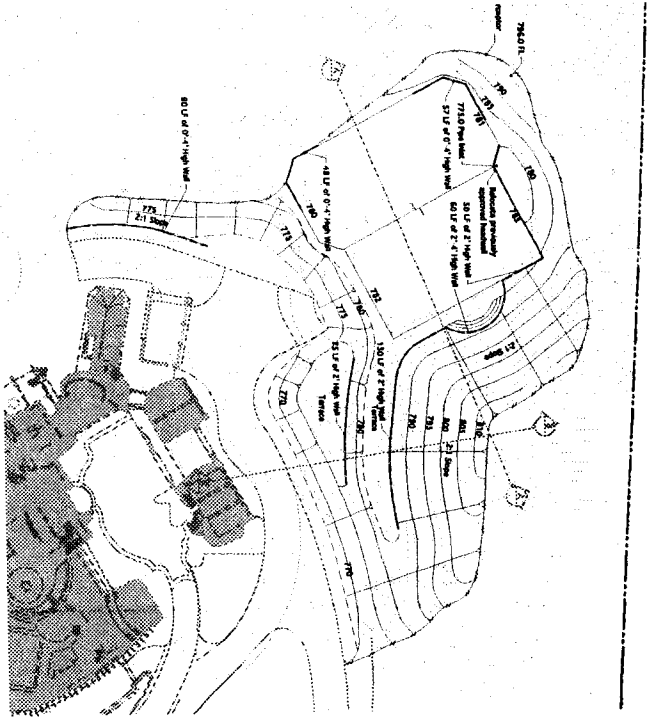
SECTION B



SECTION A



### Hill & Sport Courts Revised Grading



**LEGEND**

30	Section of soil
31	Channel
32	Substructure
33	Subgrade
34	Subfill
35	Subdrainage
36	Subdrainage
37	Subdrainage
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95	Subdrainage
96	Subdrainage
97	Subdrainage
98	Subdrainage
99	Subdrainage
100	Subdrainage

**Exhibit 5**  
**CDP 4-00-190-A6**  
**Detailed Grading Plan**

Robert Newlon Design, Inc.  
3550 Las Flores Canyon Road, Malibu, CA 90265  
(310) 456-8750 fax (310) 456-9009

Grading Amendment Plan  
Trey Trust  
1401 & 1409 Cold Canyon Road, Calabasas

DATE: 1/20/07  
SCALE: 1" = 30'  
SHEET: C-2



# GEO SAFETY, INC.

1462 Lachman Lane Pacific Palisades, California 90272 U.S.A. (310) 459-9453 Fax (310) 459-6187

March 14, 2003

RECEIVED

MAR 17 2003

Klaus Radtke, Ph.D.

Wildland Resource Sciences

(Project Environmental Resource Specialist)

(Final review based upon photo-documented field inspections 3-12 & 3-13-2003)

CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DISTRICT

**CDP 4-00-192-A4 (1401 CCR):** Requests to permit the 1987-88 alignment of a blueline creek.

**CDP 4-00-190-A6 (1409 CCR):** Requests to permit a presently existing dirt mound.

### Previous Coastal Commission Restoration Approvals

The presently approved restoration plans for the northern area of the project site previously prepared by Klaus Radtke call for regrading the areas surrounding a blueline creek at 1401 and 1409 Cold Canyon Road, Calabasas, to its approximate original topography based on topographic maps prepared by the County of Los Angeles, Department of County Engineer (Survey Division June 30, 1969-Cold Canyon Road map section). Specifically the plans call for realigning the creek bed of a blueline creek to its approximate original alignment along with tributary drainages. It was hoped that this would also facilitate the restoration of a freshwater marsh community dominated by cat-tails along an approximately 40-foot long section of the original creek bed alignment where the creek changes direction (from flowing NW to SE to flowing NE to SW). The creek apparently slowed down in these areas, and based on eyewitness reports, what appeared to be a small freshwater marsh community existed along this stretch of the creek. The original alignment of the blueline creek was protected within an ESHA whose boundaries were established as part of the approved restoration plan.

