

CALIFORNIA COASTAL COMMISSION

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

Filed: 3/1/05
180th day 8/28/05
Staff: J. Johnson
Staff Report: 7/27/05
Hearing Date: 8/10/05
Commission Action:



RECORD PACKET COPY

STAFF REPORT: PERMIT AMENDMENT

APPLICATION NO.: 5-89-151-A1

APPLICANT: Dan Matthies

PROJECT LOCATION: 33315 Decker School Road, Malibu, Los Angeles County

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Construct a two-story 29 foot high, 4,170 sq. ft. single family residence with a 690 sq. ft. 3 car, water well and septic system.

DESCRIPTION OF AMENDMENT: Reduce the size and height of previously approved residence by 733 sq. ft. in area and 3 ft. in height in order to construct new 26 foot high, two-story, 3,433 sq. ft. single family residence with attached three car garage. In addition, the amendment includes construction of a new 1,350 sq. ft. workshop/storage structure, a concrete play area, two septic systems (one new septic system and one existing as-built septic system), improve 655 feet of existing driveway, retaining walls, 6,700 cu. yds. of grading (3,000 cubic yards of cut and 3,700 cubic yards of fill) to create the previously approved 9,850 sq. ft. building pad, demolition and removal of an existing unpermitted manufactured home and removal to location outside coastal zone and the request for after-the-fact approval of an unpermitted concrete play area.

Lot Area:	5.9 acres
Building Coverage:	5,752 sq/ft
Paved Coverage:	12,000 sq/ft
Landscape Coverage:	5,000 sq/ft
Parking Spaces:	3
Ht Above Finish Grade:	26 ft.

SUMMARY OF STAFF RECOMMENDATION:

Staff recommends that the Commission determine that the proposed project with Eleven (11) Special Conditions addressing plans conforming to geologic recommendation, landscaping and erosion control plans, removal of natural vegetation, assumption of risk, future development restriction, color restriction, lighting restriction, deed restriction, drainage and polluted runoff control plan, removal of manufactured residence, and condition compliance, is consistent with the requirements of the California Coastal Act. The standard of review for this project are the Chapter 3 policies of the Coastal Act. The project site is located adjacent to other developed properties within the Decker Canyon watershed. Although the project site includes some disturbed chaparral and coastal sage scrub, staff notes that native vegetation was previously removed and the majority of the subject site was disturbed prior to the effective date of the Coastal Act. As a result, the subject site is not considered environmentally sensitive habitat. An existing dirt driveway leading from Decker School Road about 655 feet long is proposed to be improved to access the proposed workshop/storage structure and residential building pad.

STAFF NOTE

DUE TO PERMIT STREAMLINING ACT REQUIREMENTS, THE COMMISSION MUST ACT ON THIS PERMIT APPLICATION AT AUGUST 2005 COMMISSION HEARING.

LOCAL APPROVALS RECEIVED: Approval in Concept, Los Angeles County Regional Planning Department dated 1/16/2004; Approval in Concept, Los Angeles County Environmental Health Department, dated 1/19/2005; Coastal Commission Approval, Los Angeles County Fire Department, dated 7/28/2004.

SUBSTANTIVE FILE DOCUMENTS: Coastal Permit No. 5-89-151; Coastal Permit No. 4-04-053, Shepard; Coastal Permit No. 4-03-085, WF Trust.

I. STAFF RECOMMENDATION:

MOTION: I move that the Commission approve the proposed amendment to Coastal Development Permit No. 5-89-151 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 amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution 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. Special Conditions

NOTE: All standard conditions attached to the previously approved permit (5-89-151) shall remain in effect and are attached in **Exhibit A** and incorporated herein. All special conditions of Permit 5-89-151 are superceded by the special conditions below.

Matthies

1. PLANS CONFORMING TO GEOLOGIC RECOMMENDATION

By acceptance of this permit, the applicant agrees to comply with the recommendations contained in the Percolation Testing and Septic System Design Report, by Gold Coast Geoservices Inc., dated April 3, 2003 and the Soils and Engineering Geologic Investigation Report, by GeoSystems, Inc. dated 2-21-89. These recommendations shall be incorporated into all final design and construction plans including recommendations concerning site preparation, foundations, lateral design, fill, expansion index, foundation settlement, floor slabs, foundation and building setback, drainage protection, and sewage disposal system.

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

2. LANDSCAPE, EROSION CONTROL AND FUEL MODIFICATION PLANS

Prior to issuance of a coastal development permit, the applicant shall submit 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 landscaping and erosion control plans shall be reviewed and approved by the consulting engineering geologist to ensure that the plans are in conformance with the consultants' recommendations. The plans shall incorporate the criteria set forth below. All development shall conform to the approved landscaping and erosion control plans:

A) Landscaping Plan

- 1) All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within (60) days of receipt of the certificate of occupancy for the residence. 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 October 4, 1994. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.
- 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. Such planting shall be adequate to provide 90 percent

Matthies

- 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;
 - 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 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 long-term fuel modification plan submitted pursuant to this special condition. The fuel modification plan shall include details regarding the types, sizes and location of plant materials to be removed, and how often thinning is to occur. In addition, the applicant shall submit evidence that the fuel modification plan has been reviewed and approved by the Forestry Department of Los Angeles County. Irrigated lawn, turf and ground cover planted within the twenty foot radius of the proposed house shall be selected from the most drought tolerant species or subspecies, or varieties suited to the Mediterranean climate of the Santa Monica Mountains.
 - 6) The use of Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used.
 - 7) Fencing of the entire property is prohibited. Fencing shall extend no further than Zone B of the final fuel modification plan approved by the Los Angeles County Fire Department pursuant to subsection (5) above and along the entrance driveway and an entry gate from Decker School Road to access the building pads. The fencing type and location shall be illustrated on the landscape plan. Fencing and the gate shall also be subject to the color requirements outlined in Special Condition No. 6 below.
 - 8) The landscape plan shall be designed with vertical elements to partially screen and soften the visual impact of the structures with trees and shrubs as viewed from Decker School Road, a public road located to the southwest and south of the project site, from Three Park Trail located to the southwest, and from National Park Lands located to the northwest and northeast.

Matthies

B) Interim Erosion Control Plan

- 1) The plan shall delineate the areas to be disturbed by grading or construction activities and shall include any temporary access roads, staging areas and stockpile areas. The natural areas on the site shall be clearly delineated on the project site with fencing or survey flags.
- 2) The plan shall specify that 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 geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion 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.

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.

3. REMOVAL OF NATURAL VEGETATION

Removal of natural vegetation for the purpose of fuel modification within the 20-foot zone surrounding the proposed structure shall not commence until the local government has issued a building or grading permit for the development approved pursuant to this permit. Vegetation thinning within the 20-200 foot fuel modification zone shall not occur until commencement of construction of the structure approved pursuant to this permit.

Matthies

4. ASSUMPTION OF RISK, WAIVER OF LIABILITY AND INDEMNITY

By acceptance of this permit; the applicant acknowledges and agrees (i) That the site maybe subject to hazards from wildfire; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commissions approval of the project against any and all liability; claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

5. FUTURE DEVELOPMENT RESTRICTION

This permit is only for the development described in Coastal Development Permit Amendment No.5-89-151-A1. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), and 13253 (b) (6) the exemptions otherwise provided in Public Resources Code Section 30610 (a) and (b) shall **not** apply to the entire property. Accordingly, any future improvements to the entire property, including but not limited to the residence, garage, workshop/storage structure, fencing, gates, grading, and clearing of vegetation, other than as provided for in the approved fuel modification landscape and erosion control plan prepared pursuant to Special Condition Number Two (2), shall require an amendment to Coastal Permit No. 5-89-151 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

6. STRUCTURAL APPEARANCE

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a color palette and material specifications for the outer surface of all structures authorized by the approval of Coastal Development Permit Amendment No. 5-89-151-A1. The palette samples shall be presented in a format not to exceed 8 1/2" X 11" X 1/2" in size. The palette shall include the colors proposed for the all of the roofs, trims, exterior surfaces, retaining walls (visible to exterior), drainage swales, driveways, fences and gate or other structures authorized by this permit. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones). Including shades of green, brown and gray with no white, concrete, or light shades, metallic, and no bright tones. All windows shall be comprised of non-glare glass.

The approved structures shall be colored with only the colors and window materials authorized pursuant to this special condition. Alternative colors or materials for future repainting or resurfacing or new windows may only be applied to the structures authorized by Coastal Development Permit Amendment No. 5-89-151-A1 if such changes are specifically authorized by the Executive Director as complying with this special condition.

Matthies

7. LIGHTING RESTRICTION

A. The only outdoor night lighting allowed on the subject parcel are limited to the following to minimize night time intrusion of light and disruption of wildlife traversing this area at night within this rural area:

1. The minimum necessary to light walkways used for entry and exit to the structures, including parking areas and driveway, on the site. This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and use incandescent bulbs that do not exceed 60 watts, or energy efficient bulbs such as compact florescent that do not exceed a 12 watt rating, or bulbs generating the equivalent amount of lumens, unless a higher wattage is authorized by the Executive Director.
2. Security lighting attached to the residence and garages that are controlled by motion detectors is limited to incandescent bulbs that do not exceed 60 watts, or energy efficient bulbs such as compact florescent that do not exceed a 12 watt rating, or bulbs generating the equivalent amount of Lumens, unless a higher wattage is authorized by the Executive Director.
3. The minimum lighting necessary for safe vehicular use of the driveway. That lighting shall be limited to incandescent bulbs that do not exceed 60 wafts, or energy efficient bulbs such as compact florescent that do not exceed a 12-watt rating, or bulbs generating the equivalent amount of lumens, unless a higher wattage is authorized by the Executive Director.

B. No lighting on the remainder of the parcel, including the slopes and other areas, and no lighting for aesthetic purposes is allowed.

8. DEED RESTRICTION

Prior to issuance of the coastal development permit the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to 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.

Matthies

9. DRAINAGE AND POLLUTED RUNOFF CONTROL PLAN

Prior to the 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 and engineer'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 85th 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 30th 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 amendment(s) or new Coastal Development Permit(s) are required to authorize such work.

10. REMOVAL OF MANUFACTURED RESIDENCE

The applicant shall remove the existing manufactured residence on the site and dispose of the structure at a disposal site located outside the coastal zone or a site with a valid coastal development permit for the installation of the manufactured residence within two years of the issuance of this coastal permit or within thirty (30) days of the applicants receipt of the Certificate of Occupancy for the proposed residence from the County of Los Angeles, which ever is less. The intent of this condition is to allow the manufactured residence to be used as a temporary residence by the applicant during the construction of the new residence. The Executive Director may grant additional time for good cause.

Matthies

11. CONDITION COMPLIANCE

Within 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.

