

CALIFORNIA COASTAL COMMISSION

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Th17a-f



ADDENDUM

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original staff report](#)

DATE: December 9, 2015
TO: Commissioners and Interested Parties
FROM: South Central Coast District Staff
SUBJECT: Agenda Items 17a-f, Thursday, December 10, 2015, Coastal Development Permit Application Numbers 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094

The purpose of this addendum is: A) to make revisions to special conditions and findings of the November 24, 2015 staff report; B) to attach ex parte communications; C) to attach Exhibit 25 and 26; and D) to attach correspondence and provide responses to comments. Findings and special conditions have been modified and inadvertent errors have been corrected. Ex Parte Communications from Commissioners Bochco, Mitchell, and Vargas are attached. Commission Staff received 122 letters received by the date of this addendum, including 43 in support of the proposed project, and 79 opposed.

A. Revisions to Special Conditions and Findings.

Note: ~~Strikethrough~~ indicates text deleted from the November 24, 2015 staff report pursuant to this addendum and underline indicates text added to the November 24, 2015 staff report pursuant to this addendum.

1) In order to clarify the Summary of Staff Recommendation, the following shall be added to the first sentence in the first paragraph on page 6 of the staff report:

At the June 16, 2011 hearing, Morleigh Properties LLLP (Morleigh) withdrew its CDP application and the other four applications, as well as the application for the lot line adjustment, were denied by the Commission.

2) In order to clarify its intent, the second paragraph of Special Condition Ten on page 23 of the staff report shall be modified as follows:

Mitigation shall be provided for impacts to ~~the chaparral and coastal sage scrub ESHA~~ H2 habitat and H1 habitat buffer areas from the proposed development and fuel modification/brush clearance requirements by one of the three following habitat mitigation methods:

3) In order to ensure that the proposed waterline is not utilized by adjacent property owners, the following Special Condition Twenty-two (22) shall be added to page 31 of the staff report. Additionally, Special Conditions Twenty-two (22) and Twenty-three (23) on pages 31-32 of the staff report, as well as all references to those conditions within the report, shall be renumbered accordingly.

22. Water Line

BY ACCEPTANCE OF THIS PERMIT THE APPLICANT AGREES THAT it is not, and will not become, a water purveyor within the Las Virgenes Municipal Water District, and that it will never grant rights to any property (other than the properties considered in CDPs 4-10-040, 4-10-041, 4-10-042, 4-10-044, and 4-14-0598) for use of the water line approved herein.

4) In order to clarify the findings relating to the proposed waterline in Section F (Cumulative Impacts) of the staff report, the following shall be added in the end of the last paragraph on page 106:

However, as proposed, all portions of the proposed waterline located south (downstream) of the end of Costa Del Sol Way would be considered a private pipeline. This means that no other property owner (including those of the four vacant parcels located north of the project sites) could utilize the proposed pipeline to obtain water for future development. Furthermore, because the owner of the pipeline (the applicants) is not a water purveyor within the LVMWD service area, it would not be possible for them to allow other properties to utilize the subject water line. As such, the extension of the water line to the proposed project sites will not provide municipal services to any other properties along the route and therefore will not foster additional development. However, to ensure that that the water line remains private into the future, Special Condition Twenty-two (22) is required. Thus, the Commission finds that the proposed waterline project would not result in cumulative growth inducing impacts.

5) In order to clarify its intent, the following allowable use shall be added to the fee title dedication in Part B of Special Condition Two (2) on page 33 of the staff report:

(4) Underground waterline maintenance.

6) In order to clarify its intent, the following allowable use shall be added to the open space conservation easement in Part A of Special Condition Sixteen (16) on page 27 of the staff report:

(6) Underground waterline maintenance.

7) In order to correct an inadvertent error, all references to the 137-acre open space area in the staff report shall be modified to 140-acres.

8) In order to clarify its intent, the following shall be added to the first paragraph of Part Special Condition Eighteen (18) on page 28 of the staff report:

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 a revised Habitat Mitigation and Monitoring Plan (HMMP), which reflects the currently proposed development configuration, for the purple needlegrass herbaceous alliance revegetation areas, restoration of dirt road areas north of the residential sites (APNs 4453-005-038, 4453-005-091, and 4453-005-092), and restoration of native vegetation areas temporarily impacted by waterline installation. The revised HMMP shall also include measures for transplanting Plummer's mariposa lily and Catalina mariposa lily that are located within the development area and measures for implementing 3:1 mitigation for impacts, measures for implementing 3:1 mitigation for impacts to rock outcrop habitat, as well as measures for pre-construction surveys, trapping and relocating wood rats located within the development area. The HMMP shall include, but not be limited to, the following criteria:

9) In order to correct an inadvertent error and in order to clarify the proposed project, the following shall replace the table on page 5 of the staff report:

APN	Owner ¹	Application Number	Reconfiguration Proposed?	Residential Development?	Easement(s)
4453-005-018	Vera	4-10-041	No	Yes	Open Space/ Conservation and Trail
4453-005-037	Lunch	4-10-040 and 4-14-1094	Yes- Lot Line Adjustment		Open Space/ Conservation
4453-005-091	Morleigh	4-14-0598 and 4-14-1094			Open Space/ Conservation
4453-005-092	Mulryan	4-10-042 and 4-14-1094			Open Space/ Conservation and Trail
4453-005-038	Ronan	4-10-044 and 4-14-1094			Open Space/ Conservation
4453-005-013	E.D. West Coast	4-14-1094	No- Direct Dedication to MRCA	No	No- Open Space Restriction and Direct Dedication

¹ All names below are shorthand. The formal names are followed by "Properties, LLLP" in each case.

10) In order to clarify the findings relating to an Economically Viable Use (Takings Analysis) of the staff report, the following shall be added to the end of the second paragraph on page 91:

Quite to the contrary, the United States Supreme Court has stated: “A regulation permitting a landowner to build a substantial residence on an 18-acre parcel does not leave the property ‘economically idle.’ *Palazzolo v. Rhode Island*, 533 U.S. 606, 631 (2001), citing *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1019 (1992), to indicate that no *Lucas* taking would apply when such development is allowed.

11) In order to clarify the findings relating to Impacts and Alternatives (Takings Analysis) of the staff report, the first full paragraph on page 95 should be modified and another paragraph added, as following:

Both alternatives have considered siting and design options in order to avoid and minimize impacts to SERA. The alternatives also had to consider geologic constraints as well as visual resource protection constraints. The more tightly clustered alternative would achieve a reduction in H2 habitat impacts of approximately 5-acres. However, road/driveway grading for the alternative project would remove four H1 rock outcrops (436 sq. ft. or 0.01-acre total), which is prohibited by the policies and provisions of the LCP. The grading for the proposed project would not remove any H1 rock outcrops. As such, there is a trade-off between H1 and H2 habitat impacts to be considered ~~in~~ and evaluated the two identified alternative projects. The Commission is cognizant of the fact that the LCP establishes a hierarchy amongst different types of habitat, with H1 being the most highly protected. The LCP (Policy CO-41) prohibits development within H1 habitat and requires (Policy CO-44) that new development avoid SERA in this order of priority: H1, H2 High Scrutiny, H2 and H3.

Removing the northerly two houses entirely without replacing them elsewhere would eliminate the additional H2 impacts without creating any additional H1 impact, but the applicants argue that restricting them to fewer houses would constitute a taking. Although the Commission does not agree, as indicated above, it does recognize the applicants’ arguments, not only under *Lucas*, but also in the context of the more subjective *Penn Central* analysis. It also recognizes that even with five house, the current application limits development to the 13-acre developable area that, as indicated above, drives the reasonable investment backed expectations of the applicants. Given all of that and the limited nature of the additional impacts imposed by the additional two houses, the Commission is willing to allow the marginal additional impact to resolve the dispute.

12) In order to clarify the findings relating to Impacts and Alternatives (Takings Analysis) of the staff report, the first paragraph on page 85 shall be modified as follows:

The proposal primarily involves residential development within H2 habitat. The LCP generally requires that such development be avoided, but it does allow for such development if (1) it is infeasible to avoid those impacts and still provide a reasonable economic use of the property (a “takings” standard), and (2) the location and design of the development minimizes impacts to H2 (LUP Policy CO-43 / LIP § 22.44.1910.C). Similarly, some aspects of the proposal would involve development within the normally-required 100-foot buffer and 100-foot quiet zone for

H1 habitat, and the former is inconsistent with H1 *buffer* protections *unless, among other things, (1) ~~allowing such impacts is necessary to avoid a taking~~ the development allowed is the minimum necessary to provide a reasonable economic use of a lawfully-created parcel, (2) there is no feasible alternative, and (3) the impacts are avoided to the maximum extent feasible and unavoidable impacts are minimized and mitigated* (LUP Policy CO-56 / LIP § 22.44.1890.D). Thus, in order to assess whether allowing either type of impact (to H2 and to H1 buffer) is consistent with the LCP requires what is essentially a takings analysis (an analysis of the feasibility of avoiding such impacts while still providing a reasonable economic use of the property).

13) The following findings regarding the proposed water line should be added as subsection 7 of Section E (Environmentally Sensitive Habitat) and the subsequent subsections renumbered accordingly:

7. Waterline.

The proposed project includes the extension of an 8-inch diameter water line down to the five proposed residences from an existing municipal water main beneath Costa Del Sol Way to the north. The total length of the proposed water line is approximately 7,000 feet and would be installed utilizing both trenching and horizontal directional drilling construction methods. The proposed alignment is on bedrock and free of large landslides and other geologic hazards. Construction would occur in three segments. The first approximately 1,200 linear feet would be installed by trenching within a paved portion of Costa Del Sol Way. The second approximately 4,501 linear feet would be installed utilizing horizontal directional drilling (HDD) construction methods. Lastly, portion three of the water line construction would be approximately 1,310 linear feet in length, and construction within this area would be installed by trenching within the proposed shared access road located on the subject properties. As such, the proposed water line would not result in the direct loss of any H1 habitat consistent with LUP Policy CO-41, as it would be located either within existing disturbed areas (existing paved portions of Costa del Sol Way and disturbed dirt roads on the project sites) or underground beneath SERA but drilled underground without disturbing the habitat areas at the surface. The line will be underground and as such will not require fuel modification. The construction of portion two of the waterline will require the temporary removal of 0.02-acres of H2 habitat in order to create a pad area (that extends outside the existing road areas) for the placement of drilling machinery at the north and south end of this reach of the water line. The applicants propose, as part of the HMMP, to restore these two pad areas with native H2 plant species. With the restoration, discussed in the next subsection, the impacts to H2 habitat will be minimized, as required by LUP Policy CO-43. As such, the waterline, as currently proposed, will avoid significant adverse impacts to SERA both on the project sites and on the properties to the north along the water line route.

The Commission has considered alternatives to the extension of the proposed waterline, because earlier waterline proposals included more areas of surface trenching through SERA which would have resulted in significant disruption of H1 and H2 habitat. Additionally, Policy CO-43 requires that if there is no feasible alternative that can eliminate all impacts to H2 habitat, then the alternative that would result in the fewest or least significant impacts to H2 habitat shall be selected. An obvious alternative is the use of wells to provide water. Development in the Santa Monica Mountains is often served by water wells drilled on the project site. In order to provide

sufficient water for firefighting purposes, the Los Angeles County Fire Department requires that development supported by well water include water tanks to store water onsite. The requirement for each home of the size proposed herein would be at least 20,000 gallons. In this case, the applicants' agents have indicated that an alternative water source such as wells and water tanks, would be unlikely to obtain County of Los Angeles Fire Department approval, as it would not provide sufficient volume to satisfy the fire flow requirement of 2,500 gpm for two hours. Even if the use of wells and water tanks were to be adequate to meet Fire Department requirements, the installation of water tanks at higher elevations than the homes (in order to provide sufficient gravity flow) would require additional grading and vegetation removal to install water tanks and provide vehicular access for maintenance. Two alternatives for water tanks were analyzed by the applicants. The first would result in impacts to 0.03-acres of H1 habitat, 0.2-acres of H2-High Scrutiny habitat, and 0.06-acres of H2 habitat. The second alternative would result in impacts to 0.01-acres of H2 High-Scrutiny habitat and 0.08-acres of H2 habitat. Given that the water line extension, as currently proposed, will avoid removal of H1 habitat and will minimize impacts to H2 habitat, the water line alternative is clearly superior to the use of water wells and tanks to provide water for the proposed residences.

B. Ex Parte Communications.

Attached to this addendum are Ex Parte communications received from Commissioners Bochco, Mitchell, and Vargas.

C. Exhibits 25 and 26.

Attached to this addendum are additional exhibits, including Exhibit 25, Impact Comparison Table, and Exhibit 26, Visual Simulations.

D. Correspondence Received.

1) Attached to this addendum is correspondence received. A summary of the comments received are described and addressed below:

A. Hazards and Geologic Stability:

Many of the letters received indicate that the subject project site is unstable, subject to landslides and fire hazard and that it is therefore not suitable for residential development. As described within Section C of the staff report, there has been significant geologic review of development proposed on the subject site, including an independent third party review of the geology and civil engineering on this project. Furthermore, as specifically indicated on pages 51-52 of the staff report, as well as in Exhibits 15 and 16, both the Commission geologist and engineer have provided staff with assistance in analyzing the proposed projects consistency with the applicable Santa Monica Mountains LCP policies and provisions. As listed within Appendix 1 (Substantive File Documents), the applicants have submitted updated geologic and geotechnical reports that evaluate the currently proposed development, and conclude that the project site is suitable for the proposed development.

In order to minimize risks from fire hazard consistent with the certified LCP, the applicants have submitted a detailed fire protection plan which includes measures to protect the subject development from wildfire. Additionally, in order to ensure that the Fire Department reviews the subject plan, Special Condition Twenty (20) requires that the applicants submit a final fire protection plan that has been reviewed by the Fire Department. Furthermore, the structures have been sited and designed to minimize risks from fire and the applicants have submitted detailed fuel modification plans that comply with LA County Fire Department requirements. Moreover, the proposed access road and driveways have been designed to comply with all Fire Department road standards.

B. Water Quality

Several of the letters received assert that the proposed development will have adverse impacts on surrounding water quality, including within Malibu Creek and Malibu Lagoon. Section D of the staff report discusses the measures that are required to be implemented by the applicants in order to minimize adverse impacts to water quality that could result both during construction and in the post-development stage, including implementation of best management practices (BMPs) that are designed to control volume, velocity, and pollutant load of stormwater.

C. Environmentally Sensitive Resource Area (ESHA/SERA)

Several comments have been received with regard to the protection of sensitive environmental resource areas/environmentally sensitive habitat areas (SERA/ESHA) as required by the Santa Monica Mountains LCP. Specifically, several letters have questioned whether the projects, as conditioned, will minimize the area of impact to SERA, the fragmentation of habitat areas, whether impacts will be adequately mitigated, and if the properties should be acquired as park land rather than being developed with residential uses.

As described in the staff report, the project sites contain pristine native chaparral, sage scrub, purple needlegrass grassland, and oak habitat areas that are part of a large, contiguous block of pristine native chaparral, sage scrub, and oak woodland habitat. As such, with the exception of lawfully disturbed areas, the project sites contain habitat considered to be H1, H2, and H2-High Scrutiny Habitat (all of which meet the Coastal Act definition of ESHA). Section 22.44.1810 of the approved IP states that H1 habitat includes native grasses and rocky outcrops. Both of these habitat types occur on the project sites, and are specifically located in proximity to the subject proposed development sites. Additionally, the above referenced Section states that H2 habitat includes large, contiguous areas of coastal sage scrub and chaparral-dominated habitats. These habitat types are also present on the project sites.

As described in detail in Section E (Environmentally Sensitive Habitat) of the staff report, both the applicants' proposal, as well as the more tightly clustered alternative were analyzed for consistency with the applicable policies and provisions of the LCP. Both alternatives have considered siting and design options in order to avoid and minimize impacts, including those to sensitive habitat areas. The alternatives also had to consider geologic constraints as well as visual resource protection constraints.

The more tightly clustered alternative would achieve a reduction in H2 habitat impacts of approximately 5-acres. Grading for the proposed project would not remove any H1 rock outcrops. However, the driveway grading for the alternative project would result in the direct loss of four H1 rock outcrops, and the applicants have indicated that there are not alternative siting and design considerations that could avoid this direct loss. Policy CO-41 prohibits non resource-dependent development within H1, with the exception of an access road to a permitted use outside H1 if there are no feasible alternatives. This exception could apply in the case of the alternative project. However, the applicant's proposal is an alternative that would avoid direct loss of this H1 habitat. So, there is a trade-off between the H1 and H2 habitat impacts to be considered in evaluating the two identified alternative projects. However, the approval of the proposed project would avoid direct loss of H1 habitat, consistent with the increased protections afforded H1 habitat by the LCP.

Given these requirements, in addition to the overall reasonableness of the proposed development pattern for such a large project area, and the fact that the current proposal represents the settlement of litigation, staff believes that the applicants' proposed alternative which avoids the direct loss of H1 habitat most closely conforms to the policies and provisions of the LCP, including CO-41, even though it results in greater impacts to H2 habitat.

Furthermore, in order to ensure that the proposed projects are consistent with the LCP to the maximum extent feasible, each of the projects, as proposed, will be limited to a development area that is no more than 10,000 sq. ft. in size. The development has been sited to avoid direct loss of all rock outcrop and purple needlegrass areas. Additionally, the proposed lot line adjustment will allow for the development site on each resultant parcel to be sited such that development will be clustered to the maximum extent feasible. This clustered development pattern will result in a significant reduction in the overall footprint of the development along with the access road, driveways, and required fuel modification. In order to ensure that all other areas of SERA on the project sites are preserved in perpetuity, the applicants propose (and the permits are conditioned to implement their proposals) to record open space easements over approximately 137 acres, including all areas outside the irrigated fuel modification zones of each approved development, and the entirety of an approximately 9-acre contiguous property. Siting the proposed development in this clustered configuration on the lower portion of the sites and preserving the remaining habitat areas will minimize the amount of SERA that will be impacted and will avoid the fragmentation of habitat in this area of the Santa Monica Mountains.

In addition to the siting and design of the proposed development and the preservation of habitat through open space easements, other mitigation measures will be incorporated, through the special conditions of the CDPs to minimize impacts to SERA. Pursuant to the proposed Habitat Mitigation and Monitoring Plan (Dudek 2014), the H1 habitat (purple needlegrass) will be preserved and protected. Mitigation for impacts to H1 rock outcrops from fuel modification are required to be mitigated through habitat restoration/enhancement. Impacts to the chaparral and coastal sage scrub habitat (H-2

habitat) and the provision of a reduced H1 buffer are mitigated through the habitat impact mitigation condition.

D. Visual Resources

Several of the letters received assert that the proposed development will have adverse visual impacts. As described within Section G of the staff report, all proposed residences are sited off of the significant ridgeline. The Lunch, Ronan, and Vera residences would be located within the 50 horizontal ridgeline setback area, however as described on page 112 of the staff report, the LCP allows for the granting of a variance where structures cannot meet this requirement.

The staff report discusses public views from parklands and trail and specifically states that the subject ridge is highly visible from Malibu Creek State Park and the Saddle Peak Trail about a quarter mile to the west. As further described in Section G, Commission staff visited the publicly accessible locations from which the proposed development would be visible after the applicants' staked the location of the currently proposed residences. Additionally, Commission staff visited the project site and examined the building sites, the size of the proposed structures, and alternatives to the size, bulk and scale of the structures.

All subject residences are located in a clustered configuration near the southernmost extent of the project area, and any further relocation of the subject residences off the ridgeline would result in a less clustered configuration, and increased impacts to environmentally sensitive habitat areas. As proposed, all subject residences will have a maximum height of 18 feet from existing grade, and all proposed residences are consistent with the 10,000 square foot development area standard of the LCP.

Furthermore, as conditioned all proposed structures must utilize exterior colors consistent with the surrounding natural landscape; that windows on the development be made of non-glare glass; implement appropriate, adequate, and timely planting of landscaping to soften the visual impact of the development from public view areas; and incorporate a limit on night lighting of the site to protect the nighttime rural character of this portion of the Santa Monica Mountains. In addition, it is important to note that a substantial amount of the square footage of the proposed structures are either partially or fully subterranean and the residences have been carefully designed to blend and integrate into the landscape. Therefore, as conditioned, the proposed project will minimize impacts to visual resources consistent with the policies and provisions of the LCP.

E. Cumulative Impacts

Several of the letters received assert that approval of the subject development, including the proposed waterline, will result in potential increased development in the vicinity of the project site and that alternatives to the water line should be considered. The proposed waterline would cross eight parcels, only four of which are still vacant parcels. However, as described on page 106 of the staff report, all portions of the water line located south of Costa Del Sol would be considered a private pipeline, which means that no other property could utilize the proposed water line to obtain water for a future development.

Additionally, as the applicants are not water purveyors within the Las Virgines Municipal Water District, it would not be possible for them to allow other properties to use the subject water line. Lastly, as described above, Special condition Twenty-two (22) has been required to ensure that in the future, the water line is not utilized by adjacent properties.

Furthermore, as described on page 56 of the staff report, the applicants have indicated that an alternative water source, such as wells and water tanks, would be unlikely to obtain county of Los Angeles Fire Department approval, as it would not provide sufficient volume to satisfy the fire flow requirements. Even if the use of wells and water tanks were to be adequate to meet Fire Department requirements, the installation of water tanks at higher elevations than the homes (in order to provide sufficient gravity flow) would require additional grading, vegetation removal, and resultant impacts to SERA to install water tanks and provide vehicular access for maintenance.

Lastly, the letters received state that the proposed project is inconsistent with IP Section 22.44.1340(D), which states in relevant part:

The proposed extension of water, sewer, or utility infrastructure to serve new development shall be located within legally existing roadways and road rights-of-way in a manner that avoids adverse impacts to coastal resources to the maximum extent feasible. Where adverse impacts cannot be avoided, alternatives shall be analyzed to ensure that the method for providing water, sewer, or utility service to a development avoids or minimizes adverse impacts to the maximum extent feasible. Such infrastructure shall be sized and otherwise designed to provide only for the approved development to avoid growth-inducing impacts.

As describe on page 40 of the staff report, construction would occur in three segments, and as described below portions of the water line installed by trenching would occur in roadways. The northernmost stretch of water line would be approximately 1,200 linear feet and would be installed by trenching within a paved portion of Costa Del Sol Way. The second approximately, 4,510 linear foot portion, would be installed utilizing horizontal directional drilling (HDD) construction methods. HDD utilizes fluid jetting techniques, which is a trenchless method, rather than traditional trenching like that which is proposed to occur within other waterline construction segments. Lastly, portion three of the water line construction would be approximately 1,310 linear feet in length, and construction within this area would be installed by trenching within the proposed shared access road on the applicants' properties. Upon installation of the pipeline, all of the trenches would be backfilled, and the disturbed areas would be recontoured and restored with native species pursuant to the proposed Habitat Mitigation and Monitoring Plan. As described in further detail above, alternatives to the proposed water line were analyzed, and given that the water line extension will avoid removal of H1 habitat and will minimize impacts to H2 habitat, the water line alternative is clearly superior to the use of water wells and tanks to provide water for the proposed residences.

F. Archaeological Resources

Several of the letters received assert that detailed archaeological surveys of the project site are necessary. As described within Section I of the staff report, detailed surveys have been completed, and some archaeological resources have been identified. As such, Special Condition Nineteen (19) requires that all grading, excavation, and site preparation that involves earth-moving operations be monitored by a qualified archaeologist and appropriate Native American consultants, and that if cultural resources are identified on the project site, the development must protect or avoid such resources, consistent with the recommendations of the archaeologist and Native American consultant.

G. Postponement or Continuation

Several of the letters received requested postponement or continuation of the subject applications in order to schedule them for a hearing location closer to the project site and to allow additional time to review the staff report.

The location for the December 2105 Commission hearing is in Monterey. The Coastal Commission is a statewide agency which holds hearings in different locations of the state each month. Commission staff attempts to schedule projects for hearing in locations near to the project site. Monterey is a reasonable distance for members of the public to travel to a hearing. In this case, the next Southern California hearing (San Diego) in January is a similar distance from the Santa Monica Mountains. The next meeting in the Los Angeles/Orange County area will not occur until March 2016, which would result in a significant delay in the permit process. Additionally, this project has been previously considered by the Commission at a local public hearing in May 2015 and many of the same issues raised in the public correspondence and requests for postponement were raised by the public and discussed at that hearing. Additionally, the staff report was sent out well in advance of this hearing and public notice of this hearing was provided as required under Commission regulations. So, at this time, staff is not recommending postponement of these permit applications. However, the Commission can grant a continuance of these permit applications at its discretion.

H. Consistency with Santa Monica Mountains LCP

Several of the letters received assert that the proposed project is not consistent with the LCP. The staff report discusses, in great detail, the many applicable policies and provisions of the Santa Monica Mountains LCP and the project's consistency with those requirements. As described in detail in Section E (Environmentally Sensitive Habitat) of the staff report, as well as above, both the applicants' proposal, as well as the more tightly clustered alternative were analyzed for consistency with the applicable policies and provisions of the LCP. Staff believes that the applicants' proposed alternative which avoids the direct loss of H1 habitat most closely conforms to the policies and provisions of the LCP, including CO-41, even though it results in greater impacts to H2 habitat.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Mark Vargas

1) Name or description of project: Application No. 4-10-040, 4-10-041, 4-10-042, 4-14-0598, 4-10-044, 4-14-1094

2) Date and time of receipt of communication: Monday, November 23, 2015 at 7:30PM

3) Location of communication: N Wall Quay, Dublin 1, Ireland

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Susan McCabe

5) Identity of person(s) on whose behalf communication was made: David Evans, Morleigh Steinberg

6) Identity of persons(s) receiving communication: Mark Vargas

7) Identity of all person(s) present during the communication: David Evans, Morleigh Steinberg, Mark Vargas

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I received an exparte communication regarding the Sweetwater Mesa projects from one of the applicants. Applicants expressed their belief that the project has become much better over the years that they have been working to address Coastal Commission staff concerns. They believe the previous issue of the Lunch property creating impediments to ridgeline views has been resolved in the current iteration of the plan.