The original alignment of the blueline creek had been apparently altered by the previous owner about 15 years ago or approximately in 1987-88 (apparently without the approval of a Coastal Development and other required environmental permits) in order to facilitate the establishment of a dirt mound ranging from approximately 0 – 50 feet in height, approximately 70 feet wide and in excess of 150 feet long to provide a privacy barrier from an adjacent uphill home and Mulholland Highway and to accommodate a large barn. The barn, dirt mound, and nearby nonpermitted grading were scheduled to be removed as part of the approved restoration plans to restore the area to its approximate natural topography.

The present 1987-88 creek alignment passes through the toe of the dirt mound via a 36" culvert which extends for about 25 feet upstream to accommodate a dirt road to an uphill barn and also 25 feet downstream to accommodate a dirt road to a nonpermitted pad. Both roads as well as the barn and nonpermitted pad are to be removed and the area restored to approximate original topography under the approved restoration plans for the properties. Upstream of the dirt mound the northerly facing banks of the existing 1987-88 creek alignment have been partially revegetated with native riparian and woodland vegetation.

### Initial 2003 Engineering Project Proposal

An initial proposal by the clients' agents for this area and reviewed by this author prior to presentation to the Coastal Commission with revisions as indicated in this report called for keeping the dirt mound in place and again realigning the 1987-88 realigned creek both upstream of the dirt mound, westerly around the dirt mound as well as downstream of the dirt mound for a

Exhibit 6
CDP 4-00-190-A6
Supplemental Restoration Report by Dr Radtke

distance of approximately 550 feet. At the dirt mound the existing creek would have also required a further shifting of ESHA boundaries onto formerly chaparral-covered areas. While the grading engineer that proposed this realignment was hopeful that a freshwater marsh could be established within this area based on his proposed creek bed realignment, there was doubt that a functional, self-supporting freshwater marsh could be established despite such high impact creek realignment.

#### **Environmentally Sensitive Alternative Proposal**

A feasible environmentally sensitive alternative is indicated on the restoration plan revised 3-13-2003, the attached Maps 1 and 2 that are a portion of it, and photographs on pages 2 to 5 of this report. The alternative attempts to mitigate and not further aggravate the effects of keeping a portion of the dirt mound (not restoring original topography in a section of the area), and would not disturb the 1987-88 creek bed alignment and thereby not shift the ESHA boundaries further onto regraded formerly chaparral-covered slopes. This environmentally sensitive alternative can be readily accomplished by leaving the upper section of the 1987-88 realigned creek with its now partially naturally revegetated northeasterly facing banks undisturbed in its present location, cut the unnatural looking toe of the dirt berm back further to accommodate the removal of the culvert, remove the approximately 100-foot-long culvert, permit the creek to run free again in this location (with a southwestern-most extension of approximately 15 feet from the removed culvert) and reconnect it to the section of the creek downstream of the mound that was to be restored to its original, natural bed rather than finding a new realignment. The northerly turning bend of the restored section of the blue line creek, additionally fed by a restored minor drainage that meets its uphill side from the west with additional runoff provided by the remainder of the berm, is a good alternative location to reestablish the freshwater marsh with adjacent riparian and woodland habitats.

A willow, believed to have been relocated onto the western end of the berm by the previous owner during the 1987-1988 alignment of the creek, will be protected and boxed prior to grading and relocated creekside within the general location. The ESHA boundaries will be extended to the west to include a 30-foot-wide buffer zone along the northeasterly facing banks of the 1987-1998 creek bed realignment presently partially revegetated with Mulefat, Willow and other riparian indicator plants.

