

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
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Comm. Action

**STAFF REPORT: PERMIT AMENDMENT**

**APPLICATION NO.:** 4-00-143-A2

**APPLICANT:** Pete Weeger

**PROJECT LOCATION:** 2656 N. Fabuco Road, Topanga, Los Angeles County

**DESCRIPTION OF PROJECT PREVIOUSLY APPROVED:** Construct a two story 13 ft. to 33 ft. high, split level, 4,591 sq. ft. single family residence, attached two car 867 sq. ft. garage/workshop, pool & jacuzzi with non-chemical filtration system and pool cover for evaporation and energy conservation, after the fact development of a water well, a 5,150 gallon domestic water tank, rainwater harvesting system with buried 8,500 gallon storage tank, 120 ft. paved driveway with fire department turnaround constructed with turf block and planted with native needle grass, driveway restoration w/turf block & native needle grass for existing northern access driveway, restore existing dirt driveway on southeast portion of property with needle grass and sandstone cobble, pave 260 ft. length of No. Fabuco, grade 2,300 cu/yds of cut, 200 cu/yds of fill, export 2,100 cu/yds of material to disposal site located outside the coastal zone or a location with a coastal permit for disposal, drought resistant native landscaping, temporary living trailer, onsite drainage with catch basin and filter, entry gates, fencing, and septic system.

**DESCRIPTION OF AMENDMENT:** Construct a 740 sq. ft. non-combustible barn and 4,800 sq. ft. corral area with native needle grass and cobblestone and no grading. Revise Special Condition No. 12, Water Use Restrictions, to delete prohibition on future construction of equestrian stables, corrals, or barns on the subject property while continuing to require the installation and use of restricted water flow plumbing fixtures to minimize the need for water to be extracted from the on-site water well.

Lot Area: 2.5 acres  
Building Coverage: 3,593 sq. ft.  
Pavement Coverage: 2,400 sq. ft.

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission determine that the proposal to amend Special Condition No. 12 to delete prohibition on future construction of equestrian stables,

corrals, or barns on the subject property, and approve a proposed 740 sq. ft. barn with a corral as consistent with the requirements of the California Coastal Act with three additional special conditions requiring that a new coastal permit amendment is required if the existing water well is drilled deeper or a new water well is proposed to provide water on site and that a livestock maintenance restriction and stable waste and drainage management plan be recorded as a deed restriction to notify future property owners of the revised condition and this additional condition.

**STAFF NOTE**

The applicant requested that this application be postponed from the November 19, 2004 Commission meeting to amend the application to include a barn constructed of non-combustible materials with a corral for equestrian use. The Commission must act on this application during or before the January 12 - 14, 2005 meeting under the requirements of the permit streamlining act.

**LOCAL APPROVALS RECEIVED:** Not applicable.

**SUBSTANTIVE FILE DOCUMENTS:** Coastal Permit No. 4-00-143 (Weeger); Coastal Permit No. 4-03-085 (WF Trust).

**STAFF RECOMMENDATION:**

**MOTION:** I move that the Commission approve the proposed amendment to Coastal Development Permit No. 4-00-143 pursuant to the staff recommendation.

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a **YES** vote. Passage of this motion will result in approval of the 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.

**I. Resolution for Approval with Conditions**

The Commission hereby approves a coastal development permit amendment for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit 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 development on the environment, or 2) there are no further feasible

mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## II. Approval with Conditions

Staff Note: All standard and special conditions, except for Special Condition No. 12 as noted below, attached to the original permit as amended shall remain in effect and are attached in **Exhibit A** and incorporated herein.

## III. Special Conditions

Staff Note: Special condition No. 12 is revised as follows:

### 12. Water Use Restrictions

The applicant agrees to install and use restricted water flow plumbing fixtures as proposed and detailed in the application Section I submitted July 13, 2001 (Exhibit 5) to minimize the need for water extracted from the proposed on-site well. The applicant shall not construct a new water well on the property, or make the existing well deeper, unless it is authorized in an amendment to Permit No. 4-00-143 or a new coastal development permit from the Commission or from the applicable certified local government.

### 13. Livestock Maintenance Restriction and Stable Waste Management Plan

- A. In accordance with the applicant's proposal, the horse facilities on site shall be limited to the keeping or maintaining of no more than four horses or ponies or similar livestock at any time.
- B. **Prior to issuance of Coastal Development Permit Amendment**, the applicant shall submit a stable waste management and drainage plan for the review and approval of the Executive Director. The plan shall include management practices for the collection, storage, and disposal of stable wastes, including manure and bedding. Such wastes shall be collected and disposed of offsite in a manner and location prescribed in the approved plan. Equestrian confinement areas, loafing areas, or other areas where waste solids may gather shall be scraped periodically. The plan shall include drainage devices and BMPs which will ensure that all runoff from the proposed horse stables and waste containment areas shall be collected and directed through a system of vegetated and/or gravel filter strips or other media filter devices. The filter devices shall be designed to trap sediment, particulates and other solids, and remove or mitigate contaminants through infiltration and/or biological uptake.
- C. Any additional or intensified use of the site for livestock maintenance purposes, whether recreational or commercial, shall require an amendment to Coastal Development Permit 4-00-143.

#### **14. DEED RESTRICTION**

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

### **IV. Findings and Declarations**

#### **A. Project History and Proposed Amendment**

##### **1. Project History**

The project site is located within a partially developed 16-lot subdivision created in the 1960's prior to the effective date of the Coastal Act in 1977. The site is located about two miles inland, northwest of Tuna Canyon, and southwest of Fernwood area in an unincorporated area of Los Angeles County known as Topanga. The parcel is accessed about one quarter of a mile to the south of Tuna Canyon Road, along Skyhawk Lane, Hawks Nest Trail, West Betton Drive, and lastly North Fabuco Road (Exhibits 1 - 3).

The applicant received a coastal permit to construct a two story, 13 foot to 33 foot high, split level, 4,591 sq. ft., single family residence and an attached two car 867 sq. ft. garage/workshop, two water tanks, road improvements to extend North Fabuco Road, and 2,500 cubic yards of grading. Although a 740 sq. ft. barn was initially proposed on the subject site, as requested by staff, the applicant subsequently deleted it prior to the Commission's approval of the coastal permit.

The applicant uses two sources of water to provide domestic, landscape, and fire suppression water supplies for the residential development. Water is pumped from an existing water well on-site. Water is stored for domestic use in a 5,150 gallon tank. The applicant also has a rainwater harvesting system. This system collects runoff from the residence roof gutter system and channels it into a buried 8,500 gallon tank for low flow irrigation and fire protection in conjunction with well water.

The project site is located within the Los Angeles County Water District # 29 and may be served water at the request of the applicant and after the approval and construction of the water connections to nearby existing water lines located along Fabuco Road or nearby along Tuna Canyon Road.

## **2. Proposed Amendment**

In this amendment application, the applicant proposes to amend Coastal Permit No. 4-00-143 to construct a 740 sq. ft. non-combustible barn, constructed of steel or concrete block frame, stucco or metal siding, and a tile or metal roof. A 4,800 sq. ft. corral area with native needle grass and cobblestone (erosion control) and no grading is also proposed. The applicant also proposes to revise Special Condition No. 12 to delete the prohibition to construct in the future equestrian stables, corrals, or barns on the site. The Commission approved Special Condition No. 12 as follows:

### **12. WATER USE RESTRICTIONS**

The applicant agrees to prohibit the future construction of equestrian stables, corrals, or barns on the subject property in the future and agrees to install and use restricted water flow plumbing fixtures as proposed and detailed in the application Section I submitted July 13, 2001 (See Exhibit 5) to minimize the need for water extracted from the proposed on-site water well.

Specifically, the applicant proposes to revise **Special Condition No. 12** as follows:

The applicant agrees to install and use restricted water flow plumbing fixtures as proposed and detailed in the application Section I submitted July 13, 2001 (See Exhibit 5) to minimize the need for water extracted from the proposed on-site water well.

### **B. Environmentally Sensitive Resource Areas**

Section 30250(a) of the Coastal Act provides that new development be located within or near existing developed areas able to accommodate it, or in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources:

**New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.**

Section 30105.5 of the Coastal Act defines the term "cumulatively," as it is used in Section 30250(a), to mean that:

**the incremental effects of an individual project shall be reviewed in conjunction with the effects of past projects, the effects of other current projects, and the effects of probable future projects.**

Section 30231 of the Coastal Act is designed to protect and enhance, or restore where feasible the biologic productivity and quality of coastal waters, including streams. Section 30231 of the Coastal Act states that:

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

In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas must be protected against disruption of habitat values:

**(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 require that the biological productivity and the quality of coastal waters and streams be maintained and, where feasible, restored through among other means, minimizing adverse effects of waste water discharge and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flows, maintaining natural buffer areas that protect riparian habitats, and minimizing alteration of natural streams. In addition, Sections 30107.5 and 30240 of the Coastal Act state that environmentally sensitive habitat areas must be protected against disruption of habitat values.