November 25, 2015

Date



Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Dayna Bochco

1) Name or description of project: Sweetwater Mesa project (Items Th17a-f)

2) Date and time of receipt of communication: Wednesday, Dec 2, 2 pm

3) Location of communication: Project Site

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Susan McCabe

5) Identity of person(s) on whose behalf communication was made: _____

6) Identity of persons(s) receiving communication: Dayna Bochco

7) Identity of all person(s) present during the communication: _____


Susan McCabe, Moses Hacmon, April Winecki, Morleigh Steinberg and Matthew Burr

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

See Attached

12/4/15

Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

Met Susan McCabe, Moses Hacmon, April Winecki, Morleigh Steinberg and Matthew Burr and we drove to the site. This was the first I had ever seen it. The story poles were up for each house and we walked to each one, observing site lines, rock out crops, dimensions, etc. They told me the three main changes were: siting Lunch off the ridge on the western side of the road, privatizing and slant-drilling the water pipe and avoiding all H1 in building sites. They said that they had hoped to be heard in Oct '14, but were pulled b/c of notice. The May hearing focused them on the 3 important issues (mentioned above) and they worked very closely with Jack A getting the project right. They had to wait 4 and half months to get their meeting with ED, and he presented his own plan to them, which he stated was preferable to theirs. They spent another month examining this plan and found that it was inferior (for reasons stated in staff report) to theirs. They are very grateful to have had the guidance of Jack and the Commission to get this project where it is now. They gave me a copy of their briefing booklet. Ms. Morleigh said that the project has been in the hands of

CCC for 10 years. Her children have grown and now she has grandchildren who, hopefully, can enjoy the house someday. (I asked how long it would take to build out the properties and Moses said it would be 5-6 years after Malibu permits are granted.)

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Wendy Mitchell

1) Name or description of project:

Application No. 4-10-040 (Lunch Properties LLLP, Los Angeles Co.)

Application No. 4-10-041 (Vera Properties LLLP, Los Angeles Co.)

Application No. 4-10-042 (Mulryan Properties LLLP, Los Angeles Co.)

Application No. 4-14-0598 (Morleigh Properties LLLP, Los Angeles Co.)

Application No. 4-10-044 (Ronan Properties LLLP, Los Angeles Co.)

Application No. 4-14-1094 (Mulryan Properties LLLP, Morleigh Properties LLLP, Vera Properties LLLP, Ronan Properties LLLP, and ED West Properties LLLP, Los Angeles Co.)

2) Date and time of receipt of communication: Dec. 3, 2015 at 9:00am

3) Location of communication: Phone

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication:

Anne Blemker

5) Identity of person(s) on whose behalf communication was made:

Sweetwater Mesa property owners/applicants

6) Identity of persons(s) receiving communication:

Wendy Mitchell

7) Identity of all person(s) present during the communication:

Moses Hacmon, April Winecki, Susan McCabe, Anne Blemker

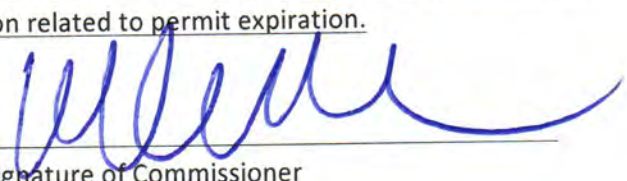
Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

I received a briefing from the applicants' representatives in which we discussed the site history, project background and the prior residential development proposal for the subject site that was considered by the Coastal Commission in 2011. They also addressed the October 2014 postponement, the May 2015 hearing, and their efforts to work with staff in the interim. We discussed how the current proposal is responsive to the comments received by Commissioners in May. As stated by the representatives, the current proposal is the result of years of coordination with staff, is responsive to staff's suggested project alternative provided in 2011, and is consistent with the terms of the 2013 Settlement Agreement. The proposal would cluster residential development at a lower, less visible elevation on the subject properties, remove the Lunch residence from the ridgeline, and is considered to be the "environmentally superior alternative," as stated in the staff report. As addressed in the staff report, the proposal addresses potential visual and ESHA impacts as required by the LCP and a significant portion of the properties would be put into conversation easement. The applicants' representatives stated that they are in agreement with the staff report and recommendation and were finalizing a response letter that would be distributed to staff. The applicants request approval by the Commission with the addition of a special condition related to permit expiration.

Date

12/7/15

Signature of Commissioner



Impacts to Sensitive Environmental Resource Areas (SERA/ESHA) in Acres

	Previous Proposal (Continued at the May 2015 Hearing)	Current Proposal (Dec. 2015 Hearing)	CCC Identified Alternative
H1 Habitat- Direct Loss (within grading/road footprint)	.03	none	.01
H1 Habitat within Fuel Modification Zone	1.42	.296	.30
H2 Habitat	13.55	14.67	10.5
H2-High Scrutiny Habitat	3.10	2.94	1.5
Total Habitat Impacts	18.1	17.9	12.31

Exhibit 25
CDP 4-10-040, 4-10-041, 4-10-042,
4-10-044, 4-14-0598, 4-14-1094
Impact Comparison Table

Mulryan Residence:



Morleigh Residence:



Exhibit 26
CDP 4-10-040, 4-10-041, 4-10-042,
4-10-044, 4-14-0598, 4-14-1094
Visual Simulations

Vera Residence:



Lunch Residence:



Ronan Residence:



View of Proposed Residences from the North:



Correspondence
Received in Support of
the Proposed Project

Ms. Jacqueline Blaugrund
California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

As the former Chairman of Santa Monica Amusements (Pacific Park on the Santa Monica pier), more than most people, I understand the balance between development activity and conservation that the California Coastal Commission is entrusted with maintaining. As a long time friend of Morleigh Steniberg and Edge, I know better than most that they are sensitive to this balance as well.

It is the natural beauty of the land that drove them to Sweetwater Mesa in the first place.

I know first hand that they considered the criticisms of the early designs environmental impact from the public and Commissioner to be reasonable. I also know first hand that as a result, they embraced the opportunity to successfully address these criticisms. Their proposal to scale down the scope of the development, to build architecturally and environmentally sensitive homes and to include a large 137 acre conservation easement for wildlife and public activity is proof. I am pleased that the Commission's Staff report of May 2015 supported the current development plans.

They will be excellent neighbors and will respect the land and the environment. I urge the Commission to approve the Sweetwater Mesa project.

Respectfully,

Andrew Astrachan

Phelps, Jacqueline@Coastal

From: NiColle Holland <nraber@aol.com>
Sent: Wednesday, December 09, 2015 12:20 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Dear California Coastal Commissioner Ms.Jacqueline Blaugrund,

I encourage you to approve the proposed development of Sweetwater Mesa Application 4-14-1094. I believe the plans put forth are respectful of wildlife, neighbors and our community. It has been a long journey to bring this family "home". I know the landowners as charitable, caring and generous with a sincere love for the land of Malibu and our community as a whole. Malibu will be a better place when this beautiful environmentally respectful home is finally completed.

Please approve Sweetwater Mesa Application 4-14-1094.

Sincerely,

NiColle Holland
long-time friend
-Malibu community member

Phelps, Jacqueline@Coastal

From: Eric losoya <ericlosoya@hotmail.com>
Sent: Tuesday, December 08, 2015 3:37 PM
To: Phelps, Jacqueline@Coastal
Subject: "Sweetwater Mesa Support (Applications 4-14-1094)"

Dear Jacqueline Blaugrund, California Coastal Commission

I am writing in regards to the Sweetwater Mesa project. I am a strong supporter of going forward with the project. I have read the proposal and have seen that the property owners have gone far and beyond the necessary steps in order for everyone to be pleased. Through out the years there have been many revisions, which shows there strong commitment to others and the environment. I feel that currently the Sweetwater Mesa homes project should move forward.

I am very excited that over 100 hundred acres will be accessible to hiking, biking, wildlife habitat, and am looking forward to the future.

I urge you to support the project so that we can look forward to exciting new changes.

Sincerely,

Eric Losoya

Phelps, Jacqueline@Coastal

From: lynne silbert <lynnesilbert@earthlink.net>
Sent: Tuesday, December 08, 2015 2:22 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Dear Ms. Commissioners,

After ten years, hundreds of public comments, and numerous subsequent changes to the above referenced application, I am writing to express my support for the current project.

The design changes are environmentally sustainable, energy efficient and match the natural landscape of the Sweetwater region. In addition, I am particularly impressed by the new recreation opportunities for the general public that the design affords.

I have known the land owners for many years and believe that they are truly committed to respecting the environment, wildlife and their neighbors. I strongly encourage you to approve the project for Sweetwater Mesa single-family homes.

Sincerely,

Lynne G. Silbert

Malibu Resident

IMPORTANT NOTICE: This message and any attachments are intended solely for the addressee named above and may contain confidential and legally privileged information. Any unauthorized use, disclosure or

Phelps, Jacqueline@Coastal

From: Suzilandau <suzilandau@aol.com>
Sent: Tuesday, December 08, 2015 3:16 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

ATTN: Jacqueline Blaugrund, California Coastal Commission

12/8/2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

I am writing to express my support of the five new Sweetwater Mesa Homes.

I have personally witnessed my long time friends Edge and Morleigh Steinberg work tirelessly on redesigning, revising, and including the comments of the public and the commissioner for the properties.

These are very conscientious and caring people who will make wonderful neighbors and property owners. They have a world view and always improve whatever community they are part of.

I am currently on my HPOZ in my neighborhood and have confidence in their ability to use best judgement and comply with all requirements.

Best,

Susie Landau Finch

Phelps, Jacqueline@Coastal

From: Trevor Albert <trevor_albert@mac.com>
Sent: Monday, December 07, 2015 10:41 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)"

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Coastal Commission,

I spoke before you several years ago and as recently as this year and both times I asked that you look favorably upon the proposed development in question. I will once again reiterate why I support this development.

My reason was certainly not motivated by a desire to see the Santa Monica Mountains further developed.

On the contrary.

If it were up to me I would have stopped any development in Malibu 35 years ago when I moved here.

I loved the pristine small town feel of Malibu in 1979 and I would have loved to never have had another home, condo or commercial building built in my fair city.

I would have loved my neighbors down the road to have kept their one story 2000 sq ft ranch style house and not replaced it with a three-story 12,000 sq foot Mediterranean fortress.

I would have loved Sweetwater Mesa to never have been developed and have to been kept untouched and pristine.

I would have loved all the undeveloped empty lots on the ocean side of PCH to stay undeveloped so we could all enjoy seeing the beautiful Pacific Ocean as we drive down PCH.

I confess I'm a closeted NIMBY.

But after all these years I'm also a realist.

I get it! There are alternative viewpoints regarding land use that may conflict with my selfish desires. In fact those conflicting viewpoints may well be protected under the 5th amendment.

Like I said I may be a NIMBY but I'm not a anarchist.

Change is inevitable and development in the Santa Monica Mountains will continue to happen under your watchful eye, in spite of my personal preferences. We live in the second largest city in the country and the population continues to increase...

And as much as it pains me I'm afraid some of these new people also want to enjoy my beautiful SM mountains just like I did 30 years ago and truth is I might not be able to stop them.

From the first time I heard about plans by Evans and Co. to develop this land, environmentally responsible, and harmonious with nature appeared to be a critical part of the DNA of the project that Evans was insistent on implementing. Getting to know the players involved I became convinced that if development was to continue in my city this was the sort of passionate commitment to environmental conscious development that I could support.

But as you know only too well, developing property in SM Mountains under the Coastal plan is incredibly complex, even if one comes in with the noblest intentions. After realizing the first proposal didn't satisfy the commission I understand that the development agreed to toss out all the previous plans and go back to the drawing board and propose they work hand in hand with you and staff to create a plan that entirely satisfied the CC.

After several painstaking years of working together it is my understanding that the Staff went from rejecting to approving the plan. Fantastic example of the process working. Of the Coastal Commission and private land owners working harmoniously.

So in spite of me wanting to go to the old Malibu Coffee shop and have a cup of coffee for 50 cents progress marches forward...and as long as people have a reasonable expectation under the law that they will be able to develop their property I see no reasonable choice but to allow this project be approved.

(The above letter includes a portion of my earlier statement to the commission.

I am now once again asking you to approve the Evans development. They have once again returned to the table and worked with staff to find mutually acceptable revised plans that I support.

Thanks for your consideration.

Sincerely,

Trevor Albert
22329 Carbon Mesa Road
Malibu, Ca, 90265

Phelps, Jacqueline@Coastal

From: Chris Frost <cfrost@malibuonline.com>
Sent: Tuesday, December 08, 2015 8:01 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)"

Dear Jacqueline Blaugrund,

I have followed the proceedings with this project for nearly 10 years now. I believe the applicants have made every concession that is necessary to obtaining their approval(s). Short of taking the property through some sort of condemnation proceedings, an owner should be allowed to build on their property within reasonable guidelines. I believe those guidelines have been satisfied at this point. Please approve this project and let's move on. It's been long enough and there has been more than enough compromise. These are beautifully designed homes that will be environmentally friendly. What more is there to ask for?

Thank You for your time.

Best
Chris Frost
Malibu Resident

December 7, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

As a 21 year Malibu resident, longtime friend and neighbor to Edge and Morleigh Steinberg, I'm writing to voice my strong support of the Sweetwater Mesa Project. I've watched closely for the past 10+ years as they refined and streamlined the designs, addressing yours and the neighborhood's concerns about the development. The homes, now clustered, will have very low visibility and greatly reduced environmental impact. As a property owner on Carbon Mesa Road with westward facing views, I applaud the revisions they have made and look forward to seeing them finally build in the hills that I look out upon, and I honestly can say I've ever said that about any development in my eye line. The homes are low, clustered and blend in beautifully, with native landscaping and plantings. I'm also delighted with the large easement they're providing to the state, 137 acres of open space for wildlife and public recreation, an incredibly generous contribution. I've only known them to be incredibly gracious and kind.

I first met Edge and Morleigh when they rented the house next door to us in 1999. At that time they expressed a keen desire to live more permanently in Malibu (Morleigh is a native Southern Californian with extended family here). They bought their current Malibu home shortly thereafter, splitting time between here and Dublin. When their young daughter became ill with Leukemia in 2005, they moved back full time for her treatment and both their children (the daughter when her health allowed it, their son in kindergarten full time) attended the local public school, Webster Elementary. There they found a very nurturing, supportive environment. As a PTA board member working hard at the time on our vital annual fundraising campaign, I'll never forget the day the principal, Phil Cott, came up to me, barely able to contain his excitement. A bank transfer had just arrived from Dublin in the sum of \$30,000. It was the single largest donation the school had ever received from a Webster Family, and this family had been there less than a year. They wanted to do everything they could to support the little local school that had provided their children with such stability and care during a difficult time.

I urge you to approve these residences, so that my friends and the additional property owners can pursue the long-awaited development of their single-family homes.

Sincerely,
Lindsay Albert

December 7, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Proposed Homes (Applications 4-14-1094)

Dear Commissioners,

I support the currently proposed Sweetwater Mesa residences. The home designs have effectively addressed community concerns including protecting public views and sensitive habitats and donating land for recreational use. I work for the acclaimed architect Frank Gehry, and we both feel that this project is respectful to the environment and a beautiful addition to the city of Malibu. Frank has known Morleigh Steinberg and her parents for many years, and I have also known Morleigh and her family for nearly twenty years. She is a native Californian, a talented artist, and will steward this project, to the benefit of all concerned parties.

The current design reflects a rigorous, ten-year effort to respond to many of the public and Commissioner comments. Through this long process, the property owner's have reduced the project's overall scope and size and committed to preserving large swaths of open space for habitat and recreational use. With a significantly different design that complies with the Commission's recommendations and conditions, the property owners will protect the environment and Malibu's coastal views. ☐

The proposed project is practical, sustainable, and reflects a commitment to environmental stewardship. I strongly encourage the Commission to approve the Sweetwater Mesa project.

Sincerely,

Malissa Feruzzi Shriver

Frank O. Gehry and Associates

Phelps, Jacqueline@Coastal

From: Eric Rochin <wildmandesign@gmail.com>
Sent: Sunday, December 06, 2015 11:29 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweet water Mesa # 4-14-1094

Dear Jacqueline,

I hope all is well with you today. I support this project and have been following it since the first application, especially because I own the Malibu Motel directly below the proposed project. I feel the applicants have made every effort to appease the concerns of the community and have altered it significantly to address those concerns! This property will be developed eventually and these applicants possess the resources and creativity to make it an asset to Malibu and the environment. I urge the commission to approve this project in order to insure a project that will enhance our community.

Best,

Eric Rochin

wildmandesign1@verizon.net

310 317 4858

Phelps, Jacqueline@Coastal

From: Barbara Bain <bbetcetc@gmail.com>
Sent: Wednesday, December 02, 2015 8:57 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwatermesa single family homes

Dear Comissioner, I write to express my strong support for application 4 14 1094 Sweetwater Mesa single family homes. I have known the landowners for more than twenty years. I know them to be honorable people and am sure that they will respect their neighbors ,the natural beauty of Sweetwater Mesa and will welcome the agreed upon public usage. Considering all the time spent diligently working on these issues and on the design changes, I hope that now full approval will follow. With respect, Barbara Bain

WSM
WALTER SCHUPFER
MANAGEMENT OF CA, Inc

November 30, 2015

To: Jacqueline Blaugrund
California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

I am writing to declare my support for the Sweetwater Mesa project as currently proposed. I have followed with dedication the more than ten years of work, responsiveness, and careful planning that have gone into the project, and fully believe in the owner's commitment to the environmental stewardship and the community at large.

This most recent proposal has been updated in consideration of comments made by the public and Commissioner, and is supported by its staff since May 2015. I am personally enthusiastic about the 137 acres of open space for hiking, biking, horseback riding, habitat and wildlife corridors that will be donated to the state, and I know I am not alone in feeling that this will benefit the community in a significant way – without obstructing views and taking away from the natural landscape.

I am completely confident that the landowners' commitment to their neighbors will prove to be a welcome addition to the community and because of this I strongly encourage you to approve the Sweetwater Mesa single-family homes.

Best,



Walter Schupfer

Walter Schupfer Management
1011 N. Fuller Avenue
West Hollywood, CA 90046
323.200.2144 | 212.366.4675

Phelps, Jacqueline@Coastal

From: Teri Klass <teriklass@gmail.com>
Sent: Tuesday, December 01, 2015 2:54 PM
To: Phelps, Jacqueline@Coastal
Subject: "Sweetwater Mesa Support (Applications 4-14-1094)"

December 1, 2015

Ms. Jacqueline Blaugrund
California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Residences (Applications 4-14-1094)

Dear Commissioners:

I am a long-time friend of Edge and Morleigh, and I strongly support the cluster of new homes proposed in Sweetwater Mesa. I know first-hand, their appreciation of nature and their love of the outdoor elements, as well as their commitment to the environment. I am confident that their priorities and life values have guided them in making design decisions that respect the overall impact on the land, the air, the streets, and their neighbors. The homes will be integrated into the existing terrain through the use of natural materials, colors and native landscaping. The new homes will be models for future families who want to build using cutting-edge materials and technologies that ensure the cleanest, most eco-friendly living. This project will serve as a symbol of sustainability and environmental stewardship.

They have gone to great effort to research and develop the most efficient and safe solutions in the design of these homes. I have witnessed the many years of careful planning and revised designs that have made this project what it is today. Their perseverance and thoughtful attention given to these homes has effectively addressed many community concerns. After more than ten years this project has gone above and beyond to protect habitat and wildlife, reduce impacts on coastal views, increase public trails. Additionally, our state park will gain 137 acres of undeveloped open space representing a great contribution to the community at large.

Having been a neighbor and co-existed during a remodel of their own dwelling, I am confident that they will do everything in their power to minimize construction nuisances. They were both considerate and respectful during the entire process and the project was completed without incident.

Therefore, it is my strong recommendation that you approve the Sweetwater Mesa project, as I sincerely believe it will make an excellent addition to the community.

Respectfully,



Phelps, Jacqueline@Coastal

From: DAVIS GUGGENHEIM <davisguggenheim1@mac.com>
Sent: Tuesday, December 01, 2015 3:42 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

December 1, 2015

California Coastal Commission

45 Fremont Street, #2000

San Francisco, California 94105

Dear Jacqueline Blaugrund, California Coastal Commission:

I am a resident of the California Coastal community, and a longtime friend of Edge and Morleigh. I am writing to express my support for the current project that reflects more than ten years of work revising their designs to address public and Commissioner comments regarding the project's impacts on coastal views. The changes have sufficiently reduced the overall public visibility of the project while protecting our treasured coastal views.

Based on my long relationship with the landowners, I am confident in their commitment to respecting the environment, wildlife, and their neighbors. The Sweetwater Mesa project will make a wonderful addition to our community and I urge you to approve the proposed single-family homes.

Sincerely,

Davis Guggenheim

Phelps, Jacqueline@Coastal

From: Lynn Dornhelm <lynndornhelm@gmail.com>
Sent: Tuesday, December 01, 2015 6:11 PM
To: Phelps, Jacqueline@Coastal
Subject: "Sweetwater Mesa Support (Applications 4-14-1094)"
Attachments: December 1st.docx

December 1st, 2015

California Coastal Commission

45 Fremont Street #2000

San Francisco, California 94105

Re: Sweetwater Mesa Single Family Homes

(Application 4-141094)

Jacqueline Blaugrund, California Coastal Commission

Dear Commissioners,

My wife and I are writing in full support of the above project of closely clustered homes proposed in the Sweetwater Mesa area. Our home is in line of sight of this project and we are extremely confident that the owners, whom we have known for a long time, will take extreme care to create properties that will be regarded as the finest examples of sustainability and environmental guardianship. We have followed the long and arduous path to approval and are more than satisfied with the present proposal. They have been unfailingly responsive to the concerns and requests of the public and the Commissioners. The designs reflect their personal commitment of making these single family homes blend into the surrounding terrain which addresses both the public concerns and fits perfectly with their own taste for authenticity and a sense of place. They have gone to great lengths to ensure the preservation of habitat, wildlife and coastal views and have also generously dedicated 137 undeveloped acres of open space to our state park with numerous hiking trails.

It is fortunate that they are the one's who are developing these properties as the outcome is sure to be something we will all be proud of.

Robert and Lynn Dornhelm

Phelps, Jacqueline@Coastal

From: Jeff Pollack <jeff@pollackmedia.com>
Sent: Monday, November 30, 2015 5:00 PM
To: Phelps, Jacqueline@Coastal
Subject: "Sweetwater Mesa Support (Applications 4-14-1094)"

11/30/2015
California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Jacqueline,

I am writing to express my complete support for the Sweetwater project as it reflects more than ten years of work, numerous changes, and real responsiveness to hundreds of comments from the public.

I have seen first-hand the many years of careful planning and revised designs that have made this project what it is today. Careful attention has been given to these homes, which has effectively addressed many community concerns. After more than ten years I feel that this project has gone above and beyond to properly protect habitat and wildlife, reduce impacts on coastal views, and increase public trails. I was also excited to learn that our state park will gain 137 acres of undeveloped open space as a result of this project.

I have been a close friend of Edge and Morleigh for 25 years, and I know their unwavering commitment to respecting the environment, wildlife, and their neighbors is of the utmost importance to them. I strongly encourage you to approve the Sweetwater Mesa single-family homes.

Sincerely,

Jeff Pollack

Jeff Pollack
Chairman/CEO
Pollack Music & Media Group



11777 San Vicente Blvd.
Ste. 610
Los Angeles, CA 90049
O: 310.442.5544
pollackmedia.com

Phelps, Jacqueline@Coastal

From: Phyllis Gottlieb <phyllisgg@nccom.com>
Sent: Monday, November 30, 2015 5:40 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Ms. Jacqueline Blaugrund,
California Coastal Commission

Dear Ms. Blaugrund,

It is with great pleasure that I write in support of the Sweetwater Mesa Single Family Homes. The land holders have rigorously worked to satisfy the wishes of their neighbors and the California Coastal Commission by changing the design, and the situation of the houses as well as their desire to be conscientious caretakers of the land.

And of course their gift of recreational land to the public is evidence of this.

Sincerely yours,

Phyllis A. Golden Gottlieb
Los Angeles CA

Phelps, Jacqueline@Coastal

From: Douglas Binder <binderdouglas@gmail.com>
Sent: Monday, November 30, 2015 5:51 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Follow Up Flag: Follow up
Flag Status: Flagged

Jacqueline Blaugrund, California Coastal Commission:

I wanted to lend my support to the applicants in the above referenced project. Their personal integrity is of the highest caliber and I know they care deeply about a project that will be sensitive to the environment. They will be ideal stewards of the land, wildlife and their future neighbors. I urge you to support their project and know that you will not be disappointed in their commitment to realize a project that safely guards the unique natural beauty of the area. Their deep interest in a design that harmonizes with the surroundings will result in a wonderful addition to the coastal community.

Thank you & Please support the application.

Sincerely, Douglas Binder

Phelps, Jacqueline@Coastal

From: Judy Leach <judylynnleach@gmail.com>
Sent: Monday, November 30, 2015 6:32 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Single Family Homes Support (Applications 4-14-1094)

November 30, 2015
California Coastal Commission
45 Fremont Street #2000
San Fransisco California 94105

Jacqueline Blaugrund, California Coastal Commission

Dear Commissioners,

I strongly support the Sweetwater Mesa project. The owners love Malibu and are very concerned about keeping it as beautiful and unspoiled as it is today. They have taken great pains to achieve this end goal with regards to the wildlife, sensitive habitat, and the extremely carefully placed homes to not obstruct but to quietly and gracefully blend into the environment. Every aspect of this project from drainage, to the geology, foundations, soil reports have all been scrutinized to the nth degree.

