

## CALIFORNIA COASTAL COMMISSION

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SOUTH CENTRAL COAST AREA  
SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800

**RECORD PACKET COPY**

Filed: 2/5/04  
180th day 8/3/04  
Staff: J. Johnson  
Staff Report: 4/22/04  
Hearing Date: 5/13/04  
Comm. Action

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NO.:** 4-03-116**APPLICANTS:** Mickey Giacomazzi**AGENTS:** Schmitz & Associates**PROJECT LOCATION:** 274 Kanan Dume Road, Malibu, Los Angeles County

**PROJECT DESCRIPTION:** Remove unpermitted dirt road and restore and revegetate a previously graded slope to its previously existing condition with approximately 6,422 cubic yards of restorative grading (2,461 cubic yards of cut, 1,219 cubic yards of fill, 1,242 cubic yards of import and 1,500 cubic yards of over excavation and re-compaction). In addition, the project includes the request for after-the-fact approval for the construction of an existing water well and water storage tank.

Lot Area:

4.71 acres

**SUMMARY OF STAFF RECOMMENDATION:**

Staff recommends that the Commission determine that the proposed project with Special Conditions addressing a native vegetation restoration/revegetation plan, plans conforming to geologic recommendation, and condition compliance, is consistent with the requirements of the California Coastal Act. The undisturbed portions of the project site are primarily vegetated with existing chaparral habitat, coastal sage scrub and oak trees. Special Condition One (Native Vegetation Restoration / Revegetation Plan) has been required to ensure that the applicant's proposal to remove the unpermitted road and restore/revegetate the disturbed portion of the site are properly implemented.

**LOCAL APPROVALS RECEIVED:** Los Angeles County Department of Public Works, Building and Safety Division violation letter dated November 19, 2002.

**SUBSTANTIVE FILE DOCUMENTS:** Preliminary Geologic and Soils Engineering Investigation by GeoConcepts, Inc. dated October 1, 2003; Coastal Permit No. 4-03-028 (Buyink)

**STAFF RECOMMENDATION:**

**MOTION:** I move that the Commission approve Coastal Development Permit No. 4-03-116 pursuant to the staff recommendation.

**STAFF RECOMMENDATION OF APPROVAL:**

Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**I. Resolution for Approval with Conditions**

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**ii. Standard Conditions**

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

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

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

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

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

### III. Special Conditions

#### 1. NATIVE VEGETATION RESTORATION / REVEGETATION PLAN

**PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, two (2) sets of final restoration / revegetation plans. The plan shall include a grading plan, prepared by a licensed civil engineer to restore the area on the subject parcel where vegetation removal and grading occurred to the contours existing prior to the vegetation removal and grading (about one half acre) and shall include a temporary irrigation plan prepared by a qualified habitat restoration consultant. The landscaping and erosion control plan shall be reviewed and approved by the consulting engineer and engineering geologist to ensure that the plan is in conformance with the applicable recommendations regarding slope stability. The restoration and revegetation plan shall include, but not be limited to, the following criteria:

- (a) A detailed grading plan, prepared by a licensed professional civil engineer, that illustrates remedial grading to restore the slope to the contours existing prior to the removal of the vegetation and grading including the addition of topsoil. The plan shall include temporary erosion control measures such as geofabrics, silt fencing, sandbag barriers, or other measures to control erosion until revegetation of the restored slope is completed. The plan shall delineate the areas to be disturbed by grading activities and shall include any staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags. These erosion control measures shall be required on the project site prior to and concurrent with the initial grading operations and shall be maintained throughout the process to minimize erosion and sediment to runoff waters during construction.
- (b) A revegetation program, prepared by a qualified habitat restoration consultant with credentials acceptable to the Executive Director, that utilizes only native plant species that have been obtained from local Santa Monica Mountains genetic stock, and are consistent with the surrounding native plant community. Native seeds shall be collected from areas as close to the restoration site as possible. The plan shall specify the preferable time of year to carry out the restoration and describe the supplemental watering requirements that will be necessary, including a detailed irrigation plan. The plan shall also specify performance standards to judge the success of the restoration effort. The revegetation plan shall identify the species, location, and extent of all plant materials and shall use a mixture of seeds and container plants to increase the potential for successful revegetation. The plan shall include a description of technical and performance standards to ensure the successful revegetation of the restored slope. A temporary irrigation system may be used until the plants

are established, as determined by the habitat restoration consultant, and as approved by the consulting civil engineer, but in no case shall the irrigation system be in place longer than two (2) years. The restored area shall be planted within thirty (30) days of completion of the grading operations.