The project site is located within the Los Angeles County Land Use Plan designated Tuna Canyon Significant Watershed (Exhibit 6). The Tuna Canyon Significant Watershed Area includes about 1,524 acres of land in the coastal Santa Monica Mountains within the watersheds of Tuna and Pena Canyons. The terrain is extremely steep, generally greater than 30% slope, and rugged in this canyon. The majority of the subject site and the surrounding 16-lot subdivision include flat and sloping land with gentle to moderate slopes. The site elevation extends about 90 feet ranging from about 1,630 to 1,720 feet above sea level. The building site is located at the top and the base

of the small knob hill between the 1,692 to 1,713 foot elevation levels. The paved portion of North Fabuco Road extends about 260 feet further north from the intersection with Betton Drive.

Tuna Creek is designated Environmentally Sensitive Habitat Area (ESHA) in the County's 1986 Land Use Plan (LUP) and is located about one thousand (1,000) feet to the east of the subject parcel and about 1,000 feet to the south of the parcel. The subject parcel drains into a drainage ravine on the subject site south to the southern tributary of Tuna Creek (Exhibit 6). Due to the distance, the Commission found that the proposed residential and road improvements would not directly affect the riparian habitat along this tributary. The entire Tuna Canyon watershed is designated a significant watershed in the LUP because of the relatively undisturbed nature and the presence of wildlife. The England and Nelson Report prepared for Los Angeles County, titled, Land Capability/Suitability Study Los Angeles County General Plan Revision Program (1976) identified all of the Tuna Canyon watershed as a significant ecological area. The certified LUP established specific policies and development standards to protect the sensitive resources of these relatively undisturbed watersheds, providing guidance to the Commission for the review of development applications.

A report titled "Tuna Canyon Significant Ecological Area: An Assessment of the Cumulative Impacts of the Potential Maximum Development," was prepared for the Tuna Canyon Property Owners Association by Steven Nelson, Director of Biological Science, Phillips Brandt Reddick, dated January 9, 1978. The purpose of the report was to provide a detailed resource inventory and analysis of the Tuna Canyon Significant Watershed to be used by decision makers as advanced and additional environmental input to their planning process. The report is an analysis and assessment of cumulative impacts resulting from the potential buildout of the area. Measures to partially or completely mitigate impacts were suggested. The subject site is mapped by the report as a chaparral biotic community typically with broad-leaf sclerophyllous vegetation with considerable diversity in species composition. Although, the subject site and surrounding area burned in the 1993 Malibu Fire; growth of the chaparral and coastal sage vegetation is reoccurring in this area.

The applicant submitted an update report of the current resource conditions within the Tuna Canyon Significant Ecological Area dated February 25, 2000. This update report was completed by PCR Services Corporation by Steve Nelson PCR's director of Biological Services who also co-authored the original 1976 SEA study noted above. This update report concludes:

that the site and resource conditions have not changed appreciably since the 1976 and 1978 assessments were made and the findings of those studies remain valid today. ...

The principal reason the Tuna Canyon watershed was originally designated as an SEA in 1976 was the presence of a year-round stream and well-developed riparian woodland in the canyon bottom. In order to preserve and protect these resources, any development must be sensitive to and compatible with the function of the

watershed. It is our opinion that design features which have been incorporated into this project will be compatible with the function of the watershed.

Given these features (Staff note: features are identified in the original report), the fact that the area to be developed is only 10% of the 2.5-acre lot and only 0.016% of the entire 1524-acre Tuna Canyon watershed, and the site's location well away from the stream and riparian woodland, it is our belief that the project will have no significant or adverse cumulative impact on the integrity of the Tuna Canyon SEA.

Although the subject parcel is located within Tuna Canyon Significant Watershed, the project site is located about one thousand (1,000) feet from one tributary of Tuna Canyon Creek to the east and about 1,500 feet to the south of the second tributary of Tuna Canyon Creek (Exhibit 6). As the project site drains to the south into a small drainage ravine, the project site is as close as about 1,000 feet from the riparian habitat located along this tributary of Tuna Canyon Creek to the east and the same distance from the tributary of Tuna Canyon Creek to the south (Exhibit 6). Although the riparian habitat is nearby downstream of the proposed project, the Commission found that the project and its water well use will not have a direct impact on the riparian habitat or water quality.

### **1. Potential Water Well Withdrawal Impacts**

The Coastal Act requires that the biological productivity and quality of coastal waters and streams be maintained by preventing the depletion of ground water supplies and substantial interference with surface flows, while maintaining natural buffer areas that protect riparian habitats. The specific location of the water well is within the drainage swale on the eastern portion of the subject property. The water storage tanks are located in the courtyard area north of the residence, one tank will be above ground for domestic water service, the other will be buried for the use as fire suppression and landscape irrigation. Groundwater in this area is not part of an aquifer used for public water supplies or for agriculture.

#### **a. ESHA Resources**

Two upper tributaries to Tuna Canyon Creek, identified as environmentally sensitive habitat area (ESHA) in the LUP, are located on either side of the proposed development (Exhibit 6). These tributaries are the 'blue line' designated stream portions of Tuna Canyon Creek. The proposed well site is about 900 feet to the east and about 1,000 feet north of the riparian habitat adjacent to these tributaries. Tuna Canyon Creek and its tributaries are intermittent watercourses that flow during the rainy season. The well site is located about 950 feet from the tributary to the east and 1,500 feet from the tributary to the south. Due to the proximity of the well site and the tributaries of Tuna Canyon Creek, staff requested in September 2000 during the review of Coastal Permit No. 4-00-143 that the applicant submit a hydrogeological report to evaluate the potential individual and cumulative impacts of the onsite domestic water well on the ground water basin in relation to Tuna Canyon Creek and its nearby tributaries. Staff also requested information on the potential individual and cumulative biological impacts of water



withdrawal on the tributaries and ESHA. The applicant submitted hydrogeologic information on water extraction in relation to a similar project proposed by Mark Jason, located nearby along Betton Drive, as approved by Coastal Permit No. 4-96-025-A-3 in two reports dated September 21, 2000 and May 31, 2000. An additional report was submitted by the applicant dated November 2, 2000. All these reports were completed by Bing Yen & Associates and submitted on January 24, 2001. The applicant also submitted a biological report titled "Responses to Comments by California Coastal Commission", dated November 8, 2000, by Steven Nelson, PCR Services Corporation. This later report concluded that:

For the reasons discussed above, I would accept the BYA analysis and responses to Coastal Commission Staff comments as conclusive that the effects of your project, on both an incremental basis and cumulative basis, are not potentially significant in regards to downstream riparian habitats.

Therefore, the applicant submitted reports from Bing Yen & Associates and PCR Services Corporation concluding in 2001 that construction of a residence on the Weeger property will not pose a significant adverse individual or cumulative impact to the hydrological conditions in the vicinity of the Weeger property and the downstream riparian habitats. Staff reviewed these reports and requested additional information from the applicant in a memo dated 6 April 2001 from Mark Johnsson, Senior Geologist. In response, the applicant submitted a report dated titled, Hydrogeologic Analysis of Proposed Water Supply for Weeger Residence at 2656 Fabuco Road, dated July 17, 2001 by Cleath & Associates.

The Commission Staff's Geologist reviewed this report, prepared a memo dated 23 July 2001 and found that:

... the applicant had demonstrated that the proposed permitting of the existing water well, to serve the development as proposed, would have no significant impact, taken singularly or cumulatively. In order to ensure that in this case, I recommend that the permit be conditioned to require landscaping by native plants, the prohibition of stables on the property, the use of restricted flow plumbing fixtures, and the use of an on-site wastewater disposal system.

Special Condition No. Two required the use of native plants, and Special Condition No. Twelve (Coastal Permit No. 4-00-143) required the prohibition of equestrian stables, corrals or barns on the property and required the use of restricted flow plumbing fixtures to minimize the use of well water from this groundwater basin. Special Condition No. Seven required the applicant to submit an application for an amendment to this coastal permit or an application for a new coastal permit for any new development, which may include equestrian uses, as an example. No Special Condition is necessary for requiring the use of on-site wastewater disposal systems, as the applicant proposes to construct one to treat waste water onsite. There are no public or private sewage disposal systems or plants in the vicinity of the project site to adequately treat sewage generated from the proposed development and no such systems or plants are proposed in the foreseeable future.

**b. Proposed Amendment**

The applicant now proposes to amend Coastal Permit No. 4-00-143 by proposing to construct a non-combustible 740 sq. ft. barn and 4,800 sq. ft. corral and to revise Special Condition No. Twelve to eliminate the prohibition of future construction of equestrian stables, corrals, or barns on the subject property. As noted above, this prohibition was required to ensure that proposed permitting of the existing water well, to serve the residential development as proposed, would have no significant impacts, taken individually or cumulatively on coastal resources. In order to ensure that, the permit was conditioned to minimize the use of water by requiring landscaping by native plants, the prohibition of equestrian uses on the property, the use of restricted flow plumbing fixtures, and the use of an on-site wastewater disposal system.

