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STAFF REPORT: REGULAR CALENDAR

Application No.: **4-12-075**

Applicant: **Anglin Classics, LLC**

Agent: **Anne Blemker, Mc Cabe and Company**

Project Location: **1666 Las Virgenes Canyon Road, Calabasas, Santa Monica Mountains, Los Angeles County (APN: 4455-035-004)**

Project Description: **Installation of six (6) free-standing ground-mounted solar unit/arrays and approximately 3,300 sq. ft. of roof-mounted solar photovoltaic panels on two existing structures within the Muse School Campus. Each free-standing ground-mounted solar unit/array will consist of a 28'5" ft. diameter solar array attached to a 19'1" ft. high monopole. The maximum height of the self-tracking solar units/arrays will vary between 19'1" ft. (closed/tilted position) to 33'6" ft. (open/vertical position) in height above existing grade.**

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **approval** of the proposed development with two special conditions regarding submittal of revised final project plans and structural appearance.

The proposed project is located on an 18.63-acre property at 1666 Las Virgenes Canyon Road, within the unincorporated area of the Santa Monica Mountains in Los Angeles County. The subject property is accessed from a private driveway that extends from Las Virgenes Canyon Road at the southwest corner of the site. The property is surrounded by vast areas of public parklands owned by Mountains Recreation and Conservation Authority and Malibu Creek State Park (State of California Parks and Recreation) on the north, east and west; and a privately owned multi-residential complex is located south of the project site. The subject property is comprised of moderate to very steep slopes ranging from 1:1 to 2:1 (H:V, horizontal:vertical) that are situated on the south flank of a northwest trending ridge. A relatively flat existing

developed area is located approximately 200 feet below the adjacent ridgeline on the subject site. This flat area is currently developed with existing structures that serve as a Pre/K through 8th grade school campus for the Muse School.

The applicant proposes to install six (6) free-standing ground-mounted solar units/arrays and approximately 3,300 sq. ft. of roof-mounted solar photovoltaic panels on two existing structures within the Muse School Campus. Each free-standing ground-mounted solar unit/array will consist of a 28'5" ft. diameter solar array attached to a 19'1" ft. high monopole. The maximum height of the self-tracking solar units/arrays will vary between 19'1" ft. (closed/tilted position) to 33'6" ft. (open/vertical position) in height above existing grade.

Due to the steep hillside terrain on site, the project site is significantly constrained in terms of the potential areas to locate the solar units/arrays, and the relatively flat existing developed area is the most appropriate location for the proposed development to be located. Five of the six solar units will be unavoidably visible from a nearby public hiking trail (Calabasas Cold Creek Trail) designated by the certified Malibu/Santa Monica Mountains Land Use Plan (LUP) which is located on the project site, and on adjacent public parklands to the north and east of the subject site. Due to the location of the trail along the ridgeline overlooking the entire campus, it is not possible to relocate the ground-mounted solar units/arrays in a manner that would avoid views from the public trail along the ridgeline. Therefore, in order to minimize these unavoidable visual impacts associated with the proposed development on the project site, **Special Condition Two (2)** requires that the solar unit/arrays (with the exception of the photovoltaic panels) be finished in a color consistent with the surrounding natural landscape to soften the visual impact of the development from public viewing areas to protect the rural character of this portion of the Santa Monica Mountains.

In addition, two of the 33'6" ft. high, free-standing, ground-mounted solar units will be highly visible from an approximately 800 foot long stretch of Piuma Road, an LUP-designated "scenic highway" and from a public scenic-viewing area turnout area off of Piuma Road, both located approximately 1.5 miles southeast of the project site. However, in coordination with Commission staff, the applicant has revised the originally proposed project to address impacts to public views that would result from the proposed project. Specifically, the applicant has revised the project to relocate Solar Unit No. 6 approximately 25-30 feet further to the west, in order to make use of existing landscaping and vegetation on site to screen the unit from public views. Moreover, the applicant has revised the project to either delete Solar Unit No. 1 or relocate the unit to a location on the project site adjacent to Solar Units 3, 4, or 5 where it would not be visible from Piuma Road. In addition, in order to ensure that the potential elimination of Unit 1 would not result in a reduction of the power generating capacity of the system, the applicant has also revised the project to include the installation approximately 3,300 sq. ft. of roof-mounted solar photovoltaic panels on the two existing structures on site, shown on Exhibit13. However, the applicant has not yet submitted revised project plans to represent the proposed changes noted above and; therefore, the Commission finds it necessary to impose **Special Condition One (1),** which requires the applicant to submit revised plans, for the review and approval of the Executive Director, that requires the relocation of Solar Unit/Array No. 6 and either the deletion of Solar Unit No. 1 or relocation of this unit within the area generally shown on Exhibit 12. In addition, the revised plans may include the installation of 3,300 sq. ft. roof-mounted solar photovoltaic panels, if necessary. Special Condition One (1) further requires that Solar Unit/Array 1 may only be relocated to a location that will not be visible from Piuma Road, will not require vegetation

removal or grading, and will be sited within the existing 200 foot fuel modification areas of existing habitable structures on site. Thus, only as conditioned will the development minimize the visibility of the development from public viewing areas and thereby minimize adverse impacts to visual resources to the maximum extent possible.

The standard of review for the proposed project is the Chapter Three policies of the Coastal Act. In addition, the policies of the certified Malibu – Santa Monica Mountains Land Use Plan (LUP) serve as guidance.

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LOCAL APPROVALS RECEIVED: County of Los Angeles Department of Regional Planning, Approval in Concept, dated November 5, 2012; County of Los Angeles Environmental Health Services, Sewage Disposal System Conceptual Approval, dated November 13, 2012.

I. MOTION AND RESOLUTION

The staff recommends that the Commission adopt the following resolution:

Motion:

I move that the Commission approve Coastal Development Permit No. 4-12-075 pursuant to the staff recommendation.

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.

Resolution:

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. Revised Plans

A. 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 revised project plans. All plans must be drawn to scale with dimensions shown. The final revised project plans and project description shall reflect of the following:

(1) Solar Unit/Array No. 6 shall be relocated to the area of the site, as generally shown on Exhibit 12 of this staff report.

(2) Revision to project plans to either 1) revise project plans to delete Solar Unit/Array No. 1; or 2) relocate Solar Unit/Array No. 1 to a new location within the vicinity of Solar Units/Arrays No. 3, 4, or 5 as generally shown on Exhibit 12 attached to this staff report and/or the installation of approximately 3,300 sq. ft. of roof-mounted solar photovoltaic panels on two existing structures within the Muse School Campus as shown on Exhibit 13. Proposed relocation of Solar Unit/Array No. 1 shall be in conformance with the following requirements:

(a) Sited within the required 200 ft. Los Angeles County Fire Department Forestry Division fuel modification zones for existing habitable structures on site.

(b) Shall not require any new native vegetation removal or grading.

(c) Shall not be visible from any portion of Piuma Road, including the public scenic-viewing area turnout area off of Piuma Road shown on Exhibit 10.

B. The Permittee shall undertake development in accordance with the final approved plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Coastal Commission approved amendment to the coastal development permit, unless the Executive Director determines that no amendment is legally required.

2. Structural Appearance

PRIOR TO 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, with the exception of the photovoltaic panels, authorized by the approval of this Coastal Development Permit. The palette samples shall be presented in a format not to exceed 8½" x 11" x ½" in size. The palette shall include the colors proposed for the monopole and solar module panels. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray with no white or light shades and no bright tones.

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 may only be applied to the structures authorized by this Coastal Development Permit if such changes are specifically authorized by the Executive Director as complying with this special condition.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The applicant, Anglin Classics LLC, proposes to install six (6) free-standing ground-mounted solar unit/arrays and approximately 3,300 sq. ft. roof-mounted solar photovoltaic panels to serve existing facilities at the Muse School Campus, a pre/K – 8th grade "green" curriculum school, to generate green energy. Each free-standing ground-mounted solar unit/array will consist of a dual axis solar tracker, which supports 24 solar panel modules spanning approx. 28'5" ft. in diameter, and will be attached to a 19'1" ft. high monopole. During daylight hours, the solar unit will be in an open/vertical position (33'6" ft. high) to track the sun's movement and will tilt down to a closed position (19'1" ft. high) at sundown. The design of the solar unit/array is intended to be representative of a sunflower-like appearance with the monopole acting as the "stem" and the dual axis solar tracker attached above the monopole as the flower "petals" (Exhibit 5).