To assure that a freshwater marsh habitat will truly be reestablished, a second freshwater marsh site will also be established downstream of the dirt berm and easterly beyond Oak #102 in an area where the presently approved restoration plans call for reconnecting the permitted realigned downstream section of the creek with its restored natural upstream creek bed. This second self-sustaining freshwater marsh will again be established at the confluence of the blue line creek with a minor drainage where, just easterly of Oak #102, remnants of a riparian area dominated by Mulefat and one Willow still exist. This area is located just upstream of where approved creek bed restoration accommodates the removal of the tennis court and swings the creek bed southerly towards the old tennis court location.

Field restorative grading will be supervised by the project's environmental resource specialist with emphasis placed on reestablishing natural topography inclusive of minor drainages as much as feasible, with the importation of top soil as necessary. Excavated fill from other parts of the property will not be accepted in areas of the restoration site designated as freshwater marsh, riparian, or woodland habitats.



Photo 1 – Looking westerly at the “nose” of the mound to be removed and the willow on top of the mound which will be relocated along the restored creek. The present outlet of the culvert is indicated by the Mulefat plant in front of the white corral fencing. The 2003 realigned blue line creek within the vicinity of the freshwater marsh restoration area will be located just uphill of it and the fence which will be removed along with nonnative trees.



Photo 2 – Looking northwesterly at the “nose” of the mound to be removed (black double arrow) and the willow on top of the mound which will be relocated along the restored creek.





Photo 3 – A look at the 1987-88 realigned creek upstream of the mound shows that its northeasterly banks are vegetated by native vegetation except for the culvert inlet area in the foreground center. The southwesterly facing banks are bare because Eucalyptus trees were extensively removed there during mid- November 2002. The remainder of the non-native trees will be removed after the songbird nesting season ending about June 15. Extensive creek bank restoration will then also be extended to this area.



Photo 4 – A close-up view of the northerly facing banks partially covered with Mulefat, Willow and riparian woodland components.