Water use records for the existing well were not available at the time of the Commission's review of the proposed residence. Since the residence has been completed and occupied over the past two years, water use records are now available for this water well. The applicant has submitted new information based on actual use of the onsite water well for the residential development. This information was submitted in a letter on September 20, 2004 and is included in Exhibit 7. This letter confirms that from July 2002 to September 2004 a total of 1,232,050 gallons of water was withdrawn or about an average of 1,580 gallons a day. As a result of water withdrawal from this well, the well drawdown, or static water level, as measured from the ground surface ranged from 135 to 140 feet over the past two years. The letter notes that "these readings are taken in the 7<sup>th</sup> year of a drought in So. California. Despite the current drought, the production of our well is excellent with only a 5 foot fluctuation in static water level." This letter goes on to state that "... the aquifer in Tuna Canyon is being artificially recharged by the 23 homes around us on domestic water (from the destroyed Owens River Valley) which accounts for over 3 million gallons of water per year, not to mention the water we use in our house is being injected back into the ground via our septic system". Within the Tuna Canyon area there are five residences served by water wells. It's interesting to note that the water well static level was lower during the initial well withdrawals with the exception of one period of time in July 2003. The water well static level is now higher even after the withdrawal of water for residential and landscaping purposes. This means that the water currently withdrawn from the well does not draw down the ground water in a manner that adversely effects the biological productivity and the quality of coastal waters, streams, while preventing depletion of ground water supplies and substantial interference with surface water flow and maintaining natural vegetation buffer areas that protect riparian habitats. This is consistent with the Commission's prior approval of numerous other residences in the Santa Monica Mountains that will use private groundwater wells to supply water for the residence. (Coastal Permit Number 4-98-004, Bolanowski and Coastal Permit Number 4-00-064, Mastoras). As a result the existing residence does not adversely affect coastal resources or the environmentally sensitive habitat area (ESHA), located on either side of the proposed development that are 'blue line' designated tributaries of Tuna Canyon Creek.

Staff requested information from the applicant identifying the additional amount of water that may be necessary for future equestrian use of the property. The applicant submitted on September 20, 2004 a letter estimating the water consumption required for equestrian use on the subject parcel. The letter estimates that three horses would consume 60 gallons of water a day based on 20 gallons of water per horse. This estimate is based on an equine health news release dated February 2004, titled "Winter Dehydration in Horses", by Dr. Judy Marteniuk, Equine Extension Veterinarian, Michigan State University, College of Veterinary Medicine. This news release concludes that horses can actually be thirstier in the winter than in the summer and that most adult horses weighing 1,000 pounds require a minimum of 10 – 12 gallons of water each day for their basic physiological needs. The applicant has estimated 20 gallons of water a day which is about double that amount of water consumed by an adult horse according to this news release.

Staff requested additional information estimating water use for summer dust control and the washing of horses. In a letter received October 8, 2004, the applicant provided water consumption information for dust control of a future stable on this property and for the washing of horses. This letter states that dust control would occur between the months of May to about November, about three times a week with an irrigation system and with the washing of the horses, about 22 gallons per day of water would be needed. Totaling the water used by three horses for drinking, washing and dust control results in 42 gallons per day, time 3 horses would equal 126 additional gallons of water consumption over the current average water consumption of about 1,580 gallons per day used over about the past two years.

Although the applicant has provided information confirming that water well use has not adversely affected the ground water basin in the past two years, there still is a concern that with equestrian use on this property or the water well use on other properties may have the potential to create individual or cumulative adverse impacts to hydrology of the creeks and the riparian habitat located near the tributaries to the Tuna Canyon Creek. Special Condition No. 7 of Permit No. 4-00-143 already requires that any future construction, including drilling of new or deeper existing water well(s) on the subject property, shall require an amendment to Permit No. 4-00-143 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government. To clarify this requirement, a statement is included in the revised Special Condition No. 12 to this amendment.

## **2. Barn and Corral**

The proposed 740 sq. ft. barn and 4,500 square foot corral area are located to the southeast of the residence on a relative level area of the property. The barn and corral are within the fuel modification zone for the residence. The barn is made out of non-combustible materials and therefore will not require additional fuel modification over and above what is required for the residence. There is an existing access road that will provide access to the barn.

Runoff from equestrian facilities commonly contain pollutants such as soap and dirt from washing the livestock; animal manure, waste and possibly bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health. In this case, the discharge of polluted runoff from an equestrian facility would result in adverse impacts to downstream riparian ESHA in the Tuna Canyon watershed.

Therefore, in order to find the proposed development consistent with the ESHA, water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the non-point pollution. In past Commission actions addressing equestrian facilities, the Commission has encouraged the use of vegetative devices ("filter strips" or "elements") to filter material before it is carried off the site. Filter strips are areas of vegetation planted between the development and the drainage course which utilize the ability of plants to slow runoff flow rates, effectively increasing percolation, and collect nutrients such as phosphorous and nitrogen reducing the amount that reach the drainage course. Use of filter elements has been found in past Commission actions, including Coastal Development Permit Nos. 4-98-073 (Ballard), 4-99-190 (Mahoney), 4-00-055 (Stark), 4-00-067 (Harris) to mitigate equestrian facilities as a non-point source of pollution of coastal waters. **Special Condition No. Thirteen (13)** includes a provision in the stable waste and drainage management plan that runoff from the confined animal areas be filtered either through a vegetated filter strip of some other filter media. In addition, to ensure the confined equestrian facility onsite does not generate uncontrolled wastes that could migrate offsite and adversely impact coastal waters, **Special Condition No. Thirteen (13)** requires the applicant to submit a livestock maintenance restriction and stable waste and drainage management plan. Fully implemented, **Special Condition No. Thirteen (13)** will require management of manure, soiled bedding and removal of these materials from the site to an authorized disposal site on a regular basis.

Therefore, for the reasons cited above, the Commission finds that the proposed amendment, as conditioned, is consistent with Coastal Act Sections 30231 and 30240.

### C. Water Quality

The Commission recognizes that new development in the Santa Monica Mountains has the potential to adversely impact coastal water quality through the removal of native vegetation, increase of impervious surfaces, increase of runoff, erosion, and

sedimentation, and introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as livestock waste and effluent from septic systems.

Section 30231 of the Coastal Act states:

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

As described in detail in the previous sections, the applicant is proposing to develop the southern eastern portion of the subject parcel with a new 740 sq. ft. barn and 4,800 sq. ft. corral in addition to the existing single-family residence and garage on the parcel. The proposed building locations are located upslope from a tributary leading to Tuna Canyon Creek a stream that contains sensitive riparian habitat. The corral will be planted with native needle grass and native cobblestone will be placed to minimize erosion within the corral. The site is considered a "hillside" development, as it involves a gently sloping hillside terrain with soils that are susceptible to erosion.

The proposed development will result in an increase in impervious surface at the subject sites, which in turn decreases the infiltrative function and capacity of existing permeable land on site. Reduction in permeable space therefore leads to an increase in the volume and velocity of stormwater runoff that can be expected to leave the site. Further, pollutants commonly found in runoff associated with livestock use include soap and dirt from washing the livestock; animal manure, waste and possibly bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

Therefore, in order to find the proposed development consistent with the water and marine resource policies of the Coastal Act, the Commission finds it necessary to require the incorporation of Best Management Practices designed to control the non-point pollution. In past Commission actions addressing equestrian facilities, the

Commission has encouraged the use of vegetative devices ("filter strips" or "elements") to filter material before it is carried off the site. Filter strips are areas of vegetation planted between the development and the drainage course which utilize the ability of plants to slow runoff flow rates, effectively increasing percolation, and collect nutrients such as phosphorous and nitrogen reducing the amount that reach the drainage course. Use of filter elements has been found in past Commission actions, including Coastal Development Permit Nos. 4-98-073 (Ballard), 4-99-190 (Mahoney), 4-00-055 (Stark), 4-00-067 (Harris) to mitigate equestrian facilities as a non-point source of pollution of coastal waters. **Special Condition No. Thirteen (13)** includes a provision in the stable waste and drainage management plan that runoff from the confined animal areas be filtered either through a vegetated filter strip of some other filter media. The Commission notes that equestrian uses also compacts soils and can have increase erosion on site which can contribute to sedimentation downstream into the tributaries of Tuna Canyon Creek. Special Conditions Two, Landscape and Erosion Control Plan, and Four, Drainage and Polluted Runoff Control Plan, addresses mitigation of drainage and polluted runoff from the site.

In addition, to ensure the confined equestrian facility onsite does not generate uncontrolled wastes that could migrate offsite and adversely impact coastal waters, **Special Condition No. Thirteen (13)** requires the applicant to submit a livestock maintenance restriction and stable waste and drainage management plan. Fully implemented, **Special Condition No. Thirteen (13)** will require management of manure, soiled bedding and removal of these materials from the site to an authorized disposal site on a regular basis.

Additionally, the applicant must monitor and maintain the drainage and polluted runoff control system to ensure that it continues to function as intended throughout the life of the development as required by Special Condition Four (4), Drainage and Polluted Runoff Control Plan.

Finally, **Special Condition Number Fourteen (14)** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the subject properties and provides any prospective purchaser with recorded notice that the restrictions are imposed on the subject property.

Therefore, the proposed barn and corral, as conditioned, includes mitigation to protect water quality and the ESHA located in the tributaries leading to the Tuna Canyon Creek and the ocean. Thus for the reasons set forth above, the Commission finds that the proposed amendment, as conditioned, is consistent with Coastal Act Section 30231.

#### **D. Local Coastal Program**

Section 30604 of the Coastal Act states that:

- a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of

**Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).**

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

#### **E. California Environmental Quality Act**

The Coastal Commission's permit process has been designated as the functional equivalent of CEQA. Section 13096(a) of the California Coastal Commission's Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the project, as conditioned by any conditions of approval, to be consistent with any applicable requirements of 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 that would substantially lessen any significant adverse effects that the activity may have on the environment.