The project site is located on an 18.63-acre property at 1666 Las Virgenes Canyon Road, within the unincorporated area of the Santa Monica Mountains in Los Angeles County (APN 4455-035-004) (Exhibits 1-2). The subject property is accessed from a private driveway that extends from

Las Virgenes Canyon Road at the southwest corner of the site. The property is surrounded by vast areas of public parklands owned by Mountains Recreation and Conservation Authority and Malibu Creek State Park (State of California Parks and Recreation) on the north, east and west; and a privately owned multi-residential complex is located south of the project site. Topographically, the proposed development area is located on a relatively flat portion of the property that has been previously developed with a school facility and which is surrounded to the north, east, and south by moderate to very steep slopes ranging from 1:1 to 2:1 (H:V, horizontal:vertical) that rise approximately 200 feet in elevation to a ridgeline. Elevations on the property range from approximately 905 to 620 feet above mean sea level from the top of the ridgeline on site down to the flat developed area.

The project site is currently developed with existing structures that originally served as a camp facility (Cottontail Ranch) that existed as far back as the 1950s. The existing structures on site include several cabin/classroom and maintenance/storage buildings that were all constructed prior to the effective date of the Coastal Act (January 1, 1977), based on a review of the Commission's historical aerial photographs and Los Angeles County building permits submitted by the applicant. Today, the existing facilities serve as a Pre-kindergarten through 8th grade school campus for the private Muse School. The applicant's representatives have indicated that the Muse School intends to implement a "green" environmentally-focused curriculum and that the solar "sunflower" units/arrays are intentionally designed and sited to be visible and prominent to the students on campus and are intended to be used as a teaching instrument and method to promote and instill the school's environmental philosophy in its students.

The majority of the undeveloped portion of the site is vegetated with native chaparral vegetation and oak trees on and near the steeper slopes of the site. In addition, several oak trees are located throughout the existing developed area. The majority of the site is vegetated with native chaparral vegetation, which extends off site as part of a larger contiguous area of chaparral which constitutes an environmentally sensitive habitat area. However, the area of the site where all of the proposed development will occur is located on the existing developed portion of the site, surrounded by existing development and located within overlapping fuel modification areas of existing structures. Therefore, the vegetation within the developed portion of the site is isolated and is not part of a larger contiguous area of chaparral habitat and does not, therefore, constitute an environmentally sensitive habitat area (ESHA). The proposed solar units/arrays are sited to avoid any encroachment into the protected zone of any oak tree on site and are sited within the overlapping 200 foot required fuel modification zones for the existing habitable structures on site, where vegetation clearance and trimming are required by the Los Angeles County Fire Department Forestry Division for fire protection.

In addition, the proposed ground-mounted solar units/arrays will be located entirely in previously developed areas of the site and will not require the removal of any native vegetation or impact any ESHA on site. Additionally, the proposed solar units/arrays do not require fuel modification requirements by Los Angeles County Fire Department; thus the project will not result in any loss of native vegetation or loss of environmentally sensitive habitat area (ESHA).

The Calabasas Cold Creek Trail, a public hiking trail designated by the certified Malibu/Santa Monica Mountains Land Use Plan (LUP), is located on a portion of the subject property. The campus and the majority of the existing structures on site are visible from a segment of this public trail which overlooks the campus from where it is located along the ridgeline along the

northern and eastern property boundaries. Additionally, the project site is visible from an approximately 800 foot long stretch of Piuma Road (which is designated as a scenic highway pursuant to the certified Malibu/Santa Monica Mountains LUP) and a public scenic view turnout area located along Piuma Road which are located approximately 1.5 miles southeast of the project site.

B. VISUAL RESOURCES

Section 30251 of the Coastal Act states:

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

In addition, the Malibu/Santa Mountains LUP provides policy guidance regarding the protection of visual resources. The Coastal Commission, as guidance in the review of development proposals in the Santa Monica Mountains, has applied these policies.

P125 *New development shall be sited and designed to protect public views from LCP-designated highways to and along the shoreline and to scenic coastal areas, including public parklands. Where physically and economically feasible, development on a sloped terrain should be set below road grade.*

P129 *Structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment.*

P130 *In highly scenic areas and along scenic highways, new development (including buildings, fences, paved areas, signs, and landscaping) shall:*

- *Be sited and designed to protect views to and along the ocean and to and along other scenic features, as defined and identified in the Malibu LUP.*
- *Minimize the alteration of natural landforms*
- *Be landscaped to conceal raw cut slopes*
- *Be visually compatible with and subordinate to the character of its setting.*
- *Be sited so as to not significantly intrude into the skyline as seen from public viewing places.*

P137 *Clustering of development in suitable areas shall be encouraged as a means to facilitate greater view protection.*

Coastal Act Section 30251 requires that visual qualities of coastal areas shall be considered and protected, landform alteration shall be minimized, and where feasible, degraded areas shall be enhanced and restored. In addition, the visual resource policies of the certified 1986 Malibu/Santa Monica Mountains Land Use Plan serve as guidance for development in the Santa Monica Mountains. Specifically, these policies require that new development be sited and designed to protect public views from LCP-designated highways to highly scenic areas including public parkland (P125). The policies also require that structures should be designed and located so as to create an attractive appearance and harmonious relationship with the surrounding environment (P129). Additionally, new development located in highly scenic areas must be visually compatible with and subordinate to the character of its setting (P130). Finally, clustering of development in suitable areas shall be encouraged as a means to facilitate greater view protection (P137).

The proposed free-standing ground-mounted "sunflower" solar units/arrays will be sited within the existing relatively flat, developed area on site, approximately 200 feet below the adjacent ridgelines. The project site will be visible from public parkland parcels located directly adjacent to the subject property owned by the State of California and Mountains Recreation and Conservation Authority and from a LUP-designated public hiking trail (Calabasas Cold Creek Trail) located on the project site along the ridgeline on the northern and eastern property boundaries. Furthermore, the project site will be visible from an approximately 800 foot long section of Piuma Road. Although Piuma Road is located relatively distant from the project site (approximately 1.5 miles in distance) this roadway is designated by the certified Malibu/Santa Monica Mountain Land Use Plan (LUP) as an important "scenic highway," ("scenic highways[1]" are routes which provide views of highly scenic areas, scenic vistas of the ocean or interior mountains and provide access to major recreation areas). Moreover, the project site is visible from a public scenic view turnout area located along this same segment of Piuma Road.

Development of the proposed solar units/arrays raises two issues regarding the siting and design of the solar units/arrays including: (1) whether or not public views from public roadways will be adversely affected and (2) whether or not public views from public lands and trails will be adversely affected. In review of this project, Commission staff reviewed the publicly accessible locations where the proposed development is visible to assess potential visual impacts to the public. Staff examined the proposed solar unit/array locations, the size and height of the proposed solar units/arrays and roof-mounted alternatives. Commission staff also requested that the height of the proposed solar units be physically depicted by staking the site with balloons tied to strings at the height of the proposed solar units (approx. 35 ft.) to demonstrate which solar units would be visible and to what degree. Commission staff also conducted two site visits on March 13, 2013, and April 9, 2013, to view the site and confirm that the project site is significantly visible from public viewing areas, including Piuma Road and public parkland. Additionally, the applicant's representative has submitted a visual analysis of the proposed solar units/arrays assessing their visibility from these public viewing areas (Exhibits 6-9).

Five of the six proposed solar units/arrays will be visible from portions of the Calabasas Cold Creek Trail, a LUP-designated public hiking trail that crosses the project site and extends onto

[1] As defined in the Malibu/Santa Monica Mountains Local Coastal Plan Research Analysis and Appendices dated December 28, 1982.

adjacent parkland, upslope of the developed area of the property. Furthermore, as originally proposed, two of the six solar units/arrays (Solar Unit/Array No's. 1 and 6) would be significantly visible from an approximately 800 foot long section of Piuma Road, a LUP-designated "scenic highway," and from a Piuma Road public viewing turnout area. This public viewing affords panoramic scenic views of Malibu Creek State Park, Cold Creek Canyon, Piuma Ridge Park, Santa Monica Mountains and a distant view of the Santa Susan Mountains looking to the west, north, and east directions. Additionally, the public viewing turnout contains parking, picnic tables, and a hiking trailhead for public use located at the entrance to Piuma Ridge Park (Exhibit 10).