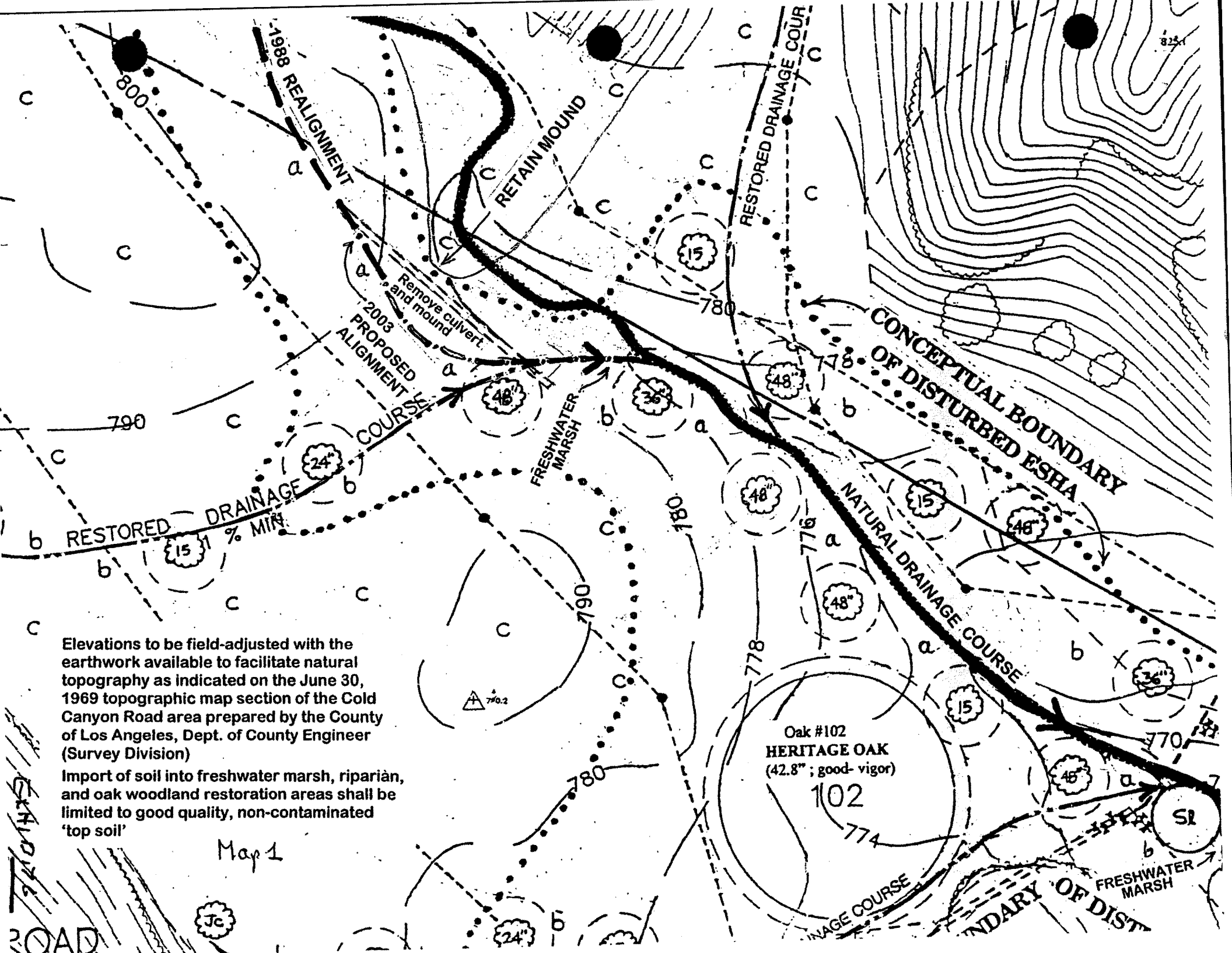


**Photo 5** - Looking northerly across the restoration area along the western boundaries of 1401 and 1409 Cold Canyon Road, Calabasas, Los Angeles County. The graded areas in the foreground will be restored to approximate natural topography along with a secondary drainage. The blue line creek is shown by blue arrows with the 1987-88 realigned creek section located upstream of the mound. The southerly facing banks of the creek (area below the access road to the barn) as well as the slopes above the access road are covered with fresh wood chips from the extensive removal of non-native vegetation in mid-November 2002. Tree removal consisted largely of eucalyptus and pines in this area. The barn, access road, and all non-native vegetation are being removed as part of the underlying coastal development permits for the site and the area is being regraded to approximate natural topography.

**CDP 4-00-190-A6** (1409 CCR) requests to permit the mound as indicated with restorative grading extending across the removed dirt driveway onto the creek banks (red arrows).

**CDP 4-00-192-A4** (1401 CCR) requests to permit the 1987-88 alignment of the blue line creek as it presently exists, the removal of the culvert at the foot of the mound, the restoration of the creek in this area and the establishment of a freshwater marsh (indicated as F.M.) along an about 40-foot long section of the restored creek section (See Geo Sheet 1 of 3, Restoration of Upper and Central Drainage Course revised 3-13-2003).

The remaining non-native vegetation will be removed after the completion of the bird nesting season defined by the Department of Fish and Game to last until June 15.