As explained in the findings set forth above in this Staff Report, and incorporated fully herein, all feasible mitigation measures have been adopted to avoid or reduce any significant adverse effects the project may have on the environment. In addition, the Commission finds that there are no other feasible alternatives available that would avoid or substantially reduce any significant adverse effects the project may have on the environment, considering the applicants right to use their property. Therefore, the proposed project, as conditioned, is consistent with the applicable requirements of CEQA.

**EXHIBIT A  
APPLICATION No. 4-00-143-A2  
STANDARD & SPECIAL  
CONDITIONS**

**COASTAL DEVELOPMENT PERMIT**

Page **1** of 9  
Permit Application No. 4-00-143

**STANDARD CONDITIONS:**

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

**SPECIAL CONDITIONS:**

**1. REMOVAL OF EXCAVATED MATERIAL**

The applicant is authorized to remove excess excavated or cut material consisting of 2,100 cubic yards of material and this material shall be transported to an appropriate disposal site located outside of the Coastal Zone, or an approved site located in the Coastal Zone with a valid coastal development permit for disposal of fill material.



COASTAL DEVELOPMENT PERMIT

2. LANDSCAPING AND EROSION CONTROL PLANS

Prior to issuance of a coastal development permit, the applicant shall submit revised landscaping and erosion control plans, prepared by a licensed landscape architect or a qualified resource specialist, for review and approval by the Executive Director. The revised landscaping and erosion control plan shall reflect the revised approved project description. The revised landscape and erosion control plans shall be reviewed and approved by the consulting engineering geologist and engineer to ensure that the plans are in conformance with the consultants' recommendations. The plans shall incorporate the following criteria:

A) Landscaping Plan

- 1) All graded & disturbed areas on the subject site and along North Fabuco Road easements graded or disturbed by construction shall be planted and maintained for erosion control purposes within (60) days of the applicant's receipt of the certificate of occupancy for the residence. The fire department turnaround along the southern access driveway shall be constructed with turf block and planted with native needle grass, the northern dirt access driveway shall be restored with turf block & native needle grass, and the dirt driveway on the southeast portion of property shall be restored with native needle grass and sandstone cobble. The area where the temporary living trailer will be located shall be replanted within thirty days of its removal. To minimize the need for irrigation all landscaping shall consist primarily of native/drought resistant plants as listed by the California Native Plant Society, Santa Monica Mountains Chapter, in their document entitled Recommended List of Plants for Landscaping in the Santa Monica Mountains, dated February 5, 1996. Invasive, non-indigenous plan species which tend to supplant native species shall not be used.
- 2) All cut and fill slopes shall be stabilized with planting at the completion of final grading. Planting should be of native plant species indigenous to the Santa Monica Mountains using accepted planting procedures, consistent with fire safety requirements. The plan shall include vertical elements, such as trees and shrubs, which partially screens the appearance of the proposed residence, garage/workshop, and water storage tank from Saddle Peak Road to the north and from Tuna Canyon Road to the north and west. Such planting shall be adequate to provide 90 percent coverage within two (2) years, and this requirement shall apply to all disturbed soils;
- 3) Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements;

**COASTAL DEVELOPMENT PERMIT**

- 4) The Permittee shall undertake development in accordance with the final approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Coastal Commission - approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is required.
  
- 5) Vegetation within twenty (20) feet of the proposed house may be removed to mineral earth, vegetation within a 200 foot radius of the main structure may be selectively thinned in order to reduce fire hazard. However, such thinning shall only occur in accordance with an approved revised long-term fuel modification plan submitted pursuant to this special condition. The revised final fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the final revised fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Within the twenty (20) foot radius of the proposed house and garage native plants shall be selected from drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains together with limited areas may be planted with ornamental shrubs and trees and other landscaping that is non invasive and drought tolerant.

**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, temporary living trailer site, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.

2) The plan shall specify that should grading take place during the rainy season (November 1 - March 31) the applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geo-fabric covers or other appropriate cover, install geo-textiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained through out the development process to minimize erosion and sediment from runoff waters during construction. All sediment should be retained on-site unless removed to an appropriate approved dumping location either outside the coastal zone or to a site within the coastal zone permitted to receive fill.

COASTAL DEVELOPMENT PERMIT

- 3) The plan shall also include temporary erosion control measures should grading or site preparation cease for a period of more than 30 days, including but not limited to: stabilization of all stockpiled fill, access roads, disturbed soils and cut and fill slopes with geo-textiles 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.

C) Monitoring.

Five years from the date of the receipt of the Certificate of Occupancy for the residence 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 this permit, the applicant, or successors in interest, shall submit a revised or supplemental landscape plan for the review and approval of the Executive Director. The revised landscaping plan must be prepared by a licensed Landscape Architect or a qualified Resource Specialist and shall specify measures to remediate those portions of the original plan that have failed or are not in conformance with the original approved plan.

ROAD MAINTENANCE AGREEMENT

By acceptance of this Coastal Development Permit, the applicant agrees that should the proposed improvements to Fabuco Road or the proposed drainage structures fail or result in erosion, the applicant/landowner or successor interests shall be solely responsible for any necessary repairs and restoration of the road improvements conducted pursuant to this Permit and the drainage structures authorized or required by this Permit.

**COASTAL DEVELOPMENT PERMIT**

**4. DRAINAGE AND POLLUTED RUNOFF CONTROL PLAN**

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for the review and approval of the Executive Director, final drainage and runoff control plans, including supporting calculations. The plan shall be prepared by a licensed engineer and shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. The plan shall be reviewed and approved by the consulting engineering geologist to ensure the plan is in conformance with geologist's recommendations. In addition to the specifications above, the plan shall be in substantial conformance with the following requirements:

- (a) Selected BMPs (or suites of BMPs) shall be designed to treat, infiltrate or filter stormwater from each runoff event, up to and including the 85<sup>th</sup> percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor, for flow-based BMPs.
- (b) Runoff shall be conveyed off site in a non-erosive manner.
- (c) Energy dissipating measures shall be installed at the terminus of outflow drains.
- (d) The plan shall include provisions for maintaining the drainage system, including structural BMPs, in a functional condition throughout the life of the approved development. Such maintenance shall include the following: (1) BMPs shall be inspected, cleaned and repaired when necessary prior to the onset of the storm season, no later than September 30<sup>th</sup> each year and (2) should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the applicant/landowner or successor-in-interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if an amendment or new coastal development permit is required to authorize such work.

**5. POOL DRAINAGE AND MAINTENANCE**

**Prior to the issuance of the Coastal Development Permit**, the applicant shall submit, for review and approval of the Executive Director, a written pool/spa maintenance agreement to install and use the proposed non-chemical water purification system and a program to maintain proper pH, calcium and alkalinity balance in a manner that any runoff or drainage from the pool/spa will not include excessive amounts of chemicals that may adversely affect the designated Significant Watersheds or Environmentally Sensitive Habitat Areas. The Permittee shall undertake development and maintenance in compliance with this pool/spa maintenance agreement and program approved by the Executive Director. No changes shall be made to the agreement and program unless they are approved by the Executive Director.

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COASTAL DEVELOPMENT PERMIT

6. REMOVAL OF TEMPORARY CONSTRUCTION TRAILER

With the acceptance of this coastal permit, the applicants agree that the temporary construction trailer on the site shall be removed within two years of the issuance of this Coastal Permit Amendment or within thirty (30) days of the applicant's receipt of the Certificate of Occupancy for the proposed residence from the County of Los Angeles, whichever is less, to a site located outside the Coastal Zone or a site with a valid coastal development permit for the installation of a temporary construction trailer.

7. FUTURE IMPROVEMENTS RESTRICTION

A. This permit is only for the development described and approved in Coastal Development Permit No 4-00-143. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code section 30610(a) shall not apply to the entire property. Accordingly, any future improvements to the entire property including the permitted single family residence, garage/workshop, pool/spa, water tanks, and the clearing of vegetation or grading other than as provided for in the approved fuel modification landscape and erosion control plan prepared pursuant to Special Condition Number Two or future developments, shall require an amendment to Permit No. 4-00-143 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

B. Prior to the issuance of a coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, reflecting the above restrictions on development in the deed restriction and shall include legal descriptions of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances which the Executive Director determines may affect the enforceability of the restriction. However, fuel modification consistent with the requirements of the Los Angeles County Fire Department's fuel modification standards is permitted. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

applicant on the subject plumbing fixture (Exhibit 19) to

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**COASTAL DEVELOPMENT PERMIT**

**8. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION**

All recommendations contained in the Report of a Preliminary Engineering Geologic Investigation dated October 7, 1999 and Limited Engineering Geologic Report, dated April 22, 2000, by Pacific Geology Consultants, Inc. and in the Soils Engineering Investigation, dated October 19, 1999, by Subsurface Designs, Inc., shall be incorporated into all final design and construction plans including geologic stability, surficial stability, seismic considerations, foundation support, swimming pool, retaining walls, excavation characteristics, site drainage, on-site effluent disposal, grading, temporary excavations, erosion control, drainage and maintenance, foundations, floor slabs, excavation erosion control, inspection and plan review. All plans must be reviewed and approved by the consultants. Prior to the issuance of the coastal development permit, the applicant shall submit, for review and approval by the Executive Director, evidence of the consultants' review and approval of all project plans.