- (c) The restoration plan shall be implemented within ninety (90) days of the issuance of this permit. Revegetation shall provide ninety percent (90%) coverage within five (5) years and shall be repeated, if necessary, to provide such coverage. The Executive Director may extend this time period for good cause. 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 the revegetation requirements.
- (d) The restoration 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, de-silting 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 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 the coastal zone or to a site within the coastal zone permitted to receive fill.
- (e) The restoration 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.
- (f) A monitoring program, prepared by a qualified environmental resource specialist. The monitoring program shall demonstrate how the approved revegetation and restoration performance standards prepared pursuant to section (b) above shall be implemented and evaluated for compliance with this Special Condition. The program shall require the applicant to submit, on an annual basis for a period of five years (no later than December 31<sup>st</sup> each year), a written report, for the review and approval of the Executive Director, prepared by an environmental resource specialist, indicating the success or failure of the restoration project. The annual reports shall include further recommendations and requirements for additional restoration activities in order for the project to meet the criteria and performance standards listed in the restoration plan.

These reports shall also include photographs taken from pre-designated locations (annotated to a copy of the site plans) indicating the progress of recovery. During the monitoring period, all artificial inputs shall be removed except for the purposes of providing mid-course corrections or maintenance to ensure the long-term survival of the plantings. If these inputs are required beyond the first four (4) years, then the monitoring program shall be extended for a sufficient length of time so that the success and sustainability of the project is ensured. Successful site restoration shall be determined if the revegetation of native plant species on-site is adequate to provide ninety percent (90%) coverage by the end of the five (5) year monitoring period are surviving, and all vegetation is able to survive without additional outside inputs, such as supplemental irrigation.

- (g) At the end of the five year period, a final detailed report shall be submitted, for the review and approval of the Executive Director, that indicates whether the on-site landscaping is in conformance with the revegetation / restoration plan approved pursuant to this Special Condition. The final report shall include photographic documentation of plant species and plant coverage. If this report indicates that the restoration project has in part, or in whole, been unsuccessful, based on the approved performance standards, the applicants shall be required to submit a revised or supplemental restoration program to compensate for those portions of the original plan that were not successful. The revised, or supplemental, restoration program shall be processed by the applicant/landowner as an amendment to this Coastal Development Permit.

## **2. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION**

**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. All recommendations contained in the Preliminary Geologic and Soils Engineering Investigation by GeoConcepts, Inc. dated October 1, 2003, shall be incorporated into all final grading, excavations, and drainage plans. All plans must be reviewed and approved by the engineering geologist and engineer consultants as conforming to these recommendations.

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

## **3. CONDITION COMPLIANCE**

Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the

applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.

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

##### **A. Project Description**

The project site is located within the inland area of the Santa Monica Mountains about four and one half miles inland along the eastern side of Kanan Dume Road north of the its intersection with Latigo Canyon Road and south of its intersection with Mulholland Highway (Exhibit 1). The applicant proposes to remove an existing unpermitted dirt road and restore and revegetate a pre-graded slope to an approximation of its previously existing condition. In addition, the Los Angeles County Department of Public Works, Building and Safety Division, has directed the applicant to remove the unpermitted road and restore/revegetate the subject site. The project will require a total of 6,422 cubic yards of grading to restore the site to its original topographic configuration. The grading quantities are as follows: 2,461 cubic yards of cut, 1,219 cubic yards of fill, 1,242 cubic yards of import and 1,500 cubic yards of over excavation and re-compaction. The project also includes installing sub drains and ¾" stones along the drains. The applicant is also requesting after-the-fact approval for an existing water well and 5,000 gallon storage tank. The applicant has asserted that the existing well and tank were constructed by a previous property owner in conjunction with a temporary trailer that was installed in 1979 without a Coastal Permit. The trailer no longer exists on site. Review of historic aerial photographs indicates that the existing unpermitted road on site was created after June 2001, and provides a second access route to the existing water well and tank. There is another road on site that existed prior to the effective date of the Coastal Act leading from the south to the water well and tank site (Exhibits 2 – 4).