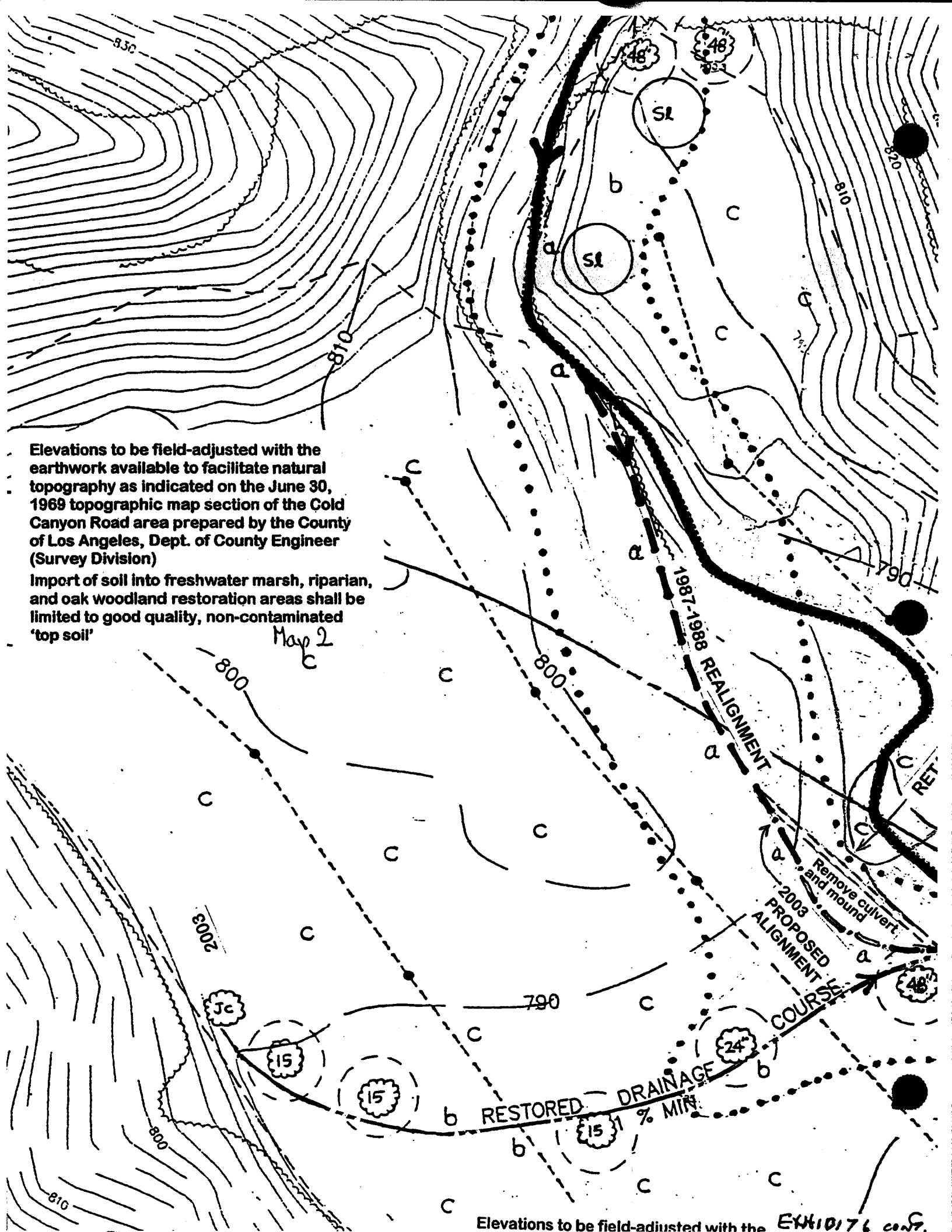


Elevations to be field-adjusted with the earthwork available to facilitate natural topography as indicated on the June 30, 1969 topographic map section of the Cold Canyon Road area prepared by the County of Los Angeles, Dept. of County Engineer (Survey Division)

Import of soil into freshwater marsh, riparian, and oak woodland restoration areas shall be limited to good quality, non-contaminated 'top soil'

Map 1

COLD CANYON ROAD



Elevations to be field-adjusted with the earthwork available to facilitate natural topography as indicated on the June 30, 1969 topographic map section of the Cold Canyon Road area prepared by the County of Los Angeles, Dept. of County Engineer (Survey Division)

Import of soil into freshwater marsh, riparian, and oak woodland restoration areas shall be limited to good quality, non-contaminated 'top soil'

May 2  
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Elevations to be field-adjusted with the EXHIBIT 6 cont.