The final plans approved by the consultants shall be in substantial conformance with the plans approved by the Commission relative to construction, grading, landscaping, and drainage. Any substantial changes in the proposed development approved by the Commission which may be required by the consultants shall require an amendment to the permit or a new coastal permit.

**9. WILDFIRE WAIVER OF LIABILITY**

Prior to the issuance of the coastal development permit, the applicant shall submit a signed document which shall indemnify and hold harmless the California Coastal Commission, its officers, agents and employees against any and all claims, demands, damages, costs, expenses, of liability arising out of the acquisition, design, construction, operations, maintenance, existence, or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wild fire exists as an inherent risk to life and property.

**10. STRUCTURAL APPEARANCE RESTRICTION**

**10. STRUCTURAL APPEARANCE RESTRICTION**

**A.** The color of the structures, roofs, and above ground water tank permitted hereby shall be restricted to a color compatible with the surrounding environment (white and galvanized metal tones shall not be acceptable). All windows shall be comprised of non-glare glass. Night lighting, if any, shall be directed downward, be of low intensity, at low height and shielded; security lighting, if any, shall be controlled by motion detector.

**5. POOL**

Prior to the view and a stall and as per p11, a pool/spa will designated N... agreement... agreement an

by the Executive Director and charges shall be made to the... they are approved by the Executive Director.

## COASTAL DEVELOPMENT PERMIT

Page 8 of 9

Permit Application No. 4-00-143

- B. Prior to issuance of the Coastal Development Permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the restrictions stated above on the proposed development. The document shall run with the land for the life of the structures approved in this permit, binding all successors and assigns, and shall be recorded free of prior liens and any other encumbrances that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.**

### **11. CONDITION COMPLIANCE**

Within ninety (90) days of Commission action on this Coastal Development Permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

### **12. WATER USE RESTRICTIONS**

The applicant agrees to prohibit the future construction of equestrian stables, corrals, or barns on the subject property in the future and agrees to install and use restricted water flow plumbing fixtures as proposed and detailed in the application Section I submitted July 13, 2001 (Exhibit 19) to minimize the need for water extracted from the proposed on-site water well.

### **13. REVISED PROJECT SITE PLAN**

**PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, revised site plans removing the proposed fencing along the perimeter of the property. Proposed fencing may be included on these revised plans in the immediate vicinity of the pool/spa, residence and garage, and on either side of the two gates along North Fabuco Road.**

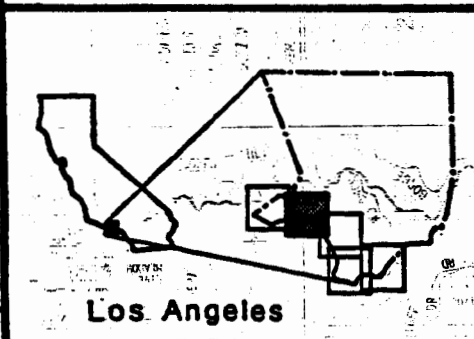
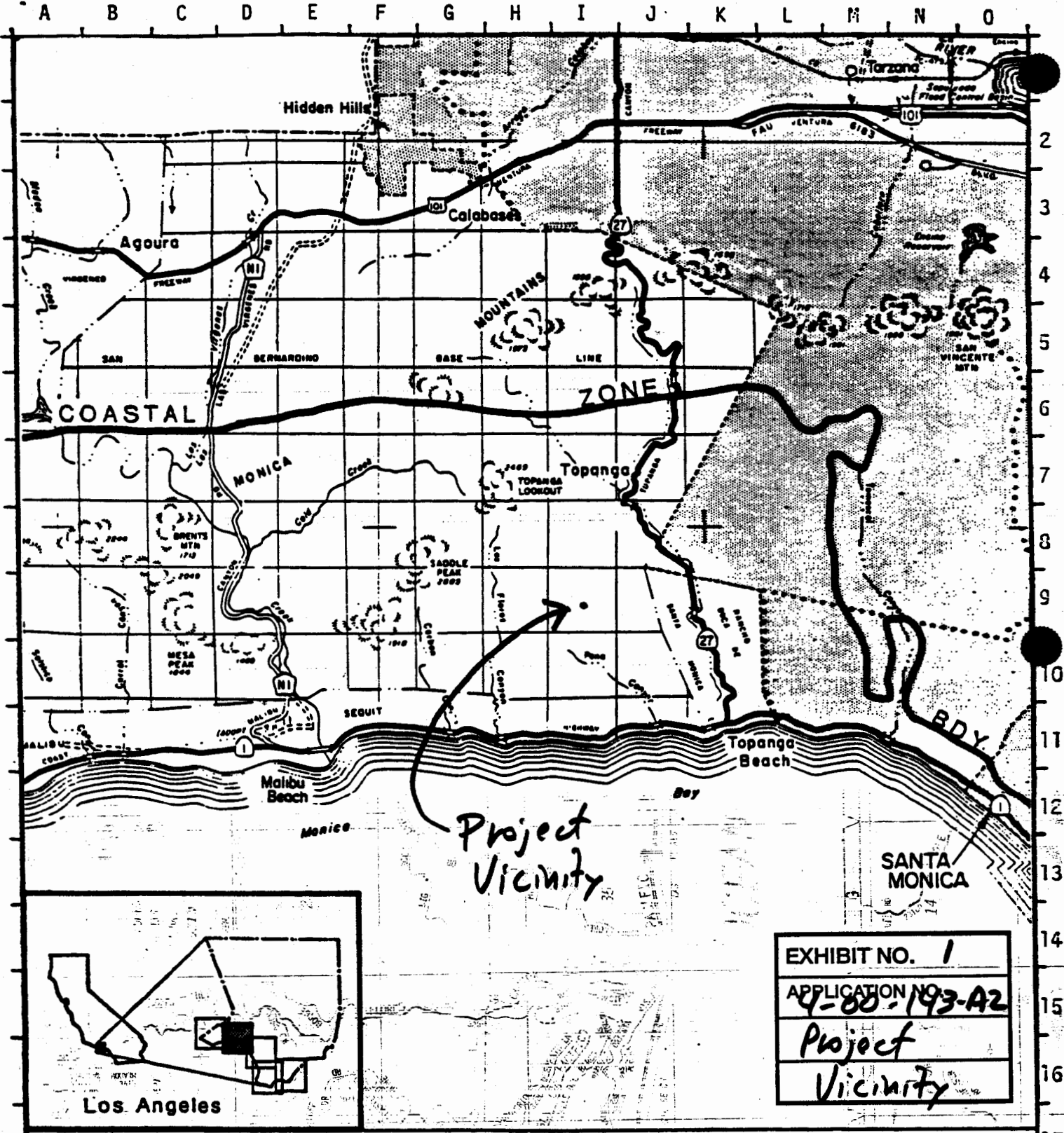
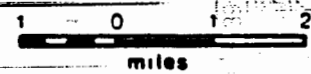


EXHIBIT NO. 1  
 APPLICATION NO. 4-60-193-A2  
 Project Vicinity

California Coastal Commission

LOCATION MAP



County of Los Angeles

Sheet 2 of 5



- SEE V7 F1
- 1 PASO DE LOS TOROS
  - 2 PASO DE LAS CASAS
  - 3 PASO DE LA MONTE
  - 4 PASO DE LA SIERRA
  - 5 PASO DE LA SIERRA
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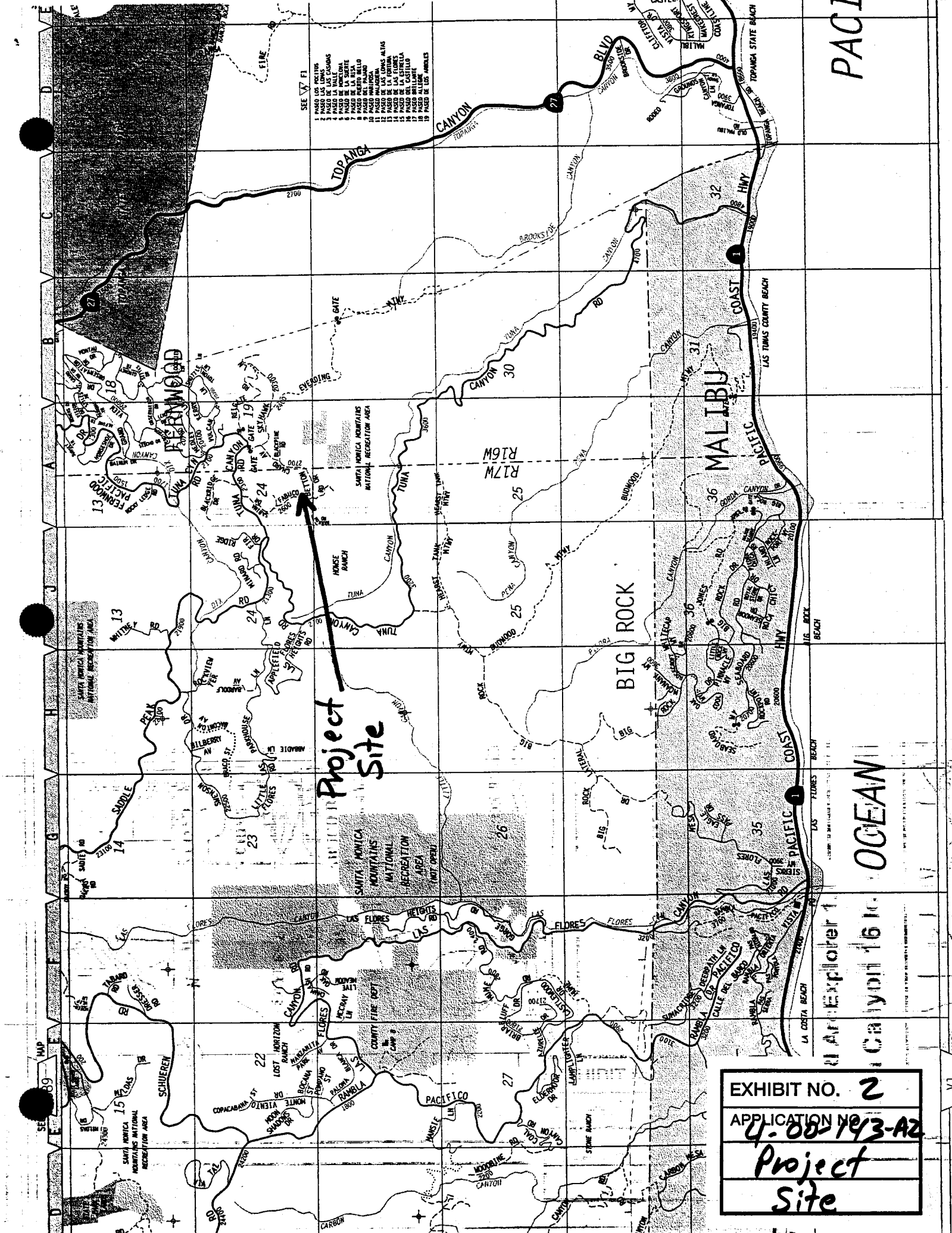
**Project Site**