The time has come to let them enjoy what they have been looking forward to for the past ten years. The hiking and riding trails and just sitting back and enjoying the splendor of Malibu. I strongly encourage you to approve their homes.

Thank you,
Sincerely,

Judy Leach

Phelps, Jacqueline@Coastal

From: Robert Offer <Robert@SOWDLLP.COM>
Sent: Tuesday, December 01, 2015 11:30 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)
Attachments: Letter of Support.pdf

Dear Ms. Blaugrund,

Attached please find my letter of support regarding the Sweetwater Mesa Single-Family Homes. Please contact me if you have any questions.

Sincerely,

Robert Offer
(310) 248-5105

Phelps, Jacqueline@Coastal

From: Roxanne Steinberg <dancingclay@verizon.net>
Sent: Wednesday, December 09, 2015 2:43 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)
Attachments: sweetwater appeal letter.docx

To: Jacqueline Blaugrund, California Coastal Commission

December 9, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Residences (Applications 4-14-1094)

Dear Commissioners,

As someone who originally was opposed to new construction in the Santa Monica Mountains, I am writing to express my strong support for the construction of the Sweetwater Mesa Residences.

I am a Venice resident and with my family, we spend much of our spare time hiking in the Santa Monica Mountains. My number one concern is the environment and to protect habitat and wildlife. While Morleigh and Edge are part of my family, I do believe I can objectively say I know them to be the most thoughtful, respectful and responsible of people. I know they are committed to the area's long-term health and sustainability.

I find this project extremely considerate of the natural profile of the terrain and coastal views with an exemplary approach to blending the homes into the environment - not just visually but in an ecologically sound manner.

After more than ten years of refining this is a particularly desirable project that increases public trails and furthermore, our state park will gain 137 acres of undeveloped open space.

I strongly encourage you to approve the Sweetwater Mesa single-family homes. I can attest that the landowners are committed stewards of the land and will be caring and considerate neighbors. This project adheres to the highest of standards and will be a stellar addition to our coastal community.

Sincerely,

Roxanne Steinberg Oguri
636 Milwood Avenue, Venice CA 90291
213-361-1764
Body Weather Laboratory

Phelps, Jacqueline@Coastal

From: Ian La Frenais <ianlafrenais@gmail.com>
Sent: Sunday, December 06, 2015 11:18 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater applications
Attachments: STREETWATER PROJECT.docx

Jacqueline Blaugrund,
California Coastal Commission

Please see the attachment concerning an application for the Sweetwater Single homes.

Sincerely,

Ian La Frenais

STREETWATER MESA PROJECT

Applications 4-14-1094 in support of SWM

Dear Commissioners

I am a long time resident in the Los Angeles area and have always been concerned with changes to the habitat and landscape of our region. I would certainly not support any project that adversely affected both or harmed the environment in any way.

I have been aware of the Sweetwater Mesa project for many years through my friendship with the landowners. I have witnessed their continual hard work, persistence and determination in trying to realize their vision. They are people of great integrity who have, and would, consistently be sensitive to all issues regarding environment, wildlife and the concerns of other inhabitants.

I strongly support their bid and urge you to approve their plans for the Sweetwater Mesa single family homes.

Sincerely

Ian La Frenais O.B.E.
Beverly Hills,
CA. 90210

Phelps, Jacqueline@Coastal

From: Melissa Garsen <melissa.garsen@gmail.com>
Sent: Saturday, December 05, 2015 10:31 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Dear Commissioners,

I am a very close friend of Morleigh and Edge and am writing in support of this project which has been in the works for nearly ten years. The property owners are thoughtful in their plans and have designed them to enhance the land and wildlife, not compromise or destroy it. The cluster of homes to be built are eco-friendly and are energy efficient. They are designed with respect for the environment using natural materials which will blend in with the natural terrain. The houses will reflect their love of nature and close attention to the preservation of the wildlife that is what makes Sweetwater Mesa so special. I am confident that they will continue to nurture this sacred piece of land once they are allowed to proceed with their project and eventually live on it.

Thank you for your consideration .

Sincerely,
Melissa Garsen

December 4th, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

We are writing to express our support for the current project. The owners have spent the last 10 years working diligently to achieve designs that carefully balance the requirements of the Commissioner, the delicate environment and their design goals. They have incorporated design changes that are environmentally sustainable and energy efficient. The results are both architecturally beautiful and thoughtful in how they integrate with the surrounding landscape. The most recent design changes have improved coastal views, enhanced habitat and will provide excellent access for the public to enjoy the beautiful Malibu landscape and the ocean views.

Based on our long relationship with the landowners, We are confident that they care deeply for the environment and that they will be exceptional caretakers of this precious landscape. We strongly encourage you to approve the Sweetwater Mesa single-family homes.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carol Flanagan".

Paul Chavez and Carol Flanagan
Chatsworth, CA

Phelps, Jacqueline@Coastal

From: Annie Chu <annie@cg-arch.com>
Sent: Friday, December 04, 2015 1:36 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)
Attachments: App_4_14_1094_SupportLetter_CGArch.pdf; ATT00001.htm

Ms Blaugrund,

Please accept our attached letter of support for the Sweetwater Mesa Applications 4-14-1094.

Feel free to contact me should you have any questions.

I understand that this letter will be committed to public record.

Annie Chu

ANNIE CHU AIA IIDA
CHU+GOODING ARCHITECTS
818 S BROADWAY >1001 LOS ANGELES, CA 90014
T: 213.623.8833 F: 213.689.8833 annie@cg-arch.com

CHU + GOODING ARCHITECTS

818 S. BROADWAY > 1001 LOS ANGELES CA 90014
TEL-213.623.8833 FAX-213.689.8833 mail@cg-arch.com

December 3, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

We are writing to express our strongest support for this project that reflect more than ten years of work in good faith between the property owners, the commission, allied entities and the public. The adherence by the Commission to the procedural system that respects the public trust is more than evident in the public documents we have reviewed. As citizens of the greater Los Angeles area, as seasoned architects committed to our region, and as a former Cultural Affairs Commissioner for the City of Los Angeles charged with the stewardship of the quality of our city's physical environment, we are pleased with the current scale, massing, material identity and the balanced resolution of impact to our natural resources and to public safety.

To be transparent about our relationship with the Morleigh applicant: for a period of two years, our firm was engaged in the design for the renovation and addition to the applicant's property in Ireland. During that process, we have known them to be clients who care deeply about the stewardship of natural resources and specifically for the respect and retention of shared views of nature. This ten year process for the Sweetwater Mesa sites is a testament of their sensitivity to these principles and of their commitment to do what is ethically and aesthetically right for the site in the context of human habitation.

With the current design changes in place and 137 acres of land dedicated to the local State Park, including the dedicated public hiking and equestrian trail, and the preservation and mitigation of views, we urge you to take this opportunity to save this land and approve the Sweetwater Mesa residences.

Sincerely,



Annie Chu, AIA IIDA
Principal



Rick Gooding, RA
Principal

CHU + GOODING ARCHITECTS

818 S. BROADWAY #1001 LOS ANGELES CA 90014
TEL-213.625.8833 FAX-213.689.8833 mail@cg-arch.com

December 4, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

For many years, I have been observing your review and comment of five proposed single-family homes on legally owned parcels in Sweetwater Mesa. Although early designs raised appropriate concerns about the project's environmental impacts, I feel very strongly that the property owners have addressed the issues raised by you, your staff, and the community.

Each of the five homes reflects a refreshing new type of design that is entirely fitting with the Santa Monica Mountains. The residences will blend in with the surrounding natural environment, making thoughtful use of the rugged topography, native plants and landscaping. The homeowners themselves have clearly committed to the area's long-term sustainability and the dedication to 137 acres of open space for wildlife and public recreation goes above and beyond in responsiveness, commitment to the region's natural resources and the wishes of your Commission.

Clearly the proposal before you is environmentally sustainable and your issues have been thoroughly and thoughtfully addressed. I strongly urge the Commission to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Gooding', written in a cursive style.

Rick Gooding
Principal

Phelps, Jacqueline@Coastal

From: Robert Steinberg <lenbobrme@gmail.com>
Sent: Thursday, December 03, 2015 11:11 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweet water Mess Support (Applications 4-14-1094)

California Coastal Commission
45 Fremont St #2000
San Francisco CA 94105
Attn: Jacqueline Blaugrund

Dear Commissioners:

I write in support of the current proposal for the Sweetwater Mesa development and urge its approval at the forthcoming 12/10/15 commission hearing. The applicants have worked tirelessly for the past ten years to address the many concerns raised by the Commission and the community and appear now to have achieved an environmentally sustainable plan

The applications now propose a clustering of the building sites to substantially reduce visual and environmental impacts. It also proposes to dedicate as much as 137 acres of open space to wildlife and public recreation purposes

The result of this years long effort is a plan which meets all of the concerns raised by the community and which now enjoys the support of your commission's staff.

I strongly urge its approval.

Robert B Steinberg
2517 Ocean Front Walk
Venice CA 90291

Sent from my iPhone

Phelps, Jacqueline@Coastal

From: Gina Goldman <gina@wschupfer.com>
Sent: Thursday, December 03, 2015 5:55 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Jacqueline Blaugrund

California Coastal Commission

45 Freemont Street, #2000

San Francisco, California

Re: SWEETWATER MESA RESIDENCES (APPLICATION 4-14-1094)

Dear Commissioners,

I am writing in strong support of the proposed new homes on legally owned parcels in Sweetwater Mesa. These five landowners have been in the process of developing this project for over ten years, and all I kindly ask is that you take a few minutes to read my serious reasons why I believe whole-heartedly that they should be allowed to complete it.

By way of introduction, I am Gina Goldman and proud to declare myself as Morleigh Steinberg's dearest and oldest friend. We grew up together in Los Angeles and have known each other now for what sounds like an impossible 40 years. I have known her husband, Edge, for as long as they have known each other – somewhere north of 20 years.

Like many in our extended California clan, I 'grew up' in the Steinberg home, meaning most of what I learned about culture, the arts, design, architecture, politics, and the environment was around their dinner table. Their home was the thriving nucleus of our formative years and the breeding ground for creative collaborations, innovative ideas, serious questions and conscientious solutions. Morleigh's mother, Lenny Steinberg, is by all accounts a pioneer of design and arbiter of good taste, and her father, Robert Steinberg, (Board of Governors of The American Association for Justice and former trustee of the Los Angeles County Bar Association, among other accolades), a still active advocate for justice and recognized moral pillar in the community.

Morleigh and Edge have carried on that tradition of home as a sacred place and refuge from disharmony or discord. Though Edge has strong ties to his native Ireland, they have chosen the California coastline to be their primary home because of their mutual love, respect and appreciation for its unique beauty and rugged nature. The Evans family is an outdoorsy one; hiking, biking, surfing and riding horses together on a regular basis. For the Evans, Malibu is not just a place, and even more than a lifestyle, but more of an encompassment of a shared value system and set of ideals. Both Morleigh and Edge have lived many places in the world, and yet they chose Sweetwater Mesa because it embodies everything they care deeply about exposing their children to and protecting for the generations that follow.

The development of their single family home on this property has been a long, arduous process for them that began a decade ago when their daughter Sian (seven at the time) was diagnosed with Leukemia. The property spoke to them as an offering of hope and a place where they could finally live in peace once all of that was behind them. Sweetwater Mesa is the place that they always kept in sight as the rainbow at the end of a very dark journey, a safe haven to finally call home.

In order to get there they have complied with every single request and have gone above and beyond to increase environmental sustainability, protect wildlife and views, enhance habitat and create new recreation opportunities for the public. The design of their home has been done so with careful consideration paid to congruency with the landscape, energy efficiency and reduction of visual impact.

All this to say that from the moment they purchased the property I thought about what a victory it was for the coastline, myself a native and quite possessive of its wonders. Please trust me when I say that you could honestly not ask for better tenants of that special land. Morleigh and Edge bring every bit of taste, respect, intelligence, education, appreciation, experience, expertise, history, and deep love for it that any neighbor could ever wish for. Everything in their combined history, including that of this particular project, is proof.

I urge you to agree with your staff's May 2015 support of the current designs so that the five property owners can pursue their single family homes, and the Evans family can finally rest under their well deserved rainbow.

Very sincerely,

Gina Goldman

Phelps, Jacqueline@Coastal

From: Elisabeth Shue <lisashue1@me.com>
Sent: Wednesday, December 02, 2015 2:19 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

December 1, 2015

California Coastal Commission

45 Fremont Street, #2000

San Francisco, California 94105

Dear Jacqueline Blaugrund, California Coastal Commission:

I am extremely supportive of the Sweetwater Mesa project as currently proposed. The property owners have incorporated dramatic design changes that are environmentally sustainable, energy efficient, and match the natural landscape of the Sweetwater region. The most recent design changes have improved coastal views, enhanced habitat and created new recreation opportunities for the public to enjoy the mountain terrain and ocean views.

I have been friends with Morleigh and Edge for many years and I am completely confident in their commitment to respecting the community and environment throughout this process. With the current design changes in place and 137 acres of land dedicated to the local State Park, I urge you to take this opportunity to save this land and approve the Sweetwater Mesa residences.

Sincerely,

Elisabeth Shue

Sent from my iPhone

SLOANE, OFFER, WEBER AND DERN, LLP

ATTORNEYS AT LAW

9601 WILSHIRE BOULEVARD, SUITE 500
BEVERLY HILLS, CALIFORNIA 90210

A.J. BRANDENSTEIN
THOMAS B. COLLIER
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DARIN FRANK
JIM GILIO
HARRIS T. HARTMAN
ROBERT D. OFFER
JONATHAN SAUER
JASON C. SLOANE
LON SORENSEN
LINDSEY M. STRASBERG
JILL VARON
DAVID E. WEBER
SHELBY J. WEISER
MARK J. WETZSTEIN

TELEPHONE: (310) 248-5100
DIRECT DIAL: (310) 248-5105
FAX: (310) 248-3505
E-MAIL: ROBERT@SOWDLLP.COM

December 1, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, CA 94105

Re: **Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)**

Dear Commissioners:

I am writing in support of the project involving the construction of the Sweetwater Mesa homes. Having had a 25 year friendship with David Evans and Morleigh Steinberg, I know firsthand that they have spent countless hours thoughtfully addressing the concerns raised by the community and the Commissioner, and it is safe to say the modifications have now more than addressed those concerns. After more than ten years of revising their designs, the proposed new homes have been redesigned to protect the coastal views and will be seamlessly integrated into the existing terrain by using natural materials, landscaping and plants native to the Santa Monica Mountains. Along with these new changes, the state park will also gain an additional 137 acres of land which will only positively impact the habitat and wildlife in the region.

The new plans not only show aesthetic improvements, but also a real commitment to protecting the surrounding environment and wildlife. As a lifelong resident of Los Angeles, and frequent visitor to the Santa Monica Mountains, I am certain that the Sweetwater Mesa project will be an enhancement to the property, and I urge you to approve the project.

Please feel free to contact me to discuss further.

Sincerely yours,



ROBERT D. OFFER

Phelps, Jacqueline@Coastal

From: Arthur Fogel <ArthurFogel@LiveNation.com>
Sent: Tuesday, December 01, 2015 1:38 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweet water Mesa single family homes (applications 4-14-1094)

Attention
Jacqueline blaugrund
California coastal commission

I am writing in support of the noted application.
I have known Morleigh and edge as friends and business associates for over 20 years.
They are great and honourable people who I believe have demonstrated their passion for this great project.

I am very familiar with the project and I am confident in their commitment to respecting the environment and natural landscape.
This project will be an excellent addition to the community and I urge you to grant approval.

Sincerely
.

Arthur Fogel | President - Global Touring and Chairman - Global Music
9348 Civic Center Drive | Beverly Hills, CA, USA 90210
B:: (+1) 310.867.7010 / 310.867.7011 fx

Sent from my iPad

Phelps, Jacqueline@Coastal

From: tom s schey <tom@tschey.com>
Sent: Monday, November 30, 2015 12:34 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)"
Attachments: Microsoft Word - TSA Letterhead.doc.pdf

To: Jacqueline Blaugrund, California Coastal Commission

Please enter my letter in the record on the above application

thanks tom schey

TOM S SCHEY

341 6TH AVENUE
VENICE, CALIFORNIA 90291

310/392-9220
FAX 310/392-9224
E-MAIL TOM@TSCHEY.COM

November 30, 2015

**California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105**

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

I am writing to express my support for the above referenced project.

After ten years of fielding comments and incorporating every reasonable concept put forth by the public and this commission, its time to let this folks build this small development on this rather large parcel of property. The property owners have incorporated design changes that are environmentally sustainable, energy efficient, and match the natural landscape of the Sweetwater region. The most recent design changes have improved coastal views, enhanced habitat and created new recreation opportunities for the public to enjoy the mountain terrain and ocean views.

Based on my long relationship with the landowners, their commitment in respecting the environment, wildlife, and their neighbors is unequivocal. I strongly encourage you to approve the Sweetwater Mesa single-family homes.

Sincerely,

tom s schey

**owner and developer of project7ten,
Los Angeles's first platinum LEED residence**

Phelps, Jacqueline@Coastal

From: Tom Krueger <tom@tomkrueger.com>
Sent: Monday, November 30, 2015 3:43 PM
To: Phelps, Jacqueline@Coastal
Subject: SweetWater Mesa Project, Application 4-14-1094
Attachments: SweetWater Mesa Project, Application 4-14-1094.pdf

(below I have also included the following letter as a .PDF file)

Thomas M. Krueger

19584 Bowers Drive

Topanga, Ca. 90290

November 30th, 2015

California Coastal Commission,
45 Fremont Street, Suite 2000
San Francisco, Ca 94105

Rc: SweetWater Mesa Project, Application 4-14-1094

Dear California Coastal Commission,

I am happy to say that I am writing in support of the current Sweetwater Mesa building plan.

Like any concerned and responsible California resident I have always been very protective of our Coastline and the environmental impact that new and existing development has on it. I was therefore deeply concerned with the initial plans and impact that the Sweetwater Mesa might have on our Malibu coastline, especially since I hike daily just adjacent to the acreage that will be most impacted by these new homes.

I was also relieved when the Coastal Commission placed a moratorium on this project until it's environmental impact could be closely examined and reviewed. Believe me when I say that I have kept a close eye on the evolving plans as they've been presented and I can finally say that I believe that approving the current Sweetwater Mesa plans would be the best possible way to proceed and have the lowest visual and environmental impact on the Malibu Coastline.

In fact, with the substantial dedication of nearly 140 acres to park land, I can only hope that all future coastal building projects will be this responsibly designed and presented.

I now therefore strongly support the current Sweetwater Mesa building plans and urge the commission to approve them.

Phelps, Jacqueline@Coastal

From: Shelly Kidney <shellkid@verizon.net>
Sent: Monday, November 30, 2015 10:48 AM
To: Phelps, Jacqueline@Coastal
Cc: ric kidney
Subject: Sweetwater Mesa Support (Applications 4-14-1094)
Attachments: LettertotheCommissioner.pdf

The attached letter is in regards to the Sweetwater Mesa project noted above in the subject line.
Sincerely,
Shelly Kidney
Ric Kidney

SHELLY & RIC KIDNEY

November 30, 2015

California Coastal Commission

45 Fremont Street, #2000

San Francisco, CA 94105

RE: Sweetwater Mesa Single-Family Homes (Applications 4 - 14 - 1094)

Dear Commissioners,

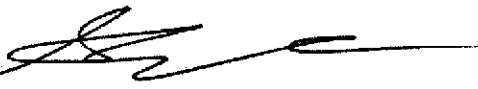
We have been next door neighbors to Morleigh and Edge in Malibu for over 13 years and are in full support of the cluster of new homes proposed in Sweetwater Mesa.

They have gone to great lengths in the recent design to reflect the public and Commissioner comments and concerns. The height and size restrictions blend the homes into the surrounding landscape making this design extraordinary.

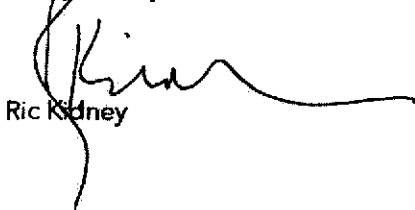
We are most pleased that 137 acres of open space will be donated to the state for wildlife corridors, hiking and biking. We hike these treasured mountains in Malibu on a daily basis and know how beneficial that is for our community and wildlife combined.

Lastly, we must note that we have witnessed first hand the conscientious efforts regarding the environment with the modifications they have made to their current residence built in 1937. We strongly encourage the commission to approve the Sweetwater Mesa project.

Sincerely,



Shelly Kidney



Ric Kidney

Phelps, Jacqueline@Coastal

From: Fiona Copeland <fcopeland@mac.com>
Sent: Monday, November 30, 2015 11:29 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Blaugrund,

I am writing in support for the above project. I believe this project sets an important precedent in environmentally friendly building practices which are aesthetically pleasing, minimize environmental destruction and integrate seamlessly with the natural environment.

I have known the owners for decades. They are outstanding people with the upmost respect and consideration for others. I am confident in their commitment to the environment, their neighbors, the wildlife and natural habitat. The dedication of land to the local State Park is an example of the sound character of the property owners.

Sincerely,
Fiona Copeland

Phelps, Jacqueline@Coastal

From: Pankaj Shah <somepin22@gmail.com>
Sent: Monday, November 30, 2015 9:18 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Follow Up Flag: Follow up
Flag Status: Flagged

Addressed to: Jacqueline Blaugrund, California Coastal Commission.

November 30, 2015

California Coastal Commission

45 Fremont Street, #2000

San Francisco, California 94105

Re: Sweetwater Mesa Residences (Applications 4-14-1094)

Dear Commissioners,

I am a long-time friend of Morleigh Steinberg and Edge, and I strongly support the new homes proposed in Sweetwater Mesa. I have witnessed the many years of careful planning and revised designs that have made this project what it is today. I can also vouch for the integrity of the owners. As you know, Morleigh and her family are long-time residents of the area and have consistently shown the highest regard for the land, residents and natural surroundings. I believe the thoughtful attention given to the homes has appropriately addressed community concerns. After more than ten years this project will help protect habitat and wildlife, reduce impacts on coastal views, increase public trails, and I believe the state park will gain over 130 acres of undeveloped open space.

Based on the latest designs, all of the homes will be integrated into the existing terrain through natural materials, colors, native landscaping and sustainable design.

I am confident Morleigh and Edge will do everything in their power to minimize construction nuisances and will create a home that will serve as a symbol of sustainability and environmental stewardship. They are both of impeccable integrity and thoughtful, caring citizens. Throughout this journey, I have never heard them talk about anything besides making sure these homes are a great addition to the community.

I believe the Sweetwater Mesa project will make an excellent addition to the community and I urge you to approve the proposed single-family homes.

Sincerely,

Pankaj Shah

Phelps, Jacqueline@Coastal

From: lianlunson <lianlunson@me.com>
Sent: Monday, November 30, 2015 9:22 AM
To: Phelps, Jacqueline@Coastal
Subject: "Sweetwater Mesa Support (Applications 4-14-1094)"

Follow Up Flag: Follow up
Flag Status: Flagged

California Coastal Commission

45 Fremont Street, #2000

San Francisco, California 94105

Re: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Dear Commissioners,

I am writing to express my support for the current project that reflect more than ten years of work, numerous changes, and responsiveness to hundreds of public comments.

The property owners have incorporated dramatic design changes that are environmentally sustainable, energy efficient, and match the natural landscape of the Sweetwater region, and are such a great example for others to follow. The most recent design changes have improved coastal views, enhanced habitat and created new recreation opportunities for the public to enjoy the mountain terrain and ocean views.

I have known the landowners for many years and I am so confident in their commitment to respecting the environment, wildlife, and their neighbors. I strongly encourage you to approve the Sweetwater Mesa single-family homes.

These are great people who will nurture the environment and be nothing but a positive for the area..and such a fine example of how to nurture the environment whilst creating living spaces.

Sincerely,

Lian Lunson

Phelps, Jacqueline@Coastal

From: Solomon Aflalo <solomoninsgrp@yahoo.com>
Sent: Monday, November 30, 2015 8:44 AM
To: Phelps, Jacqueline@Coastal
Subject: "Sweetwater Mesa Support (Applications 4-14-1094)"

Follow Up Flag: Follow up
Flag Status: Flagged

November 30, 2015

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Residences (Applications 4-14-1094)

Dear Jacqueline Blaugrund, California Coastal Commission,

Hello, I am a Malibu resident for over 30 years and a homeowner for over 25 years, a Sweetwater neighbor, an expert in the field of sustainability and environmentally friendly rehabilitation for the Hospitality industry, a Community activist, and long-time friend of David and Morleigh, and I strongly support the modest cluster of new homes proposed in "Sweetwater Mesa" for the purpose of building their dream homes.

I have witnessed the many years of careful planning and revised designs that have made this project what it is today. The thoughtful attention given to these homes has effectively addressed many community and neighboring concerns. After more than 10 years this project has gone above and beyond to protect habitat and wildlife while including the latest eco-friendly ingenuity (which is

desperately needed as an example for our community), reduce impacts on coastal views, increase public trails, and potential fire hazards which is incredibly thoughtful. I am also happy to learn that our State Park will gain 137 acres of undeveloped open space, thanks to this project. I do not know of another project that gave so much in efforts to beautify the community environment as this project proposes to do.

I am very impressed with how the current design displays how the homes will be integrated into the existing terrain through the use of natural materials, colors and native landscaping among other amazing environmentally friendly and sustainable approaches to satisfy our atmosphere.

Based on personal experience with the property owners and many hours of reviewing their plans, I am confident that they will do everything in their power to minimize construction nuisances and will create a home that will serve as the ultimate symbol of sustainability and environmental stewardship.

The Sweetwater Mesa project will make a beautiful addition to our community and I urge you to approve the proposed single-family homes as planned.