Commission staff has analyzed the visual impacts of the proposed solar unit/arrays in relation to the surrounding areas within the community. Although there is a significant amount of existing development (multiple structures) on site and in the vicinity of the subject property which are also visible from these public viewing areas, the proposed 33'6" ft., (open/vertical position), 28'5" ft. in diameter "sunflower" solar units/arrays will result in new impacts to public views since the proposed structures will be both larger and greater in height than the most of the existing structures on the subject site and these structures will out of character with the surrounding rural area and existing school campus facilities.

The applicant has submitted an Alternatives Analysis assessing the feasibility of using only solar panels mounted on the rooftops of existing structures in order to avoid the use of the proposed large ground-mounted units/arrays in order to reduce significant adverse impacts to visual resources. However, the applicant's solar energy consultants found that although there a large number of existing structures on site, the majority of the structures would require substantial retrofitting in order to support the weight of the necessary solar energy facilities. In addition, due to shading from large trees the areas where many of the existing buildings are located, solar array energy production would be significantly reduced. As a result, the applicant's solar energy consultants have determined that aggregate total useable roof square footage for solar array installation is no more than 3,300 sq. ft. The applicant has indicated that the proposed project is intended to provide adequate power to allow the existing campus to become self-sufficient in electricity generation. If installation of solar panels were placed on the entire useable roof square footage noted above, aggregate solar array size would be between 20kW and 25kW maximum, which is well below the expected 46.08kW from the proposed ground-mounted free-standing solar units which the applicant's solar energy consultants have determined to be necessary in order to achieve self-sufficient power production for the campus. The dual axis tracking system tracks the sun, and therefore, has the ability to generate more energy than a standard flat roof-mounted installation.

As discussed above, several of proposed solar units/arrays will be visible from two relatively short segments of the Calabasas Cold Creek Trail, a LUP-designated public hiking trail that crosses the project site and extends onto adjacent parkland, upslope of the developed area of the property. However, due to the location of the trail along the ridgeline overlooking the entire campus, it is not possible to relocate the ground-mounted solar units/arrays in a manner that would avoid views from the public trail along the ridgeline. Therefore, in order to minimize these unavoidable visual impacts associated with the proposed development on the project site, **Special Condition Two (2)** requires that the solar unit/arrays (with the exception of the photovoltaic panels) be finished in a color consistent with the surrounding natural landscape to

soften the visual impact of the development from public viewing areas to protect the rural character of this portion of the Santa Monica Mountains.

In addition, as discussed above, a portion of the project site is highly visible from an approximately 800 foot long section of Piuma Road. Although Piuma Road is located relatively distant from the project site (approximately 1.5 miles in distance) this roadway is designated by the certified Malibu/Santa Monica Mountain Land Use Plan (LUP) as an important "scenic highway"). Moreover, the project site is visible from a public scenic view turnout area located along this same segment of Piuma Road. As originally proposed, two of the six solar units/arrays (Solar Unit/Array No's. 1 and 6) would be substantially visible from both this section of Piuma Road and the public viewing turnout area. As a result, the installation of these two 31.5 ft. high solar unit/arrays would have substantially greater in height than the adjacent 1-story buildings on site and resulted in significant adverse impacts to public views.

However, in coordination with Commission staff, the applicant has revised the originally proposed project to address these impacts. Specifically, the applicant has revised the project to relocate Solar Unit No. 6 approximately 25-30 feet further to the west, in order to make use of existing landscaping and vegetation on site to screen the unit from public views. Moreover, the applicant has revised the project to either delete Solar Unit No. 1 or relocate the unit to a location on the project site adjacent to Solar Units 3, 4, or 5 where it would not be visible from Piuma Road. In addition, in order to ensure that the potential elimination of Unit 1 would not result in a reduction of the power generating capacity of the system, the applicant has also revised the project to include the installation approximately 3,300 sq. ft. of roof-mounted solar photovoltaic panels on the two existing structures on site, shown on Exhibit 13. However, the applicant has not yet submitted revised project plans to represent the proposed changes noted above and; therefore, the Commission finds it necessary to impose **Special Condition One (1),** which requires the applicant to submit revised plans, for the review and approval of the Executive Director, that requires the relocation of Solar Unit/Array No. 6 and either the deletion of Solar Unit No. 1 or relocation of this unit within the area generally shown on Exhibit 12. In addition, the revised plans may include the installation of 3,300 sq. ft. roof-mounted solar photovoltaic panels, if necessary. Special Condition One (1) further requires that Solar Unit/Array 1 may only be relocated to a location that will not be visible from Piuma Road, will not require vegetation removal or grading, and will be sited within the existing 200 foot fuel modification areas of existing habitable structures on site. Only as so conditioned will the development minimize the visibility of the development from public viewing areas and thereby minimize adverse impacts to visual resources to the maximum extent possible.

For the reasons set forth above, the Commission finds that the proposed project, as conditioned, is consistent with Section 30251 of the Coastal Act.

C. LOCAL COASTAL PROGRAM (LCP) PREPARATION

Section 30604(a) 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 coastal 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 Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms to Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed projects will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the projects and are accepted by the applicant. As conditioned, the proposed development will avoid or minimize adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. The following special conditions are required to assure the project's consistency with Section 30604 of the Coastal Act:

Special Conditions 1 and 2

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

D. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

The Commission incorporates its findings on Coastal Act consistency at this point as if set forth in full. These findings address and respond to all public comments regarding potential significant adverse environmental effects of the project that were received prior to preparation of the staff report. As discussed above, the proposed development, as conditioned, is consistent with the policies of the Coastal Act. Feasible mitigation measures, which will minimize all adverse environmental effects, have been required as special conditions. The following special conditions are required to assure the project's consistency with Section 13096 of the California Code of Regulations:

Special Conditions 1 and 2

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, can be found to be consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX 1

Substantive File Documents

Certified Malibu/Santa Monica Mountains Land Use Plan; Malibu/Santa Monica Mountains Local Coastal Plan Research Analysis and Appendices dated December 28, 1982; Limited Geologic & Soils Engineering Investigation, prepared by Subsurface Designs Inc., dated November 13, 2012.