III. Findings and Declarations**A. Project Description**

The project site is located within the western portion of the Santa Monica Mountains inland about two and one half miles from Nicholas Canyon County Beach and about two thirds of a mile east of the inland boundary of Leo Carrillo State Beach. The site is surrounded by a vacant parcels located to the north and to the west and residentially developed parcels located to the south and east (Exhibit 1). To the northwest and northeast of the subject parcel are lands owned by the Santa Monica Mountains National Recreation Area. The adjoining parcel adjacent to the north of the subject parcel is a privately owned parcel.

The applicant proposes to amend Coastal Permit No. 5-89-151 to reduce the size and height of previously approved residence by 733 sq. ft. in area and 3 ft. in height in order to construct new 26 foot high, two-story, 3,433 sq. ft. single family residence with attached three car garage. In addition, the amendment includes construction of a new 1,350 sq. ft. workshop/storage structure, a concrete play area, two septic systems (one new septic system and one existing as-built septic system), improve 655 feet of existing driveway, retaining walls, 6,700 cu. yds. of grading (3,000 cubic yards of cut and 3,700 cubic yards of fill) to create the previously approved 9,850 sq. ft. building pad, demolition and removal of an existing unpermitted manufactured home and removal to location outside coastal zone and the request for after-the-fact approval of an unpermitted concrete play area. (Exhibits 2 – 10, 12).

The building site for the proposed residence and garage is at the northern portion of the parcel on a slope near a graded pad proposed for the originally approved residence and garage. This building site consists of a south facing nose of a north trending ridge. The slope rises at about 1 ½ :1 (33 degrees) on the site and the adjoining privately owned parcel to the north. This proposed building site is accessed from an existing dirt road to the proposed garage that is cut into the slope below the grade of the proposed residence. The proposed site for the workshop/storage structure is on the southern portion of the parcel adjacent to the existing driveway where the existing unpermitted manufactured home and septic system are located. This site is flat and no grading was done to install the manufactured residence. The majority of the parcel has been disturbed prior to the approval in 1989 of Coastal Permit No. 5-89-151 according to the Commission's historic aerial photographs dated 1986 and 1977 (Exhibit 12). The proposed residence is located just below the building site approved in Coastal Permit No. 5-89-151. The applicant proposes to use water provided by the water well and tank approved in Coastal Permit No. 5-89-151 which has existed on site since 1990.

The subject parcel is not located within any designated Environmentally Sensitive Habitat Area (ESHA) in the Certified Malibu/Santa Monica Mountains Land Use Plan. The subject site does has been disturbed since at least 1977 according to the Commission's aerial photographs, prior to the approval of Coastal Permit No. 5-89-151. The site does not include undisturbed ESHA.

B. 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, introduction of pollutants such as petroleum, cleaning products, pesticides, and other pollutant sources, as well as effluent from septic systems. Section 30231 of the Coastal Act states that:

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

As described above, the proposed development consists of constructing a new single family residence with attached garage, a new 1,350 sq. ft. workshop/storage structure, a request for after-the-fact authorization of an unpermitted concrete play area, two septic systems (one as-built septic system and one new septic system), the removal of an unpermitted manufactured home, improve 655 feet of existing driveway, new retaining walls, and 6,700 cu. yds. of new grading (3,000 cubic yards of cut and 3,700 cubic yards of fill) to create the 9,850 sq. ft. building pad. The building pad for the residence and garage, the pad for the workshop/storage structure, and the driveway together with the drainage system will serve to convey drainage from the applicant's subject property and uphill areas into the watershed. The site is considered a "hillside" development, as the residential building site is located on along a slope and a portion of the proposed driveway improvements are located on gently sloping terrain all with soils that are susceptible to erosion.

The proposed development will result in an increase in impervious surface, which in turn decreases the infiltrative function and capacity of existing permeable land on site. The 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 residential use include petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and household cleaners; soap and dirt from washing vehicles; dirt and vegetation from yard maintenance; litter; fertilizers, herbicides, and pesticides; and bacteria and pathogens from animal waste. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic

Matthies

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 volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the Maximum Extent Practicable (MEP), is the application of appropriate design standards for sizing BMPs. The majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs for the small, more frequent storms, rather than for the large infrequent storms, results in improved BMP performance at lower cost.

The Commission finds that sizing post-construction structural BMPs to accommodate (infiltrate, filter or treat) the runoff from the 85th percentile storm runoff event, in this case, is equivalent to sizing BMPs based on the point of diminishing returns (i.e. the BMP capacity beyond which, insignificant increases in pollutants removal (and hence water quality protection) will occur, relative to the additional costs. Therefore, the Commission requires the selected post-construction structural BMPs be sized based on design criteria specified in **Special Condition No. Nine**, and finds this will ensure the proposed development will be designed to minimize adverse impacts to coastal resources, in a manner consistent with the water and marine policies of the Coastal Act.

Furthermore, interim erosion control measure implemented during construction and post construction landscaping will serve to minimize the potential for adverse impacts to water quality resulting from drainage runoff during construction and in the post-development stage. Therefore, the Commission finds that **Special Condition Nos. Two, and Three** are necessary to ensure the proposed development will not adversely impact water quality or coastal resources through erosion control and vegetation removal.

Finally, the proposed development includes the installation of an on-site septic system to serve the residence and the possible retention of an existing unpermitted septic system for the workshop/storage structure or a connection from the proposed workshop/storage structure to the new septic system for the residence. The applicants' geologic consultants performed percolation tests and evaluated the proposed septic system. The report concludes that the site is suitable for the septic system and there would be no adverse impact to the site or surrounding areas from the use of a septic system. Further, the County of Los Angeles Environmental Health Department has

Matthies

given in-concept approval of the proposed septic system, determining that the system meets the requirements of the plumbing code. The Commission has found that conformance with the provisions of the plumbing code is protective of coastal resources.

Therefore, the Commission finds that the proposed project, as conditioned to incorporate and maintain a drainage and polluted runoff control plan, is consistent with Section 30231 of the Coastal Act.

C. Geologic Stability and Hazards

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 construct a residence, garage, and workshop/storage structure as identified above. Regarding the geologic hazard, the applicant submitted the following: Percolation Testing and Septic System Design Report, by Gold Coast Geoservices, Inc., dated April 3, 2003 and Soils and Engineering Geologic Investigation Report by GeoSystems, Inc. dated 2-21-89. These reports conclude that:

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

The geologic and engineering consultants concludes that the proposed development is feasible provided their recommendations are incorporated into the proposed development. To ensure that the recommendations of the consultants have been incorporated into all proposed development the Commission, as specified in **Special Condition Number One**, requires the applicant to comply with all the recommendations of the consulting geologist and engineer as conforming to all structural and site stability

Matthies

recommendations for the proposed projects. Final plans approved by the consultant shall be in substantial conformance with the plans approved by the Commission. Any substantial changes to the proposed developments, as approved by the Commission, which may be recommended by the consultant shall require an amendment to the permit or a new coastal development permit.

Minimizing erosion of the site is important to reduce geological hazards on the site and minimize sediment deposition in the drainages leading to Los Alisos Canyon Creek. The applicant is will be preparing landscape, erosion and fuel modification plans for the proposed development. These plans will 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 development activities. These plans also illustrate that vegetation will be "thinned" rather than "cleared" for fuel modification purposes, thus allowing for the continued use of existing native plant materials for on site erosion control. The thinning, rather than complete removal, of native vegetation helps to retain the natural erosion control properties, such as extensive and deep root systems, provided by these species, as noted above, and as required by **Special Condition No. Two**.

In order to ensure that drainage from the residential building pad is conveyed from the site and into the watershed in a non-erosive manner and erosion is controlled and minimized during construction, the Commission finds it necessary to require the applicant to submit site drainage plans, as required by **Special Condition Number Two** and a drainage and polluted runoff control plan, as required by **Special Condition Number Nine**. Furthermore, the Commission finds it necessary to require the applicant, should the proposed improvements to the driveway access or the proposed drainage structures fail or result in erosion, to be solely responsible for any necessary repairs and restoration resulting from this failure along the entire section of the driveway subject to this permit. **Special Condition No. Two** provides for such maintenance of the access driveways and drainage structures.

The Coastal Act also requires that new development minimize the risk to life and property in areas of high fire hazard. The Coastal Act also recognizes that new development may involve the taking of some risk. Coastal Act policies require the Commission to establish the appropriate degree of risk acceptable for the proposed development and to establish who should assume the risk. When development in areas of identified hazards is proposed, the Commission considers the hazard associated with the project site and the potential cost to the public, as well as the individual's right to use his property.

Vegetation in the coastal areas of the Santa Monica Mountains consists mostly of coastal sage scrub and chaparral. Many plant species common to these communities produce and store terpenes, which are highly flammable substances (Mooney in Barbour, Terrestrial Vegetation of California, 1988). Chaparral and sage scrub communities have evolved in concert with, and continue to produce the potential for frequent wild fires. The typical warm, dry summer conditions of the Mediterranean climate combine with the natural characteristics of the native vegetation to pose a risk of wild fire damage to development that cannot be completely avoided or mitigated.

Matthies

Due to the fact that the proposed project is located in an area subject to an extraordinary potential for damage or destruction from wild fire, the Commission can only approve the project if the applicant assumes the liability from these associated risks. Through the waiver of liability, the applicant acknowledges and appreciates the nature of the fire hazard which exists on the site and which may affect the safety of the proposed development, as incorporated by **Special Condition No. Four**.

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

E. Visual Resources.

Section 30251 of the Coastal Act states that:

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

The applicant proposes to construct a two story 26 foot high, 3,433 sq. ft. single family residence with attached three car garage, 1,350 sq. ft. workshop/storage structure, as-built concrete play area, two septic systems (one as-built and one new septic system), improve 655 feet of existing driveway, retaining walls, 3,000 cubic yards of cut and 3,700 cubic yards of fill to create 9,850 sq. ft. building pad and demolish an unpermitted manufactured home and remove it to location outside coastal zone.

In the review of this project, the Commission reviews the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public. The Malibu/Santa Monica Mountains Land Use Plan (LUP) protects visual resources in the Santa Monica Mountains. Decker Road is designated in the LUP as a "third priority scenic area" which is given special treatment when evaluating potential impacts caused by new development as it has ocean views, deep valleys and canyons and rugged mountains as features of many scenic vistas.

The Commission examines the building site, the proposed grading, and the size of the building pad and structures in regards to potential impacts to visual resources. The development of the residence and garage raise two issues regarding the siting and design: one, whether or not public views from public roadways will be adversely impacted and two, whether or not public views from public lands and trails will be impacted. It is important to note that there are a number of residentially developed parcels in the vicinity of the project site and two residentially developed parcels located to the south and east of the subject parcel.

Matthies

The proposed grading for the building site is necessary in order to cut the building pad into a rising hillside with a limited amount of fill for a small gully to create the residential building pad. A limited amount of grading is proposed to cut the detached garage into the slope below the residential building pad adjacent to the existing dirt roadway. The applicant proposes to create a 9,850 sq. ft. building pad for the residence and the garage. No new grading is proposed or required for the flat area where the workshop/storage structure will be located once the unpermitted manufactured residence is removed from the site. These two areas and the majority of the subject parcel are disturbed areas since at least 1977, according to the Commission's historic photographs. A limited amount of grading is needed to widen a last portion of the existing access road to the proposed garage. This proposed grading is the minimum amount necessary to create the residential building pad and meet the emergency vehicle access requirements of the Los Angeles County Fire Department.