Sincerely,
Solomon Aflalo



blue  of california

Phelps, Jacqueline@Coastal

From: Dean Factor <dean@factorventures.com>
Sent: Monday, November 30, 2015 9:46 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Follow Up Flag: Follow up
Flag Status: Flagged

Jacqueline Blaugrund, California Coastal Commission

California Coastal Commission
45 Fremont Street, #2000
San Francisco, California 94105

Re: Sweetwater Mesa Residences (Applications 4-14-1094)

Dear Commissioners,

I am a Malibu resident and long-time friend of Edge and Morleigh, and I strongly support the cluster of new homes proposed in Sweetwater Mesa. I have known Morleigh since grammar school which is over 35 year. She is a kind and conscientious person who loves nature and the environment. She often goes on hikes wherever she is in the world and has a distinct love for the outdoors. She cares deeply about other people and the community and would not do anything she did not feel was fitting with the land and benefit to those around her.

I have witnessed the careful planning and revised designs that have made this project what it is today. The thoughtful attention given to these homes has effectively addressed many community concerns. After more than ten years this project has gone above and beyond to protect habitat and wildlife, reduce impacts on coastal views, increase public trails, and I am happy to learn that our state park will gain 137 acres of undeveloped open space, thanks to this project.

As currently designed, the homes will be integrated into the existing terrain through the use of natural materials, colors and native landscaping. Based on personal experience with the property owners, I am confident that they will do everything in their power to minimize construction nuisances and will create a home that will serve as a symbol of sustainability and environmental stewardship.

Additionally as a Malibu resident I find new construction of the right kind is something that we need. We need to bring in jobs and investment to keep the community thriving. The Sweetwater Mesa project will make an excellent addition to our community and I urge you to approve the proposed single-family homes.

Sincerely,

Dean Factor
23816 Malibu Road
Malibu, CA 90265

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Phelps, Jacqueline@Coastal

From: Daniel Hassid <danhassid168@gmail.com>
Sent: Sunday, November 29, 2015 3:33 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Single-Family Homes (Applications 4-14-1094)

Follow Up Flag: Follow up
Flag Status: Flagged

Jacqueline Blaugrund

California Coastal Commission

45 Fremont Street, #2000

San Francisco, California 94105

Dear Commissioners,

We are writing to express support for our friends on their Sweetwater Mesa project in Malibu, which reflects more than ten years of hard work, with numerous changes in response to hundreds of public comments.

The property owners have incorporated environmentally sustainable, energy efficient design changes that are reflective of the natural landscape of the Sweetwater region. The most recent changes have improved coastal views, enhanced habitat and created new recreation opportunities for the public to enjoy the mountain terrain and ocean views.

We have a decades long relationship with the landowners, and the proposed work on the site reflects their commitment to respecting the environment, wildlife, and their neighbors. There can be no greater stewards of these values to help shape the next phase for the land. We strongly encourage you to approve the Sweetwater Mesa single-family homes.

Sincerely,

Dan & Delphine Hassid

Phelps, Jacqueline@Coastal

From: Jill Goldman <jillrengo@aol.com>
Sent: Sunday, November 29, 2015 3:48 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Support (Applications 4-14-1094)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jacqueline Blaugrund, California Coastal Commission,

I am writing in strong support of five new Sweetwater Mesa homes. The property owners, Morleigh and Edge Evans, who I have known for many years, have worked tirelessly for more than ten years to revise their designs and avoid impacts to coastal views, sensitive habitat, wildlife, and other environmental resources.

The most recent design changes were made in consideration of comments from the public and Commissioner. I was pleased with the Commission's staff support for the project in May and feel strongly that the changes made address the Commissioner's issues with the homes. In particular, I was happy to hear that 137 acres of open space for hiking, biking, horseback riding, habitat and wildlife corridors, will be donated to the state. This is a significant achievement that will benefit the environment and the entire community.

Clearly the proposal before you is environmentally sustainable and your issues have been thoughtfully addressed. I urge the Commission to approve the Sweetwater Mesa project.

Sincerely,

Jill Goldman

148 South Carmelina ave
Los Angeles, Cal 90049
310 6225621

Received

DEC 04 2015

California Coastal Commission
South Central Coast District

Jack Giarraputo
11601 Wilshire Blvd.
Los Angeles, CA 90025
310-820-7717

December 1, 2015

Coastal Commission
89 S. California Street. # 200
Ventura, CA 93001

Dear Commission,

My family owns property located at 3291 Sweetwater Mesa Rd, Malibu CA, near David Evan's proposed project.

I am writing to make the commission aware of my support for the new and redesigned project, which is being considered for coastal commission approval.

Jack Giarraputo

Jim Smith
3140 Sweetwater Mesa
Malibu , Ca. 90265
310 456-2781

Nov. 22 , 2015

Commissioner Kinsey
3501 Civic Center Dr. #329
San Rafael , Ca. 94903-4193

Received
NOV 30 2015
California Coastal Commission
South Central Coast District

Re: Edge project items 17 a-f Dec. 2015

Dear Mr. Kinsey ,

My home is the closest to the above project . In 2011 the proposed project heard by the commission was named by Peter Douglas as one of the worst projects ever submitted . I agreed and I was the most outspoken opponent of that plan .

The project now before you is a completely new design and all of the items that I previously criticized have been redesigned or omitted . The applicant has a new team and they have worked hard to develop a sensitive project . Edge wants to be a good neighbor . I have brought up several issues to him and he has been very responsive to do what he could to work with the neighbors .

With that said , my position is now supportive of the project before you . Being the closest neighbor I will have the greatest awareness of the activity . There will be issues and it will be a much better climate to have a mutually cooperative relationship in working things out . Both Edge and his new manager , Moses , have demonstrated their genuine interest in being a positive member of the community . I have seen the renderings which express his aim to minimize the impact on the land . He owns 151 acres and is setting aside 137 as open space . Again , I support the project .

Respectfully ,



Correspondence
Received in Opposition
to the Proposed Project



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

Received

November 25, 2015

DEC 08 2015

Charles Lester, Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

California Coastal Commission
South Central Coast District

Dear Dr. Lester:

**SWEETWATER MESA PROJECTS, APPLICATION NO's: 4-10-040,
4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094**

The Sweetwater Mesa Projects (Projects) are scheduled for coastal development permit hearings before the California Coastal Commission (CCC) on December 10, 2015. The County has not reviewed the most recent plans that are to be considered by the CCC. Furthermore, the County's position has been, and continues to be, that all projects within the Santa Monica Mountains Local Coastal Program (LCP) boundaries should meet the requirements and standards set forth in the LCP.

The County received several letters from April Winecki, the Projects representative, dated November 10, 2015 (attached). Ms. Winecki states that, pursuant to California Environmental Quality Act (CEQA) Guidelines, §15253, the letter serves as the County's notice of opportunity to consult with the CCC regarding the environmental information contained in the Staff Report and connected to the proposed Projects. The County disputes the assertion that the letters meet the requirements of CEQA Guidelines, §15253. As a result, in any discretionary approvals by the County related to the Projects, the County will act as lead agency and will prepare the appropriate CEQA documents.

Please feel free to contact me at (213) 974-6401 if you would like to discuss the projects or any aspect of this letter.

Sincerely,

Richard J. Bruckner
Director

RJB:AG:JH:ems

Attachments

c: Supervisor Sheila Kuehl (Nicole Englund)
California Coastal Commission (John (Jack) Ainsworth)

S_AP_112515_L_CCC_SWEETWATER

Winecki Consulting

773 Calabria Drive, Santa Barbara, CA 93106

(805) 451-9055

April@wineckiconsulting.com

November 10, 2015

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Richard Buckner

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265
Attn: Joyce Parker-Bozylinski

SUBJECT: Coastal Development Permit No. 4-10-040 (Lunch)

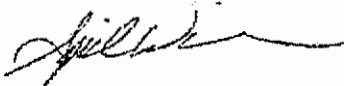
The California Coastal Commission (Commission) is reviewing the coastal development permit application referenced above, which proposes development of a single family residence, access road, waterline, fire department staging area and related improvements, and an open space easement. The property is located off of Sweetwater Mesa Road in the Santa Monica Mountains, in unincorporated Los Angeles County (APN 4453-005-037).

Commission staff is preparing a report to the Coastal Commission that will include an environmental analysis of the proposed project. The staff report may serve as the environmental analysis for purposes of the California Environmental Quality Act ("CEQA"). We anticipate that the report will be available for public review prior to the Coastal Commission's December 2015 hearing.

Pursuant to CEQA Guideline § 15253, this letter notifies your agency of the opportunity to consult with the Coastal Commission regarding its views as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your responses to Jacqueline Blaugrund, California Coastal Commission, 89 S California Street, Suite 200, Ventura, CA 93001-2899. Your responses should specify the name for the contact person in your agency.

Please feel free to contact our office with any questions, comments, or concerns regarding the above.

Sincerely,



April Winecki

Winecki Consulting

cc: Moses Hacmon (via email)
Jacqueline Phelps, Coastal Commission (via email)

Winecki Consulting

773 Calabria Drive, Santa Barbara, CA 93105
(805) 451-9055
April@wineckiconsulting.com

November 10, 2015

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Richard Buckner

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265
Attn: Joyce Parker-Bozylinski

SUBJECT: Coastal Development Permit No. 4-10-041 (Vera)

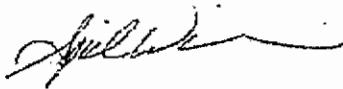
The California Coastal Commission (Commission) is reviewing the coastal development permit application referenced above, which proposes development of a single family residence, access road, waterline, fire department staging area and related improvements, and a trail and open space easement. The property is located off of Sweetwater Mesa Road in the Santa Monica Mountains, in unincorporated Los Angeles County (APN 4453-005-018).

Commission staff is preparing a report to the Coastal Commission that will include an environmental analysis of the proposed project. The staff report may serve as the environmental analysis for purposes of the California Environmental Quality Act ("CEQA"). We anticipate that the report will be available for public review prior to the Coastal Commission's December 2015 hearing.

Pursuant to CEQA Guideline § 15253, this letter notifies your agency of the opportunity to consult with the Coastal Commission regarding its views as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your responses to Jacqueline Blaugrund, California Coastal Commission, 89 S California Street, Suite 200, Ventura, CA 93001-2899. Your responses should specify the name for the contact person in your agency.

Please feel free to contact our office with any questions, comments, or concerns regarding the above.

Sincerely,



April Winecki
Winecki Consulting

cc: Moses Hacmon (via email)
Jacqueline Phelps, Coastal Commission (via email)

Winecki Consulting

773 Calabria Drive, Santa Barbara, CA 93105
(805) 451-9055
April@wineckiconsulting.com

November 10, 2015

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Richard Buckner

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265
Attn: Joyce Parker-Bozylinski

SUBJECT: Coastal Development Permit No. 4-10-042 (Mulryan)

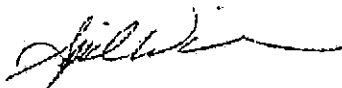
The California Coastal Commission (Commission) is reviewing the coastal development permit application referenced above, which proposes development of a single family residence, access road, waterline and related improvements, and an open space easement. The property is located off of Sweetwater Mesa Road in the Santa Monica Mountains, in unincorporated Los Angeles County (APN 4453-005-092).

Commission staff is preparing a report to the Coastal Commission that will include an environmental analysis of the proposed project. The staff report may serve as the environmental analysis for purposes of the California Environmental Quality Act ("CEQA"). We anticipate that the report will be available for public review prior to the Coastal Commission's December 2015 hearing.

Pursuant to CEQA Guideline § 15253, this letter notifies your agency of the opportunity to consult with the Coastal Commission regarding its views as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your responses to Jacqueline Blaugrund, California Coastal Commission, 89 S California Street, Suite 200, Ventura, CA 93001-2899. Your responses should specify the name for the contact person in your agency.

Please feel free to contact our office with any questions, comments, or concerns regarding the above.

Sincerely,



April Winecki

Winecki Consulting

cc: Moses Hacmon (via email)
Jacqueline Phelps, Coastal Commission (via email)

Winecki Consulting

773 Calabria Drive, Santa Barbara, CA 93105

(805) 451-9055

April@wineckiconsulting.com

November 10, 2015

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Richard Buckner

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265
Attn: Joyce Parker-Bozylinski

SUBJECT: Coastal Development Permit No. 4-10-044 (Ronan)

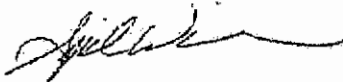
The California Coastal Commission (Commission) is reviewing the coastal development permit application referenced above, which proposes development of a single family residence, access road, waterline, two fire department turnarounds and related improvements, and an open space easement. The property is located off of Sweetwater Mesa Road in the Santa Monica Mountains, in unincorporated Los Angeles County (APN 4453-005-038).

Commission staff is preparing a report to the Coastal Commission that will include an environmental analysis of the proposed project. The staff report may serve as the environmental analysis for purposes of the California Environmental Quality Act ("CEQA"). We anticipate that the report will be available for public review prior to the Coastal Commission's December 2015 hearing.

Pursuant to CEQA Guideline § 15253, this letter notifies your agency of the opportunity to consult with the Coastal Commission regarding its views as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your responses to Jacqueline Blaugrund, California Coastal Commission, 89 S California Street, Suite 200, Ventura, CA 93001-2899. Your responses should specify the name for the contact person in your agency.

Please feel free to contact our office with any questions, comments, or concerns regarding the above.

Sincerely,



April Winecki

Winecki Consulting

cc: Moses Hacmon (via email)

Jacqueline Phelps, Coastal Commission (via email)

Winecki Consulting

773 Calabria Drive, Santa Barbara, CA 93105

(805) 451-9055

April@wineckiconsulting.com

November 10, 2015

County of Los Angeles

Department of Regional Planning

320 West Temple Street, 13th Floor

Los Angeles, CA 90012

Attn: Richard Buckner

City of Malibu

23815 Stuart Ranch Road

Malibu, CA 90265

Attn: Joyce Parker-Bozylinski

SUBJECT: Coastal Development Permit No. 4-14-0598 (Morleigh)

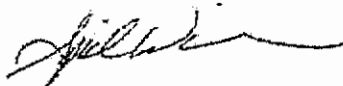
The California Coastal Commission (Commission) is reviewing the coastal development permit application referenced above, which proposes development of a single family residence, access road, waterline and related improvements, and an open space easement. The property is located off of Sweetwater Mesa Road in the Santa Monica Mountains, in unincorporated Los Angeles County (APN 4453-005-091).

Commission staff is preparing a report to the Coastal Commission that will include an environmental analysis of the proposed project. The staff report may serve as the environmental analysis for purposes of the California Environmental Quality Act ("CEQA"). We anticipate that the report will be available for public review prior to the Coastal Commission's December 2015 hearing.

Pursuant to CEQA Guideline § 15253, this letter notifies your agency of the opportunity to consult with the Coastal Commission regarding its views as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your responses to Jacqueline Blaugrund, California Coastal Commission, 89 S California Street, Suite 200, Ventura, CA 93001-2899. Your responses should specify the name for the contact person in your agency.

Please feel free to contact our office with any questions, comments, or concerns regarding the above.

Sincerely,



April Winecki

Winecki Consulting

cc: Moses Hacmon (via email)

Jacqueline Phelps, Coastal Commission (via email)

Winecki Consulting

773 Calabria Drive, Santa Barbara, CA 93105
(805) 451-9055
April@wineckiconsulting.com

November 10, 2015

County of Los Angeles
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Richard Buckner

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265
Attn: Joyce Parker-Bozylinski

SUBJECT: Coastal Development Permit No. 4-14-1094 (Mulryan Properties LLLP, Morleigh Properties LLLP, Lunch Properties LLLP, Ronan Properties LLLP, ED West Properties LLLP)

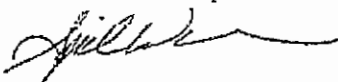
The California Coastal Commission (Commission) is reviewing the subject coastal development permit application, which proposes a lot line adjustment between four lots and in-fee dedication of a 9-acre lot to the Mountains Recreation and Conservation Authority. The properties are located off of Sweetwater Mesa Road in the Santa Monica Mountains, in unincorporated Los Angeles County (APN 4453-005-092, 4453-005-091, 4453-005-037, 4453-005-038, and 4453-005-013).

Commission staff is preparing a report to the Coastal Commission that will include an environmental analysis of the proposed project. The staff report may serve as the environmental analysis for purposes of the California Environmental Quality Act ("CEQA"). We anticipate the report will be available for public review prior to the Coastal Commission's December 2015 hearing.

Pursuant to CEQA Guideline § 15253, this letter notifies your agency of the opportunity to consult with the Coastal Commission regarding its views as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Please send your responses to Jacqueline Blaugrund, California Coastal Commission, 89 S California Street, Suite 200, Ventura, CA 93001-2899. Your responses should specify the name for the contact person in your agency.

Please feel free to contact our office with any questions, comments, or concerns regarding the above.

Sincerely,



April Winecki
Winecki Consulting

cc: Moses Hacmon (via email)
Jacqueline Phelps, Coastal Commission (via email)

MEMBERS

JEFF STONE
VICE CHAIR
BENJAMIN ALLEN
ROBERT M. HERTZBERG
BEN HUESO
HANNAH-BETH JACKSON
BILL MONNING
ANDY VIDAK
LOIS WOLK



California Legislature
Senate Committee
on
Natural Resources and Water
FRAN PAVLEY
CHAIR

BILL CRAVEN
CHIEF CONSULTANT
DENNIS O'CONNOR
PRINCIPAL CONSULTANT
KATHARINE MOORE
CONSULTANT
PATTY HANSON
COMMITTEE ASSISTANT

STATE CAPITOL
ROOM 5046
SACRAMENTO, CA 95814
TEL (916) 651-4116
FAX (916) 323-2232

December 2, 2015

Delivered by email to:
skinsey@marincounty.org

California Coastal Commission
South Central Coast District Office
89 South California Street
Suite 200
Ventura, CA 93001

Re: Sweetwater Mesa Projects – Agenda Item 17 (12/9/15 Coastal Commission meeting)
OPPOSE

Hon. Chairperson Kinsey and Commissioners:

On October 7, 2014, I conveyed my opposition to the above-referenced project to the Coastal Commission which I assume is a part of the record. I have learned that the item is before the Commission again on December 9, 2015, at the Monterey meeting. I want to re-convey to the commission my opposition to this project which, based on the staff report and recommended conditions of approval, has not changed considerably from October, 2014.

Notwithstanding my opposition, however, I request that the item be deferred to a future meeting in or near Los Angeles which is a far more convenient and appropriate location for this item to be considered given the intense and significant public interest in the application.

My rationale for opposing this application has not changed in the intervening months. I stand by my support of the comments submitted by the National Park Service in their letter to the Commission dated October 3, 2014. As I said a year ago, "This site is one of the most beautiful ridgelines along the Malibu coast, remote within a vast environmentally-sensitive area. The placement of these homes on the ridgeline will be a jarring visual impact, almost without precedent and certainly inconsistent with their presence within the Santa Monica Mountains National Recreation Area. The exposure and vulnerability of these homes to wind-driven canyon wildfires in such an open and exposed site, is obvious."

I remain concerned that the 7,800 foot water line required to bring new water service up to this ridge will be growth inducing, opening up areas that are not now developable. I also remain

concerned that the proposed large structural footprints, accessory uses, lighting, pets, required brush clearance of large swaths of land, and grading of a 2,000 foot driveway just to access the property. As I said last year: "The probable construction of additional homes and roads adjacent to Malibu Creek State Park will fragment and degrade this fragile natural habitat, both for wildlife and recreational pursuits. The nearly 40,000 cubic yards of grading required, and 16.5-foot-high mesh rock fall stabilization device running for over 300 feet, is further confirmation that this project in this location is incompatible with its presence in within a National Recreation Area and inconsistent with provisions of the California Coastal Act.

State and Federal park agencies are currently working with the National Wildlife Federation to invest millions of dollars to protect vital wildlife corridors stretching from the 118 freeway in the Simi Hills all the way to the coast. The largest mammals – mountain lions and bobcats, etc. – will need to rely on this core habitat area. Creating an island of incompatible inholders within the National Recreation Area with all the attendant urban infrastructure will have potentially disastrous consequences."

Thank you for considering my request to defer this item to a more appropriate meeting location and for my opposition to the proposed project.

Sincerely,

Fran Parley

California State Senator
District 27

cc: charles.lester@coastal.ca.gov
john.ainsworth@coastal.ca.gov
sarah.christie@coastal.ca.gov

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207
WWW.SMMC.CA.GOV



December 1, 2015

Mr. Steve Kinsey, Chair
California Coastal Commission
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903-4193

California Coastal Commission
45 Freemont Street #2000
San Francisco, CA 94105

Re: Request for Continuance of Agenda Item 17. f. (Sweetwater Mesa, Application No. 4-14-1094)

Dear Chair Kinsey:

The Sweetwater Mesa project is a controversial project that has the potential to impact scenic coastal views, archeological and cultural sites, sensitive environmental habitat, and future growth in the area. As expressed by our Executive Director who spoke before the Coastal Commission on May 14, 2015, the ridgeline proposed for the Sweetwater development should remain in pristine open space.

This project is of great interest to local residents and organizations, such as the Santa Monica Mountains Conservancy (SMMC). To allow for public participation before the Coastal Commission, it would be of great service to hold the meeting at a location where local residents and organizations may participate. I respectfully request that agenda item 17. f. be continued until the next South Coast meeting in March of 2016. I am making this request as an individual because the short notice did not allow the SMMC the opportunity to meet and vote on requesting a continuance before your December 10th hearing.

Sincerely,

A handwritten signature in cursive script that reads 'Linda Parks'.

Linda Parks
Chair



United States Department of the Interior

NATIONAL PARK SERVICE
Santa Monica Mountains National Recreation Area
401 West Hillcrest Drive
Thousand Oaks, California 91360-4207

In reply refer to:
L76/ 134-03, -20, -83

December 8, 2015

California Coastal Commission
South Central Coast District Office
89 South California Street, Suite 200
Ventura, CA 93001

RE: Sweetwater Mesa Projects - Application Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094

Dear Chairperson Kinsey and Commissioners:

The National Park Service has reviewed the staff report for the second revision to return to the Commission for the five proposed residences on Sweetwater Mesa. The original proposed projects were denied by the Commission on June 16, 2011. At the May 14, 2015, hearing, the Commission directed the applicant to make the projects consistent with the Santa Monica Mountains Local Coastal Program (LCP) before bringing the projects back for Commission review. The revised projects propose:

1. five new single family residences ranging from 10,315 to 11,189 square feet (sf) in size (including garages and non-habitable storage space) on five adjoining lots, with residential development areas ranging from 8,328 to 9,992 sf;
2. 27,570 cubic yards (cy) of grading (23,250 cy cut; 4,320 cy fill) for the five residence development areas and private driveways;
3. 25,520 cy of grading (6,070 cy cut; 19,450 cy fill) for the 2,180 linear-foot (lf)-long, 20-ft-wide shared access road extending across the project sites;
4. 3,030 cy of grading (40 cy cut; 2,990 cy fill) for one fire department turnout along the shared access road;
5. 7,270 cy of excavation required for structural piles for the five residences' foundations;
6. 315 lf rock fall stabilization device (4-ft high berm, 10-ft high barrier fence) and a 190 lf rock fall stabilization device on the Ronan site;
7. 7,000 lf-long waterline extension to the sites from Costa Del Sol Road;

8. recordation of an open space conservation easement granted to MRCA over 137 acres, including portions of the five project sites and the entirety of a sixth 9-acre contiguous parcel;
9. offer-to-dedicate a trail easement for the Coastal Slope Trail;
10. lot line adjustment and lot tie resulting in a decrease in the number of parcels from 5 to 4;
11. implementation of a Habitat Mitigation and Monitoring Plan for project impacts to 0.35 acres of purple needlegrass, revegetation of areas temporarily impacted (0.2 acres) by installation of the proposed water line extension, and restoration/revegetation of the existing dirt access road; and
12. implementation of construction traffic mitigation measures.

Changes to the May, 2015, proposed projects include, but are not limited to:

- total square footage of residential structures reduced by 4,957 sf, or 8% less;
- residential development areas reduced by 2,210 sf, or 4%;
- shared access road lengthened from 1,980 lf to 2,180 linear feet, or 200 lf longer;
- grading increased from 46,810 cy to 56,120 cy, or 20% (with no change in excavation for residential structural piles: 7,270 cy);
- a new 190-foot-long rock fall stabilization device on Ronan in addition to the remaining 315-foot-long device for the shared access road;
- 7,800-foot waterline extension reduced to 7,000 feet, although there is no explanation for the reduction of 800 feet;
- clustering somewhat reduced by grouping Lunch and Ronan sites higher up the ridgeline and more separated from the clustered lower three sites; and
- direct structural development impacts to H1 habitat are now avoided, but fuel modification direct impacts remain, as well as inability to accommodate H1 buffers and H1 quiet zones;

The project site falls within the Santa Monica Mountains National Recreation Area (SMMNRA), a unit of the National Park System. The project parcels are bordered on two sides by public parkland. Malibu Creek State Park is located west of the project parcels, and Mountains Recreation and Conservation Authority parkland is adjacent to the south.

The National Park Service (NPS) appreciates the opportunity to participate in the public review process for the proposed project. We provide comments on the effects of private and public land development in the Santa Monica Mountains at the invitation of state and local units of government with authority to prevent or minimize adverse uses. We offer the following comments.

Revised Configuration

Overall, NPS finds the project continues to present significant negative biological and visual impacts. Habitat fragmentation, residential edge effects on wildlife and habitat, visual degradation of a scenic ridgeline, and placement of homes in an area of extreme fire hazard with documented high wildland fire frequency all remain as significant concerns. The revised configuration increases grading, reduces clustering, and increases visual impacts in an attempted reduction of impacts to biological H1 resources. Yet, those H1 resources, buffer areas, and quiet zones remain impacted directly or indirectly. Furthermore, the Habitat Mitigation and Monitoring Program (HMMP) for purple needlegrass mitigation remains in the revised project description, yet NPS has noted the difficulty of needlegrass habitat restoration and finds the restoration would not be effective mitigation for the direct or indirect loss of purple needlegrass habitat.