EXHIBIT NO. 2  
 APPLICATION NO. 4-88-143-A2  
**Project Site**

PACI

OCEAN

Ar Explorer  
 Canyon 16



ESRI ArcExplorer 1.1

# Tuna Canyon 16 lot subdivision and subject lot/building site

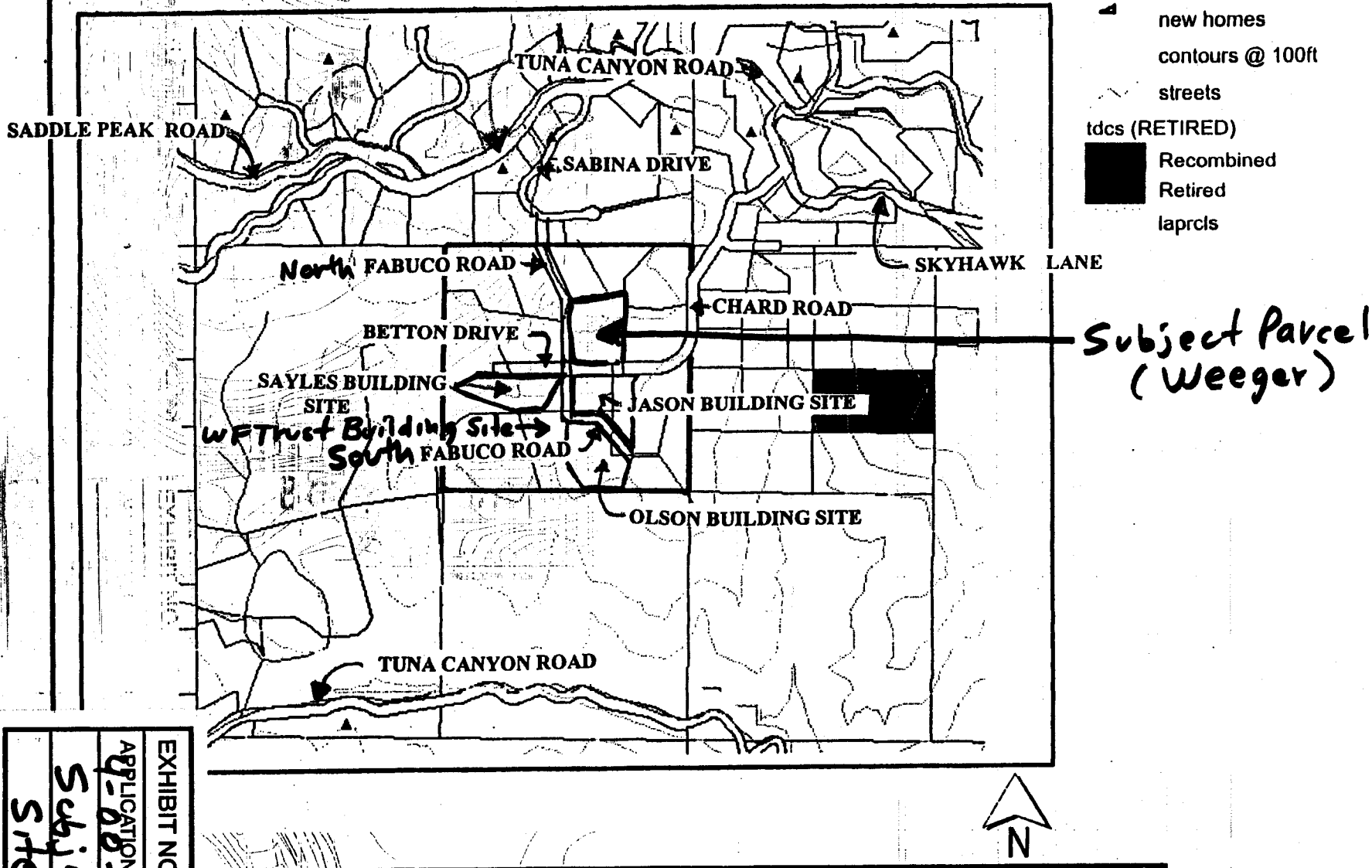


EXHIBIT NO. 3
APPLICATION NO. 98-14302
Subject Site



Cory W. Cepner & Associates, Architects  
22231 Mulholland Highway - Suite 113  
Calabasas, CA 91302  
(818) 591-7172 • (310) 455-7245  
Fax: (818) 591-7179

Sheet Title

FUEL MODIFICATION PLAN & SITE PLAN

Job Name

WEEGER RESIDENCE  
2656 FABUCO DRIVE  
TOPANCA, CALIFORNIA

A.P.N. # 4448-007-086

Copyright

Date-Revs.

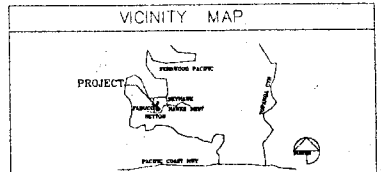
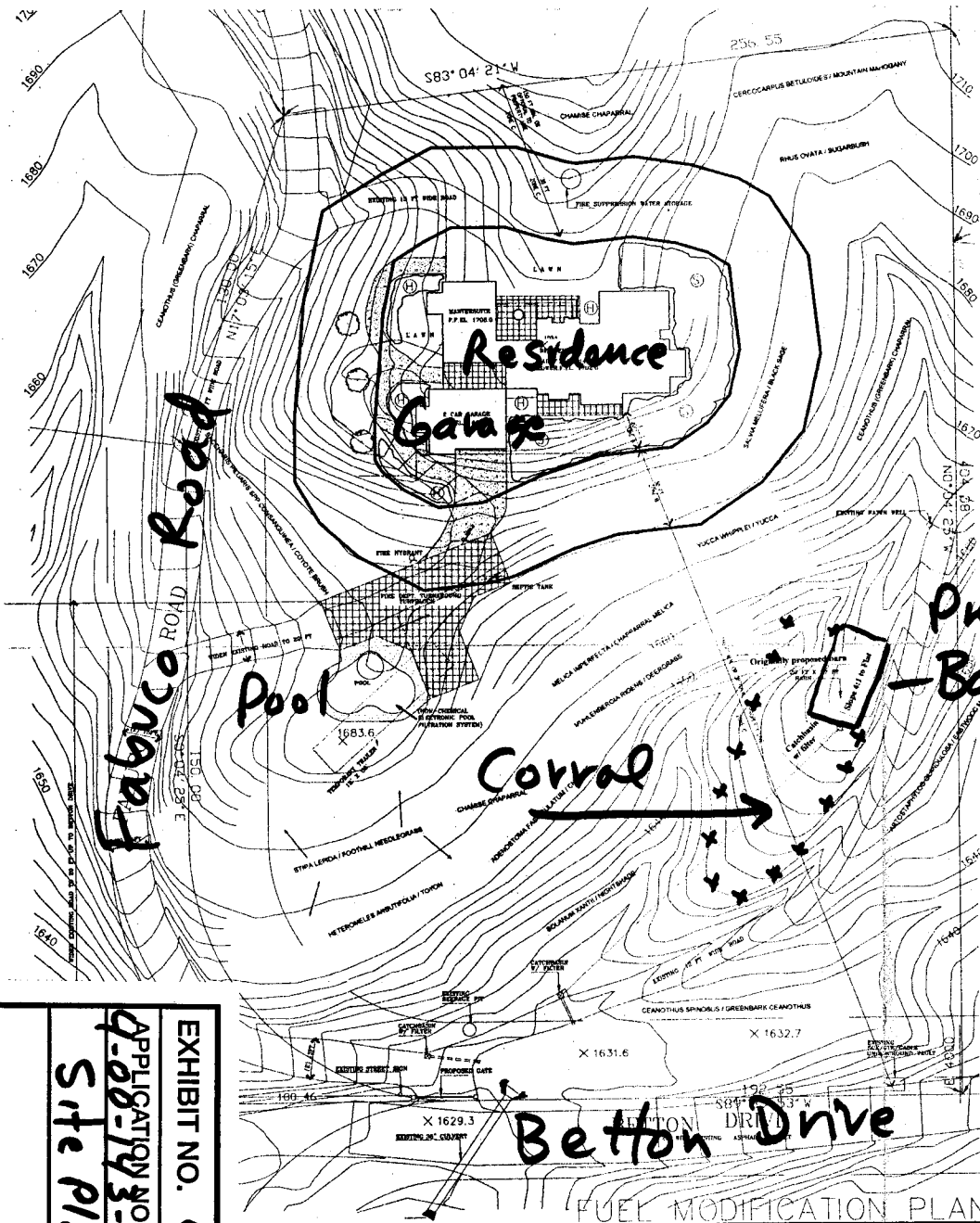
4-24-2000