The proposed residential structure on the proposed building pad will be visible from limited portions of Decker School Road to the west and south of the project site. The proposed residential development will not be visible from Decker Road. The proposed workshop/storage structure will not be visible from Decker School Road due to an intervening existing residence on an adjoining parcel or Decker Road due to intervening topography.

Regarding public lands, the National Park Service owns land located on parcels located to the northwest and northeast of the subject parcel as close as 210 feet from the proposed development on the subject parcel. The proposed residence, garage and workshop/storage structure will be visible from these public lands. Regarding public trails, an existing equestrian and hiking trail, the Three Park trail, is located about 4,000 to the southwest of the project site. Due to the distance and intervening topography and vegetation, public views of the project site will be visible from portions of this trail (Exhibit 11).

Because the proposed project and portions of the site will be visible from Decker School Road to the south, National Park Service Lands located to the northwest and northeast, and portions of the Three Park Trail located to the southwest, mitigation to address potential visual impacts is needed for the structures. The proposed two story split level residence, garage and workshop/storage structure will be less visually intrusive through the use of earth tones for the structures and roofs of the buildings, retaining walls, and non-glare glass which helps the structures blend in with the natural setting. The Commission finds it necessary to impose **Special Condition No. Six** to restrict the color of the subject structures to those compatible with the surrounding environment and prohibit the use of white, concrete, light shades, or metallic tones, while requiring the use of non-glare glass windows.

The Commission finds that the amount and location of any new development that may be proposed in the future on the subject site is significantly limited by the unique nature of the site and the environmental constraints discussed above. To ensure that any future additions to the permitted structures, which would otherwise be exempt from coastal permit requirements, are reviewed for consistency with Section 30251 of the Coastal Act, the Commission finds, that it is necessary to require that all future additions or improvements to the permitted structures, or any future development on the subject

Matthies

parcel, will require a permit or permit amendment, as required by **Special Condition No. Five.**

Further, the Commission has found that the use of native plant materials in landscaping plans can soften the visual impact of construction in the Santa Monica Mountains. The use of native plant materials to revegetate graded or disturbed areas reduces the adverse affects of erosion, which can degrade visual resources in addition to causing siltation pollution in ESHAs, and soften the appearance of development within areas of high scenic quality. The applicant is required to submit a landscape and fuel modification plan that uses numerous native species compatible with the vegetation associated with the project site for landscaping and erosion control purposes are required by **Special Condition No. Two.** Furthermore, the plan will indicate that only those materials designated by the County Fire Department as being a "high fire hazard" are to be removed as a part of this project and that native materials surrounding the residential structure are to "thinned" rather than "cleared" for wildland fire protection. **Special Condition No. Two** requires that the landscape plan be designed with vertical elements to partially screen and soften the visual impact of the structures with trees and shrubs as viewed from the public lands located to the northwest and northeast, from Decker School Road located to the southwest and south, and from the Three Parks Trail located to the southwest of the project site. In addition, the landscape plan shall be completed within sixty days of residential occupancy and that planting coverage be adequate to provide ninety (90) percent coverage within two (2) years and shall be repeated, if necessary, to provide such coverage.

The Commission has found that night lighting of areas in the Santa Monica Mountains area creates a visual impact to nearby scenic beaches, scenic roads, parks, and trails. In addition, night lighting may alter or disrupt feeding, nesting, and roosting activities of native wildlife species. Therefore, in order to protect the night time rural character of this portion of the Santa Monica Mountains, consistent with the scenic and visual qualities of this coastal area, the Commission limits the nighttime lighting of the property and residence to that necessary for safety as outlined in **Special Condition No. Seven.**

Finally, **Special Condition No. Eight** requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

Therefore, the Commission finds that the project, as conditioned, minimizes impacts to public views to and along the coast and thus, is consistent with Section 30251 of the Coastal Act.

F. Violations

Development has occurred on the subject site without the required coastal development permits including the construction of a manufactured residence, a septic system, and a concrete play area. The applicant has proposed to remove the manufactured residence and retain the septic system (as an alternative septic system for the proposed workshop/storage structure) and the concrete play area as part of this permit amendment application. In addition, in order to ensure implementation of the

Matthies

applicant's proposal to remove the unpermitted manufactured residence, Special Condition No. 10 requires the applicant to remove the manufactured residence within two years of the issuance of this coastal permit or within thirty (30) days of the applicants receipt of the Certificate of Occupancy for the proposed residence from the County of Los Angeles, which ever is less. The intent of this condition is to allow the manufactured residence to be used as a temporary residence by the applicant during the construction of the new residence. The Executive Director may grant additional time for good cause.

In order to ensure that the violation aspect of the portion of the project is resolved in a timely manner, **Special Condition No. Eleven** requires that the applicant satisfy all conditions of this permit which are prerequisite to the issuance of this permit within 90 days of Commission action or within such additional time as the Executive Director may grant for good cause. Although development has taken place prior to the submission of this permit amendment 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.

G. 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).

Matthies

H. 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 ministerial relative to CEQA and thus was approved in concept by the County of Los Angeles. Therefore, the proposed project, as conditioned, is consistent with the applicable requirements of CEQA.

CALIFORNIA COASTAL COMMISSION

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

Page 1 of 5
Permit Application No. 5-89-151
Date 20 March 1989

ADMINISTRATIVE PERMIT

APPLICANT: Ray and Anna Martinez

PROJECT DESCRIPTION: Construction of a 29 ft. tall, 4,170 sq. ft. single family dwelling, with a 690 sq. ft. 3 car garage. The project includes a water well and septic system.

PROJECT LOCATION: 33315 Decker School Road
Malibu, Los Angeles County APN 4472-019-031

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

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

U.S. Grant Hotel
326 Broadway
San Diego, CA 92101

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

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

EXHIBIT A
APPLICATION No. 5-89-151-A1
COASTAL ADMINISTRATIVE
PERMIT NO. 5-89-151 AND
CONDITIONS OF APPROVAL
PAGE 1 OF 7

PETER DOUGLAS
Executive Director

By: Don Schmitz

Title: Coastal Planning Analyst

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:

The applicants propose to construct a 29 ft. tall, 4,170 sq. ft. single family dwelling, and a 690 sq. ft. 3 car garage, located on a 5.59 acre parcel on Decker School Road (Vicinity Map). The project includes a water well and the construction of a septic system (Exhibit #1). As proposed, the project will not include any grading, as the access road and buiding pad already exist. The area is zoned for 1 dwelling unit per 5 acres, and the parcel is certified as being in compliance with the Los Angeles County parcel maps. The site is suitable for septic as certified by the Los Angeles County Department of Health Services on 2-17-89, and the proposed water well was approved by the Los Angeles County Department of Public Works Building and Safety Division on 24 January 1989.

Section 30253 of the Coastal Act states in part:

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, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

In addition, the Malibu LUP contains the following policies regarding geologic stability:

Geologic Hazard

P147 Continue to evaluate all new development for impact on, and from, geologic hazard.

P149 Continue to require a geologic report, prepared by a registered geologist, to be submitted at the applicant's expense to the County Engineer for review prior to approval of any proposed development within potentially geologically unstable areas including landslide or rock fall areas and the potentially active Malibu Coast-Santa Monica Fault Zone. The report shall include mitigation measures proposed to be used in the development.

The proposed project is located in the Santa Monica Mountains, an area which is generally considered to be subject to an unusually high amount of natural hazards. Geologic hazards common to the Santa Monica Mountains 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. Regarding the proposed septic system, a percolation test was conducted on the site which indicates that the minimum requirements of the L.A. County Health Services Department will be exceeded.

Arctostaphylos species
Ceanothus species
Baccharis species
Eriogonum species
Artemesia species
Diets vegeta
Echium fastuosum
Iris douglasiana
Lantana dwarf yellow
Limonium perezii

ground cover hydro seed mix

Arctostaphylos "Camel Sur"
Achillea millefolium
Eschscholtzia californica
Eriogonum fasciculatum
Lasthenia chrysostoma
Linum lewisii
Lotus corniculatus
Lupinus texensis
Penstemon spectabilis
Phacelia tanacetifolia

3. Geologists Recommendations:

Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and approval, a set of project design plans signed by the project geologist certifying that all recommendations made in the report prepared by Geo/Systems dated February 21, 1989, have been incorporated into the project design

ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

PROPERTY LINE 100'