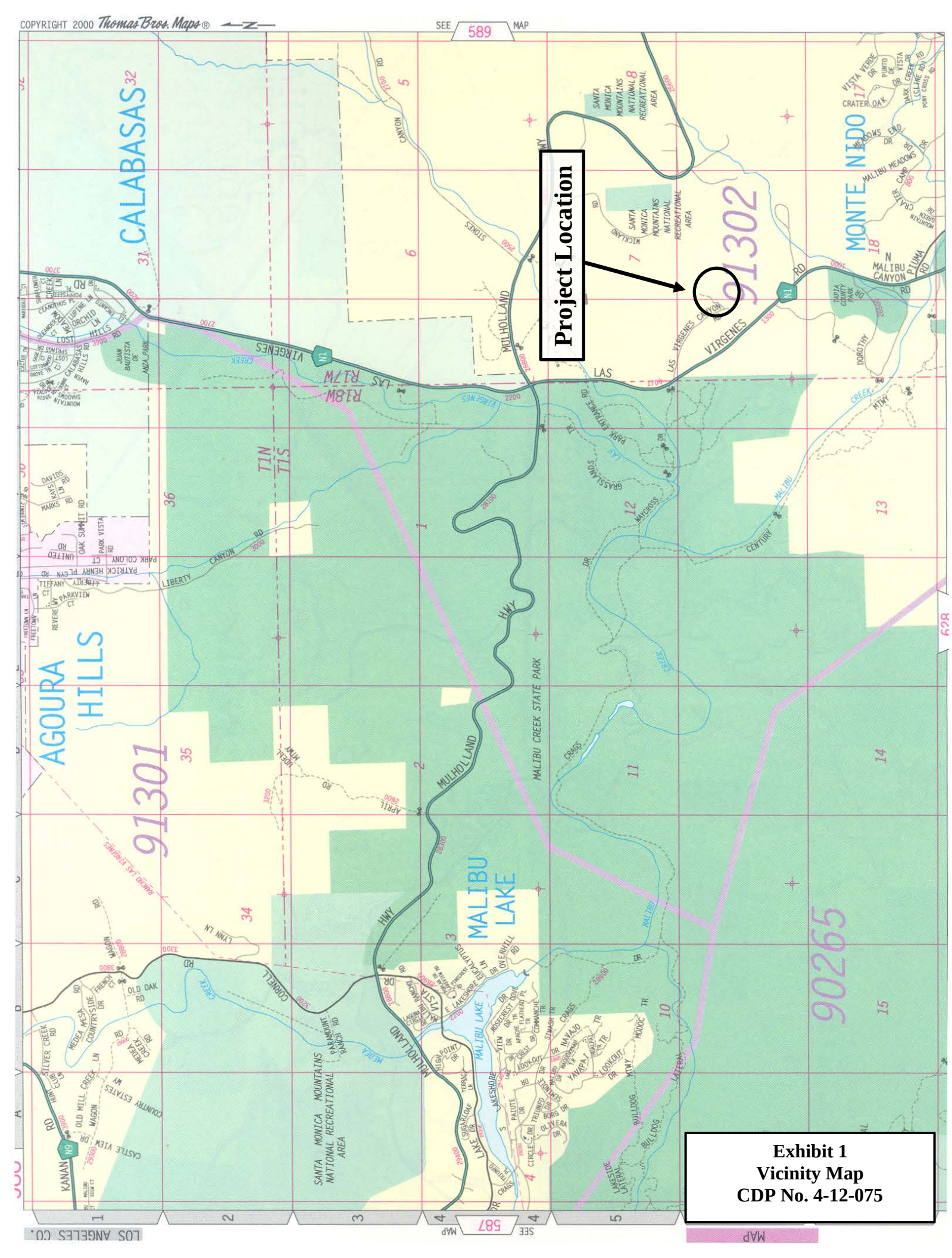


Exhibit 1
Vicinity Map
CDP No. 4-12-075

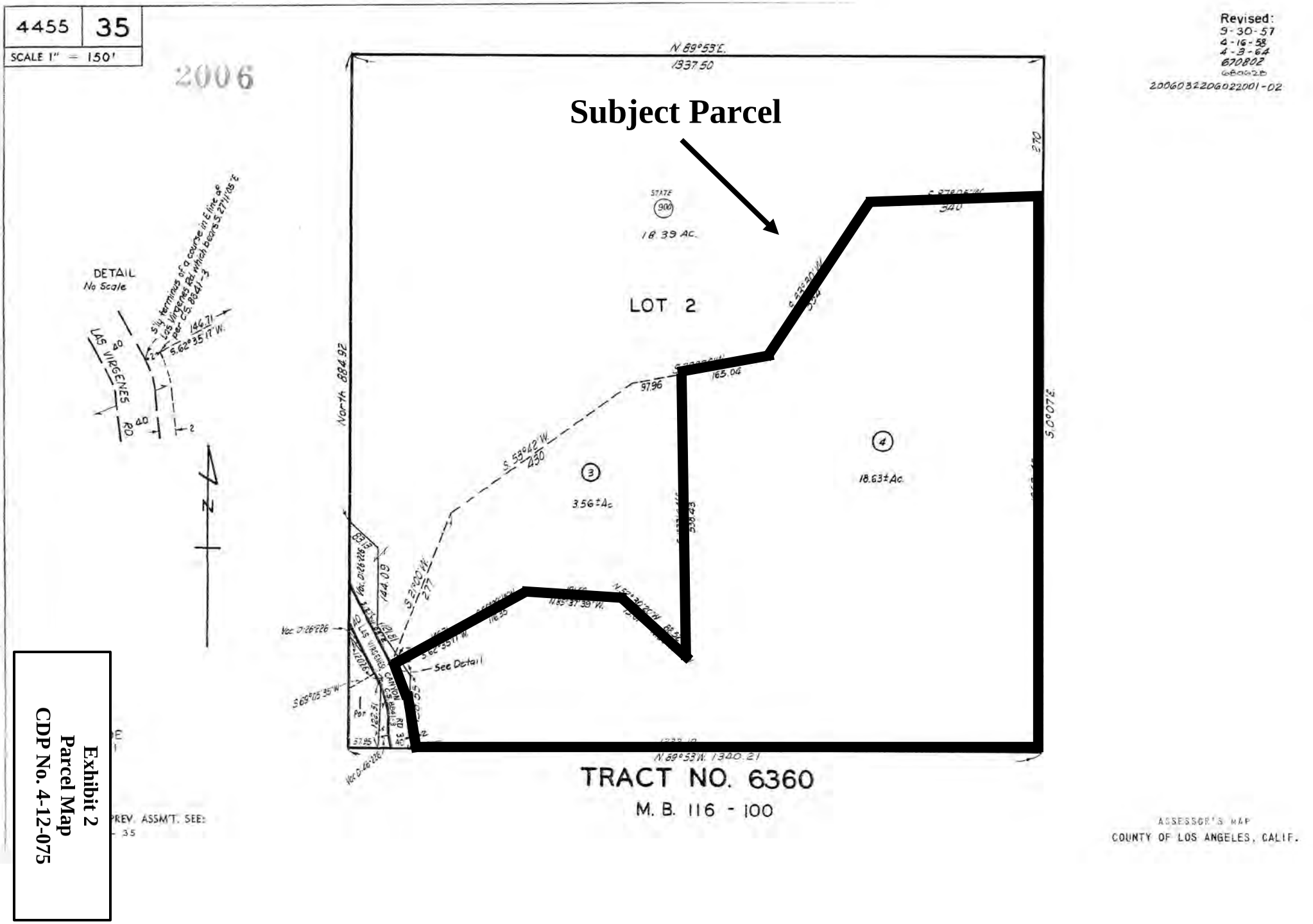


Exhibit 2
Parcel Map
CDP No. 4-12-075

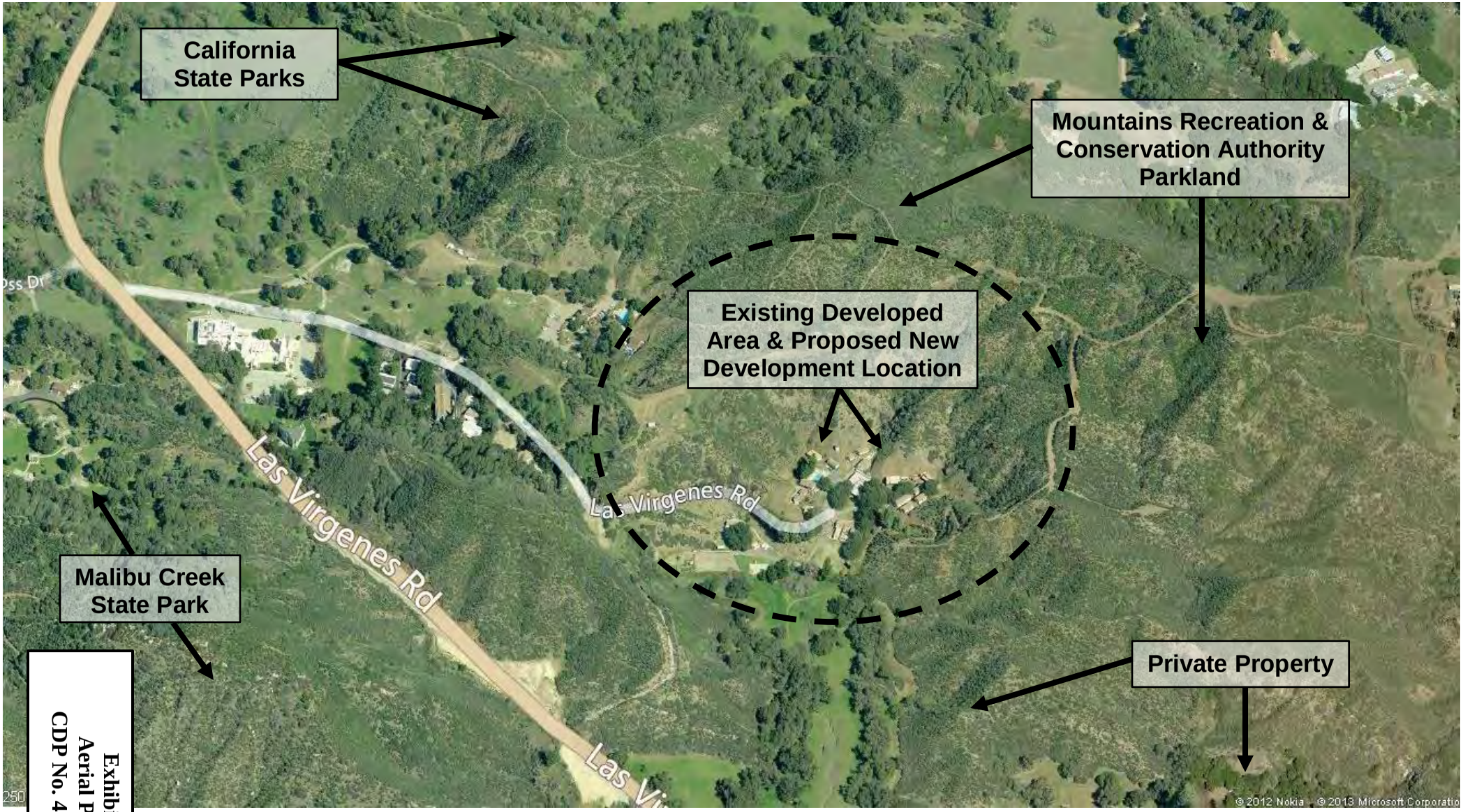
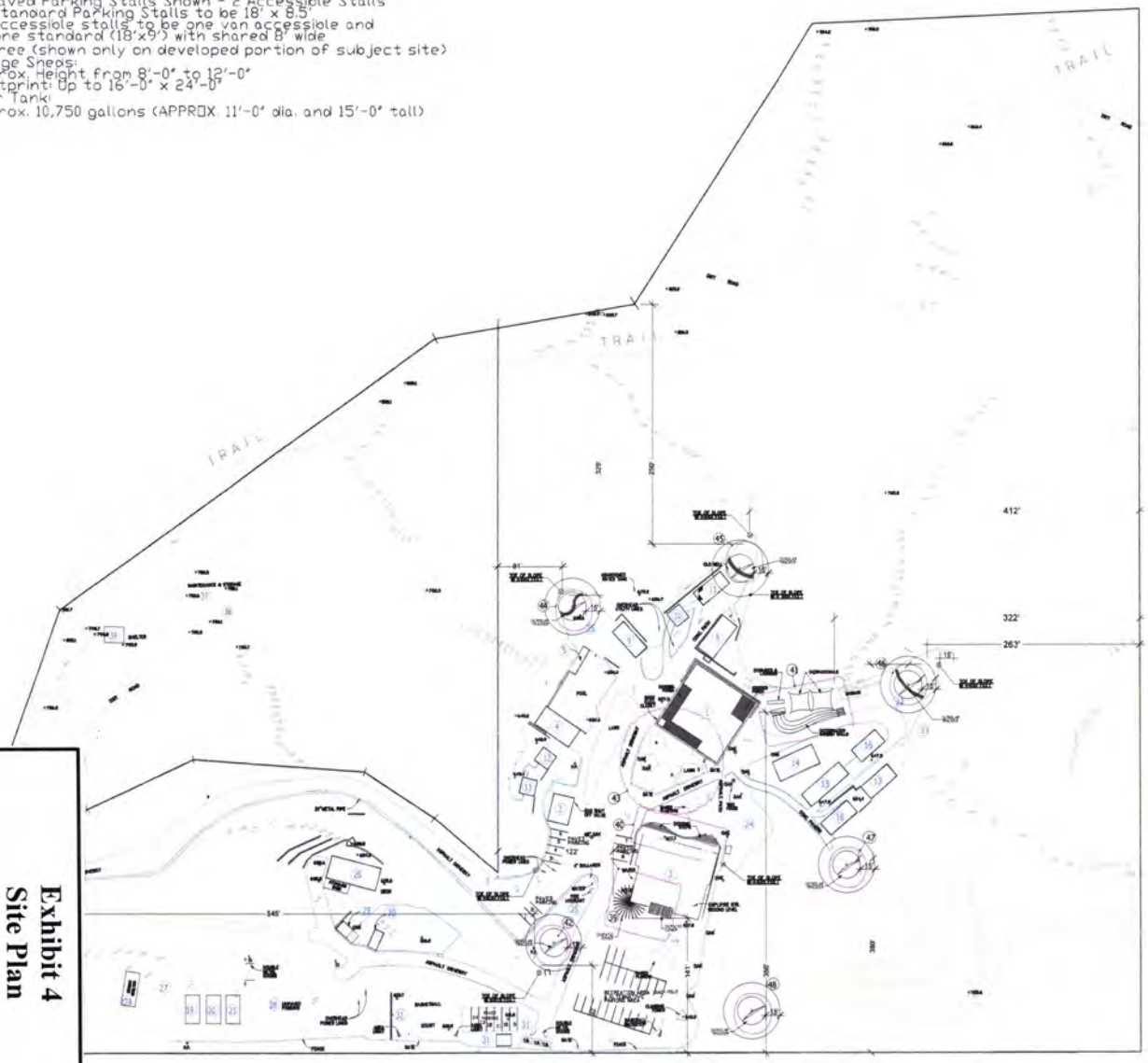


Exhibit 3
Aerial Photo
CDP No. 4-12-075

MUSE SCHOOL

1666 LAS VIRGENES CANYON ROAD, CALABASAS, CA 91302

NOTES:
A. Total Area of Subject Site is: 32.19 acres
B. (14) Paved Parking Stalls Shown - 2 Accessible Stalls
   - Standard Parking Stalls to be 18' x 8.5'
   - Accessible stalls to be one van accessible and one standard (18'x9') with shared 8' wide
C. Oak Tree (shown only on developed portion of subject site)
D. Storage Sheds:
   Approx. Height from 8'-0" to 12'-0"
   Footprint: Up to 16'-0" x 24'-0"
E. Water Tank:
   Approx. 10,750 gallons (APPROX. 11'-0" dia. and 15'-0" tall)



PROJECT DATA:

APN: 4455035004

SITE ADDRESS:
1666 LAS VIRGENES CANYON ROAD
CALABASAS CA, 91302

ZONE: R-R
(ZONING CODE: LCA11)

BUILDING I.D	BEDS	SQ.FT
1 Room Bldg	198	4,004
2 Office		540
3 Lodge Hall		5,624
4 2-Level Bldg		1,800
5 Pool		
6 Gate		
7 Pool House		
8 Staff Lounge		800
9 Cabin #3	24	576
10 Cabin #4	18	456
11 Cabin #5	24	576
12 Cabin #6	18	456
13 Cabin #1	24	576
14 Cabin #2	32	576
15 Cabin #7	36	820
16 Cabin #8	48	1,024
17 Cabin #9	24	576
18 Cabin #10	24	576
19 Cabin #11	24	576
20 Storage		300
21 Storage		300
22 Storage		300