The existing unpermitted access road which the applicant proposes to remove is located on a 4.71-acre site on the north flank of an east/west trending ridge within the southeast portion of the Santa Monica Mountains. Slopes on the site range from near vertical along Kanan Dume Road to the southeast portion with gentle slopes. The property includes a gently sloping graded pad near the top of the parcel at the 1,018-foot elevation. The graded roadway is not visible from Kanan Dume Road due to the intervening topography and existing dense vegetation.

The site includes chaparral, coastal sage, and 11 oak trees that will not be affected by the site restoration. The site also includes grasses and poison oak. The adjoining properties to the north and east include residential development, some with equestrian development.

##### **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. Therefore, when considering any area, such as the Santa Monica Mountains, with regard to an ESHA determination one must focus on three main questions:

- 1) Is a habitat or species rare or especially valuable?
- 2) Does the habitat or species have a special nature or role in the ecosystem?
- 3) Is the habitat or species easily disturbed or degraded by human activities and developments?

The Coastal Commission has found that the Mediterranean Ecosystem in the Santa Monica Mountains is itself rare, and valuable because of its relatively pristine character, physical complexity, and resultant biological diversity. Therefore, habitat areas that provide important roles in that ecosystem are especially valuable and meet the second criterion for the ESHA designation. In the Santa Monica Mountains, coastal sage scrub and chaparral have many important roles in the ecosystem, including the provision of critical linkages between riparian corridors, the provision of essential habitat for species that require several habitat types during the course of their life histories, the provision of essential habitat for local endemics, the support of rare species, and the reduction of erosion, thereby protecting the water quality of coastal streams. For these and other reasons discussed in the Staff Report for Coastal Permit No. 4-03-028 (Buyink), which is incorporated herein by reference, the Commission finds that large contiguous, relatively pristine stands of coastal sage scrub and chaparral in the Santa Monica Mountains meet the definition of ESHA. This is consistent with the Commission's past findings on the Malibu LCP<sup>1</sup>.

For any specific property within the Santa Monica Mountains, it is necessary to meet three tests in order to assign the ESHA designation. First, is the habitat properly identified, for example as coastal sage scrub or chaparral? Second, is the habitat undeveloped and otherwise relatively pristine? Third, is the habitat part of a large, contiguous block of relatively pristine native vegetation?

The project site drains into Zuma Canyon Creek which flows along the west side of Kanan Dume Road. Within this Creek is riparian habitat which requires protection from siltation from site drainage and erosion in the watershed.

The applicant proposes to restore a hillside area to its original contours and revegetate it with native plants. The site includes native chaparral vegetation, 11 oak trees, coastal sage scrub and grasses on the northern and central portion of the parcel. The southern portion of the parcel has been thinned as result of fuel modification for residential development on the adjoining parcels located to the east. This chaparral, coastal sage scrub and oak trees all create a habitat that is rare within California and is considered especially valuable within the Santa Monica Mountains. Although the habitat and plant

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<sup>1</sup> Revised Findings for the City of Malibu Local Coastal Program (as adopted on September 13, 2002) adopted on February 6, 2003.



species has a special nature or role in the ecosystem for wildlife, it is not part of a large contiguous block of relatively pristine native vegetation in the area as identified on the Commission's aerial photographs. Therefore, the native vegetation is not considered ESHA.