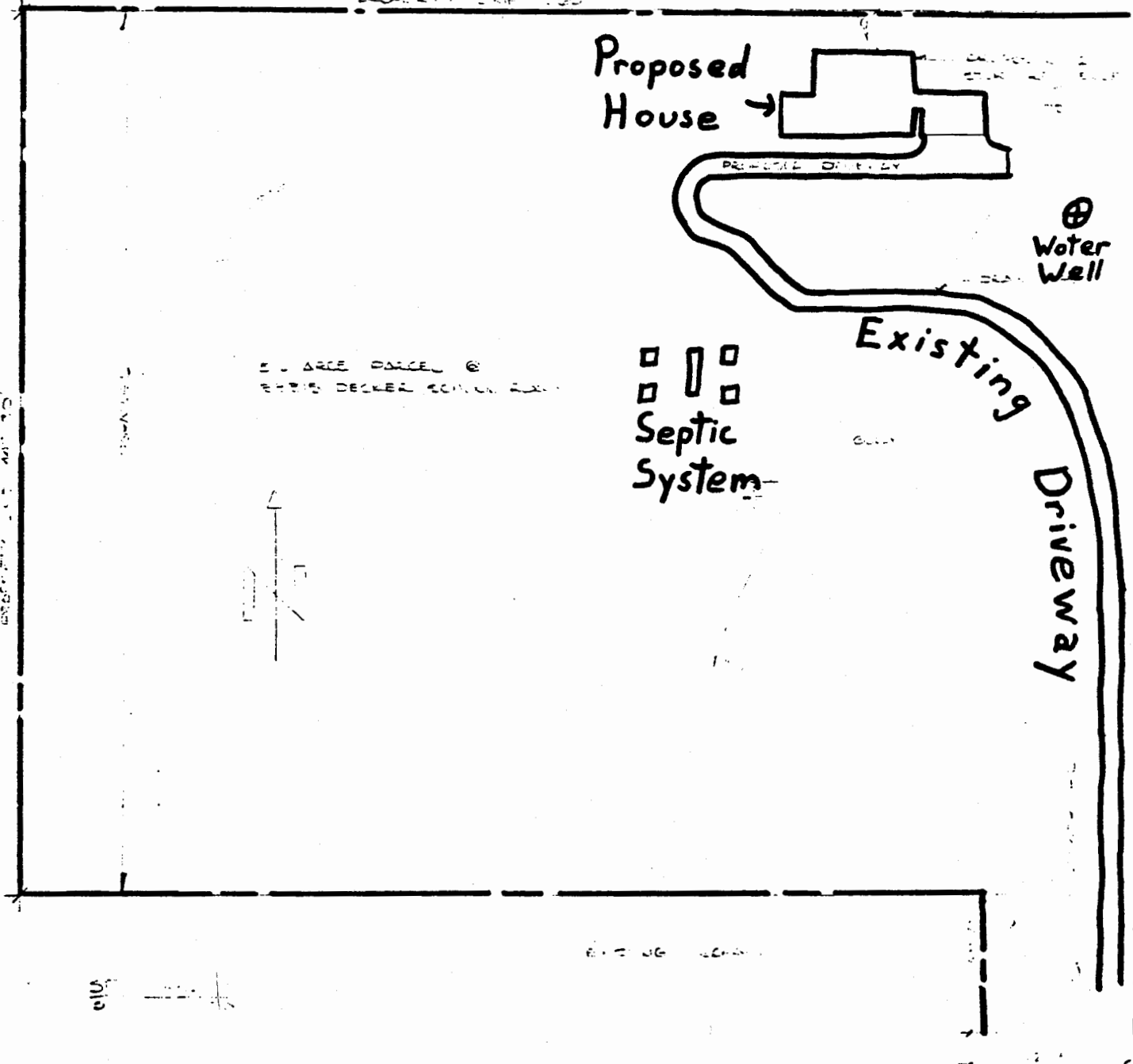



EXHIBIT NO. 1
APPLICATION NO.
5-89-151
 California Coastal Commission

COPYRIGHT 2000 Thomas Bros. Maps
MAP 625 SEE

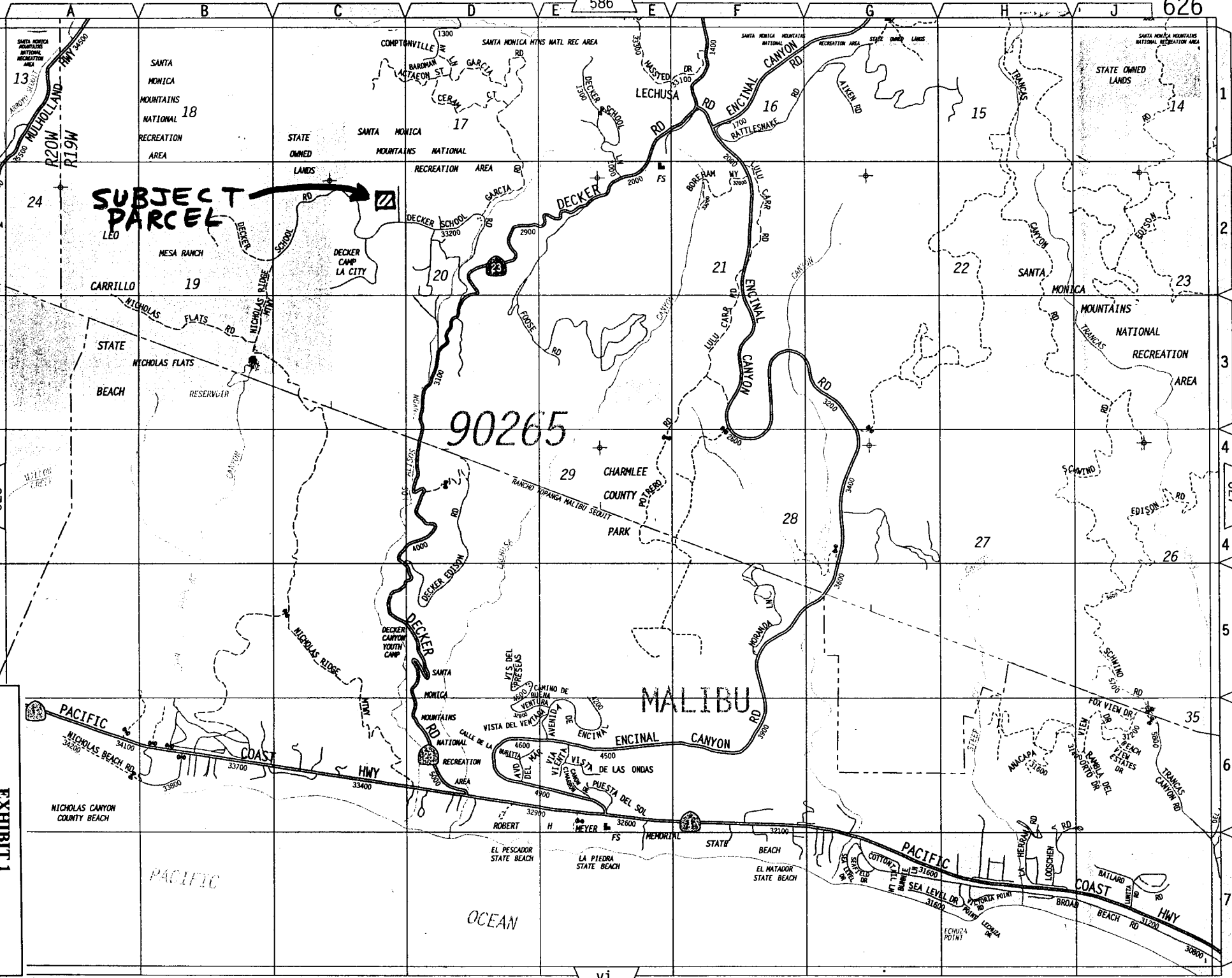
LOS ANGELES CO.
MAP 627 SEE

SUBJECT PARCEL

90265

MALIBU

EXHIBIT 1
APPLICATION No. 5-89-151-A1
VICINITY MAP





M. P. MATHIEWS, INC.
 505 San Gabriel Ave., Suite 1010
 Los Angeles, CA 90013
 Tel: (213) 413-4110 Fax: (213) 413-4111

M. P. MATHIEWS
 PROJECT ENGINEER

MATHERS ENGINEERS ARCHITECTS
 33315 DECKER SCHOOL RD.
 VAN Nuys, CA 91411

No.	DATE	REVISIONS

Client: 33315 DECKER SCHOOL RD.
 CONCEPTUAL SITE / GRADING PLAN
 Date: AS NOTED
 Date: NOVEMBER 4, 2004
 Drawn By: MG
 Checked By: JH