6/28/04

Sheet

F-1

of



### PLANTING LEGEND

[Symbol]	HOUSE GARDEN WITHIN SETBACK ZONE		
[Symbol]	[Symbol]	REIMPOSE LOTTERY	
[Symbol]	[Symbol]	[Symbol]	[Symbol]

### FUEL MODIFICATION NOTES

IMPLEMENT FUEL MODIFICATION IN THIS PROPERTY BOUNDARIES ONLY

- ZONE A - DEBRACK ZONE**
  - MINIMUM OF 20 FEET FROM THE EDGE OF COMBUSTIBLE STRUCTURE...
- ZONE B - IRRIGATED ZONE**
  - EXEMPT FROM OTHER MOST EDGE OF ZONE B 150' OR TO THE PROPERTY LINE...
- ZONE C - THINNING ZONE**
  - EXEMPT FROM OTHER MOST EDGE OF ZONE B 150' OR TO THE PROPERTY LINE...

### IDENTIFICATION OF EXISTING PLANT SPECIES BY TAXUS TREKKE BY SOCIETY

CHAMISE CHAPARRAL  
CEANOETHUS (GREENBARK) CHAPARRAL  
ADENOSTOMA (SCUPEL) CHAMISE  
ARCTOSTAPHYLOS GLAUCO-COLORATA  
BACCHARIS (PILULARIS) SPREAD CHAMISE (COYOTE BUSH)  
CERCOCARPUS BETULOIDES (GREENBARK) CEANOETHUS  
HETEROLEPTIS AMERICALA  
MUNDTIA (MUNDTIA) RIBES (REDGRASS)  
PINK PINON (PINE)  
STIPA (LEGS) (FEATHER) REDGRASS  
SOLANUM (SANTAL) (WRIGHT)  
VITIS (WINE)

### IRRIGATION CONCEPT NOTES

- INSTALL AND LAUNCH SURFACE DRAIN IRRIGATION SYSTEM TO ACHIEVE COMPLETE COVERAGE
- INSTALL EXEMPTED TO COVER NEAR 17000 SQ FT
- INSTALL EXEMPTED TO COVER NEAR 17000 SQ FT

### UNDESIRABLE PLANT SPECIES

Adiantum	Ceanothus	Common
Albizia	Chilopsis	Common
...	...	...

### LEGEND

Zone delineation  
Hatched area  
Proposed key

### LONG TERM MAINTENANCE AGREEMENT

THE HOMEOWNER(S) AGREE TO BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THIS FUEL MODIFICATION PLAN, AS DESCRIBED HEREIN.

**EXHIBIT NO. 4**  
**APPLICATION NO. A2**  
**9-08-1993-A2**  
**Site Plan**

# Betton Drive

# Proposed Barn

**Weeger Residence**  
**2656 Fabuco Road**  
**Topanga, California**

**Typical Daily Water Consumption For Weeger Residence Indoor Uses**

**2 Adults**

**1 Child**

**No Stables**

**Native Species Drought Resistant Landscaping**

**One Pool With Cover For Evaporation and Energy Conservation**

**Domestic Well Water System**

House Fixtures	Model	Gallons	Unit	Mins/Flushes/ Cycles	Gal/Day
Master Toilet	American Standard #2264	1.6	gpf	6	9.6
Guest Toilet 1	American Standard #2264	1.6	gpf	0	0
Guest Toilet 2	American Standard #2264	1.6	gpf	0	0
Jack & Jill Toilet	American Standard #2264	1.6	gpf	3	4.8
Master Shower	Grohe Relaxa Plus #2817	2.5	gpm	16	40
Guest Shower	Grohe Relaxa Plus #2817	2.5	gpm	0	0
Jack & Jill Tub-Shower	Grohe Relaxa Plus #2817	2.5	gpm	6	15
Master Tub	Sinfonia 25671IRO	2.2	gpm	0	0
Kitchen Sink	Grohe Eurodisc #33330L0	2.2	gpm	3	6.6
Laundry Sink	Grohe Wall Mount #31404	2.2	gpm	1	2.2
Master Sinks	Grohe Sinfonia 20655IRO	2.2	gpm	2	4.4
Guest Sink 1	Grohe Sinfonia 20655IRO	2.2	gpm	0	0
Guest Slnk 2	Grohe Sinfonia 20655IRO	2.2	gpm	0	0
Jack & Jill Sinks	Grohe Sinfonia 20655IRO	2.2	gpm	1	2.2
Bar Sink	Grohe Classic #21299000	2.2	gpm	0	0
Washing Machine	Bosch WFK2401UC	15	gpc	1	15
Dishwasher	Bosch SHU6806UC	3.6	gpc	1	3.6

**TOTAL FIXTURES = 19**

<b>Total Daily Indoor Usage</b>	<b>103.4</b>
<b>CONTINGENCY @ 15 %</b>	<b>15.51</b>

<b>TOTAL INDOOR &amp; OUTDOOR USAGE</b>	<b>426.9</b>
<b>W/ CONTINGENCY @ 15 %</b>	<b>490.9</b>

<b>EXHIBIT NO.</b>	<b>5</b>
<b>APPLICATION NO.</b>	<b>4-00-143-A2</b>
<b>Water Fixtures</b>	
<b>page 1 of 2</b>	

Weeger Residence  
 2656 Fabuco Road  
 Topanga, California

Typical Daily Water Consumption For Weeger Residence Native Landscaping

IRRIGATION LEGEND

A-Day = Summer Watering Schedule

B-Day = Winter Watering Schedule

SYMBOL	TYPE	PATTERN	P.S.I.	GPH	CONVERSION GPM	TOTAL HEADS	MINS A-DAY	MINS B-DAY	RAD	MODEL #	MFGR.	REMARKS	GALS A-DAY	GALS B-DAY
	LOW-FLOW SPRINKLERS	FULL CIRCLE	10	15	0.25	10	15	5	10	R183C	RAINDRIP	50% Less Water Than Conventional Sprinklers	37.50	12.50
	LOW-FLOW SPRINKLERS	1/2 CIRCLE	10	9	0.15	10	15	5	6	R186C	RAINDRIP	50% Less Water Than Conventional Sprinklers	22.50	7.50
	LOW-FLOW SPRINKLERS	1/4 CIRCLE	10	5	0.08	10	15	5	6	R190C	RAINDRIP	50% Less Water Than Conventional Sprinklers	12.50	4.17
	PRESSURE COMP. DRIPPER	DRIP	15	0.55	0.01	30	120	60	DRIP	R108C	RAINDRIP	Low Flow	33.00	16.50
	PRESSURE COMP. DRIPPER	DRIP	15	0.98	0.02	25	120	60	DRIP	R110C	RAINDRIP	Low Flow	49.00	24.50
	PRESSURE COMP. DRIPPER	DRIP	15	2.02	0.03	25	120	60	DRIP	R112C	RAINDRIP	Low Flow	101.00	50.50
	MINI IN-LINE DRIPPERS	DRIP	10	0.48	0.01	25	120	60	DRIP	R116C	RAINDRIP	Low Flow	23.00	11.50
	STREAM SPRAY BUBBLER	BUBBLER	15	9	0.15	20	15	5	1.2	R157C	RAINDRIP	Low Flow	45.00	15.00