To ensure that the applicant completes the proposed site restoration on the hillside area by re-grading the road to the original contours and revegetate it with native plants, **Special Condition No. One, Native Vegetation Restoration / Revegetation Plan**, has been required. Although the applicant has submitted preliminary grading and revegetation plans (Exhibits 2 – 3), the grading plans need to identify the staging and stockpiling areas, the native vegetation areas on site need to be clearly delineated on the project site with fencing or survey flags and that erosion control measures be required on site prior to and concurrent to initial grading operations and be maintained throughout the process to minimize erosion and sediment runoff waters during construction. The revegetation plan needs to be revised consistent with **Special Condition No. One** to include native plant seeds collected from the area close to the restoration site, describe the supplemental watering requirements including a detailed irrigation plan with a time limit, a description of technical and performance standards to ensure successful revegetation of the restored slopes and ensure that the restored area will be planted within thirty days of completion of grading operations. The restoration plans shall be implemented within ninety days of the issuance of this permit, provide ninety percent coverage within five years and shall be repeated if necessary to provide such coverage. The plan shall specify that should grading take place during the rainy season that various types of Best Management Practices be installed to minimize site erosion and that temporary erosion control measures be completed if grading or site preparation is ceased for a period of 30 days or more. A monitoring program is required on an annual basis for five years, including the final fifth year report indicating the success or failure of the restoration project including additional revegetation if plan implementation is not successful.

Therefore for the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Coastal Act Sections 30231, 30240 and 30250.

### **C. Geologic Stability**

Section 30253 of the Coastal Act states:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The proposed development is located in the Malibu area which is generally considered to be subject to an unusually high number of natural hazards. Geologic hazards common to the Malibu area include landslides, erosion, and flooding. In addition, fire is an inherent threat to the indigenous chaparral community of the coastal mountains. Wild fires often denude hillsides in the Santa Monica Mountains of all existing vegetation, thereby contributing to an increased potential for erosion and landslides on property.

The Commission reviews the proposed project's risks to life and property in areas where there are geologic, flood and fire hazards. The applicant proposes to restore and revegetate a roadway as identified above. Regarding the geologic hazard, the applicant submitted the following: Preliminary Geologic and Soils Engineering Investigation, by GeoConcepts, Inc. dated October 1, 2003. This report concludes that:

It is the finding of this corporation, based on the subsurface data that the proposed project will be safe from landslide, settlement, or slippage and will not adversely affect adjacent property, provided this corporation's recommendations and those of the County of Los Angeles and Uniform Building Code are followed and maintained.

The recommendations in these reports address the following issues: drainage and maintenance, grading and earthwork, and excavations.

Based on the findings and recommendations of the consulting engineering geologist and engineer, the Commission finds that the development is consistent with Section 30253 of the Coastal Act so long as all recommendations regarding the proposed development are incorporated into the project plans. Therefore, the Commission finds it necessary to require the applicant to submit project plans that have been certified in writing by these consultants as conforming to their recommendations, as noted in **Special Condition No. Two** for the final project grading and drainage plans for the proposed project.

Minimizing erosion of the site is important to reduce geological hazards on the site and minimize sediment deposition in the drainage leading to Cold Creek. The applicant has submitted preliminary revegetation plans for the proposed development. These plans incorporate the use of native species and illustrate how these materials will be used to provide erosion control to those areas of the site disturbed by grading activities and provide for an interim erosion control plan. These plans will be revised to include the requirements identified by **Special Condition No. Two**.

The Commission finds that only as conditioned is the proposed project consistent with Section 30253 of the Coastal Act.

**D. Violation**

Development has occurred on the subject site without the required coastal development permit including grading and removal of about one half acre of chaparral vegetation and the installation of a water well and water tank. This application provides for the removal of the unpermitted road, grading to restore the slope to an approximation of its prior topography and revegetation of all disturbed areas. In addition, the applicant requests after-the-fact approval for the construction of the water well and water storage tank. The applicant purchased this property in June 2002. The unpermitted water well and storage tank appear to have been constructed by a previous property owner as part of a temporary trailer installed in 1979 without coastal permits. The trailer is no longer on site. No evidence could be found that this grading, vegetation removal, water well and storage tank received a coastal permit from this Commission. In order to ensure that the unpermitted development component of this application is resolved in a timely manner, the Commission finds it necessary to require the applicant to fulfill all of the Special Conditions as a prerequisite to the issuance of this permit, as required by **Special Condition No. Three** within 120 days of Commission action. Only as conditioned, is the proposed development consistent with the Coastal Act.

Although construction has taken place prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of this permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal permit.