23 Storage		300
24 Rifle Range		
25 Archery Range		
26 Amphitheater		
27 Water Tank		
28 Ranch Manager's Res		1,299
29 Stable yard		
29A Stable Shelter		
29B Horse Exercise/show		
30 Storage		
31 Tack Room		198
32 Storage		300
33 Basketball Court		
34 Trash Receptacles		
35 Info Sign		
36 Fire Hydrants		
37 P.V. Panel		
38 Mini Bike Area		
39 Shelter		
SITE IMPROVEMENTS/SCOPE OF WORK		
39 (N) Patio Cover		
40 (N) Retaining Wall and Steps		
41 (N) Site walls and Sun Sails		
42 (N) Solar Tracker		
43 (N) Misc. ground Equipment		
a. Sandbox		
b. Lawn		
c. Path - Crushed Granite		
d. Tubes		
44 (N) Solar Tracker		
45 (N) Solar Tracker		
46 (N) Solar Tracker		
47 (OPT1) Solar Tracker		
48 (OPT2) Solar Tracker		

SITE PLAN LEGEND

- EXISTING BUILDING (TYPE VARIES)
- LINE OF CONC. WALK
- EXISTING DECKING
- EXISTING RETAINING WALL
- OVERHEAD POWER LINES
- EXISTING FENCE (TYPE VARIES)
- EXISTING BLOCK WALL
- PROPERTY LINE
- EXISTING GRADE CONTOUR LINE
- EXISTING CANOPY (TYPE VARIES)
- EXISTING OAK TREE
- EXISTING AREA LIGHT
- EXISTING FIRE HYDRANT
- EXISTING MAN HOLE
- EXISTING POWER POLE

BILL JAMES & ASSOCIATES
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F: 310-519-7073

MUSE SCHOOL
1666 LAS VIRGENES CANYON ROAD
CALABASAS, CA 91302

REVISIONS

No.	Description	Date

MUSE SCHOOL

SITE PLAN

Project Name	Muse
Date	9/11/2012
Drawn by	D.S.
Checked by	P.R.