Any gain in protection of biological resources is canceled by losses to other park resources. While development of the overall site could never be impact-free, NPS finds the proposed configuration still does not avoid habitat fragmentation, biological, and visual impacts.

Coastal Staff Report Alternative Configuration

The staff report briefly introduces an alternative configuration for five sites. The alternative clusters all five sites in the southern area of the overall site. In our letter dated May 8, 2015, NPS recommended exploration of clustering all five sites in the southern area, so we appreciate the introduction of the alternative.

The staff's alternative avoids impacts to H1 purple needlegrass habitat, but retains direct impacts to H1 rocky outcrop habitat (436 sf, or 0.01 ac). The staff report dismisses further consideration of the alternative owing to the remaining direct impacts to the H1 rocky outcrop habitat. NPS acknowledges the LCP's prioritized protection of H1, and we appreciate the staff's recognition of this priority. However, NPS finds H1 impacts should be evaluated within the context of all impacts. While the alternative may have a small direct impact on H1 rocky outcrop habitat, there may be a significant reduction of several other impacts that improve overall preservation of the greater ecological and visual setting. Therefore, we request the Commission analyze staff's proposed alternative further before making a final decision on the projects for the following reasons.

- The applicant's configuration (Exhibit 23) illustrates H1 rocky outcrop habitat is location within fuel modification Zone B for the Vera and Morleigh sites, just outside Zone A. Zone B is the irrigation/transition zone, and in combination with the adjacency to Zone A

and the structural residence, the ecological value of the rocky outcrop habitat would be degraded owing to irrigation, fuel modification nearby, trampling by residents, and other edge effects associated with development. NPS finds the direct loss of 0.01 acre of H1 rocky outcrop habitat in the staff's alternative negligibly different to the indirect impacts of the applicant's configuration. Additionally, H1 buffers and quiet zones are more preserved, and additional H2 habitat would not be impacted.

- The alternative maximally reduces habitat fragmentation associated with developing five sites by removing development in the area of the proposed Ronan and Lunch sites to the north.
- The LCP's principle of clustering development is maximally implemented.
- The clustered configuration reduces the length of the shared access road by several hundred feet.
- Edge effects would be reduced through the additional clustering.
- Visual impacts would be reduced by creating a single node of development on the ridgeline instead of two nodes as currently proposed in the applicant's configuration.
- In the event of a wildland fire, fire-fighting efforts would be focussed on a single cluster of homes.

Conclusions

NPS finds the homes could still be more closely clustered as exemplified in the staff's alternative. Lunch and Ronan continue to be most problematic, and the development would be less impacting if these two residences were eliminated or reconfigured to the south. If these two projects cannot be further clustered in a redesigned set of the five projects, NPS recommends denial owing to the remaining significant negative impacts and the lack of adequate mitigation.

For a more detailed description of NPS concerns with the development, please refer to our letter dated May 8, 2015. As we noted in that letter, NPS was consulted regularly by both Los Angeles County and the Coastal Commission staff during preparation of the LCP, and the LCP reflects the intent of Congress per the following directives in the SMMNRA establishing legislation¹:

(1) There are significant scenic, recreational, educational, scientific, national, archeological, and public health benefits provided by the Santa Monica Mountains and adjacent coastline.

¹ Omnibus Parks Act of 1978 (P.L. 95-625)

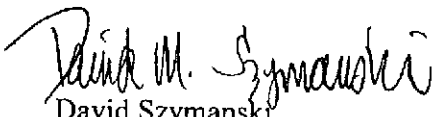
(2) There is a national interest in protecting and preserving these benefits for the residents of and visitors to the area; and

(3) The State of California and its local units of government have authority to prevent or minimize adverse uses of the Santa Monica Mountains and adjacent coastline area and can, to a great extent, protect the health, safety, and general welfare by the use of such authority.

Thank you for progress in implementing the 2014 LCP policies that support SMMNRA. We encourage the Commission and staff to continue the effort to prevent or minimize the adverse effects posed by the current reconfigured five projects before approving the projects.

Thank you for the opportunity to comment. If you have questions, please call Melanie Beck, Outdoor Recreation Planner, at (805) 370-2346.

Sincerely,


David Szymanski
Superintendent

cc: Joe Edmiston, Executive Director, Santa Monica Mountains Conservancy
Craig Sap, Superintendent, Angeles District, State Department of Parks and Recreation
Clark Stevens, Executive Officer, Resource Conservation District of the Santa Monica Mountains

Phelps, Jacqueline@Coastal

From: Mary Wiesbrock <marywiesbrock@sbcglobal.net>
Sent: Wednesday, December 09, 2015 9:38 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Public Records Act request/ Morleigh and AQ Holdings LLC/ CCC Hearing Dec 10th, Item #17

Dear California Coastal Commissioners:

Major environmental organizations (the Sierra Club and Save Open Space/Santa Monica Mountains) and at least one state agency (State Law section 33105 of the Public Resources Code which recognizes the significance of this Santa Monica Mountains Zone) have requested a postponement of this hearing.

Two major Hardship issues: Besides the fact that it requires an overnight stay and a 5 hour trip by car, the case planner was not available for questions to help clear up the confusing staff report until Dec 4 so then there was only a 6 day period to write meaningful comments for this confusing 300 page staff report.

We request through the California Public Records Act records of correspondence either email, text, letter, notes from subject of a phone call- that Coastal Commission/Coastal Commissioners did make an official request of the applicant for a postponement.

If there is no record that that the Coastal Commission/ Coastal Commissioners have made this request to the applicant, then please make this request today.

Please also place this correspondence in the official record for this project.

Sincerely,

Mary Wiesbrock Chair Save Open Space/Santa Monica Mountains

cc/ planner Jacqueline Phelps and Director John Ainsworth

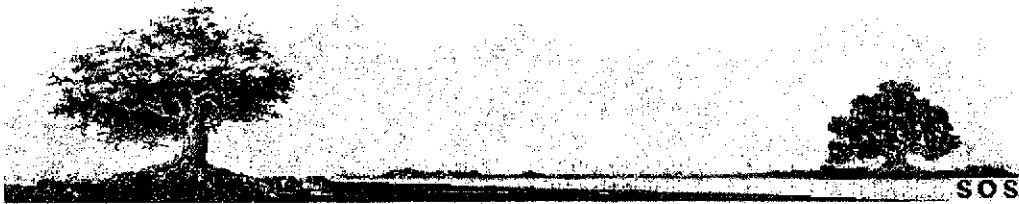
Phelps, Jacqueline@Coastal

From: Mary Wiesbrock <marywiesbrock@sbcglobal.net>
Sent: Wednesday, December 02, 2015 11:06 AM
To: Phelps, Jacqueline@Coastal; Ainsworth, John@Coastal
Subject: Lunch, Vera Mulryan, Morleigh, Ronan
Attachments: Cal Coastal Commission SOS Description comments0001.pdf

Jacqueline and John:

Attached are the SOS comments on only the Description section. (pages 34-42) I will be submitting comments on the other different areas as I am able to read and research the various other sections of this huge staff report.

Mary Wiesbrock, Chair Save Open Space/Santa Monica Mountains



Save Open Space ✧ P. O. Box 1284 ✧ Agoura, CA 91376

RE: Dec 10 Hearing (#17 a-f: Lunch, Vera, Mulryan, Morleigh, Ronan)

Dear California Coastal Commissioners:

Save Open Space/Santa Monica Mountains submits the following comments on the inadequacies and misinformation in this staff report:

Description (Section A, starts at page 34-42)

Per Gina Natoli of Los County Planning and the Planner on the LCP: "The 10,000-square-foot limit is for **the building site**. Everything but the minimum-required access road and one Fire Department turnaround (if necessary) must fit on the building site, including graded slopes, building pad, and parking area." All these 5 building sites greatly exceed the LCP limit of 10,000 sq. ft. definition. This proposed project is inconsistent with the LCP. It is inaccurate and very misleading to look at just the sq footage of only the building itself.

The project description is very inadequate. This project's property is considered high priority fee acquisition on the Santa Monica Mountains National Recreation Area (SMMNRA) Land Protection Plan. There is no mention of federal law which established this boundary of the SMMNRA. This project is within the boundaries of this national park. Along the entire California coast, there are very few areas within national parkland boundaries.

Also, this property lies in an area of statewide significance: the Santa Monica Mountains Zone. The state legislature has recognized the importance of preserving this area intact and has stated in Section 33001 of the Public Resources Code: "The Legislature hereby finds and declares that the Santa Monica Mountains Zone as defined in Section 33105, is a unique and valuable economic, environmental, agricultural, scientific, educational and recreational resource that should be held in trust for present and future generations; that as the last large, undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment that it exists as single ecosystem in which changes that affect one part may also affect all other parts; and that the preservation and protection of this resource is in the public interest."

7000 linear foot water line: Since the applicant has the permission from the landowners of the properties this water line traverses, then it is growth inducing.

Access Road: It is required to have environmental review now. It is piece-mealing to do this later on down the road

Mary Wiesbrock
Mary Wiesbrock, Chair Save Open Space/Santa Monica Mountains

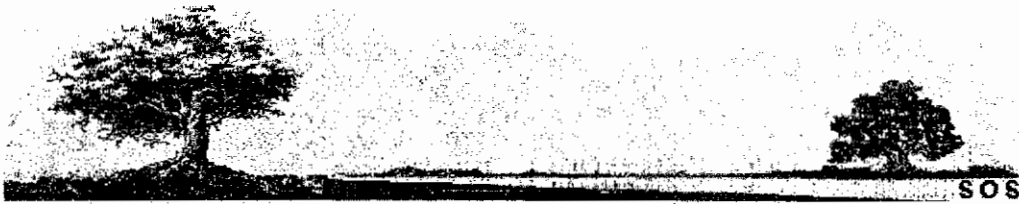
Phelps, Jacqueline@Coastal

From: Mary Wiesbrock <marywiesbrock@sbcglobal.net>
Sent: Thursday, December 03, 2015 6:08 AM
To: Phelps, Jacqueline@Coastal; Ainsworth, John@Coastal
Subject: SOS resubmittal letter
Attachments: CCC resubmittal SOS inadequate Project Description0001.pdf

This attachment is to replace the letter which SOS sent you yesterday. Please delete yesterday's letter from the record.

Unfortunately, since Jacqueline is out of the office until Dec 4th, we have been at a distinct disadvantage getting our questions answered so that the huge staff report (320 pages) can be properly commented on. **As a result, there is only 4 working days** from when the Coastal Commission planner Jacqueline returns to get information on this staff report for us and any other members of the public. Please put this email and attachment (resubmittal letter from Save Open Space) in the official record for this project.

Mary Wiesbrock, Chair Save Open Space



Save Open Space ♦ P. O. Box 1284 ♦ Agoura, CA 91376

RE: Resubmittal letter: Dec 10 Hearing (#17 a-f: Lunch, Vera, Mulryan, Morleigh, Ronan)

Dear California Coastal Commissioners:

Save Open Space/Santa Monica Mountains submits the following comments on the inadequacies and misinformation in this staff report:

Description (Section A, starts at page 34-42)

Per Gina Natoli of Los County Planning and the Planner on the LCP: "The 10,000-square-foot limit is for the building site. Everything but the minimum-required access road and one Fire Department turnaround (if necessary) must fit on the building site, including graded slopes, building pad, and parking area." Page 111 of staff report CDP APP. 4-10-041, 4-10-042, 4-10-043, 4-10-044, 4-10-045) states that a residential development area of 5000 to 8000 sq ft....would result in substantial reductions in impacts to ESHA and visual resource. "

The project description is very inadequate. This project's property is considered high priority fee acquisition on the Santa Monica Mountains National Recreation Area (SMMNRA) Land Protection Plan. There is no mention of federal law which established this boundary of the SMMNRA. This project is within the boundaries of this national park. The visual resource is significant for the annual millions of national park coastal visitors. Along the entire California coast, there are very few areas within national parkland boundaries.

Also, this property lies in an area of statewide significance: the Santa Monica Mountains Zone. The state legislature has recognized the importance of preserving this area intact and has stated in Section 33001 of the Public Resources Code: "The Legislature hereby finds and declares that the Santa Monica Mountains Zone as defined in Section 33105, is a unique and valuable economic, environmental, agricultural, scientific, educational and recreational resource that should be held in trust for present and future generations; that as the last large, undeveloped area contiguous to the shoreline within the greater Los Angeles metropolitan region, comprised of Los Angeles and Ventura Counties, it provides essential relief from the urban environment that it exists as single ecosystem in which changes that affect one part may also affect all other parts; and that the preservation and protection of this resource is in the public interest."

7000 linear foot water line: Since the applicant has the permission from the landowners of the properties this water line traverses, then it is growth inducing.

Access Road: It is required to have environmental review now. It is piece-mealing to do this later on down the road.

Mary Wiesbrock
Mary Wiesbrock, Chair Save Open Space/Santa Monica Mountains

Phelps, Jacqueline@Coastal

From: Mary Wiesbrock <marywiesbrock@sbcglobal.net>
Sent: Monday, December 07, 2015 6:06 AM
To: Phelps, Jacqueline@Coastal; Ainsworth, John@Coastal
Subject: Dec 10 Item #17 Malbu project (AQ Holdings LLC and Morleigh entity) comments
Attachments: CCC Dec 7 2015 comment letter Item #170001.pdf; Sweetwater Mesa Project only two entities0001.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is:

1)the SOS comment letter consisting of one cover sheet; a 5 page comment letter on Inadequate alternative analysis, Binding Settlement Agreement, Inconsistencies and inadequate analysis in Hazards, Flood and Fire Safety, and the Las Virgenes Municipal Water District new restrictions

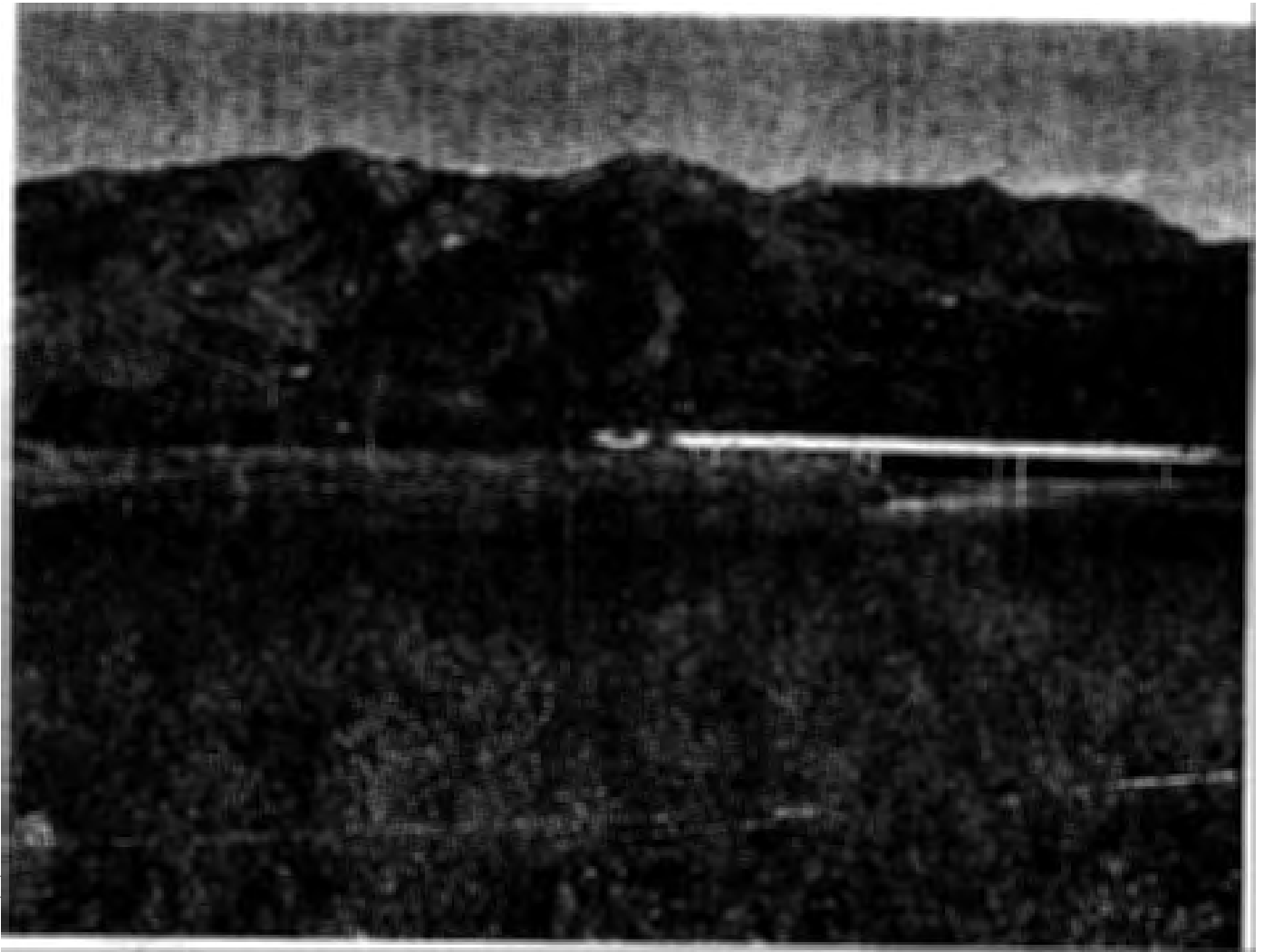
2)also attached is the Public Records Act request which showed that there are only two entities paying the Coastal Commission bills as of May 2015: 1) AQ Holdings LLC and separately the 2) Morleigh entity.

Per new public records act request: send us any up to date records (after May 2015) of who is paying the Coastal Commission bills on this project.

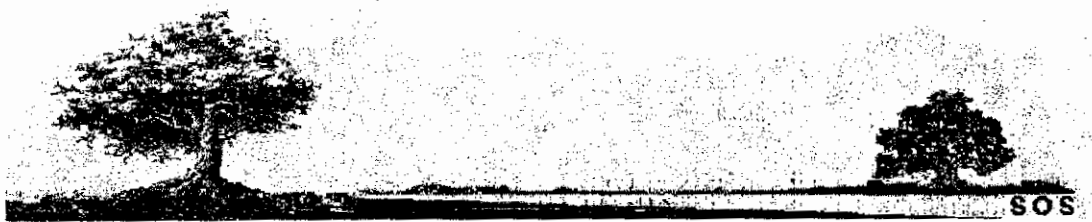
Please confirm by email that you have received all of the above. Please let me know ASAP if continuation requests for this hearing are being honored.

Thanks!

Mary Wiesbrock



Save Open Space Over "the Edge", help save major Malibu viewshed



Save Open Space ✧ P. O. Box 1284 ✧ Agoura, CA 91376

December 7, 2015

RE: Lunch, Vera, Mulryan, Morleigh, Ronan Dec 10 #17 Monterey hearing

Dear Coastal Commissioners:

Save Open Space/Santa Monica Mountains (SOS) opposes this 5 estate project. This is such a complicated project limited to 3 versions of the 5 estate project being considered by the Coastal Commissioners: 1) the May project 2) then an alternative to that project and 3) now a clustered 5 estate project.

The project options are limited to 5 estates with 5 pools and 5 septic systems in unstable steep mountainous geology. The settlement agreement is driving the staff report because there is no alternative-with less than 5 estates being presented to the Coastal Commissioners for a decision.

Issues: Hazards/ Fire Safety/ Flood and Noise

1) "All of the proposed residences would be located atop a landslide area." (per page 53 of this new staff report) The planner confirmed that all 5 residences including all 5 new swimming pools will require extensive stability support structures in each of the project scenarios. (Conversation with staff planner on December 4, 2015)

ALTERNATIVES NOT CONSIDERED: An alternative of 1 or 2 estates would have less impact on stability of the landslide area as the piles/caissons may stabilize the estate compounds and pools structures themselves but the landslide/s itself has the potential to move given the new load (5 estates, 5 and 5 swimming pools) The 5 new septic systems with an average person adding 100 gal a day and the new irrigation will add considerable water into the ground of this unstable landslide/s area.

PROJECT OPTIONS CONFUSING: What is being discussed for the project options in this staff report is very confusing. It wasn't until Dec 4th (6 days before this hearing) that I was able to get clarification from the planner. There are three scenarios (the proposed project, the May 2015 similar project, and the new clustered alternative) which are all 5 estate project proposals. These 5 estate projects do violate Sec 30253 of the Coastal Act in that the analysis is inadequate

in that it does not ensure stability of the landslide area itself by not including the cumulative impact of all new 5-residential complexes "atop a landslide area".

CUMULATIVE IMPACT MISSING: The 5 estates compounds and their location's cumulative impact on the landslide area is missing in this inadequate analysis. Missing are depictions of the entire project (the three 5 estate project scenarios) overlain on the Cotton Shires geological map. Cumulative analysis is necessary of the cumulative impact on the stability of this landslide area of these all 5 new residences, their 5 pools and 5 septic systems. Do the new loads from the 5 buildings and 5 pools and the changed environment (watering for new landscaping and the significant amount of daily water added by 5 new septic systems) destabilize this unstable area? What is the cumulative impact on this unstable landslide area? It is not clear from the individual maps in the exhibits where all the estates are located in relation to which landslide area. Maps showing all 5 estates on one map (Cotton Shires map is the best) overlain on the landslide are required for proper analysis and comparison. An alternative of 1 or 2 estates and/or the environmentally superior parkland alternative (0 estates impacting this unstable geological area) should have been considered in this staff analysis to comply with both the Santa Monica Mountains-LCP, CEQA and for the decision makers to make an informed decision.

DEMONSTRATES THAT THE SETTLEMENT AGREEMENT IS BINDING: Alternatives of 1 or 2 estates and the environmentally superior alternative of no project would have significantly less impact on stability of this unstable landslide area. Unfortunately, each of the proposed projects is 5 residences as depicted and required in the settlement agreement. The settlement agreement is driving this staff report and resulting in an inadequate real alternative analysis and restricting the decision of the Coastal Commissioners. There is no real alternative option for the Coastal Commissioners if there is nothing but 5 estates, 5 pools, and 5 septic systems offered in this staff report. Unfortunately, it's all that is "on the table" for the Coastal Commissioners.

2) ACCESS ROAD NOT ALLOWED. The Project is inconsistent with Policy CO-79 of Santa Monica Mountains LCP (SMM-LCP) requires that access roads do not exceed a maximum length of 300 feet. (Page 53) The Coastal Commissioners are being asked to approve a variance to this access requirement when they just recently passed the highly vetted Los Angeles County Santa Monica Mountains Local Coastal Plan. (SMM-LCP) Missing is the maximum length of the access road in the 3 different 5 estate project's analysis. In this section, failure to give the actual total distance differences for the access roads in the 3 different scenarios and failure to look at 1-2 estates access road length makes this report inadequate for the public and the decision makers. Because of these inadequacies and failure to consider fewer residences, this 5 estate project does not fit the criteria for granting a variance to break this SMM-LCP legal requirement.

3) **PIECEMEALING MALIBU'S CDP:** A portion of the proposed access road construction within the City of Malibu is subject to a Coastal Development Permit within the City of Malibu. This is piece meal. This environmental review is required to be done now. (Page 55) What are the environmental impacts on the natural resources of this access road through the City of Malibu? How is this access segment consistent/inconsistent with the Malibu Local Coastal Plan?

4) **EROSION WILL HAPPEN DUE TO STEEP TERRAIN AND CHANGED CIRCUMSTANCES:** To ensure stability and to avoid erosion of all slopes and disturbed soils, landscaping is required-(Condition Five) But I believe that with our drought restrictions on watering, this planting will not be able to get enough frequent watering to get established. (Page 58) But now the situation is even worst, as Las Virgenes Water District has just sent out a mandate that: Irrigation is Limited to Once a Week." (Attached) Establishment of new plantings is now impossible on these steep mountainous slopes with the new watering regulations of LVMWD.

Also, to correctly respond to one of the Coastal Commissioners inquiries at the May hearing: There is no will serve letter from LVMWD at this time per my recent conversation with LVMWD spokesperson David Lippman, Director of Facilities and Operations. Loss of impervious surface from all 5 estates, 5 roofs, and 5 cement patios during the rainy season will result in increased run off eroding this steep mountainside. . There is no condition to catch it all and truck it off. Less residences means less impervious surface thus less run off, but that alternative is not being considered.

It appears that people are being told that the 7000 linear foot water line will be a private water line. The applicant has the permission of the landowners to traverse their land. There is no condition requiring that the applicant can not sell off the usage of this water line to these property owners. Until this condition is added, the line does not have to remain private. Also, until this condition is added this water line is growth inducing.

5) **LACK OF FIRE DEPARTMENT REVIEW AT THIS TIME:** The Fire Department has not reviewed this project Plan as required by SMM-LCP. This review needs to be done now not after project approval as changes could be required which add impacts to this sensitive coastal environment.(page 58)

Under Fire Hazards Goals and Policies of the SMM-LCP, Goal SN-4 states: A built environment designed to avoid or minimize the potential for loss of life , physical injury, environmental disruption, property damage...due to wildland fires. To minimize loss of life of the residents and the fire fighters in this Very High Fire Hazard Severity Zone, this staff report must consider less residences as there will be less potential loss of life of the residents and/or the fire fighters.

SMM-LCP FIRE POLICIES. This 5 estate project in this steep mountainous location is inconsistent with these SMM-LCP Fire policies: SN-20, Sn-21, SN-22, SN-23, SN-28, SN-29, and because the LA County Fire Department has not reviewed the 5 estate 3 scenario plot plans consistency with SN-34 has not been determined.

6) LACK OF COUNTY APPROVED GEOLOGIC SHEET: A required ("shall") County-approved Geologic Review Sheet has not been done for this 5 estate project atop a landslide area as part of the required CCC staff environmental review. It has not been done.

7) PROJECT ALTERNATIVES MISSING WITH LESS IMPACT. This staff report does not analyze a project of 1 to 2 estates or the environmentally superior alternative no project parkland alternative of 0 estates.