**E. 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).

**F. 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. The County has determined that this project is exempt relative to CEQA and that no approval in concept by the County of Los Angeles was required to address a Building and Safety Department Violation action. Therefore, the proposed project, as conditioned, is consistent with the applicable requirements of CEQA.



General Notes

SCHMITZ AND ASSOCIATES, INC.  
29350 WEST PACIFIC COAST HIGHWAY  
MALIBU, CA 90265

REVEGETATION PLAN

Mr. Micki Giacomazzi  
274 Kanan Dume Road  
Malibu, Ca. 90265

No.	Revised/Issue	Date

1 of 1

Scale	1" = 30'
North Arrow	

RECEIVED  
DEC 19 2003  
CALIFORNIA  
COASTAL COMMISSION  
SOUTH CENTRAL COAST DIVISION

Site/Notes	Species	Remarks
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Total proposed landscape area is 28,175 square feet.  
Planting to be installed during the rainy season if possible.  
If supplemental watering is required for plant growth, owner shall  
utilize existing 5000 gallon water tank for manual watering with hoses  
or temporary irrigation systems as needed.

- Plant Materials**
- |    |                         |    |
|----|-------------------------|----|
| 31 | Ceanothus spp           | #1 |
| 31 | Cercocarpus betuloides  | #1 |
| 31 | Eucalyptus californica  | #1 |
| 31 | "  "  "  "  "           | #1 |
| 31 | Fernandina spp          | #1 |
| 31 | Heteromeles arbutifolia | #1 |
| 31 | Rhamnus spp             | #1 |
| 31 | Ribes malvaceum         | #1 |
| 31 | Solanum xanth           | #1 |
- Plant Materials**
- |    |                   |    |
|----|-------------------|----|
| 31 | Ceanothus         | #1 |
| 31 | Mt. Mahogany      | #1 |
| 31 | Coast Scaevola    | #1 |
| 31 | Incense           | #1 |
| 31 | Flannelbush       | #1 |
| 31 | Toyon             | #1 |
| 31 | Colonyberry       | #1 |
| 31 | Chaparral Currant | #1 |
| 31 | Purple Nightshade | #1 |