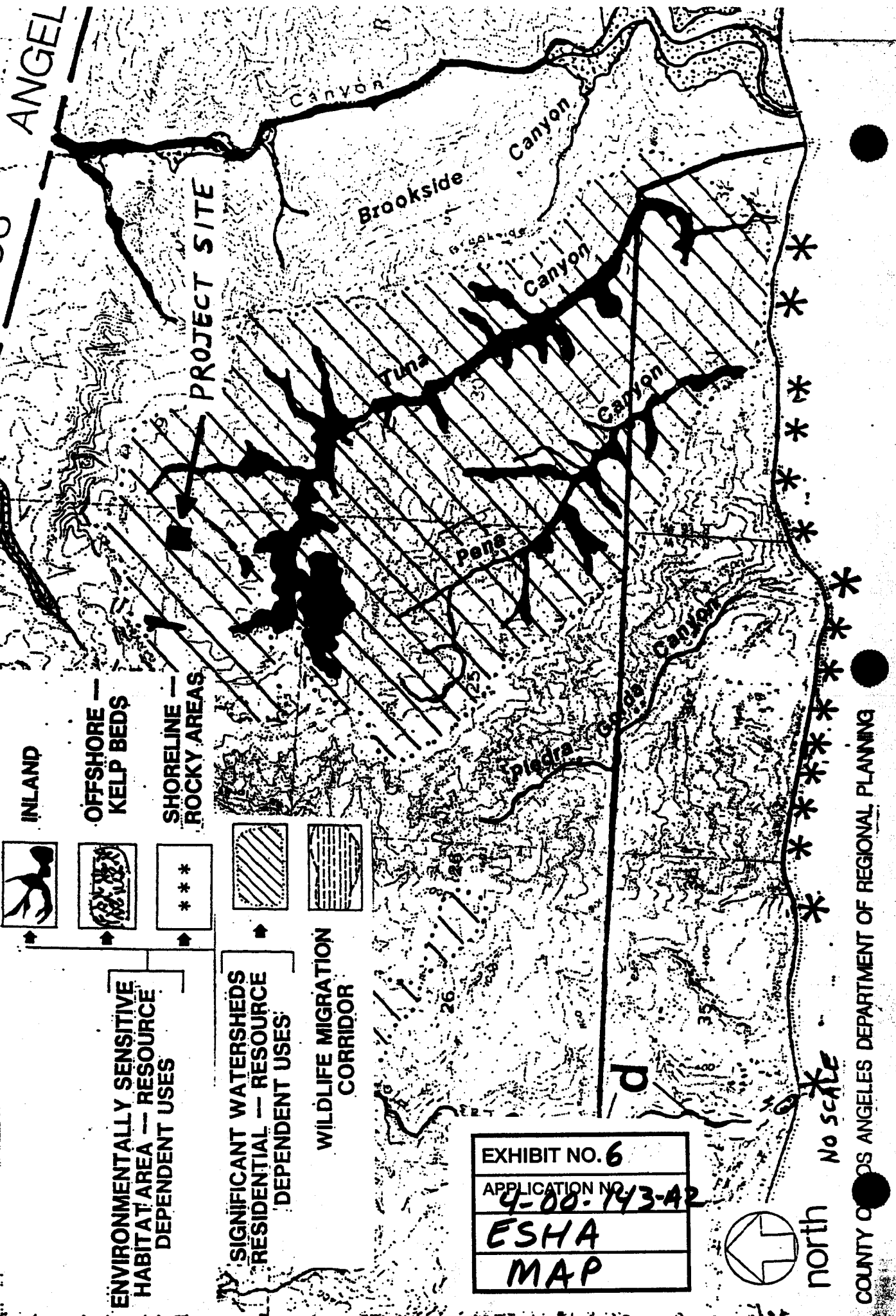
TOTAL HEADS 155

TOTAL DAILY OUTDOOR USAGE	323.5	142.2
CONTINGENCY @ 15 %	372.0	163.5

BACK FLOW UNIT	825Y-2"	FEBCO	REDUCED PRESSURE
BALL VALVE	61500U	RAINDRIP	PLASTIC-200 PSI RATED
ANTI-SIPHON VALVE	53285	TORO	PLASTIC 3/4"
ELECTRONIC WATER TIMER	R672C	RAINDRIP	IN-LINE MOUNTED
RAIN SHUT OFF DEVICE "RAIN GUARD"	R.G.	W.C.S.	INSTALL PER SPECS.
3/4" ADJUSTABLE PRESSURE REGULATOR & GAUGE	R450C	RAINDRIP	PLASTIC & BRASS
BUBBLER HYDRANT	R154D	RAINDRIP	PLASTIC
DRIP HYDRANT	R151D	RAINDRIP	PLASTIC

EXHIBIT NO. 5  
 APPLICATION NO. 193-A2  
 Landscape  
 Fixtures 09/20/12

# SENSITIVE ENVIRONMENTAL RESOURCE OVERLAY ZONES



**INLAND**

**OFFSHORE — KELP BEDS**

**SHORELINE — ROCKY AREAS**

**ENVIRONMENTALLY SENSITIVE HABITAT AREA — RESOURCE DEPENDENT USES**

**SIGNIFICANT WATERSHEDS RESIDENTIAL — RESOURCE DEPENDENT USES**

**WILDLIFE MIGRATION CORRIDOR**

EXHIBIT NO. 6  
 APPLICATION NO. 4-00-143-AP  
**ESHA**  
**MAP**

north *No scale*

**EXHIBIT 7**  
**APPLICATION No. 4-00-143-A2**  
**WATER WELL USE**

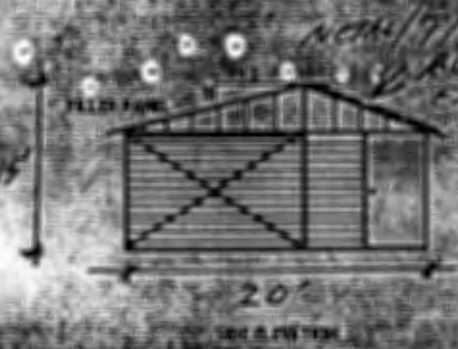
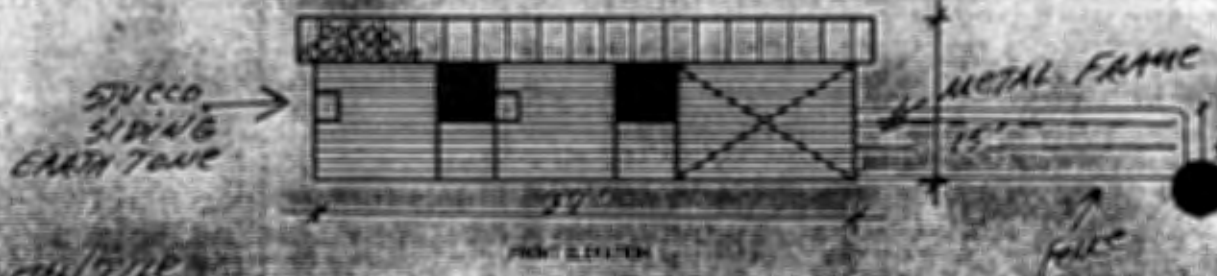
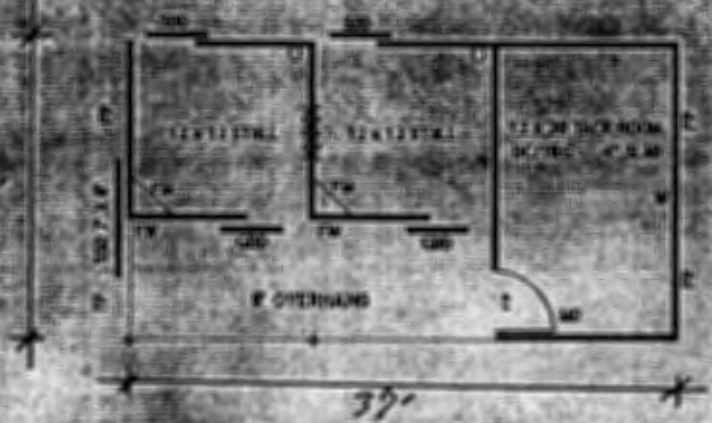
Pump set @ 260'  
 Air hose set @ 255'  
 Well depth 368'  
 Static 116 feet on 6/23/01

Date	Days	Gals/ Day	Gals Since Last Reading	Gals To Date	PSI Reading	Meter Reading in Ft.	Static Water Level
06/27/2002					50	115	140
07/09/2002			0	17,890	50	115	140
07/19/2002	10	734	7,340	25,230	50	115	140
07/30/2002	11	1841	20,250	45,480	50	115	140
11/01/2002	94	1117	104,980	150,460	50	115	140
03/05/2003	124	164	20,310	170,770	52	120	135
06/14/2003	101	1222	123,400	294,170	52	120	135
06/30/2003	16	1419	22,700	316,870	52	120	135
07/18/2003	18	2477	44,590	361,460	50	115	140
08/04/2003	17	3921	66,660	428,120	51	119	136
08/30/2003	26	2868	74,570	502,690	51	119	136
12/13/2003	104	3429	356,570	859,260	50	120	135
03/04/2004	82	1217	99,790	959,050	50	120	135
09/15/2004	195	1400	273,000	1,232,050	51	120	136



Castlebrook Barns  
 Design Authorization  
 2 STALL SHEDLOWE STABLE W/ 12' x 20' TACK ROOM

PREPARED FOR: MICHAEL SUTEMAN  
 PREPARED BY: TERNE POWERS  
 DATE: NOVEMBER 12, 2004



KEY

001	CONCRETE	001	WOOD SHINGLES	001	WOOD SHINGLES
002	WOOD SHINGLES	002	WOOD SHINGLES	002	WOOD SHINGLES
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NOT TO SCALE  
 ALL DIMENSIONS ARE APPROXIMATE  
 OWNER TO VERIFY ALL DIMENSIONS  
 BEFORE CONSTRUCTION

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EXHIBIT NO. 8  
 APPLICATION NO.  
 4-00-143-A2  
 Barn / Cond  
 Elevations