8) RECOUP AN INVESTMENT BACKED EXPECTATION. Please note that: The property was bought for around 9 million and even 1 estate compound would yield a net profit (infrastructure costs would be significantly reduced). There are only two entities paying the Coastal Commission bills. (May, 2015 PRA request attached) These are EQ Property Holding LLC and April Winecki (Morleigh Properties). Kelsey Grammer's estate in Serra Retreat just sold for \$12.94 million and it has much less square footage and less acreage. (LA Times, C9, Dec.6, 2015) "

Additionally, the applicants should also be able to recoup an investment-backed expectation if they chose to sell the entire 156 acre subject property as parkland utilizing State of California's Prop 1 of 2014. For the environmentally superior no project alternative, this property qualifies for this Prop 1 as there is a blue line stream impacted. There would still be a nice profit on this investment for these two entities with the alternative of one estate and or the no project parkland alternative which is the designated plan of the National Park Service in their SMMNRA Land Protection Plan..

9) INCONSISTENT WITH LCP HAZARD GUIDING PRINCIPLE, POLICIES & GOAL. . The Guiding Principle of the SMM-LCP for protecting public health and safety is: "The potential risk of death from earthquakes, mass wasting events, floods, fires, and other hazards must be minimized. Development should avoid environmental hazards rather than attempt to overcome them."

This 5 estate project is inconsistent with Goal SN-1 of SMM-LCP: "A built environment designed and engineered to minimize the potential for loss of life, physical injury, environmental disruption, property damage,...due to seismic (the property's location is very near the active Malibu fault, last month a 3.4 earthquake occurred in a sub-fault area of the Malibu fault) and non-seismic induced geologic phenomena (project is situated atop landslide area.). Whereas the 1 to 2 estate units projects and or the no project environmentally superior alternative must be considered in the staff report to comply with Goal SN-1.

This 5 estate project with its 3 scenarios is inconsistent with the following SMM-LCP policies: SN-1, SN-2, SN-4, SN-5, SN-6, Sn-10 (page 82 of SMM-LCP and Sn-11 (page 83 of SMM-LCP).

10) FIRE EMERGENCY HELIPAD COULD BE USED FOR PRIVATE PURPOSES. There is no condition restricting the use of the proposed helipad for emergency use only. (Noise SMM-LCP Goal SN-7)

11) FLOOD HAZARD. Goal SN-2 requires "a built environment that respects natural hydrological processes to minimize the potential for loss of ...environmental disruption, property damage....". There is blue line water course drainage in the area of the project which will be impacted. Also, there is a blue line stream at the base of these landslides. The increased quantity of the run off in the rainy season from loss of impervious surface from all 5 estates, their roofs, and cement patios will cause mud and debris flows. There is no condition requiring that the owners to truck off all this increased water. Alternatives of less homes will mean less disruption of natural drainages.

CONCLUSION. More SOS comments will follow on other areas including SERA, visual, cultural, grading, and water line inadequacies and inconsistencies with SMM-LCP in these other areas. I will be sending these in up to midnight on Wednesday and expect them to be put in the official record for this project.

The Coastal Commission needs to grant a continuance on this hearing because of the extremely short notice in this holiday season. To get an explanation of this confusing staff report put an additional hardship on SOS because the planner was out of the office and not available for questions until Dec 4th. This hearing location is an expensive hardship in that it is scheduled 5 hours away and requires an overnight stay in the hotel. The Coastal Commission needs to reschedule it in 2016 in San Diego (Feb) and/or the Los Angeles County location (March) hearings.

Mary Wiesbrock

Mary Wiesbrock, Chair SOS

Effective Immediately

Irrigation Limited to Once Per Week

December 1, 2015

Dear LVMWD Customer:

In response to California's unprecedented drought, the State Water Resources Control Board has directed Las Virgenes Municipal Water District to reduce total water usage by 36 percent, or face severe financial penalties that must be passed onto customers. In October and November, LVMWD fell short of the goal, raising the possibility the District could be fined up to \$10,000 per day.

In order to achieve the state's goal, irrigation with potable (drinking) water must be reduced.

New Potable Water Irrigation Schedule

Address	Mon	Tue
Even	ok	
Odd		ok

Irrigation for each zone shall not exceed 15 minutes per day.

This new irrigation policy is effective immediately.

Sites irrigated with recycled water may continue to water up to three times per week.

Enforcement personnel will be in the community every day and around the clock. Fines up to \$500 will be assessed for repeat violations. For ongoing violations, a flow restriction device may be installed, or service to the property may be terminated.

We appreciate your cooperation during this drought emergency.

Las Virgenes Municipal Water District

See Reverse Side



www.LVMWD.com/IrrigationRestrictions

Only two entities:
1) Winecki (Morleigh)
2) EQ Property Holdings, LLC

CALIFORNIA COASTAL COMMISSION

So. Central Coast District

Permit Application Fee Receipt

Application No. 4-14-0598

Date Received 4/2/14

PAYOR:

April Ann Marie Winecki
1221 W. Micheltorena St.
Santa Barbara 93101

APPLICANT (if other than Payor):

Morleigh Properties
1221 Chapa Street
Santa Barbara 93101 805.816.3061

TYPE OF PERMIT:

- ☒ Regular
☐ Administrative
☐ Emergency
☐ Amendment/Extension

FORM OF PAYMENT:

- ☐ Cash
☒ Check 1019
☐ Other 7048-1

Permit fee \$ 11,836.00

B. Rodriguez
Received by

CCC-20 (10-89)

ORIGINAL—Payor CUP—Accounting TRIP—District

OSP BY 102157

CALIFORNIA COASTAL COMMISSION
South Central Coast District

Permit Application Fee Receipt

Application No. 4-10-042

Date Received 6-30-14

PAYOR:

EQ Property Holding, LLC

PO Box 582

Statham, GA 30666-7102 702-294-5509

APPLICANT (if other than Payor):

Mulryan

Address

City

ZIP

Telephone

TYPE OF PERMIT:

- ☒ Regular
☐ Administrative
☐ Emergency
☐ Amendment/Extension

FORM OF PAYMENT:

- ☐ Cash
☒ Check 2910
☐ Other

Permit fee \$ 10,222.00

Received by Julie Reneles

16496

CCC-20 (10-88)

ORIGINAL—Payor

DUP—Accounting

TRIP—District

DSP 07 102133

CALIFORNIA COASTAL COMMISSION

South Central Coast District

Permit Application Fee Receipt

Application No. 4-10-040

Date Received 6-30-14

PAYOR:

EQ Property Holdings, LLC / Sweetwater
PO BOX 582
Mesa-Malibu

Statham, GA 30666 770, 294-5509
City ZIP Telephone

APPLICANT (if other than Payor):

Lunch
Name

Address

City ZIP Telephone

TYPE OF PERMIT:

- ☒ Regular
☐ Administrative
☐ Emergency
☐ Amendment/Extension

FORM OF PAYMENT:

- ☐ Cash
☒ Check 2907
☐ Other

Permit fee \$ 10,222.00
John Rencles
Received by

16497

CCC-20 (10-88)

ORIGINAL—Payor DUP—Accounting TRIP—District

OSP 07 102133

CALIFORNIA COASTAL COMMISSION
South Central Coast District

Permit Application Fee Receipt

Application No. 4-10-041

Date Received 6-30-14

PAYOR:

SQ Property Holdings, LLC / Sweetwater
PO Box 582
mesa-matibu

Statham, GA 30666 (770) 294-5509
City ZIP Telephone

APPLICANT (if other than Payor):

Vera
Name

Address

City ZIP Telephone

TYPE OF PERMIT:

- ☒ Regular
☐ Administrative
☐ Emergency
☐ Amendment/Extension

FORM OF PAYMENT:

- ☐ Cash
☒ Check 2908
☐ Other

Permit fee \$ 11,298.00
Julie Renolds
Received by

16498

CCC-20 (10-88)

ORIGINAL—Payor DUP—Accounting TRIP—District

OSP 07 102133

CALIFORNIA COASTAL COMMISSION
South Central Coast District

Permit Application Fee Receipt

Application No. 4-10-044

Date Received 6-30-14

PAYOR:

EQ Property Holding, LLC / Sweetwater
Name mesa-malibu

PO BOX 582
Address

Statham, GA 30666 770,294-5509
City ZIP Telephone

APPLICANT (if other than Payor):

Ronan
Name

Address

City

ZIP

Telephone

TYPE OF PERMIT:

- ☒ Regular
☐ Administrative
☐ Emergency
☐ Amendment/Extension

FORM OF PAYMENT:

- ☐ Cash
☒ Check 2909
☐ Other

Permit fee \$ 10,222.00

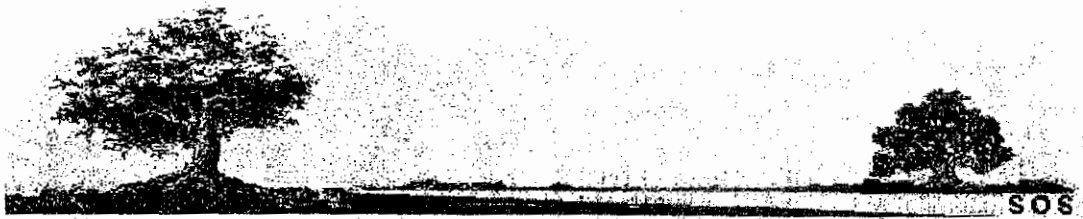
Julie Reneles
Received by

16499

CCC-20 (10-88)

ORIGINAL—Payor DUP—Accounting TRIP—District

OSP 07 102133



Save Open Space ✧ P. O. Box 1284 ✧ Agoura, CA 91376

Dec 7, 2015

Re: Dec 10 Hearing Item #17 SOS Archeological comments

Dear Coastal Commissioners:

The new archeological study of the clustered project's archeology is in Ventura. There is not time to go there and review this study because of the shortened notice of this hearing. Is there a DVD/CD of this study available? Can you ship it overnight to us?

Also, renowned Chumash and Malibu long time archeologist found the presence of fire altered rock and twelve stone artifacts (attached) which indicated presence of a prehistoric archaeological site. The consultant's archaeologist states: "Of the five artifacts identified, Dudek agreed that one found on the Lunch parcel was a prehistoric chipped stone artifact." Only one?

There is the real potential that this property is actually a sacred prehistoric archaeological site. An independent UCLA evaluation is needed to ascertain the significance since there is a disagreement among experts.

As a result of not looking at alternatives, the Archaeological Resources SMM-LCP Policy CO-204 is being violated. Which states: "Protect and preserve archaeological, historical, paleontological resources from destruction and avoid impacts to such resources where feasible. Where avoidance is not feasible, minimize impacts to resources to the maximum extent feasible." This staff report does not look at the 1 or 2 estate alternative which would minimize impacts to archaeological.

Buried in the staff report, it states that the applicant will not accept the clustered alternative. When asked to produce written proof of this, we were told it was said verbally at staff meetings only. But it is in the staff report. So the public is being given a constantly changing project options to their detriment. It appears that Chester King's location where he found 12 artifacts not one is still being considered as a viable option in front of the decision makers.

Mary Wiesbrock
Mary Wiesbrock, Chair

12 artifacts not, *Chester King's letter*

report needs to include description and discussion of the cultural resources. The staff should recommend denial until the site has been evaluated and mitigation measures are developed for approval. It is important to learn when the site or sites in the project were used and whether they are the remains of a permanent settlement. Destruction of the site without understanding what and when activities were conducted at it will leave a hole in our understanding of the history of the Malibu area. I volunteer to assist with development of the testing program.

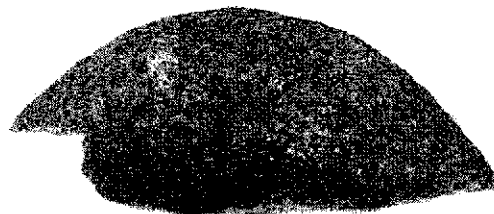
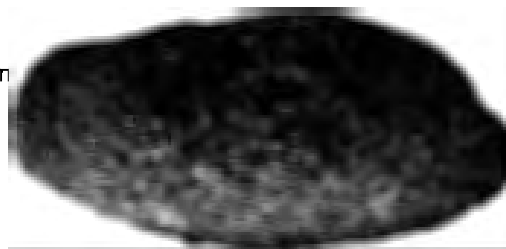
I would appreciate the opportunity to review archaeological studies prepared prior to the hearing on the project. This letter should be included in the official minutes of the Edge Development report and be forwarded to all members of the California Coastal Commission.



Andesite flake scraper



Quartzite scraper



Rhyolite uniface mano fragment with battered end



Quartzite chopper/hammer



Select artifacts observed on the surface of site CA-LAN-4468

Sincerely,

Chester King

Chester King

Phelps, Jacqueline@Coastal

From: alyselazar.esq@verizon.net
Sent: Tuesday, December 08, 2015 4:59 PM
To: Phelps, Jacqueline@Coastal; Ainsworth, John@Coastal
Subject: Sweetwater Mesa Project comments
Attachments: sweetwater mesa project comments.lazar.pdf

Dear Ms. Phelps and Mr. Ainsworth,
Attached are public comments regarding the Sweetwater Mesa Project scheduled for hearing before the commission this Thursday. As I am unable to travel to Monterey to personally deliver them to the Commissioners, I appreciate your assistance in insuring that each Commissioner receives a copy of these comments prior to the commencement of the hearing on Item TH 17(a)-(f). If you have any questions or have difficulty honoring my request, please contact me immediately. Many thanks. Alyse Lazar

Law Office of Alyse M. Lazar
3075 East Thousand Oaks Blvd.
Westlake Village, CA 91362
Telephone (805) 496-5390

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LAW OFFICE OF ALYSE M. LAZAR

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NEW YORK STATE BAR

Telephone: (805) 496-5390
e-mail: alyselazar.esq@verizon.net

December 8, 2015

California Coastal Commission
45 Fremont St #2000
San Francisco, CA 94105

[delivered via e-mail to jacqueline.phelps@coastal.ca.gov, john.ainsworth@coastal.ca.gov]

Re: Sweetwater Mesa Projects-Application Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094 [December 10, 2015 Commission Hearing Agenda Item Nos. TH 17(a)-(f)]

Dear Chairperson Kinsey and Commission members:

I represent the members of Save Open Space/Santa Monica Mountains (SOS) who strongly urge your denial of the Sweetwater Mesa Projects ("The Project") as currently proposed. On May 14, 2015, I submitted a comment letter and testified at the hearing on this matter. Due to the distance from the Los Angeles area and the short notice of the hearing, I am unable to travel to Monterey to testify on December 10th. I request a brief continuance of the matter so that interested members of the public, including members of SOS have the ability to attend the hearing.

Unfortunately, the latest staff report for the Sweetwater Mesa consolidated project makes no reference to the public outcry against this project and fails to disclose all of the factual and legal issues raised by public officials and members of the public at the May hearing which strongly support project denial.

Instead, the current staff report sweeps all project dissent under the rug and erroneously argues that a reasonable range of alternatives consists of only 2 almost identical projects but for the location of the structures on site. This alternatives analysis contravenes the requirements of CEQA to analyze a reasonable range of feasible alternatives.

A reasonable range of alternatives would include a no project alternative with the land purchased for parkland, a reduction of the number of estate homes permitted on the site as well as a significant decrease in the size of the homes and all appurtenant structures in order to avoid or at the very least decrease the foreseeable environmental impacts of the project. Without a proper alternatives analysis, the environmental review is fatally flawed as this Commission has been deprived information and analysis that would enable it to choose an environmentally superior alternative that would not suffer from the deficiencies staff identified in the only alternative it has presented.

Pending litigation should not influence your decision.

We are concerned that the Commission's focus in this matter is not the protection of the public and the environment, but the desire to avoid returning to court in the applicants' consolidated lawsuits filed against the Commission resulting from your denial of residential development on the project site.

Significantly, the law requires this Commission to consider its prior determination denying the project to be legally valid and binding as no court has overturned the Commission's actions. Consequently, use of the rejected project as a baseline in determining the environmental impacts of the current proposal is erroneous. The baseline for purposes of comparison should be the undeveloped current state of the property. Compared to this true baseline, the potential negative impacts to the environment and to the health and safety of persons and property is extremely significant.

Moreover, the settlement agreement entered into between the Commission and the applicants does not guarantee that the lawsuit will not move forward even if the project is approved by this Commission. Pursuant to §3.5.2 of that agreement, unless the Commission approves the project exactly as desired by the applicants per the terms set forth in the settlement, they have the right to terminate the stay and proceed with the litigation. Consequently, the applicants have been using this lawsuit as leverage to encourage Coastal Commission staff to recommend approval of a project *without* conducting adequate analysis, *without* proposing mitigation measures that are feasible, but not desired or agreed upon by the applicants, and *without* taking into consideration and accordingly modifying the project based on the important, unrefuted evidence submitted by various governmental agencies and the public in their comment letters.

We therefore ask each Commissioner to vote on this project regardless of its impact on pending litigation. The reasons for the prior denial were valid and important to protecting the environment, coastal resources and the public. The vast majority of these reasons are equally applicable to support denial of the current project proposal.

Input from responsible and interested agencies continues to be ignored.

My letter of 5/14/15 raised the issue that staff had failed to address numerous significant comments submitted by certain government entities. The new staff report continues to ignore the following issues:

Los Angeles County's discussion of "maximums" and the proper interpretation and application of the Santa Monica Mountains LCP Policies

In his May 7, 2015 letter to the Commissioner, Los Angeles County Regional Planning Director Richard Bruckner, made numerous observations regarding the inconsistencies of this proposed project with the policies of the Santa Monica Mountains LCP which has been approved by this Commission.

He comments that the language of §22.44.1890 C and D of the LCP and §22.44.630 clearly prohibit residential uses that will impact H1 habitat areas. As proposed, this project will impact such areas and therefore the County recommends "the projects should be revised or denied."

One revision presented by the County is decreasing the size of the proposed residences to far less than the maximum 10,000 square feet. Bruckner references another County project and states that under §22.44.1910 I and 22.44.2040 B.4 of the LCP, "*smaller building site can be required to further minimize impacts to resources.*" (emphasis added.)

This is a viable alternative that could reduce the impacts to visual resources as well as biota. It is incumbent upon this Commission to give great weight to Los Angeles County's interpretation of its own LCP.

Similarly, the County commented that the water line installation outside of a legally existing roadway or road rights-of-way will violate LCP policy 22.44.1340 D. The County's letter requests that "an alternative source of potable water consistent with the LCP should be identified and evaluated, or the project should be denied."

Instead of responding to this issue with facts and analysis regarding the use of a well and possible storage tank(s) on site, staff dismisses this alternative outright by speculating that the pressure from a well would not satisfy fire department requirements for adequate flow. While other public comments did suggest the combination of a storage tank and well, staff has failed to engage in any substantive analysis of this option which may in fact satisfy the fire department's concerns and would greatly reduce the environmental and growth inducing impacts of this project.

National Park Service evidence re need to preserve in place Purple Needlegrass

This property in its current natural state is a biological treasure trove. In an effort to placate the applicants by recommending the construction of an enclave of five mansions, five pools and other accoutrements on this land, staff has incorrectly stated that the destruction of over one-third of an acre of Purple Needlegrass due to fuel modification activities for the Lunch and Ronan properties can be adequately mitigated by installation of replacement plants at a different location. This error must be rectified.

According to the personal experience of the National Park Service (NPS) and a cited project conducted by the University of California at Davis, "native grassland restoration is notoriously difficult" and even with the expenditure of hundreds of thousands of dollars and more than a decade of efforts, the grassland could not be fully replaced.

Native grassland is included in H1 habitat (area of highest biological significance, rarity and sensitivity) under the Santa Monica Mountains Land Use Plan. Instead of preserving this grassland in place as required by the Santa Monica Mountains Land Use Plan Policy CO-41 which prohibits new non-resource-dependent development in H1 habitat areas in order to "protect these most sensitive environmental resource areas from disruption of habitat values",

the habitat mitigation and monitoring plan (HMMP) provides for the creation of a new Purple Needlegrass herbaceous alliance habitat at a 3:1 ratio at a location to be determined.

Based on the unrefuted evidence submitted by NPS, if this project is approved as presented, this Commission will be authorizing the permanent desecration of .35 acres of Purple Needlegrass without any assurances that the proposed mitigation will replace any of the loss.

Along with failing to bring NPS' comments to the Commission's attention, staff attempts to circumvent this issue by an illogical argument that Santa Monica Mountains Land Use Plan Policy CP-41 which clearly prohibits the construction of private homes in such areas must be disregarded for purposes of this development.

This Commission approved Los Angeles County's LCP and all of its policies. It cannot now simply choose to ignore them as inconvenient. Instead, the Commission has a duty to insist on alternatives which will uphold these policies and preserve California's important natural resources. One such viable alternative, would be the elimination of the proposed houses on that portion of this development designated as the Lunch and Ronan properties.

Alternatively, if applicant desires to construct one house on 5 of the 6 lots, it may still be able to do so without impacting H1 habitat by proposing much smaller houses and development areas and realigning the lot line adjustments. Such feasible alternatives have not been evaluated by staff due to the above-discussed terms of the settlement agreement which has significantly impaired the objectivity of the staff report.

Denying the Project as proposed will not constitute a taking

The staff report confirms that violating the SERA provisions of the LCP create good cause for denial of the project. It argues that the project must be approved nonetheless as denial would constitute a "taking" unless there is evidence that the development could foreseeably impact public safety and thereby constitute a public nuisance which would act as a bar to a takings claim.

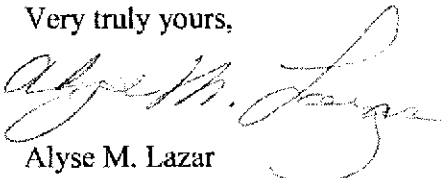
The current staff report fails to take into consideration the unusual facts of this case which could support a finding of a potential public nuisance. Five mansion size residences with pools and extensive paved and concreted surfaces will be resurrected on a known landslide area. Significant new sources of water will be introduced to the project site which could foreseeable result in making the landslide more unstable as testified to by geologist Tom Slossen. Depending on the facts of the case, a finding of a public nuisance as a result of constructing homes in a landslide area may be proper if there is insufficient evidence to support a finding that mitigation will make the area safe (see *Monks v. City of Rancho Palos Verdes* (2008) 167 Cal. App. 4th 263).

Furthermore, as this Commission is bound by the findings it previously made regarding the unity of ownership, at the very least, it must consider reducing the number of homes as a feasible alternative that would at least mitigate some of the horrific environmental impacts of this project and its inconsistencies with the County's LCP.

SOS/Santa Monica Mountains again requests that the current proposed project be denied or referred back to staff for analysis of viable project alternatives that are superior to the proposal and mitigate the environmental and public safety issues which will foreseeably result from this project.

Thank you for your consideration of these comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Alyse M. Lazar".

Alyse M. Lazar

Attorney for SOS/Santa Monica Mountains

Phelps, Jacqueline@Coastal

From: Healypatt@aol.com
Sent: Saturday, December 05, 2015 6:57 PM
To: Ccc@daynabochco.com; mmccclureccc@co.del-norte.ca.us; wendy@katzmitchell.com; erik@erikhowell.com; Cox, Greg; mvargas@miconstruct.com; cgroom@smcgov.org; effietlaw@yahoo.com; mkshallenberger@gmail.com; lcrosse@marincounty.org; celina.luna@longbeach.gov; roberto.uranga@longbeach.gov
Cc: Phelps, Jacqueline@Coastal
Subject: 12-10-15 agenda item EDGE
Attachments: CCC12-10-15TheEDGE.docx

Dear Commissioners, attached are the joint comments of the Malibu Coalition For Slow Growth and the Malibu Township Council.

We are requesting a continuance and during the continuance, require staff follow the direction the Commission gave at the May meeting.

Please let me know if you can't open them. In addition, after you have read these comments I would like the opportunity to discuss them with you. If you have the time to discuss, please email me to arrange a time to talk by phone.. Thank you, Patt Healy

To: Members of the Coastal Commission
From: Malibu Coalition for Slow Growth and Malibu Township Council
Re: 12-10-15- Item 17 a-f Edge Properties

Honorable Commissioners:

Commissioners Requested

The current staff report on page 6 states: At that hearing, the Commission provided guidance regarding additional analyses that should be completed in order to ensure that the proposed project was as compliant with the LCP as possible. All that staff looked at was alternate siting which is not adequate.

1. There is a staff alternative as to the relocation of the structures which staff doesn't appear to accomplish what was requested.
2. Importantly and significantly, this project was not brought into compliance with the SMMLCP since there is no reduction in the size of the structures and of the pads to reduce the projects negative impact on ESHA and its major negative impact on the public viewshed. Furthermore alternatives to the waterline were never looked at.

Continuance Needed

We are sure the Commission would like to put this project behind them. But since this project can't comply with the Coastal Act and the SMMLCP more needs to be done to put it closer to compliance and to ensure it is the least environmentally damaging project possible prior to your granting approval.

1. Because of the huge public interest in this item and the Coastal Act requirement encouraging maximum Public Participation, we respectfully urge you to continue this item and have it rescheduled closer to the Malibu area so that the interested public can participate.
2. During this continuance require the Applicant to reduce the size of the structures and the size of the pads as suggested in the discussion below which will further protect ESHA and the horrendous negative impact on the public viewshed. The project as conditioned is not sufficient and a reduction in square footage and pad size as recommended in the 2011 staff report is warranted.

Also, to comply with the SMMLCP as the preferred alternative direct staff to consider wells and water tanks in lieu of the waterline.

3. The staff report indicates that all the public concerns expressed prior to this staff report have been addressed. Our unaddressed concern regarding the CEQA requirement prohibiting piecemealing was never addressed therefore the Commissions review of the project is inadequate. We ask you to direct staff to make this analysis.