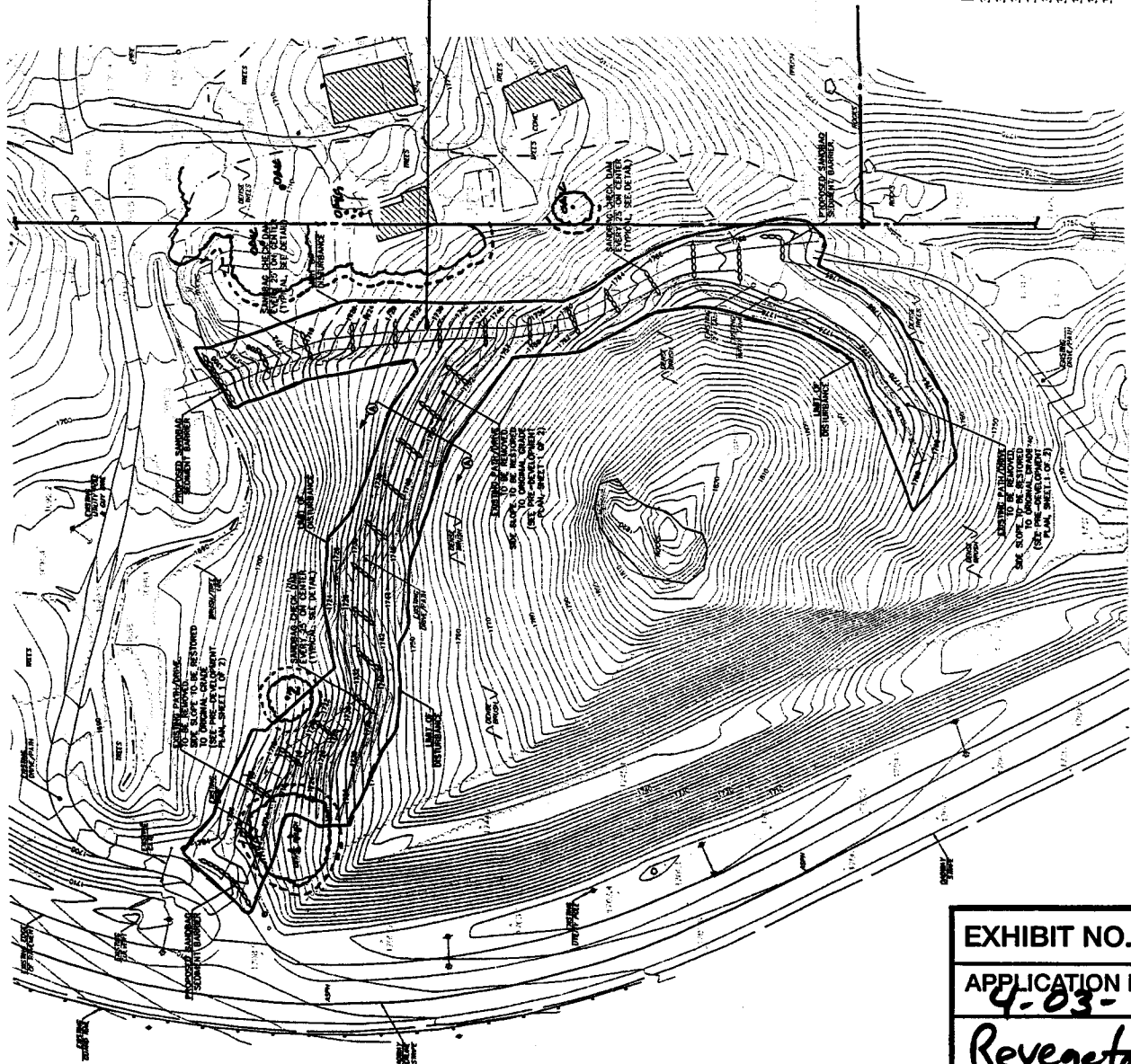
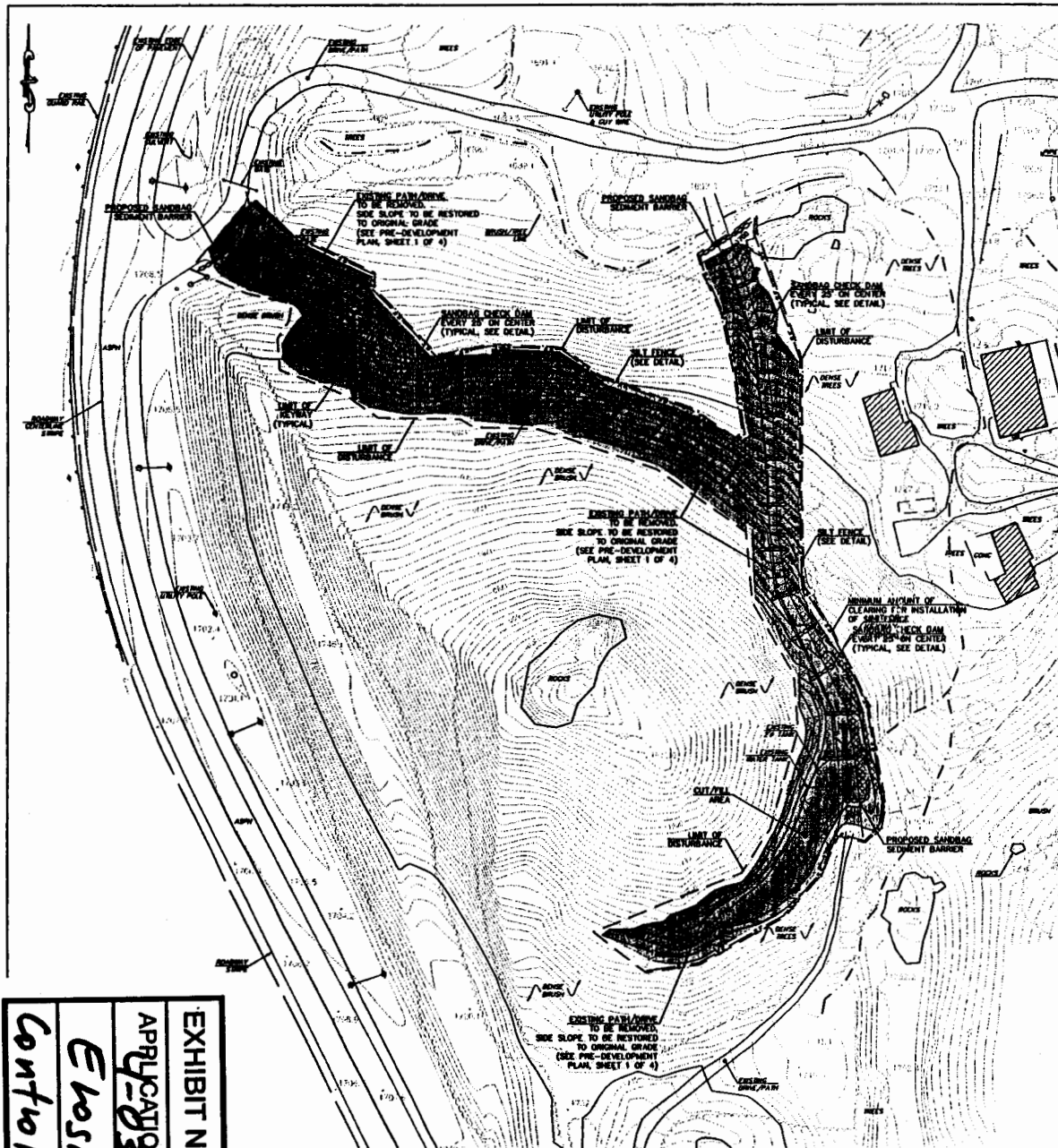