Project No. 5-89-151-A1
 Scale: 1" = 50'
 A1.0
 SHEET

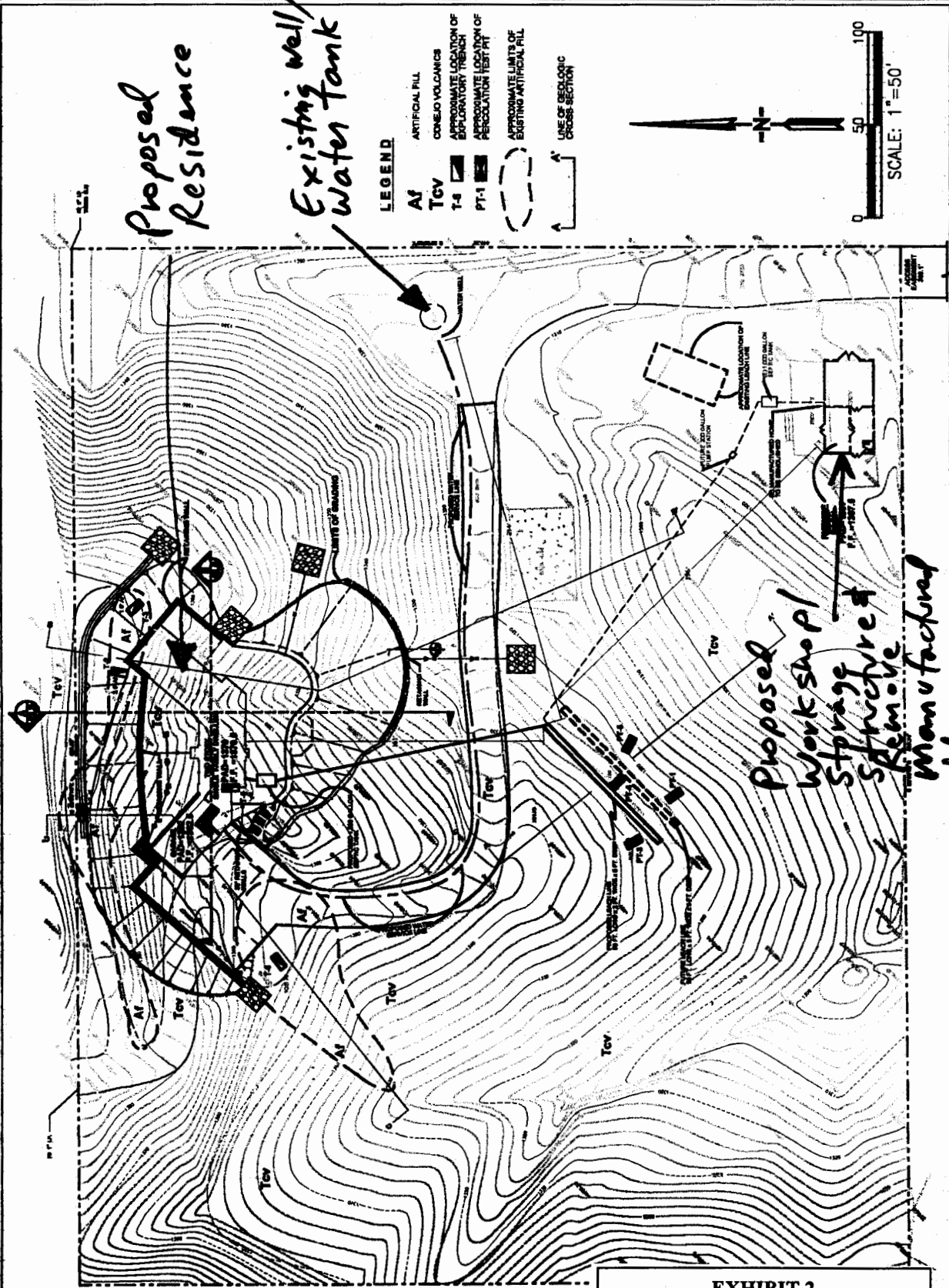


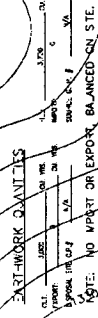
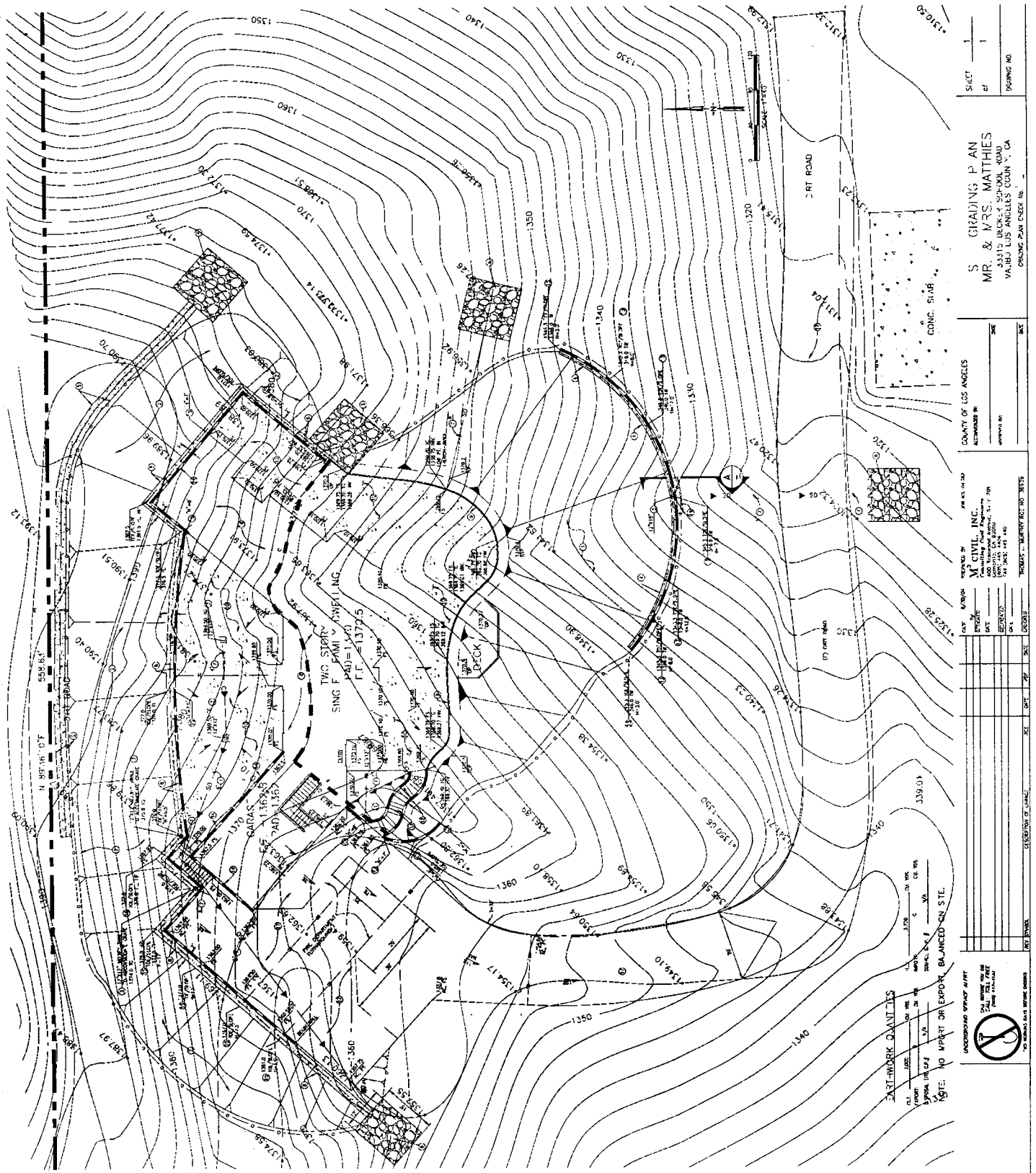
EXHIBIT 2
 APPLICATION No. 5-89-151-A1
 SITE PLAN

GENERAL NOTES

1. THE GRADING PLAN IS BASED UPON THE SURVEY AND CONSTRUCTION DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
2. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
3. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
4. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
5. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
6. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
7. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
8. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
9. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.
10. THE GRADING PLAN IS BASED UPON THE SURVEY DATA AS SHOWN ON THE GRADING PLAN AND THE SURVEY RECORDS. THE SURVEY RECORDS ARE THE ONLY RECORDS TO BE REFERRED TO FOR THE GRADING PLAN.

Construction Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE COUNTY OF LOS ANGELES, LATEST EDITION.
2. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
3. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
4. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
5. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
6. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
7. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
8. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
9. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.
10. THE GRADING SHALL BE TO THE FINISH GRADE AS SHOWN ON THE GRADING PLAN.



EXTRA-HOUR QUANTITIES

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1
2
3
4
5
6
7
8
9
10

NOTE: NO IMPACT OR EXPOSED, BALANCED ON SITE.



COUNTY OF LOS ANGELES
 M. CIVIL, INC.
 400 W. 10th Street, Suite 100
 Los Angeles, CA 90015
 TEL: (213) 415-1410
 FAX: (213) 415-1410

PREPARED BY: M. CIVIL, INC.
 CHECKED BY: M. CIVIL, INC.
 APPROVED BY: M. CIVIL, INC.
 DATE: 11/15/2010

PROJECT: GRADING PLAN CHECK NO. 589-151-A1

SHEET: 1
 OF: 1
 DRAWING NO.

CLIENT: S. GRADING PLAN
 MR. & MRS. MATHIES
 53315 DECKS ST. SPOOK ROAD
 VANU LOS ANGELES COUNTY, CA
 GRADING PLAN CHECK NO.

**EXHIBIT 3
APPLICATION No. 5-89-151-A1
GRADING & DRAINAGE PLAN**



L.P.A.C.
 525 So Grand Ave, Suite 570
 Los Angeles, CA 90045
 PH (213) 462-4444 FX (213) 462-4445

M.R. & MRS. MATHIES
 PROJECT FOR
 3315 DECKER SCHOOL RD.
 MALIBU LOS ANGELES COUNTY, CA

No.	DATE	REVISIONS

REVISIONS
 Job Number: 3315 DECKER SCHOOL RD.
 CONCEPTUAL
 1st FLOOR PLAN
 Scale: AS NOTED
 Date: NOVEMBER 4, 2004

Drawn by: MG Checked by: JH
 TRACI CORPORATION reserves the right to make changes to this plan without notice. The user of this plan shall be responsible for verifying the accuracy of the information shown hereon. The user of this plan shall be deemed to have accepted the information shown hereon and shall be held responsible for any errors or omissions. The user of this plan shall be deemed to have accepted the information shown hereon and shall be held responsible for any errors or omissions. The user of this plan shall be deemed to have accepted the information shown hereon and shall be held responsible for any errors or omissions.

A3.0
 SHEET OF

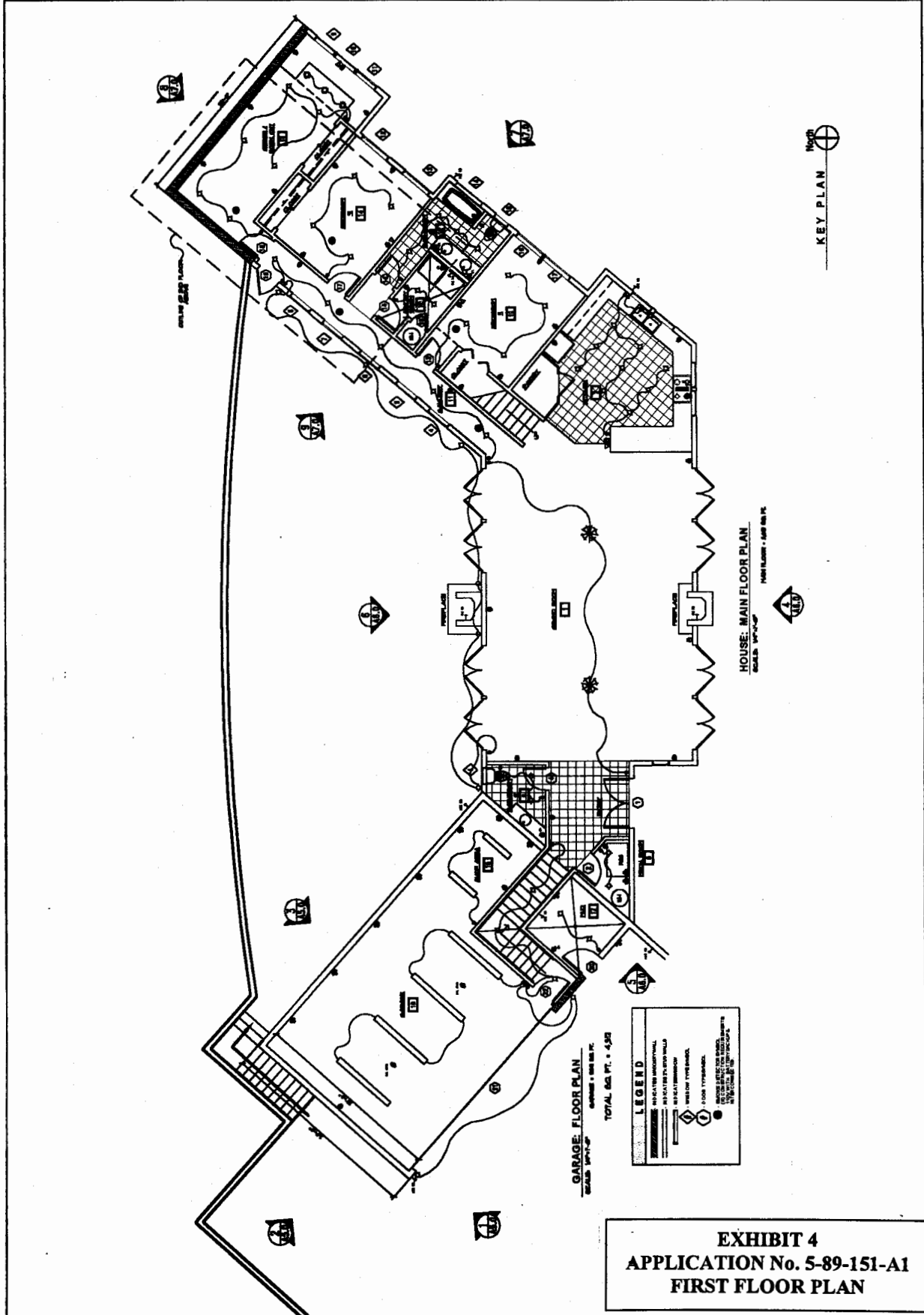


EXHIBIT 4
APPLICATION No. 5-89-151-A1
FIRST FLOOR PLAN



333 So Grand Ave, Suite 370
 Los Angeles, CA 90007
 PH (818) 594-4444 FX (818) 594-4445

M.R. & MRS. MATTHIES
 PROJECT FOR

33315 DECKER SCHOOL ROAD
 MALIBU LOS ANGELES COUNTY, CA

No.	TYPE	Date

REVISIONS

Job Number:

33315 DECKER SCHOOL RD.
 CONCEPTUAL
 2ND FLOOR PLAN

Status: AS NOTED

Date: NOVEMBER 4, 2001

Drawn By: MG

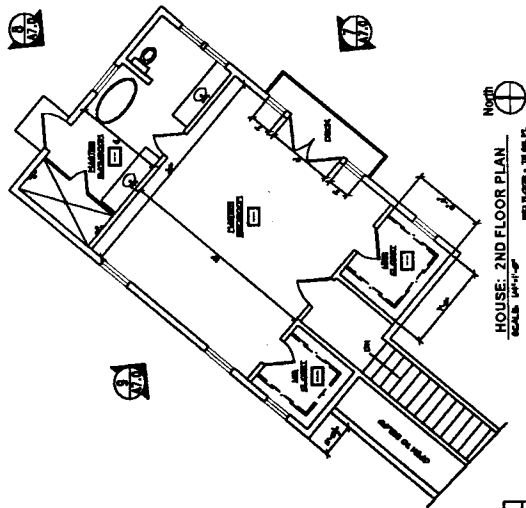
Checked By: JH

10000 CONTRACTOR SHALL VERIFY ALL
 CONDITIONS AND CONDITIONS OF THE
 CONTRACT AND SHALL BE RESPONSIBLE FOR
 ANY CHANGES TO THE CONTRACT
 DOCUMENTS. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND APPROVALS
 FROM THE LOCAL AGENCIES. THE
 CONTRACTOR SHALL BE RESPONSIBLE FOR
 OBTAINING ALL NECESSARY PERMITS
 AND APPROVALS FROM THE LOCAL
 AGENCIES. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND APPROVALS
 FROM THE LOCAL AGENCIES.