Discussion

1. Additional Conditions for Visual and ESHA Protection Feasible

The SMMLCP requires, under 22.44.2040B, that development be sited to maintain the maximum view of the ridgeline. In this case the project is not only located on a significant ridgeline but is highly visible from numerous public places including PCH, a scenic highway, Bluffs Park, world famous Surfrider Beach, Malibu Lagoon State Park, Malibu Creek State Park

Staff concluded in May 2015 the visual impacts are significant and not mitigatable. But further mitigation is both possible and needed.

The SMMLCP specifically requires that the impacts to these visual resources be reduced by a variety of means. Clustering was considered by staff but that is only one possibility. Reduction of pad size and structure is another. CEQA requires the project be the least environmentally damaging alternative but there was no analysis in May and December 2015 staff reports as to whether reduction from the maximum allowable development pad size and structure size would reduce these impacts. In fact it would. As indicated in the 2011 staff report.

The 2011 Staff report states *'The Commission has found in past permit actions, that a new residential development (with a 10,000 sq. ft. development area) within ESHA with a full 200 foot fuel modification radius will result in impact (either complete removal, irrigation, or thinning) to ESHA habitat of four to five acres. ...Each of the proposed development areas of the subject applications conforms to the maximum development area of 10,000 sq. ft., however, development areas smaller than the maximum allowed in these cases would achieve a significant reduction in the area that would be cleared and disturbed for house sites and fuel modification, as well as the demand for water for the fire suppression systems. In addition, smaller development areas that are limited to a single story with a basement, perhaps 18 ft. tall, would significantly reduce the visual profile of the residences as seen from public viewing areas. The Commission finds that, in these cases, a residential development area of 5,000 to 8,000 sq. ft. and a residential structure that is limited to 18 ft. in height above finished grade would result in substantial reductions in impacts to ESHA and visual resources.'*

While the SMMLCP allows a maximum pad size of 10,000 sq. ft., it does not require pads be that large. The current structures have been reduced to 18 ft. in height but the sizes still range from 10,315 to 11,189 square feet. Reduction in the size of the pads and residences by half will significantly reduce the visual impacts and also reduce the impacts to H1 and H2 habitat.

2. Waterline Alternatives Feasible

To further protect ESHA and comply with the SMMLCP direct staff to discuss with the Fire Department the feasibility of water tanks and wells for fire protection indicating to the fire department that this is the Commissions desire and that the use of them should be in the final fire protection plan.

The waterline doesn't conform to SMMLUP. LIP 22.44.1340D requires that the proposed waterline and utilities infrastructure to serve new development be located within legally existing roadways and rights of way in a manner that avoids adverse impacts to coastal resources. Where adverse impacts cannot be avoided alternatives shall be analyzed to ensure the method of providing water, sewer or utility services to a development avoids or minimizes adverse impacts to the maximum extent feasible. Such infrastructure shall be sized and otherwise designed to provide only for the approved development to avoid growth inducing impacts. This provision if the LIP is clearly not being adhered to. We recommend as did the 2011 Staff report that instead of the water main, a water tank or wells a much better choice that would bring this project in conformance with this provision of the SMMLCP ,eliminate the growth inducing impact of this project and not disturb ESHA.

The only comment regarding a possible reason for ignoring the LCP is the statement that the *"applicants' agents" have indicated that an alternative water source such as wells and water tanks, would be unlikely to obtain Fire Department approval.* However, there is no evidence that the applicants provided a study of the pressure that could be obtained if wells and/or tanks were used on the pads. A study provided of the original configuration indicated that adequate pressure could be obtained. While wells are not what the applicants might desire, numerous projects in the Santa Monica Mountains have fire department and Coastal Commission approval of tanks and wells. One was approved by this Commission as recently as January 2014, on consent in adjacent Las Flores canyon, and 3 recently in Malibu in the same watershed between Sweetwater Mesa and Carbon Canyon.

The 2011 staff report supports wells and tanks and states: *'Fire Prevention Division on December 7, 2009. For example, if a proposed residence is DP Applications 4-10-040, 4-10-041, 4-10-042, 4-10-043, 4-10-044, 4-10-045 Page 114 10,000 sq. ft. in size, the Fire Department would find it appropriate to have a water tank that has a capacity of 10,000 gallons. The Commission has typically reviewed 10,000 gallon water tanks proposed for residences, even the largest of residences, in the Santa Monica Mountains. In cases where extra water capacity is desired for fire protection, it is common practice to have pumps that can utilize the water in residential swimming pools. While the Fire Department may prefer and encourage the water line option for maximum fire protection in this case since it is being proposed by the applicants, it would appear to remain possible that the Fire Department could find the alternative, wells and tanks, consistent with the Fire Department's codes and regulations. In many remote locations in the Santa Monica Mountains the Fire Department has allowed water wells and tanks for proposed single family residences, finding that water line alignments that were shorter or required construction in less steep or remote areas than the proposed alignment to be infeasible.'*

3. Adequate CEQA Review Necessary

The Commission's staff report serves as an equivalent of an EIR and as such it must fulfill the same informational requirements as CEQA. At the end of every staff report there is a statement that the Commission's approval of a CDP must be supported by "a finding showing the application, as conditioned by any conditions of approval to be consistent with any applicable requirement of the California Environmental Act". In order to comply with CEQA the Commission must review the entire project, not just one piece of it and must properly define what the project is.

Because ingress and egress to the proposed project requires the use of Sweetwater Mesa Road in the City of Malibu, the Commission must examine and account for the adverse impacts of the "entire project", not just the portion of the road in the County. Failure to do so results in segmentation of the project in violation of CEQA.

While the Commission does not have permitting authority over the City portion of the project it cannot use this as a pretext to fail to evaluate the impacts of the road segment within the City, including traffic, grading impacts, harm to ESHA and other elements of the project such as public access.

The existing portion of Sweetwater Mesa Rd. is very narrow (in reality nothing more than a driveway) that winds its way up to the proposed new road within the city limits. We believe the

Malibu section of the proposed road has been designed so the plans are there to be examined. Regardless, it cannot be ignored.

The City is not the lead agency for the project and it therefore cannot evaluate the entire project. The only agency that can is the Coastal Commission. Failure to evaluate and disclose these impacts will mean that these impacts will never be evaluated by any agency violating the very principle of CEQA and transparency in government. On this basis alone, since this project is not consistent with the law, it cannot move forward without such an analysis.

While the project is being continued please ask staff to analyze the following as required by CEQA

- a. The impact of this project on the existing narrow one lane Sweetwater Mesa easement road driveway, as well as the project's impacts on the existing residences along this road.
- b. The impact of the existing narrow one lane Sweetwater Mesa easement road driveway on the project in terms of the fire departments and other emergency vehicles ability to timely access the project site.

Also require an analysis of

- c. The growth inducing impacts of the entry Road extension on the surrounding undeveloped parcels.
- d. The growth inducing impacts of the water line extension on the surrounding undeveloped parcels.
- e. Prior to approval identify where the electric, telephone and cable lines will be located. Will they be underground beside the proposed waterline or located elsewhere? If next to the waterline will this delay or disturb the habitat restoration plan? If elsewhere, will this increase ESHA destruction? If next to the waterline will it further facilitate development into pristine ESHA by putting all the needed infrastructure in place?

All these issues have to be determined prior to the Commission approving these CDPs.
Thank you for considering our comments



Topanga Anthropological Consultants
P.O. Box 826
Topanga, California 90290
(310) 455-2981

Concerning: Sweetwater Mesa Projects - Applications Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598 and 4-14-1094.

Dear Coastal Commission,

I have 55 years experience conducting archaeological studies in the Santa Monica Mountains. I published my first report of excavations at a local archaeological site in 1962. It includes illustrations of the types of artifacts I found at the site I recorded in the project area. My dissertation "Evolution of Chumash Society" was published in a collection of outstanding dissertations in North American Archaeology. I wrote the chapter on protohistoric archaeology of Native Americans in the California volume of the Handbook of North American Indians published by the Smithsonian Institution in 1978. My draft overview report for the Santa Monica Mountains National Recreation Area concerning Native American archaeological/historical studies in the Santa Monica Mountains is available on line at Academia.edu and it receives many views (Chapter 2 includes a history of my involvement in local archaeology). I have recorded hundreds of sites in the Santa Monica Mountains and the Simi Hills for the City of Malibu, the National Park Service and for environmental impact studies. I have also conducted surveys and recorded sites in Idaho and other areas of California.

I know of no sites recorded by Dudek or contributions to the study of archaeology by Dudek. It is not required that students attain an ability to identify artifacts or archaeological sites in order to obtain higher degrees in anthropological archaeology. Obtaining knowledge of stone artifact identification through replication and excavations is actually a distraction from course work. It is therefore possible for companies to hire archaeologists who lack basic knowledge of artifact identification. During a brief visit to the project, I located artifacts that covered a large area. I offered to revisit the site with the Dudek archaeologist. Dudek returned without contacting me and again failed to identify the eight stone artifacts and additional fire altered rock that I had recorded. Despite my offer of services (possibly because they would be free and biased toward site preservation), the Coastal Commission staff determined that Dudek does better archaeology than Chester King and has followed the Dudek recommendations.

Before Malibu became a city, some residents at Trancas were fighting a project that involved an archaeological site. The developer's archaeologist wrote a report stating that there was no evidence of the site on the property that contradicted a report I made concerning the presence of a site. The county realized they did not have staff expertise to resolve the dispute between archaeologists so they contacted the Army Corps of Engineers and used their staff archaeologist to resolve the dispute. County staff, the developer's archaeologist, the Army Corps archaeologist, and I met at the site, and I showed them the locations of the artifacts. The developer's archaeologist admitted that some were artifacts, and while there we discovered additional artifacts. When asked to explain why he had disputed my observations, the developer's archaeologist said he was defending the honor of the student who had done the work and had not identified the artifacts.

The National Park Service and the State Parks both have archaeologists familiar with Santa Monica Mountains archaeological sites. Other agencies also have staff archaeologists. I propose that the parties to the dispute (Coastal Commission staff, Dudek, and myself) and an agency archaeologist with demonstrated field expertise meet at archaeological site CA-LAN-4468 site to resolve the issue. Besides evaluating the recorded site, it is also necessary to evaluate the ridge top pipeline route from Piuma Road. The project should not be approved until its impacts to cultural resources have been identified and adequate mitigation measures adopted. On December

10 it will be two years since I informed the Dudek archaeologist of my findings. Despite a public hearing almost a year ago, there has been no attempt to resolve the disagreement concerning the significance of my findings. i have attached a copy of a previous letter.

When ISIS destroys Middle Eastern archaeological sites that have been studied there is international outrage. Destruction of Native American archaeological sites that have not been studied to build projects is apparently less evil because religion is not involved and it continues a colonial tradition of denigrating and destroying native people and their societies. It would be good if the Coastal staff was more serious concerning their responsibility for preservation of cultural resources.

Sincerely,

A handwritten signature in cursive script that reads "Chester King". The letters are fluid and connected, with a prominent capital 'C' and 'K'.

Chester King



Topanga Anthropological Consultants
P.O. Box 826
Topanga, California 90290
(310) 455-2981

Jeff Steben, Jacqueline Blalugrund and J. Ainsworth
California Coastal Commission, South Central Coast District Office
89 So. California St., Suite 200
Ventura, CA 93001

Sweetwater Mesa Projects - Applications Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598 and 4-14-1094.
January 19, 2015

I have specialized in study of the archaeology and history of Native Americans in Southern California. I have studied the archaeology of the Santa Monica Mountains for 54 years. I have recorded many of the archaeological sites recorded in the Santa Monica Mountains. I have prepared an overview of the Native American history and archaeology of the Santa Monica Mountains that is available at Academia.edu.

In November 2014, Mary Ann Webster of the Sierra Club contacted me concerning the proposed project. She wanted to know if I could review an archaeological report that had been prepared for the project. Dave Stone of the DUDEK consulting firm had prepared the report in March 2014. The report concluded that results of an intensive surface survey revealed no evidence of archaeological sites. After reading the report and realizing that I was not familiar with Stones' fieldwork, I felt that he might have missed features such as ovens for baking yucca that are often found on ridge crests in the Santa Monica Mountains where yucca was a staple food. These sites are possibly less commonly found in Santa Barbara where Stone has done most work. I concluded that a field visit was necessary to determine if the report's negative conclusions were accurate.

On December 8, 2014, Chester King, Mary Ann Webster, and Ron Webster visited the site of the proposed Sweetwater Mesa Residential Properties north of Malibu. We left the paved road at 10:00 am and walked up the graded dirt road to the project sites. At one of the building sites, we discovered stone artifacts and fire altered rock that indicate presence of a prehistoric archaeological site. A mano fragment indicates it is probably an Early period site. Most artifacts and features at the site are expected to be buried as a result of soil development. We returned to the paved road at 12:00. We did not conduct a thorough survey of the entire project. I organized photographs of artifacts and the sites. On December 10, 2014, I sent my notes on the site to Dave Stone by email. The following is the wording of the text of the email:

Hi David,

I was asked to review a project north of Malibu that is being reviewed by the Coastal Commission. The project is called the Sweetwater Mesa Residential Project. You prepared a report of a survey of the project. I thought it possible that features such as earth ovens on the ridge line might have been missed. I went on a field visit with members of the Sierra Club on Monday and found a site as indicated by stone tools and fire altered rocks on the [REDACTED] house pad areas. I have not completed the site record. Perhaps we could visit the site and you can revise your report to include at least the site we discovered in our incomplete survey. I have attached notes from the survey.
Chester

location deleted

I received no response from David Stone or anyone from DUDEK. I filed a site record with the South Central Coastal Information Center. On December 19, 2014, the site was assigned number 19-004468, CA-LAN-4468.

It appears that the DUDEK archaeologists do not want to cooperate with further study of the site. It is necessary to conduct an archaeological testing program to determine significance of the site or sites and to determine site boundaries before the Coastal Commission hearing concerning the proposed project. The Commission can't make an informed decision concerning disposition of the site without knowing the extent of impacts. The staff

report needs to include description and discussion of the cultural resources. The staff should recommend denial until the site has been evaluated and mitigation measures are developed for approval. It is important to learn when the site or sites in the project were used and whether they are the remains of a permanent settlement. Destruction of the site without understanding what and when activities were conducted at it will leave a hole in our understanding of the history of the Malibu area. I volunteer to assist with development of the testing program.

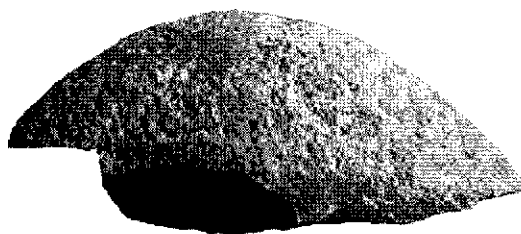
I would appreciate the opportunity to review archaeological studies prepared prior to the hearing on the project. This letter should be included in the official minutes of the Edge Development report and be forwarded to all members of the California Coastal Commission.



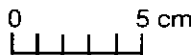
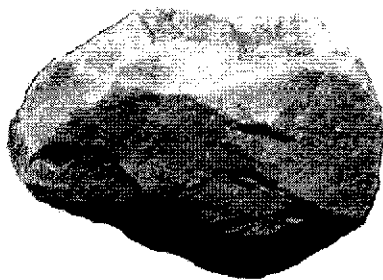
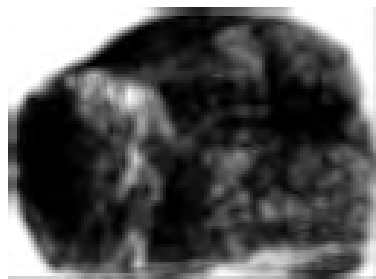
Andesite flake scraper



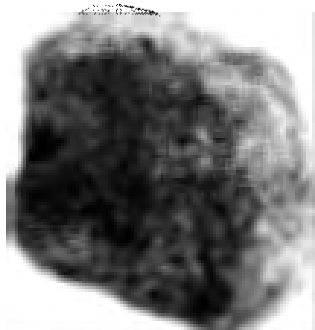
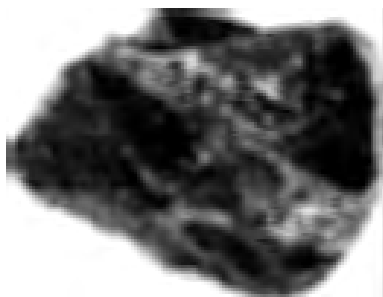
Quartzite scraper



Rhyolite uniface mano fragment with battered end



Quartzite chopper/hammer



Select artifacts observed on the surface of site CA-LAN-4468

Sincerely,

Chester King

Chester King



1444 9th Street
Santa Monica CA 90401

ph 310 451 1500
fax 310 496 1902

info@healthebay.org
www.healthebay.org

December 8, 2015

California Coastal Commission
South Central Coast Area
89 South California St., Suite 200
Ventura, CA 93001

Submitted via email to jacqueline.phelps@coastal.ca.gov and via fax to (805) 641-1732

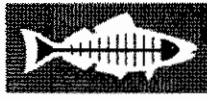
Re: Opposition to Sweetwater Mesa Developments, Agenda Items Th17a-f, Application Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094 (Lunch Properties LLLP, Vera Properties LLLP, Mulryan Properties LLLP, Ronan Properties LLLP, Morleigh Properties LLLP, and ED West Coast Properties LLLP)

Dear Chair Kinsey and California Coastal Commissioners:

On behalf of Heal the Bay, a non-profit environmental organization with over 30 years of experience and 15,000 members dedicated to making the Santa Monica Bay and Southern California coastal waters and watersheds safe, healthy, and clean, we have reviewed the staff report regarding the Sweetwater Mesa coastal development projects and respectfully submit the following comments.

The location of the hearing in Monterey on this important southern California issue virtually precludes stakeholder participation. Local non-profit groups as well as government agencies have commented on this project in the past both through written letters and oral testimony. Traveling to Monterey places a major constraint on these groups attending the hearing and we are concerned that the hearing will not be representative of the actual stakeholders involved. We ask that this hearing be delayed to January when the Coastal Commission meeting will take place in San Diego, allowing interested parties the opportunity to fully participate.

We are opposed to the proposed projects in their current state due to their inconsistency with the Santa Monica Mountains Local Coastal Program (SMMLCP) and significant negative environmental impacts. We appreciate that the projects have been further clustered and that the negative environmental impacts have been reduced since the original proposals in 2011 but these improvements do not justify continued inconsistency with the SMMLCP. This development requires extensive and significant infrastructure, which would cause unmitigatable impacts to a biologically sensitive area and our coastal zone environment. The proposed projects will result in the loss and degradation of sensitive habitat as well as fragmentation of core habitat. This is not a minor development, and the cumulative impacts of such a large contiguous development should be thoroughly considered before the Coastal Commission decides whether or not, and in what form, to approve this project. We ask that the scale of the projects be reduced with fewer houses, to result in a project that is consistent with the SMMLCP and less environmentally damaging.



Heal the Bay

1444 9th Street
Santa Monica CA 90401

ph 310 451 1500
fax 310 496 1902

info@healthebay.org
www.healthebay.org

Specifically, we ask the Commission to:

- Postpone the hearing until January to provide a local hearing, allowing interested stakeholders the opportunity to participate fully;
- Ensure that the project maintains consistency with the Santa Monica Mountains Local Coastal Program;
- Remove all development from H1 habitat through a reduction in the number of houses; at a minimum, development needs to be further reduced in H1 habitat; and
- Require additional mitigation for impacts of habitat fragmentation.

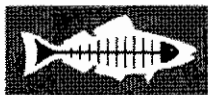
Projects are Inconsistent with the Santa Monica Mountains Local Coastal Program and Will Result in Destruction of Environmentally Sensitive Habitat

Heal the Bay appreciates the work of the Coastal Commission staff and the applicant to modify the current project from its original proposal to include less development in the northern half of the site and more clustering of development. However, the proposed project in its current form is inconsistent with the SMMLCP and the impacts to sensitive habitat are still too great, adversely disturbing habitat and displacing native wildlife that reside and depend on this essential habitat, including rare and endemic species. Further, given the classification of H1 and H2 habitat on the project site, and specific H1 habitat (native purple needlegrass and rocky outcrops) located where the development (which includes fuel modification) is proposed, we recommend that impacts to H1 are avoided completely and that impacts to H2 are minimized, as laid out in the Santa Monica Mountains LCP. **At a minimum, development, including fuel modification zones, should be limited to H2 habitat and completely removed from H1 habitat.** The proposed project, particularly the Lunch and Vera developments, are too close to purple needlegrass grassland and rocky outcrops, which are H1 habitat and afforded the highest protection. The intent of the County and the Coastal Commission is to protect H1 habitat to the fullest extent; CO-41 in the 2014 approved Land Use Plan of the LCP states: "New non-resource dependent development shall be prohibited in H1 habitat areas to protect these most sensitive environmental resource areas from disruption of habitat values."¹ Single-family residences and fuel modification are not considered resource-dependent uses and approving this project in its current state will have adverse impacts to H1 habitat, in direct contrast to the intent of the LCP for the Santa Monica Mountains. The proposed project should be denied or modified to maintain consistency with the Santa Monica Mountains LCP.

We suggest a reduction in the number of houses while still maintaining a project that provides a "reasonable economic use of the property" as stated in CO-56 of the SMMLCP.² As stated in the staff report, the Commission determined in 2011 that it "must treat the relevant area for its takings analysis as something less than the five separate parcels" since "there is substantial evidence of sufficient unity of ownership" (p. 87). Clearly, there is discretion on what is considered reasonable economic use of the property and we argue that one to three houses (and not five) would still provide reasonable economic use and would significantly reduce impacts to biological resources. For instance, removing the house proposed on the Lunch property would reduce and nearly eliminate impacts to H1 purple needlegrass habitat, providing required buffer zones. Removing the house on the

¹ Santa Monica Mountains Land Use Plan available at: http://planning.lacounty.gov/assets/upl/project/coastal_transmittal-exhibitA.pdf

² Santa Monica Mountains Land Use Plan



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Vera property would also greatly reduce impacts to H1 rock outcrop habitat. The staff report considered an additional alternative of five houses that were more clustered but we ask that additional alternatives be considered and compared in which there are fewer houses overall. We would like to see a comparison of biological impacts (to H1 and H2 habitat) for alternatives ranging from one to five houses. We suggest that three clustered houses is a reasonable economic use of the property and could largely avoid impacts to H1 habitat.

In addition to the native habitat that would be destroyed for development at this site, we are concerned that a large expanse of intact and pristine native chaparral, sage scrub, grassland, and oak woodland habitat that surrounds the properties would also be impacted by the project through habitat fragmentation. The proposed project area is within and surrounded by a contiguous wilderness area of about 2,800 acres – an extremely important habitat area for local wildlife, especially local mountain lion and bobcat populations which require more territory and undisturbed habitat to survive. Currently, the area around the property has no paved roads and a minimal amount of dirt roads, providing a rare and important intact wilderness area in the Santa Monica Mountains. Road development will further fragment the area, and pose water quality threats associated with sedimentation and runoff. The properties are located within a “habitat linkage area”, identified in the National Park Service’s “Santa Monica Mountains National Area Land Protection Plan” that connects Malibu Creek State Park with Cold Creek Canyon Preserve and surroundings to the northeast.³ The Commission should carefully consider the project’s surrounding cumulative impacts on ESHA. Mitigation, no matter how extensive or successful, is not necessarily an adequate tradeoff for sensitive habitat destruction and fragmentation of a large open space in an area already highly fragmented. **Given the negative impacts to ESHA from habitat fragmentation caused by the proposed development, we ask that additional mitigation occur. We ask that mitigation for impacts to H2 habitat occur at a 3:1 ratio since the impacts of the proposed developments go far beyond strict loss of habitat, causing the irreparable loss of an unfragmented core habitat.**

As proposed, this development is inconsistent with the Santa Monica Mountains LCP, and is likely to cause significant and unavoidable adverse impacts on one of our few-remaining natural California coastal landscapes. It does not protect ESHA from significant habitat destruction and would fragment one of the last intact wild areas of the Santa Monica Mountains. We urge the Coastal Commission to require consistency of the proposed projects with the Santa Monica Mountains LCP. In order to achieve this consistency and decrease impacts to water quality and biological resources in this unique and sensitive area, we recommend that if the Commission moves forward with approval of this project, it also include conditions to reduce the scale of the development. Thank you for the opportunity to comment; please contact us if you have any questions.

Sincerely,

Katherine M. Pease, PhD
Watershed Scientist

³ United States Department of the Interior (March 1998). Santa Monica Mountains National Recreation Area Land Protection Plan.



RESOURCE
CONSERVATION DISTRICT
OF THE
SANTA MONICA MOUNTAINS

818.597.8627 | phone
818.597.8630 | fax
info@rcdsmm.org

540 S. Topanga Canyon Blvd., Topanga, CA 90290

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8 December 2015

Delivered via email

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California Coastal Commission
South Central Coast District Office
89 S. California Street, Suite 200
Ventura, CA 93001

EXECUTIVE OFFICER
Clark Stevens

Re: Sweetwater Mesa Projects – Application Nos. 04-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094

Honorable Chairperson Kinsey and Commissioners:

The Resource Conservation District of the Santa Monica Mountains (RCDSMM) appreciates the opportunity to once again comment on the proposed developments on Sweetwater Mesa. As a reviewing and resource agency in the Santa Monica Mountains, the RCDSMM is actively involved in monitoring local and endangered species within the Santa Monica Mountains, as well as water quality monitoring and restoration efforts to improve the health of the Malibu Creek watershed and surrounding areas.

Upon review of the currently proposed developments, we appreciate the slight improvements over the plans previously submitted and commented upon (May 2015), and that Coastal is reviewing project impacts as a whole rather than individually. However, even with the proposed modifications, this project still remains inconsistent with the Coastal Act and the Santa Monica Mountains Local Coastal Plan (LCP) in regards to grading, visual, ESHA, fire hazard, and cumulative impacts. The open space conservation easement and habitat restoration (0.35 acres of purple needlegrass) envisioned as part of the project do not mitigate for these impacts.