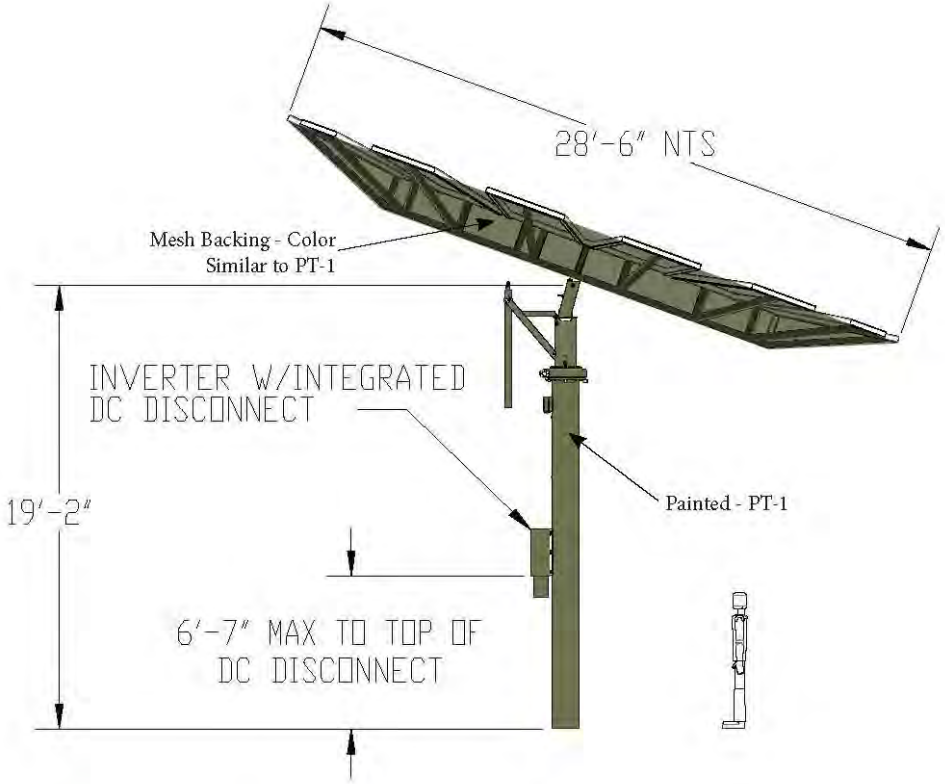
A.01

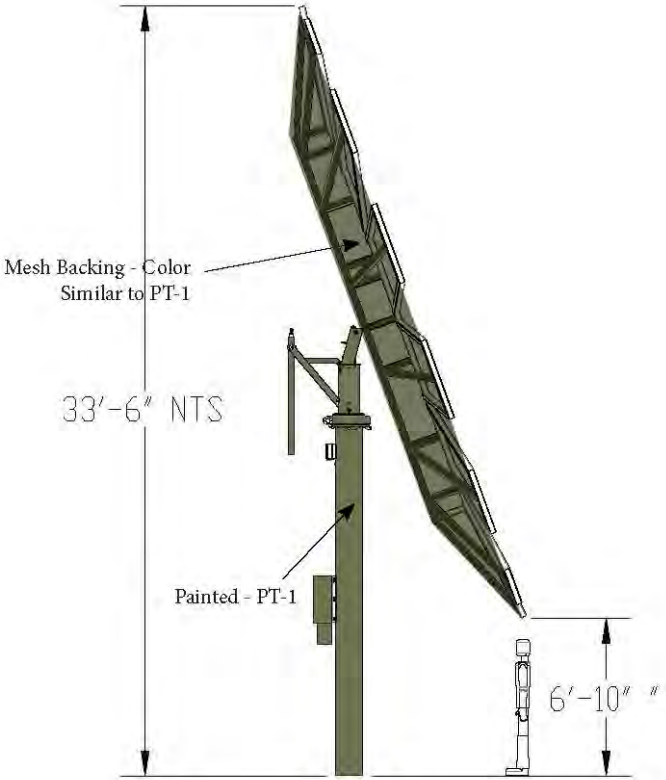
Scale

Exhibit 4
Site Plan
CDP No. 4-12-075

1

SITE PLAN





Paint PT-1

Photovoltaic Panel

Paint Color (PT-1):
Benjamin Moore: HC-109 (Sussex Green) or Comparable

		UNLESS OTHERWISE SPECIFIED:		NAME	DATE
		DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± ANGULAR: MACH ± BEND ± TWO PLACE DECIMAL ± THREE PLACE DECIMAL ±	DRAWN	LRPD	26SEP2012
			CHECKED		
			ENG APPR.		
			MFG APPR.		
		INTERPRET GEOMETRIC TOLERANCING PER:	Q.A.		
		MATERIAL	COMMENTS:		
NEXT ASSY	USED ON	FINISH			
APPLICATION		DO NOT SCALE DRAWING			

TITLE:
SOLAR SUNFLOWER

SIZE	DWG. NO.	REV
A	SF-ASSY-04-sec	A
SCALE: 1:100	WEIGHT:	SHEET 1 OF 1

5 4 3 2 1

Exhibit 5
Solar Unit/Array Project Plan
CDP No. 4-12-075

Taken from LUP-Mapped Public Hiking Trail (Calabasas Cold Creek Trail) looking South

Exhibit 6
Solar Unit Visual Impact Photo Overlay – 33'6" Vertical Position
CDP No. 4-12-075

tion A- Photo Overlay
Height: 33'-6" Vertical Position, 19' Tilted Position
d "Drab" Green - Back of arrays concealed by metal or fabric mesh in "Drab" Green Color