Drawing Number:

A4.0

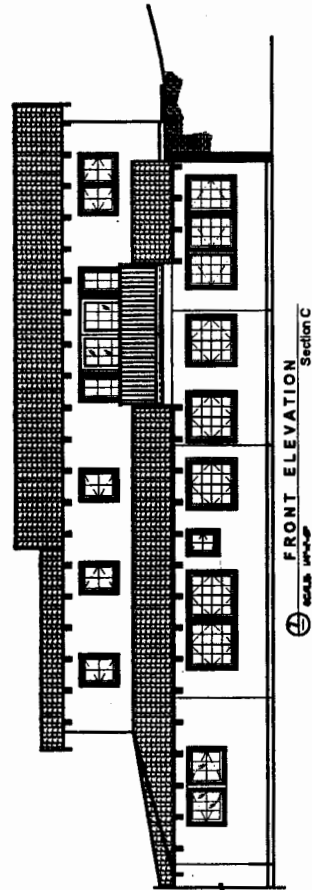
SECRET



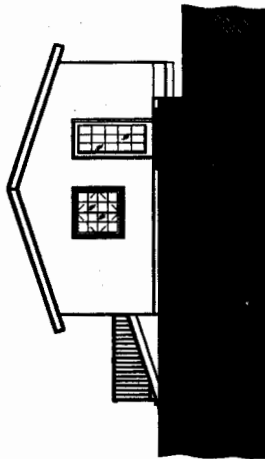
LEGEND

- 1/2\"/>

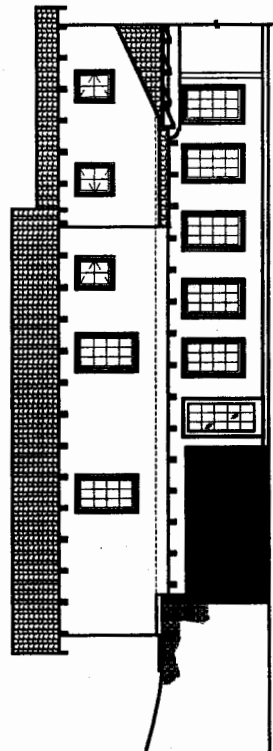
EXHIBIT 5
APPLICATION No. 5-89-151-A1
SECOND FLOOR PLAN



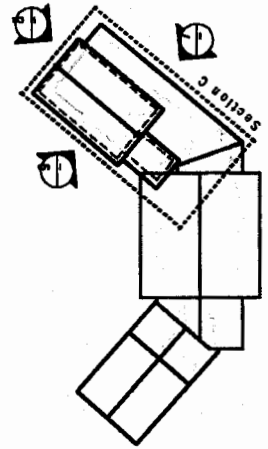
⊕ FRONT ELEVATION Section C
SCALE 1/4" = 1'-0"



⊕ SIDE ELEVATION Section C
SCALE 1/4" = 1'-0"



⊕ REAR ELEVATION Section C
SCALE 1/4" = 1'-0"



KEY PLAN
N



MR. & MRS. MATHIES
3215 DECKER SCHOOL RD.
LOS ANGELES, CA 90008
PH 323-441-1100

MR. & MRS. MATHIES
CONCEPTUAL DRAWINGS
3215 DECKER SCHOOL ROAD
HAYWARD LOS ANGELES COUNTY, CA

NO.	DATE	REVISIONS
1	APRIL 21, 2000	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT: 3215 DECKER SCHOOL RD.
 CITY: LOS ANGELES
 ELEVATIONS
 SCALE: 1/4" = 1'-0"
 DATE: APRIL 21, 2000
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT MANAGER: JAC
 ARCHITECT: MR. & MRS. MATHIES
 3215 DECKER SCHOOL ROAD
 HAYWARD, CA 94541
 PH 323-441-1100
 FAX 323-441-1101
 WWW.MATHIES.COM

A3.0

EXHIBIT 6
APPLICATION No. 5-89-151-A1
EAST SIDE ELEVATIONS



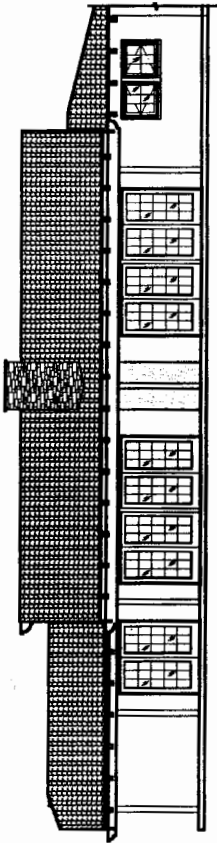
M. R. & M. R. B. MATHIES, INC.
 ARCHITECTS
 222 N. GARDEN ST., SUITE 100
 LOS ANGELES, CA 90012
 TEL: (213) 475-1111
 FAX: (213) 475-1112

PROJECTION
M.R. & M.R.B. MATHIES
 CONCEPTUAL DRAWINGS
 22216 DECKER SCHOOL ROAD
 MALIBU LOS ANGELES COUNTY, CA

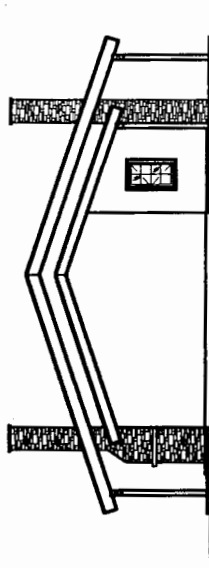
NO.	DATE	BY	CHKD.	REVISIONS
1	1/11			
2				
3				
4				
5				
6				
7				
8				
9				
10				

DATE: APRIL 26, 2023
 SCALE: 1/4" = 1'-0"
 PROJECT: 22216 DECKER SCHOOL RD.
 CONCEPTUAL ELEVATIONS
 DRAWN BY: J.H.
 CHECKED BY: J.H.
 PROJECT NO.: 22216
 SHEET NO.: 02
 TOTAL SHEETS: 02

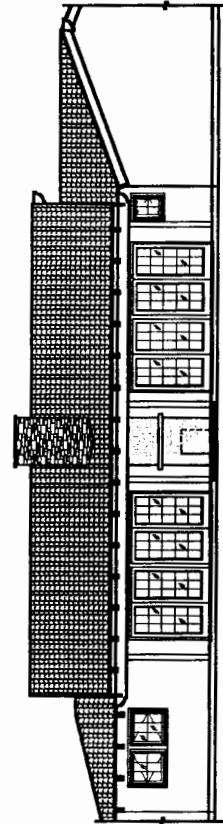
A3.0



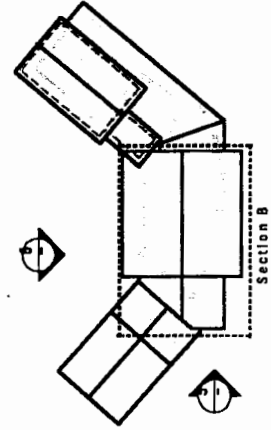
FRONT ELEVATION Section B
 SCALE 1/4" = 1'-0"



SIDE ELEVATION Section B
 SCALE 1/4" = 1'-0"



REAR ELEVATION Section B
 SCALE 1/4" = 1'-0"



KEY PLAN
 North

EXHIBIT 7
APPLICATION No. 5-89-151-A1
CENTRAL AREA ELEVATIONS



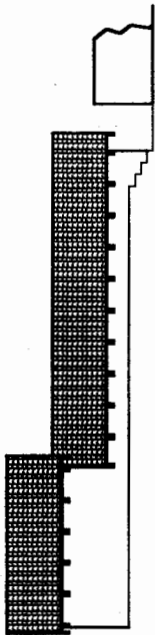
MR. & MRS. MATTIES
 ARCHITECTS
 1111 S. GARDEN ST., SUITE 100
 LOS ANGELES, CALIF. 90024
 TEL. 461-1111

PROFESSIONAL ARCHITECTS
 MR. & MRS. MATTIES
 CONCEPTUAL DRAWINGS
 2231 S. GREEN GARDEN ROAD
 PALMDALE LOS ANGELES COUNTY, CA

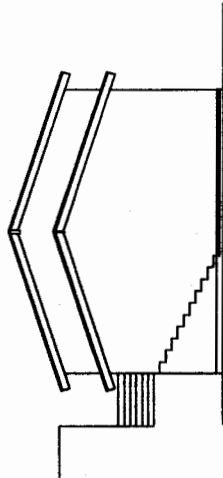
NO.	DATE	REVISIONS
1		
2		
3		

DATE: APRIL 26, 2003
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT: WEST SIDE ELEVATIONS
 SCALE: 1/8" = 1'-0"

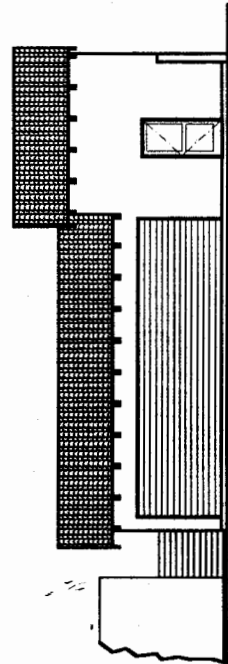
A3.0



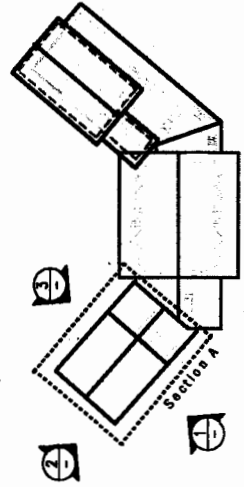
REAR ELEVATION Section A
 SCALE 1/8" = 1'-0"



SIDE ELEVATION Section A
 SCALE 1/8" = 1'-0"



FRONT ELEVATION Section A
 SCALE 1/8" = 1'-0"