EXHIBIT NO. 2  
APPLICATION NO. 4-03-116  
Revegetation Plan



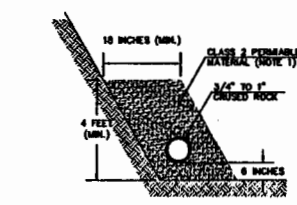




1. MINIMUM PIPE COVER IS TO BE 1 FOOT  
 2. 4" PERFORATED PIPE, PLACE PERFORATIONS DOWN AND PIPE WITH A MINIMUM DIAMETER OF FOUR INCHES, CONFORMING TO ASTM D-2751 (SEE 35 (AMCO))

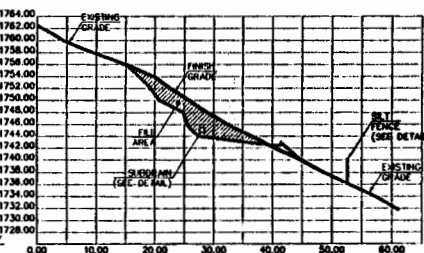


**SILT FENCE**  
 (SEE DETAIL)

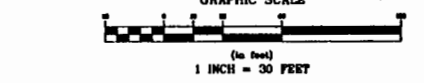


**SUBDRAIN DETAIL**  
 (SEE DETAIL)

NOTES:  
 1. MINIMUM PIPE COVER IS TO BE 1 FOOT  
 2. 4" PERFORATED PIPE, PLACE PERFORATIONS DOWN AND PIPE WITH A MINIMUM DIAMETER OF FOUR INCHES, CONFORMING TO ASTM D-2751 (SEE 35 (AMCO))



**TYPICAL ROAD X-SECTION**  
 HORIZONTAL SCALE: 1" = 10'  
 VERTICAL SCALE: 1" = 10'



**NORTHEAST ENGINEERS & CONSULTANTS, INC.**

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Re.	Revision	Date	App.
Designed by	DPO	Drawn by	CSM
Checked by		Scale	1" = 30'
Project Title	274 KANAN DUME ROAD A.P. #'s 4464-008-010 & 4471-009-005 MALIBU, CALIFORNIA 90265		
Client/Owner	MR. M. GIACOMAZZI 274 KANAN DUME ROAD MALIBU, CALIFORNIA 90265		
Issued for			
Drawing Title	S.E.S.C. AND DETAIL PLANS (SOIL EROSION AND SEDIMENT CONTROL PLAN)		
Drawing Number	SED-1 3-4		
Survey Index			