Muse School
Visual Analysis
March 05, 2013

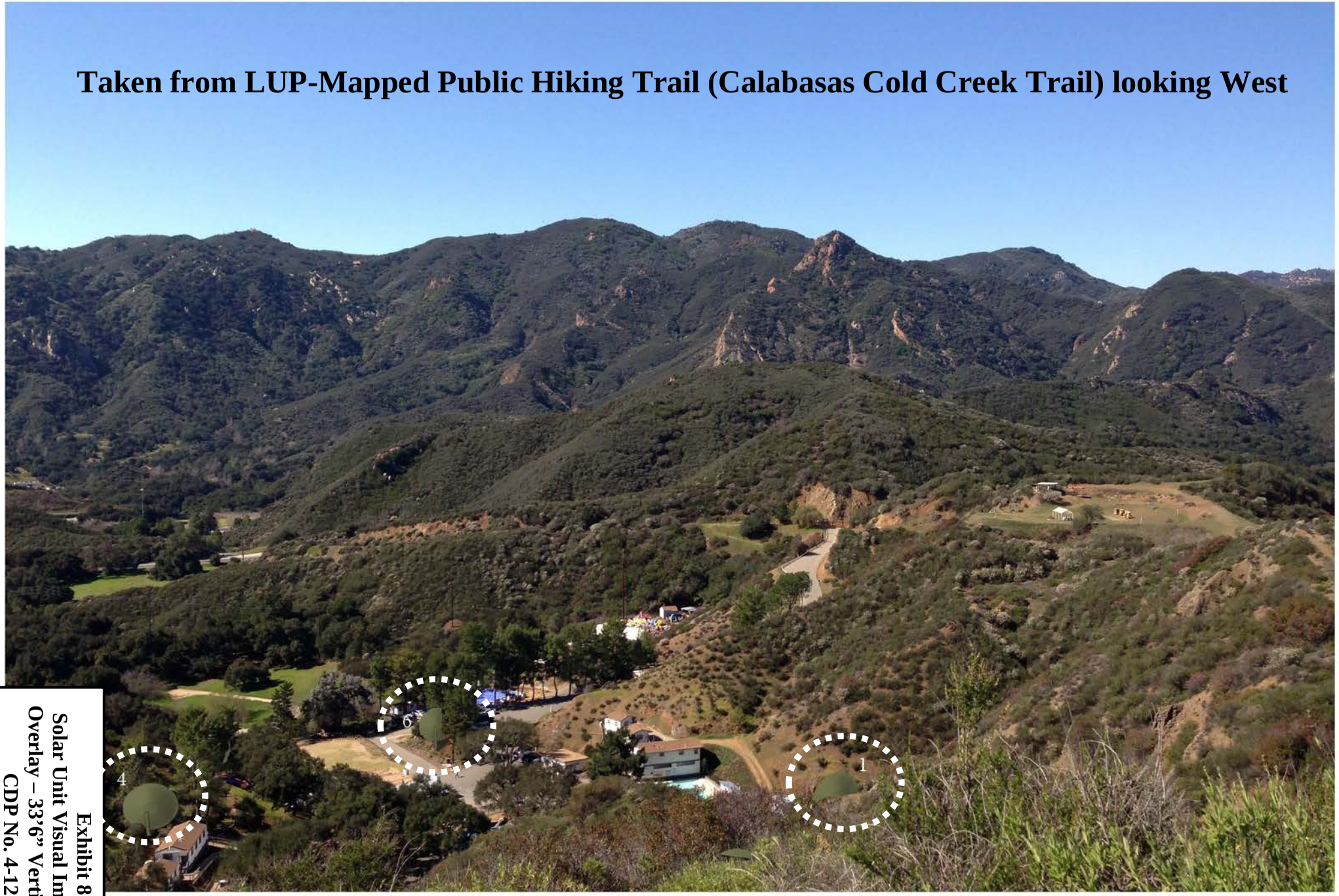
Taken from LUP-Mapped Public Hiking Trail (Calabasas Cold Creek Trail) looking South

Exhibit 7
Solar Unit Visual Impact Photo Overlay –19' Tilted Position
CDP No. 4-12-075

ion A- Photo Overlay
eight: 33'-6" Vertical Position, 19' Tilted Position
"Drab" Green - Back of arrays concealed by metal or fabric mesh in "Drab" Green Color

Muse School
Visual Analysis
March 05, 2013

Taken from LUP-Mapped Public Hiking Trail (Calabasas Cold Creek Trail) looking West



ion I Photo Overlay
eight: 33'-6" Vertical Position, 19' Tilted Position
"Drab" Green - Back of arrays concealed by metal or fabric mesh in "Drab" Green Color

Muse School
Visual Analysis
March 05, 2013

Exhibit 8
Solar Unit Visual Impact Photo Overlay – 33'6" Vertical Position
CDP No. 4-12-075

Taken from LUP-Mapped Public Hiking Trail (Calabasas Cold Creek Trail) looking West

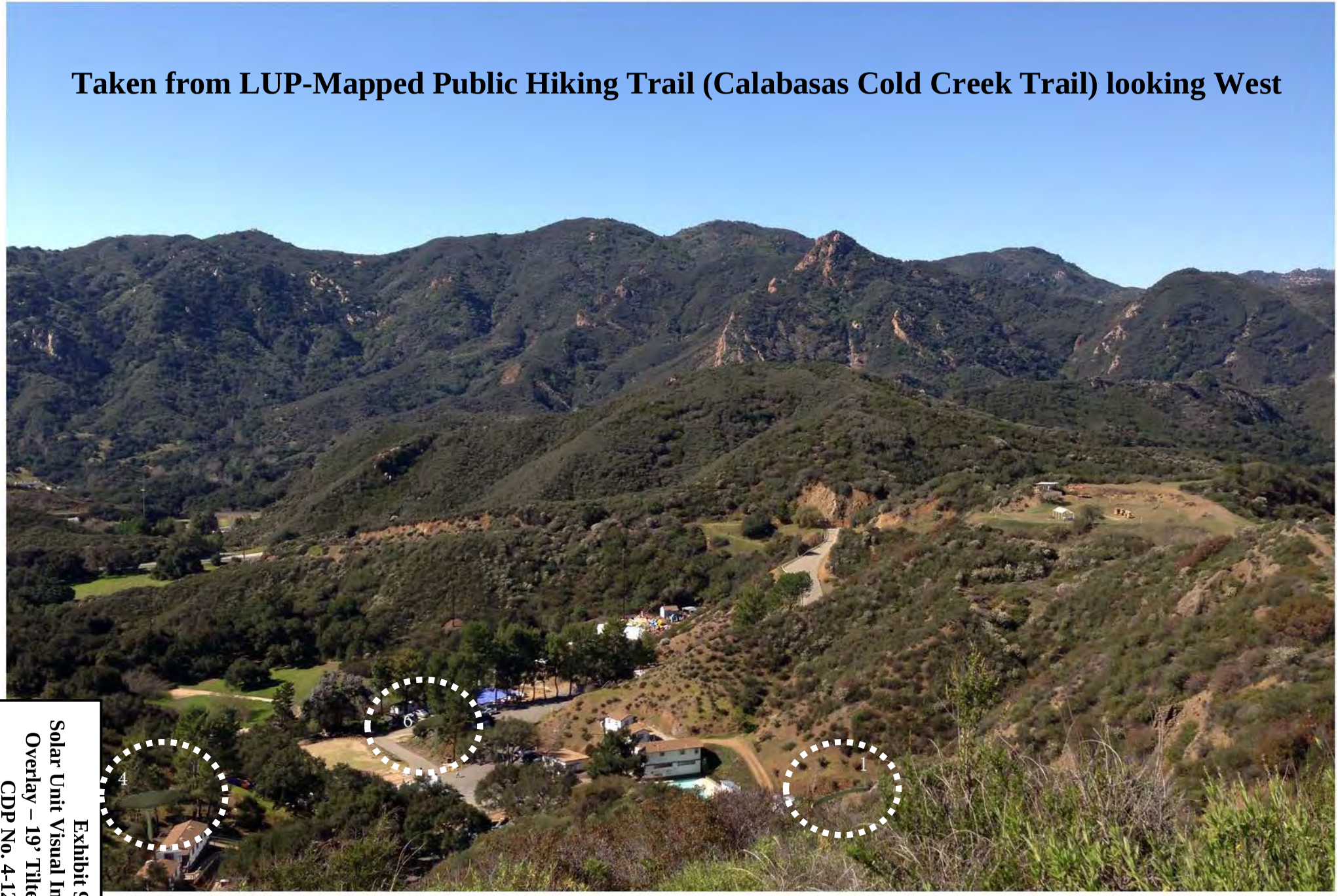


Exhibit 9
Solar Unit Visual Impact Photo Overlay – 19' Tilted Position
CDP No. 4-12-075

ion I Photo Overlay
eight: 33'-6" Vertical Position, 19' Tilted Position
d "Drab" Green - Back of arrays concealed by metal or fabric mesh in "Drab" Green Color