KEY PLAN
 North

EXHIBIT 8
 APPLICATION No. 5-89-151-A1
 WEST SIDE ELEVATIONS



333 E. Central Ave., Suite 210
 Los Angeles, CA 90012
 PH (818) 481-1111 FX (818) 481-1113

PROJECT FOR
MR. & MRS. MATHIES
 23218 DECKER SCHOOL ROAD
 MALIBU LOS ANGELES COUNTY, CA

No.	TYPE	DATE

REVISIONS

Job Number: 3315 DECKER SCHOOL RD.
 PROJECT: BARN FLOOR PLAN
 Issue: AS NOTED
 Date: NOVEMBER 4, 2004

Drawn By: JH
 Check By: JH
 Title: ARCHITECT
 Date: NOVEMBER 4, 2004

Scale: AS NOTED
 Project Number: A8.0
 SHEET: 08

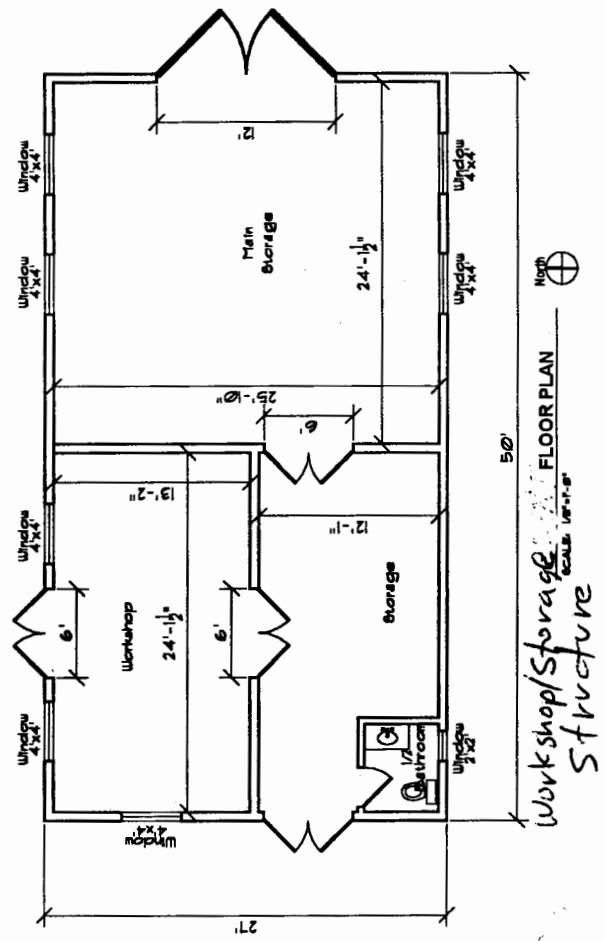


EXHIBIT 9
APPLICATION No. 5-89-151-A1
WORKSHOP/STORAGE
STRUCTURE FLOOR PLAN



Architect: Mr. & Mrs. Mathies
 1211 E. Decker School Rd.
 Los Angeles, Ca. 90024
 Tel: (213) 233-7500

MR. & MRS. MATHIES
 PROJECTOR

33315 DECKER SCHOOL ROAD
 MATTHEW LOS ANGELES COUNTY, CA

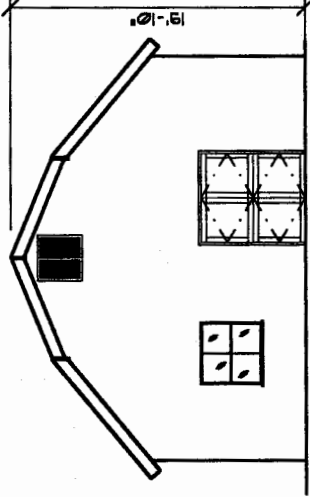
NO.	DATE	REVISION

Job Number:
 33315 DECKER SCHOOL RD.
 WORKSHOP/STORAGE
 BAR/ELEVATIONS
 Date: AS NOTED
 Drawn By: JH
 Checked By: MG
 Date: NOVEMBER 4, 2004

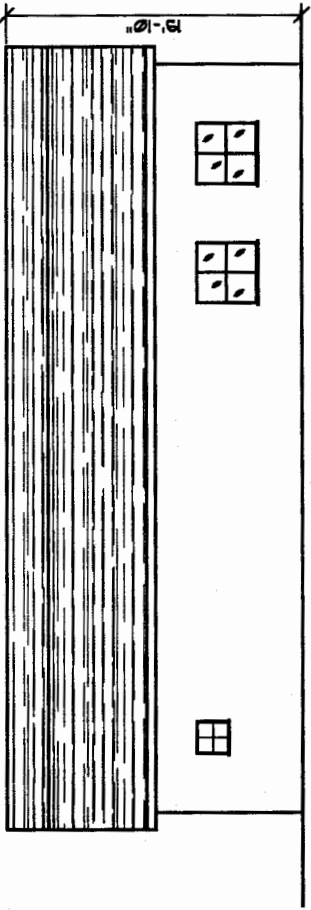
THIS DOCUMENT CONTAINS THE DESIGN INFORMATION FOR THE STRUCTURE SHOWN. IT IS THE PROPERTY OF MR. & MRS. MATHIES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MR. & MRS. MATHIES.

A9.0
 SHEET

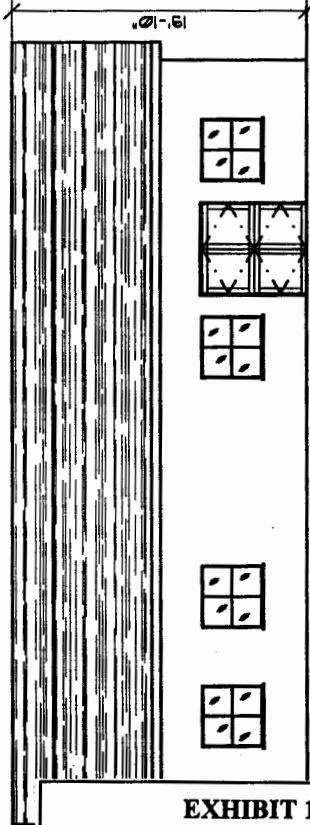
EAST ELEVATION
 SCALE: 1/8"=1'-0"



NORTH ELEVATION
 SCALE: 1/8"=1'-0"



SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



WEST ELEVATION
 SCALE: 1/8"=1'-0"

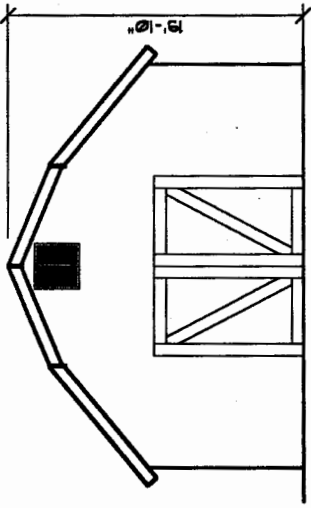


EXHIBIT 10
APPLICATION No. 5-89-151-A1
WORKSHOP/STORAGE
STRUCTURE ELEVATIONS

malibu/santa mts

TRAIL SYSTEM

- 3 MAJOR FEEDER TRAIL
- 1 THREE PARK TRAIL

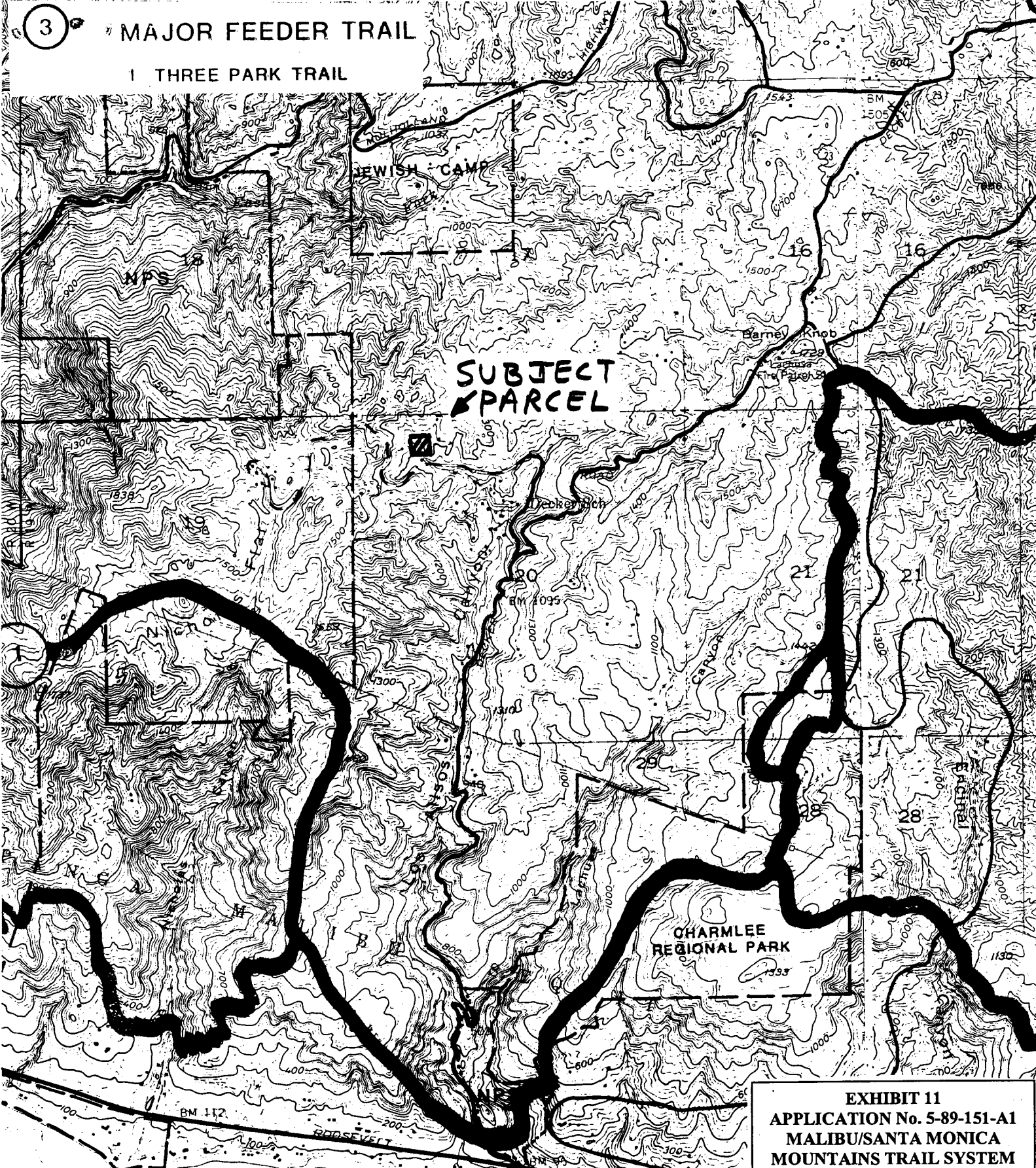
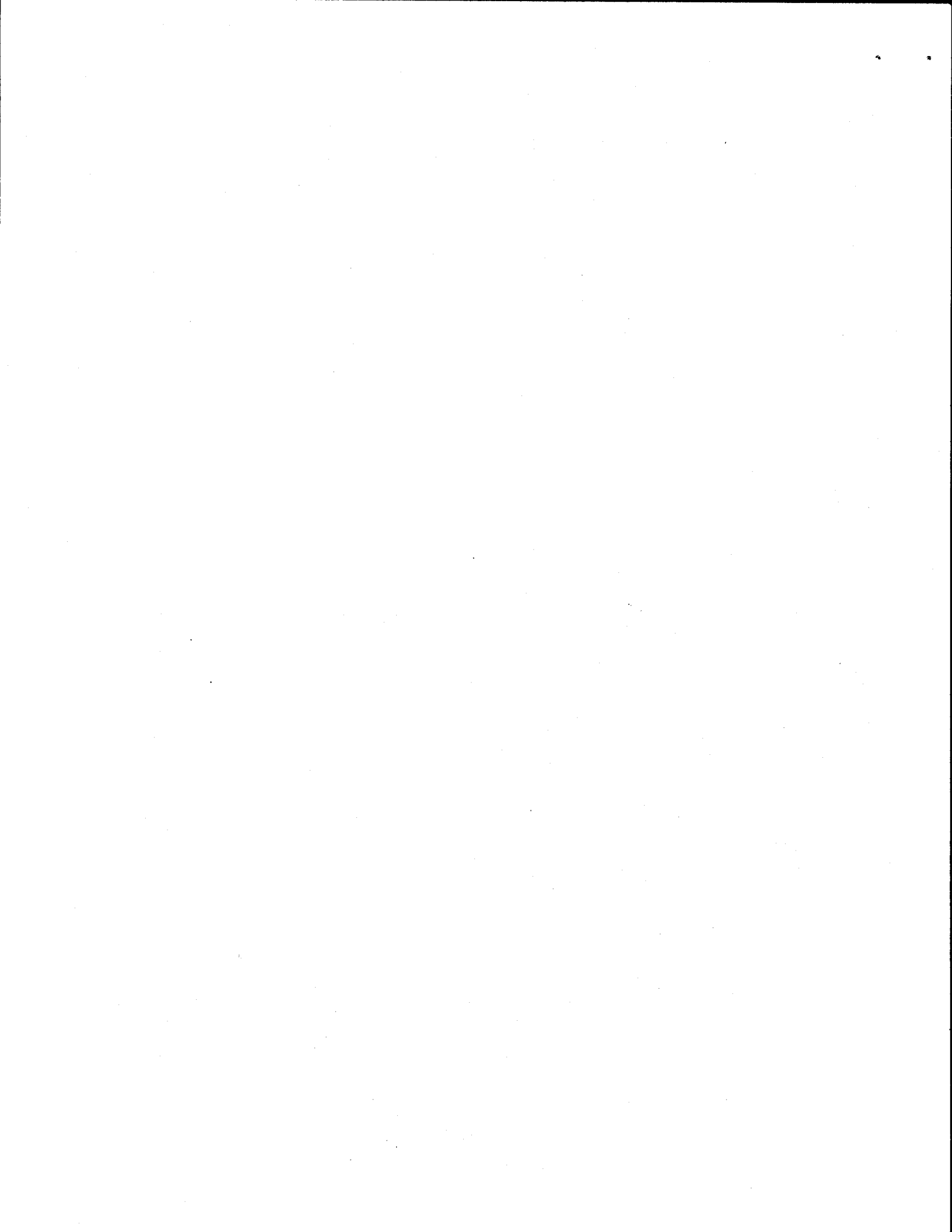
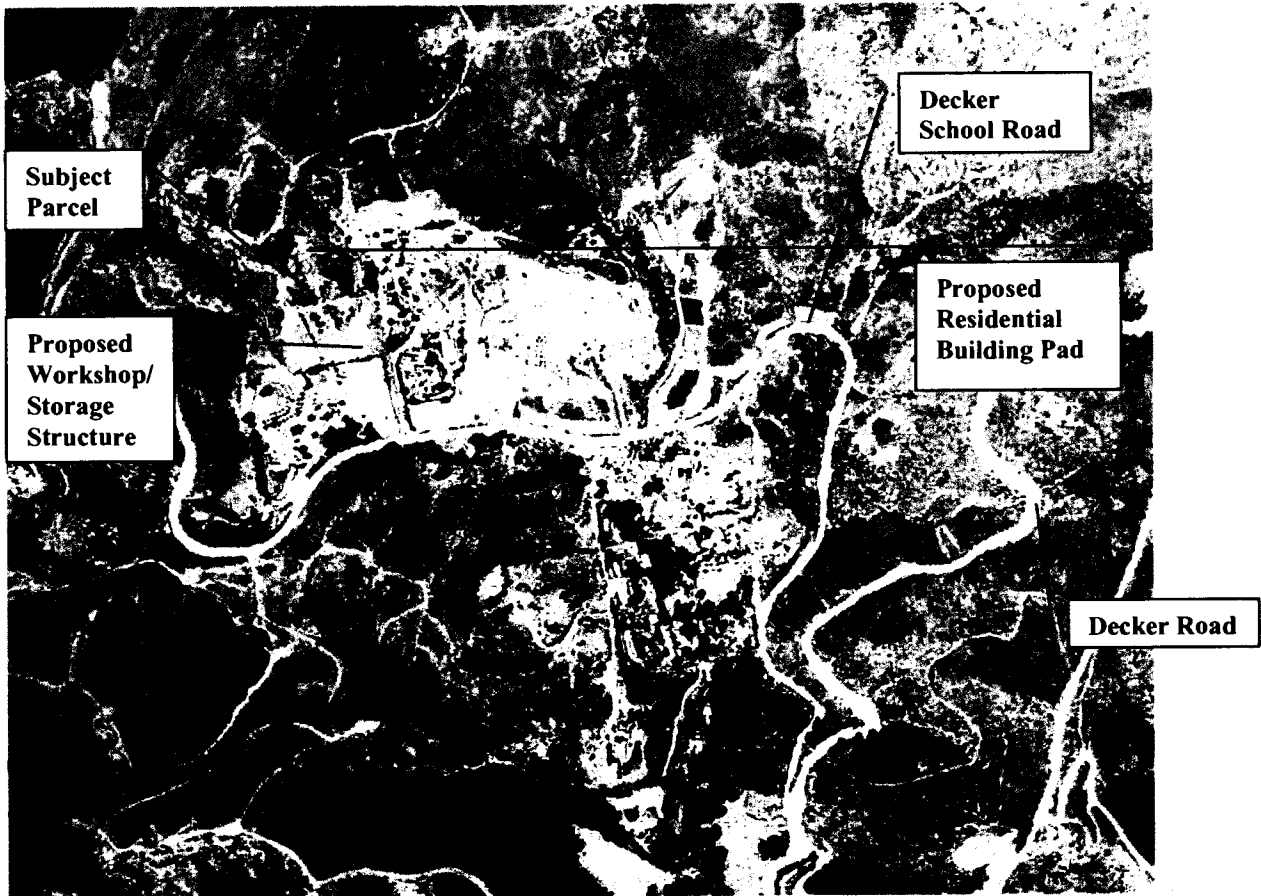
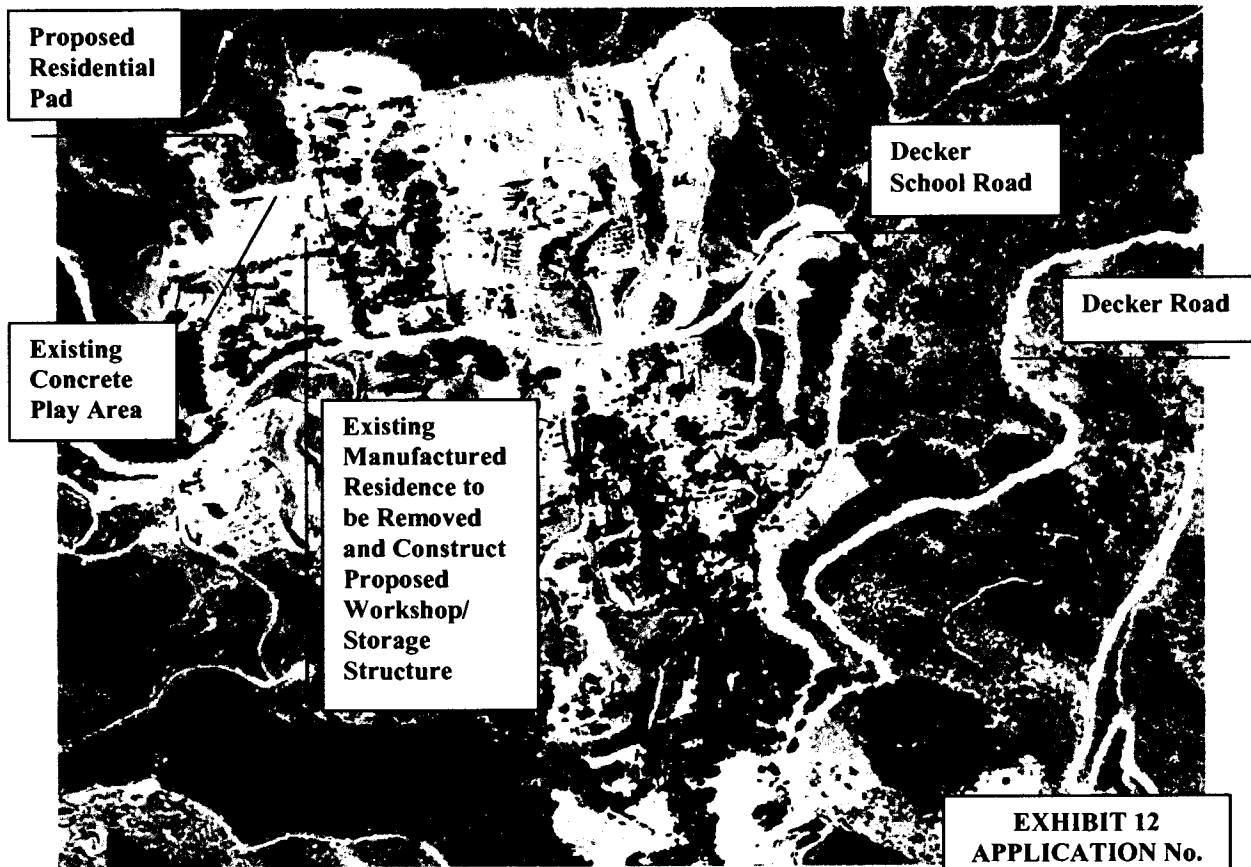


EXHIBIT 11
APPLICATION No. 5-89-151-A1
MALIBU/SANTA MONICA
MOUNTAINS TRAIL SYSTEM





Aerial Photograph 1986



Aerial Photograph 2001

**EXHIBIT 12
APPLICATION No.
5-89-151-A1
Aerial Photographs
1986 & 2001**