Muse School
Visual Analysis
March 05, 2013

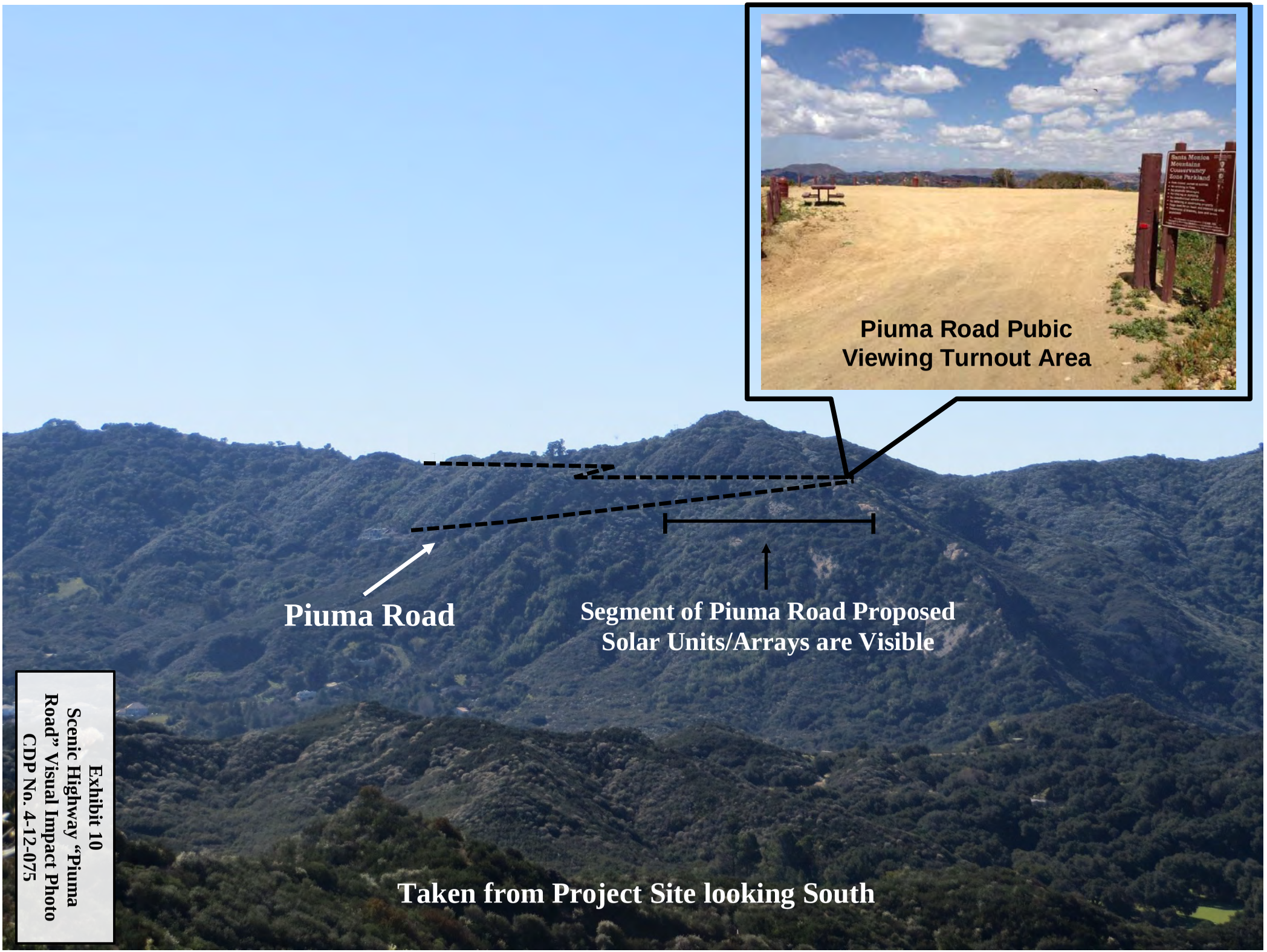


Exhibit 10
Scenic Highway "Piuma Road" Visual Impact Photo
CDP No. 4-12-075

Exhibit 11
Piuma Road Public Viewing Area
Turnout Visual Impact Photo
Zoomed In
CDP No. 4-12-075

DRAFT

MUSE SCHOOL

1666 LAS VIRGENES CANYON ROAD, CALABASAS, CA 91302

PROJECT DESCRIPTION:
The project includes the installation of 6 ground mounted circular solar arrays that will be used for onsite energy consumption (the energy produced will not be sold or otherwise used for commercial purposes), as well as reconfiguring of the parking layout.

Each dual axis solar tracking array will support 24 anti-reflective solar panels.

Each tracker (approx. 28' 5" in diameter) will be affixed to a steel monopole approx. 19' 1" tall.

Each solar array will produce approx. 7.68kW.

NOTES:
A. Total Area of Subject Site is: 32.19 acres
B. Oak Tree (shown only on developed portion of subject site)
C. Storage Sheds:
Approx. Height from 8'-0" to 12'-0"
Footprint: Up to 16'-0" x 24'-0"
D. Water Tank:
Approx. 10,750 gallons (APPROX. 11' dia. and 15' tall)

PROJECT DATA:

APN: 4455035004

SITE ADDRESS:
1666 LAS VIRGENES CANYON ROAD
CALABASAS CA, 91302

ZONE: R-R
(ZONING CODE: LCA11)

BUILDING I.D.	BEDS	SQ.FT.
1. Barn Bldg	108	4,825
2. Office		540
3. Lodge Hall		1,404
4. 2-Level Bldg		1,800
5. Pool		
6. Lake		
7. Amphitheater		
8. Staff Lounge		800
9. Cabin #3	24	576
10. Cabin #4	12	288
11. Cabin #5	24	576
12. Cabin #2	12	288
13. Cabin #1	12	288
14. Cabin #6	02	576
15. Cabin #7	36	832
16. Cabin #8	20	1,824
17. Cabin #10	24	576
18. Cabin #9	24	576
19. Storage		300
20. Storage		300
21. Storage		300
22. Rifle Range		
23. Archery Range		
24. Amphitheater		
25. Water Tank		
26. Ranch Manager's Res		1,298
27. Stable yard		
27A. Stable Shelter		
28. Horse Exercise/show		
29. Storage		
30. Tack Room		198
31. Storage		300
32. Basketball Court		
33. Trash Receptacles		
34. Flag Pole		
35. Fire Hydrants		
36. Gazebo		
37. Mailbox Area		
38. Shelter		
SITE IMPROVEMENTS/SCOPE OF WORK		
39. (N) Solar Tracker		
40. (N) Solar Tracker		
41. (N) Solar Tracker		
42. (N) Solar Tracker		
43. (N) Solar Tracker		
44. (N) Solar Tracker		

Remove Unit #1 from this location.

Rectangular box represents possible relocation for Unit #1

Relocate Unit #6 to below location #6a

#6a

Voluntarily remove unit #1 from this location.

Rectangular box below represents possible location for the 6th unit

Relocate this unit #6 to below location #6

This red rectangle represents the general area of the placement for a 6 Sunflower unit.

APPLICANT'S COPY

REVISED

EXHIBIT "A"

APPROVED

APPROVAL IN CONCEPT

SITE PLAN LEGEND
- EXISTING BUILDING (TYPE VARIES)
- LINE OF CONC. WALK
- EXISTING DECKING
- EXISTING RETAINING WALL
- OVERHEAD POWER LINES
- EXISTING FENCE (TYPE VARIES)
- EXISTING BLOCK WALL
- PROPERTY LINE
- EXISTING GRADE CONTOUR LINE
- EXISTING CANOPY (TYPE VARIES)
- EXISTING OAK TREE
- EXISTING AREA LIGHT
- EXISTING FIRE HYDRANT
- EXISTING MAN HOLE
- EXISTING POWER POLE

SITE PLAN

BILL JAMES & ASSOCIATES
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415 WEST 9TH ST.
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T: 310-519-8938
F: 310-519-7073

MUSE SCHOOL
1666 LAS VIRGENES CANYON ROAD
CALABASAS, CA 91302

REVISIONS

MUSE SCHOOL

Project Name: Muse
Date: 11/03/2012
Drawn by: D.S.
Checked by: P.R.
Scale

Exhibit 12
Proposed & Potential Solar Unit/Array Relocation Sites
CDP No. 4-12-075

- Blue squares represent possible roof mounted solar locations with respective estimated square footage.
- Estimated aggregate total useable square footage is 3,300 square feet, however due to large trees and "hard" shading in these areas, solar array energy production will be significantly diminished on these locations.
- Assuming installation of solar panels on all of the square footage noted, aggregate solar array size would be between **20kW and 25kW maximum**, again, with significantly diminished energy production due to shading issues from trees.
- Yellow circles cover multiple alternative structures on site, however due to the age of the buildings and roof materials, Stellar Energy would not recommend installation on these locations.

llar Energy GP, Inc. – MUSE School site, indicative solar feasibility detail

Exhibit 13
Estimated Usable Roof-Mounted Solar Locations
CDP No. 4-12-075