We encourage the Commission to deny these projects as currently designed and require a more complete examination of the Coastal Commission Staff Alternative 2 (Exhibit #24) to address the possible impacts to H1 rock outcrops while further reducing fragmenting core habitat, grading impacts, enhance overlapping fuel modification zones, and further integrate the proposed structures into the existing topography near the "Mesa" site to reduce visual impacts.

We also recommend further examination of providing potable water via a link to infrastructure in Serra Retreat, rather than pursue the potential growth inducing development of the proposed alignment that continues to fragment core habitat. Installing a water main with a capacity for connecting to adjacent undeveloped properties in addition to the five under consideration, rather than utilizing on site wells or water tanks, or pulling a line from existing development in Serra Retreat to supply the individual properties provides substantial infrastructure that could encourage additional development in this area. The potential growth inducing cumulative impacts have not been adequately



RESOURCE

CONSERVATION DISTRICT

OF THE

SANTA MONICA MOUNTAINS

addressed in the analysis of these projects.

The proposed 7,800 linear foot long extension of the water line from Costa Del Sol Way through presently unfragmented intact habitat not only has direct impacts associated with trenching and installation, but continuous long term impacts related to anthropogenic intrusion into a wild area, maintenance issues, and potential growth inducement. The required restoration of the unpaved dirt road extending from Costa Del Sol Way to the parcels is important, as is the required mitigation to restore habitat for the temporarily disturbed area, but it fails to incorporate realistic mitigation for the long-term impacts.

Summary

Given the above concerns, in addition to those raised in the Coastal Commission staff report and by NPS, the RCD of the Santa Monica Mountains respectfully recommends denial of this project in its current form. We recognize that continued negotiations and yet another attempt to develop a more sustainable, environmentally considered project that will respect and integrate the constraints of the LCP is challenging. However, the losses that will occur if we do not take the time to develop the absolutely best possible development design are permanent, and will have long lasting ripple effects throughout limited, sensitive habitat.

We appreciate the opportunity to comment on these proposed developments, and applaud the effort of the Coastal Commission to continue to uphold the highest standards of protection for sensitive coastal resources.

Sincerely,

Rosi Dagit
Senior Conservation Biologist



**SIERRA
CLUB**

Angeles Chapter
3435 Wilshire Blvd. #660
Los Angeles, CA 90010-1904
(213) 387-4287
angeles.sierraclub.org

December 7, 2015

Re: Sweetwater Mesa (Edge) Development
Agenda Item: 17-a-17f. Hearing: 12/10/15

Dear Chairman Kinsey and Commissioners:

The Sierra Club is asking for a continuance of a hearing on the Sweetwater Mesa Development. The project has been reduced in scope; however, the revised plan is still not compliant with the SMMLCP and requirements of the Coastal Act. Public participation for all interested parties is not possible because of the distance of the hearing from the Los Angeles Area, and the short notification for the hearing. In fairness, so that all interested parties may give input, we ask that the hearing be rescheduled closer to the Malibu locale.

Re: project: Major Environmental concerns include:

Visual Degradation: structures still adversely impact visual resources. Staff states the visual impacts continue to be significant. Further reduction of structure size & outbuildings should be implemented.

Waterline Alternatives: Significant damage to vegetation and habitat will occur from trenching and installation and this damage will be on-going. The waterline does not conform to SMMLUP that waterline infrastructure to new development be located within "legally existing roadways (LCA 22.44.134.1340D)". Water tanks/wells are a viable alternative and will avoid impacting sensitive habitat corridors.

Sustainability: Project is in no way sustainable. Remote location in sensitive habitat and remote from existing road and water service.

Cultural Resources: Inadequate further investigation of Chumash cultural resources as identified on site by archeologist Chester King. Developer's archeologist did revisit the site, but did not honor request to go on site with M. King, to verify Native American relics.

Geological impacts: This project is located in a severe hazard and unstable geology area within the locale of erosion, flooding, wildfire and several ancient landslides. Massive grading

and brush removal (required by Fire Dept.) of native vegetation and chaparral on these slopes can contribute to major erosion, landslides and mudflow problems. Attempts to protect the development in times of crisis threaten loss of property and loss of life.

Given the serious concerns of the Sierra Club and those raised in the Coastal Commission Staff report and by public agencies and environmental groups, we ask for denial of this project in its current form.

Sincerely,

Mary Ann Webster
Chair, Santa Monica Mountains Task Force
Sierra Club, Angeles Chapter

Phelps, Jacqueline@Coastal

From: MaryAnn Webster <mawebster1984@sbcglobal.net>
Sent: Monday, December 07, 2015 9:24 AM
To: Phelps, Jacqueline@Coastal
Cc: Ainsworth, John@Coastal
Subject: Sweetwater Mesa 17a-7f on agenda for Dec. 102015 CCC

SIERRA CLUB ANGELES CHAPTER
3435 Wilshire Bl., Los Angeles, CA 90010

Re: Sweetwater Mesa (Edge) Development
Agenda Item:17-a-17f. Hearing: 12/10/15

Dear Chairman Kinsey and Commissioners:

The Sierra Club is asking for a continuance of a hearing on the Sweetwater Mesa Development. The project has been reduced in scope; however, the revised plan is still not compliant with the SMMLCP and requirements of the Coastal Act. Public participation for all interested parties is not possible because of the distance of the hearing from the Los Angeles Area, and the short notification for the hearing. In fairness, so that all interested parties may give input, we ask that the hearing be rescheduled closer to the Malibu locale.

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these slopes can contribute to major erosion, landslides and mudflow problems. Attempts to protect the development in times of crisis threaten loss of property and loss of life.

Given the serious concerns of the Sierra Club and those raised in the Coastal Commission Staff report and by public agencies and environmental groups, we ask for denial of this project in its current form.

Sincerely, Mary Ann Webster, Chair, Santa Monica Mountains Task Force, Sierra Club, Angeles Chapter

Phelps, Jacqueline@Coastal

From: J. E. L. <numb9000@hotmail.com>
Sent: Tuesday, December 08, 2015 6:56 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Follow Up Flag: Follow up
Flag Status: Completed

Dear Commissions,

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA.

Sincerely,
Jason LaBerge

Phelps, Jacqueline@Coastal

From: Illece Buckley Weber <illeceb@ yahoo.com>
Sent: Tuesday, December 08, 2015 8:40 PM
To: Phelps, Jacqueline@Coastal
Subject: Dec 10 Meeting, Agenda Item #17

Dear Coastal Commissioners:

I am a resident of the City of Agoura Hills, the Gateway to the Santa Monica Mountains. I encourage you to vote no to this project as presented. The impacts to the environment are significant and cannot be adequately mitigated. Most importantly, the spectacular Malibu mountain view must be saved for the thousands of coastal and national recreation visitors that come to our region each year.

Thank you,

Illece Buckley Weber
Councilmember, City of Agoura Hills

Phelps, Jacqueline@Coastal

From: Jim Garafalo <jim.garafalo@gmail.com>
Sent: Tuesday, December 08, 2015 9:31 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa Development

Dear Ms. Phelps,

I am writing to you today to urge you not to approve the "Edge" development on Sweetwater Mesa. Please protect the viewshed and the beauty of this area for future generations by voting no on this project.

Thanks you, Jim Garafalo

26951 Deerweed Trail

Calabasas, CA 91301

Phelps, Jacqueline@Coastal

From: Ruby <rubysboxing@gmail.com>
Sent: Friday, December 04, 2015 12:12 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa development

Dear Ms. Phelps,

Please vote no on this monstrous project that will ruin the view shed enjoyed by millions of people. The "Edge" owns 19 properties in Malibu, why does he have to build 5 homes on this magnificent ridge line? He will most likely sell several of them.

Please, it's in your hands.
SAY NO!

Sincerely,

Linda Rivera
Malibu resident

Phelps, Jacqueline@Coastal

From: Richard Lawrence <rlawrence@reptalent.com>
Sent: Friday, December 04, 2015 10:20 AM
To: Phelps, Jacqueline@Coastal
Cc: Ann Salisbury Doneen; DruAnn Jacobson; Graeme Clifford; Jo Ruggles; Judi Pace; Marilyn Dove; Ryan Embree; Walt & Lucille Keller
Subject: Sweetwater Mesa, Malibu Ca.

Ms. Phelps, the development project for the "Edge", the planned houses on Sweetwater Mesa in Malibu, is scheduled to come before the Coastal Commission on Dec 10, 2015 in the meeting in Monterey. It is unlikely that many concerned Malibu residents will make the trip to Monterey, 301 miles, to speak on this important issue. The Malibu Township Council, of which I am President, is asking that this issue be delayed and moved to a location where Malibu residents will be able to attend and express their point of view. We will appreciate your help to make this delay and relocation, to a more convenient location, possible.

Very truly,

Richard Lawrence, President
Malibu Township Council

Phelps, Jacqueline@Coastal

From: Richard Lawrence <rlawrence@reptalent.com>
Sent: Friday, December 04, 2015 10:37 AM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa

Ms. Phelps, the development project for the "Edge", the planned houses on Sweetwater Mesa in Malibu, is scheduled to come before the Coastal Commission on Dec 10, 2015 in the meeting in Monterey. It is unlikely that many concerned Malibu residents, including myself, will make the trip to Monterey, 301 miles, to speak on this important issue. I am asking that this issue be delayed and moved to a location where Malibu residents will be able to attend and express their point of view. I will appreciate your help to make this delay and relocation, to a more convenient location, possible.

Very truly,

Richard Lawrence
19264 Pacific Coast Highway
Malibu, Ca. 90265

Phelps, Jacqueline@Coastal

From: Janna Williams <janna_williams@msn.com>
Sent: Thursday, December 03, 2015 9:50 AM
To: Phelps, Jacqueline@Coastal
Subject: I vote No!

I Vote NO on the 5 overly large estates with their outbuildings, pools, with their septic systems which will forever destroy this magnificent view shed enjoyed by millions of coastal visitors and forever mar this rugged unstable steep mountain.

These 5 estate compounds are situated along an approximately 3,000-ft. long stretch of a prominent Significant ridgeline. This ridgeline extends inland approximately 2.18 miles from the narrow coastal terrace traversed by Pacific Coast Highway to the backbone crest of the Santa Monica Mountain Range.

Janna Williams
(818) 620-3637

Phelps, Jacqueline@Coastal

From: Sarah Shoemaker <sshoemaker@innovativezap.com>
Sent: Thursday, December 03, 2015 10:24 AM
To: Phelps, Jacqueline@Coastal
Subject: Please oppose Sweetwater Mesa

Dear Ms. Phelps,

I am writing to request that you please oppose the Sweetwater Mesa project. I do. My friends and neighbors do. While I'm sure the homes would be in great taste, there is nothing more impressive and beautiful than the Santa Monica Mountain range, and the associated unmarred coastal views. If you've ever driven the Northeast, where you drive and hike along and see nothing but development, then you'll know what I mean. It's sad actually.

With a reputation for smog and traffic in this area, one of the many things California has gotten right is the protection of the mountains and coast. We moved here from the East Coast and I am so impressed by our Santa Monica Mountains. As an example of showing this off to our visitors, I have friends/work colleagues coming in from Germany this weekend, and we are driving the coast up Los Angeles into Ventura County and going on a trail hike then hanging at the beach. There is a beauty and longevity to the trail system. They are well used and well respected by those who love a little fresh air and a great view.

Please oppose the Sweetwater Mesa project that would forever destroy this long held beauty.

Thank you,

Sarah Shoemaker

Westlake Village, CA

C: 818-292-2439

E: sshoemaker@innovativezap.com

Phelps, Jacqueline@Coastal

From: Mike Corridori <mike@crprint.com>
Sent: Thursday, December 03, 2015 11:05 AM
To: Phelps, Jacqueline@Coastal
Subject: Please Oppose Sweetwater Mesa

Dear Ms. Phelps,

I am writing this email to you in hopes that you will vote against the Sweetwater Mesa project. The Santa Monica Mountain Range is truly one of the most beautiful areas in all of Southern California. They are for everyone to enjoy. Once a hill is bulldozed or grated it is gone forever.

Thank you,

Mike Corridori
818.879.6050 ext 26



Phelps, Jacqueline@Coastal

From: Rebecca Neville <rebeccaneville@yahoo.com>
Sent: Thursday, December 03, 2015 9:19 AM
To: Phelps, Jacqueline@Coastal
Subject: NO on sweetwater Mesa

Sent from my iPhone

Phelps, Jacqueline@Coastal

From: Virginia Pollack <gingyboom@aol.com>
Sent: Thursday, September 10, 2015 12:56 PM
To: Phelps, Jacqueline@Coastal
Subject: vote no on David Evans (The Edge) project

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

As a founding board member of Save Open Space, I've worked on opposing many inappropriate development projects over the last 25 years.

I urge you to vote "no" on the David Evans project in Malibu, which is requesting construction of luxury housing in critical habitat and view shed areas.

Thank you,

Virginia Pollack
Oak Park, CA

Phelps, Jacqueline@Coastal

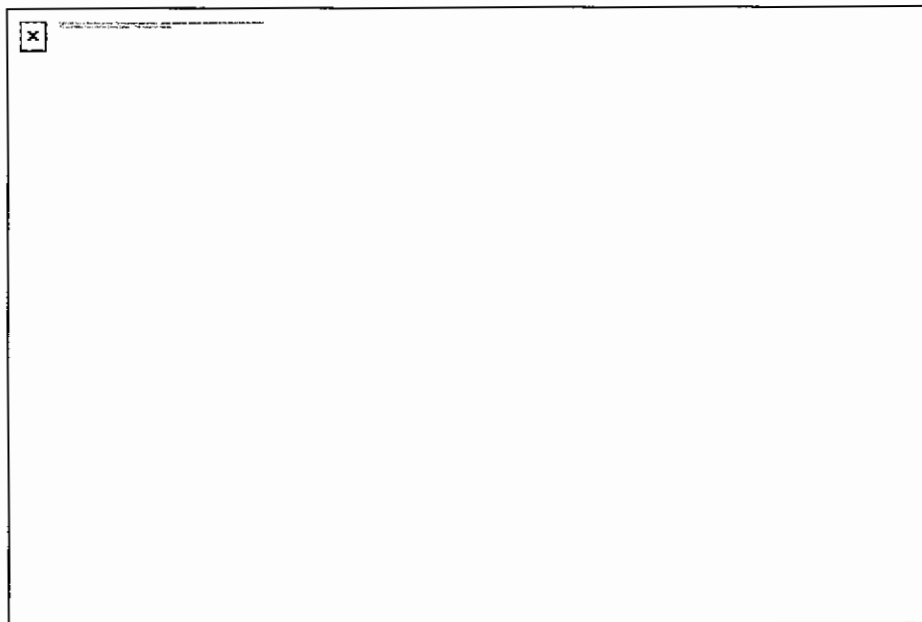
From: steviewoodzy@aol.com
Sent: Saturday, December 05, 2015 9:27 AM
To: addison.90265magazine@gmail.com
Cc: Phelps, Jacqueline@Coastal
Subject: Fwd: Legacy or Lunacy ?

Click for full stories

<http://thelocalmalibu.com/legacy-or-lunacy/>

Also Coastal Commisison meeting "On the Edge"

<http://thelocalmalibu.com/u-2-december-10th/>



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• ABOUT

ENVIRONMENT, LOCAL DECEMBER 5, 2015

LEGACY OR LUNACY



ENVIRONMENT, LOCAL DECEMBER 4, 2015

BY STEVE WOODS

The City Council wants our input on the next December 14 meeting

Depending on whom you talk to, Legacy Park is either; the most progressive environmental project in the nation or it's a useless monumental "Weed Patch", fire hazard and a waste of money.

Whether one is pleased or saddened with Malibu's 15 acre park in the heart of Malibu, everyone agrees that what has been developed on the old Malibu Chili Cook Off Site is better than the proposed office development that the Malibu Bay Company had planned on it's property.

for more click above link

ENVIRONMENT, LOCAL DECEMBER 4, 2015

U-2 DECEMBER 10TH

Time is running out to stop Mansion Subdivision on Coastal Ridge!

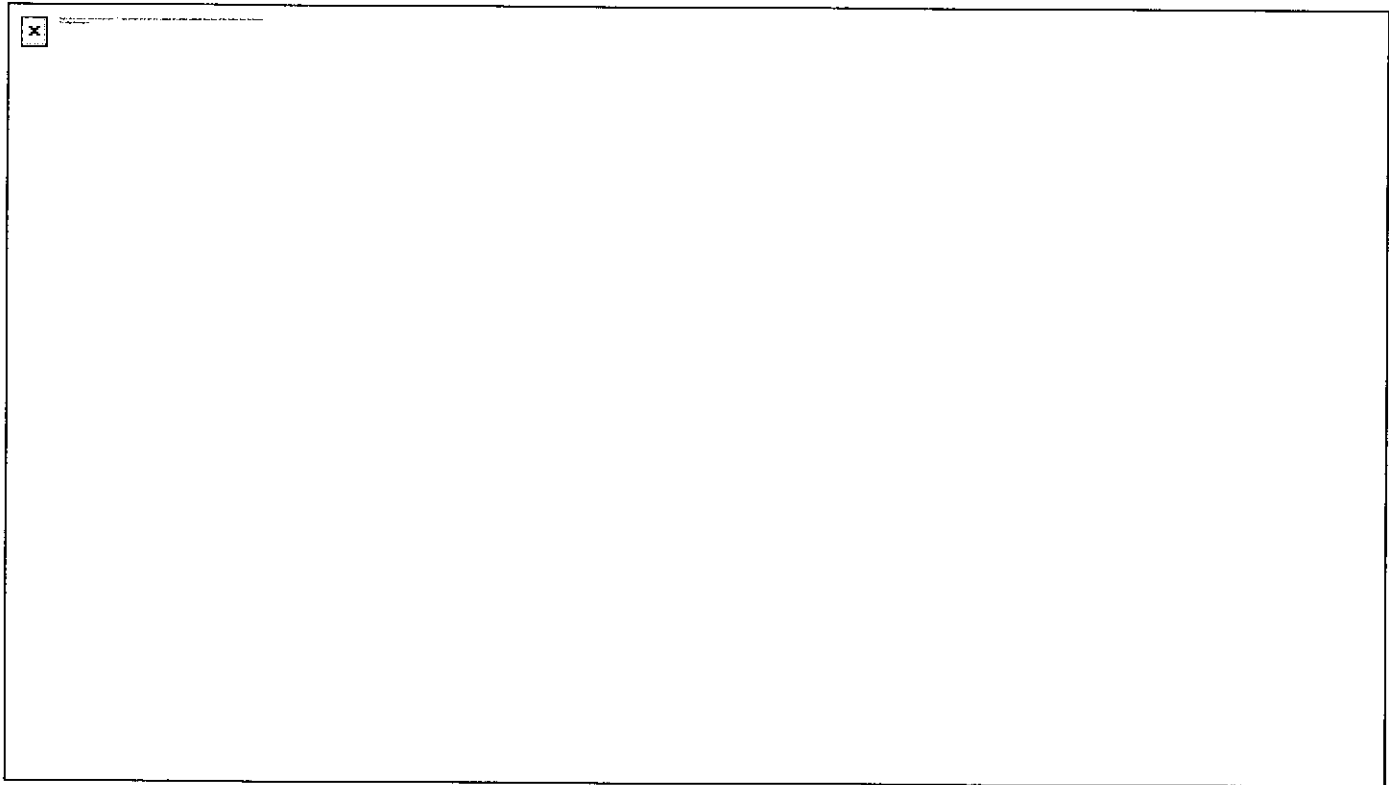
Save Open Space over "The Edge" – help save major Malibu view shed.

We will be losing this magnificent unmarred view enjoyed by millions of coastal visitors when the coastal commission makes their final vote on this coming Dec. 10. Then its gone forever!

You can make a difference: **Email planner jacqueline.phelps@coastal.ca.gov** to say to the commissioners on this proposed Sweetwater Mesa project: Vote NO on the 5 overly large estates with their outbuildings, pools, with their septic systems which will forever destroy this magnificent view shed enjoyed by millions of coastal visitors and forever mar this rugged unstable steep mountain.

Remind the Coastal Commission what their job is, To Protect and Preserve our Coastal Resources ,Sensitive Wildlife Habitats, Archeological Sites and Coastal

Viewsheds [*jacqueline.phelps@coastal.ca.gov*](mailto:jacqueline.phelps@coastal.ca.gov)



Time is running out to stop Mansion Subdivision on Coastal Ridge!



<http://thelocalmalibu.com/u-2-december-10th/>

Once it is gone , it is gone , don't let back room deals destroy our coastal ridges and sensitive habitats !

Phelps, Jacqueline@Coastal

From: Jae Flo <jfloatz@verizon.net>
Sent: Saturday, December 05, 2015 10:50 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear California Coastal Commissioners,

If the Edge project is built it will have an enormous impact on Malibu and every tourist visiting here from that day forward. Public input needs to happen, the fragile environment of the Santa Monica Mountains needs a voice. Conducting this vital meeting many hours away, over a holiday, will prevent both. This is not fair to anyone. Please reschedule the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for all of our voices to be heard at a meeting location closer to LA. This is an massive development with impacts that will last forever, critical that this meeting is changed. Thank you.

Sincerely,

Jeff and Jae Katz
Malibu, CA

Phelps, Jacqueline@Coastal

From: Ann Ryan <ryan.annp@gmail.com>
Sent: Saturday, December 05, 2015 10:51 AM
To: Ainsworth, John@Coastal; healytatt@aol.com; Phelps, Jacqueline@Coastal
Subject: AGENDA ITEM: 12-10-15 17a-f

Dear Commissioners:

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Ann Ryan
Founder & CEO
beachycream.com
facebook.com/beachycream

Phelps, Jacqueline@Coastal

From: Charlotte Frieze <cmfrieze@gmail.com>
Sent: Saturday, December 05, 2015 11:05 AM
To: Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions,

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA.

Thank you,

Sincerely,

Charlotte Frieze Jones

--

Charlotte M. Frieze
Malibu, CA

917-929-9918

Phelps, Jacqueline@Coastal

From: Marshall <marshall@prvideo.tv>
Sent: Saturday, December 05, 2015 11:09 AM
To: Phelps, Jacqueline@Coastal
Cc: Ainsworth, John@Coastal
Subject: Agenda Item 12-10-15 17a-f

Importance: High

Dear Coastal Commissioners, please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Marshall Thompson 310-403-2507

Bilingual writer.producer.director.photographer



We tell your story.

30745 Pacific Coast Hwy, # 243, Malibu, CA 90265



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Phelps, Jacqueline@Coastal

From: Diane Moss <todiane4@yahoo.com>
Sent: Saturday, December 05, 2015 11:26 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10 , 2015 agenda item 17 a-f, in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you.

Sincerely,

Diane Moss
Malibu, CA

Phelps, Jacqueline@Coastal

From: Remy O'Neill <remy@oneillreel.com>
Sent: Saturday, December 05, 2015 2:45 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Remy O'Neill

6135 Cavalleri Rd
Malibu, CA 90265
310-853-0203 (P)
815-301-8878 (F)
remy@oneillreel.com

Phelps, Jacqueline@Coastal

From: Rebecca Ogorman <rebecca@o-gorman.com>
Sent: Saturday, December 05, 2015 3:32 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Project

Please vote NO on the Sweetwater Project. It will destroy the ridge and the local habitat. There is no good reason to allow 5 mega mansions to be built in that area.

Thank you,
Rebecca O'Gorman

Sent from my iPhone

Phelps, Jacqueline@Coastal

From: nanceedb@aol.com
Sent: Saturday, December 05, 2015 3:41 PM
To: Phelps, Jacqueline@Coastal
Subject: Malibu

Please do not destroy our beautiful Santa Monica Mountains to accommodate so few people. Once it's gone it's gone.
Nancee Baldino
Agoura Hills

Note even sure how this can be done considering part of it is a national park??

Phelps, Jacqueline@Coastal

From: Kenneth A. Ehrlich <KEhrlich@elkinskalt.com>
Sent: Saturday, December 05, 2015 4:27 PM
To: Ainsworth, John@Coastal; Hudson, Steve@Coastal; Lester, Charles@Coastal
Cc: Christi Hogin; Phelps, Jacqueline@Coastal; 'Phillip Arnold'; 'Arevalo, Lourdes'; Gina Natoli; 'nenglund@bos.lacounty.gov'; Carole Groom; Dayna Bochco; Dayna Bochco; Effie Turnbull-Sanders; Erik Howell; Gregory Cox; Mark Vargas; mmclure@co.del-norte.ca.us; Mary Luevano; Mary Schallenberger; Roberto Uranga; Roberto Uranga; Steve Kinsey; Wendy Mitchell
Subject: TH 17a-f: CDP Application Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094 : Sweetwater Mesa Development Project [IWOV-dms-01.FID130768]
Attachments: SCPOA Letter to CCC requesting extension (112515).DOC

Charles, Jack, and Steve:

Please see the attached letter from Serra Canyon property owners. We seek a continuance of the consideration of the Sweetwater Mesa project to a Southern California hearing location.

Thank you for your consideration of this request.

Kenneth A. Ehrlich

Elkins Kalt Weintraub Reuben Gartside LLP

2049 Century Park East, Suite 2700 | Los Angeles, California 90067

Direct Dial: (310) 746-4412 | Direct Fax: (310) 746-4462 | Cell Phone: (310) 962-4100

Main: (310) 746-4400 | Fax: (310) 746-4499 | Email: kehrlich@elkinskalt.com | Web: www.elkinskalt.com



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Kenneth A. Ehrlich
D: 310.746.4412
F: 310.746.4462
KEhrlich@elkinskalt.com
Ref: 11614-0002

ELKINS
KALT
WEINTRAUB
REUBEN
GARTSIDE LLP

November 30, 2015

VIA E-MAIL AND FEDEX

Charles Lester
Jack Ainsworth
California Coastal Commission
South Central Coast Area
89 South California Street, Suite 200
Ventura, California 93001

Re: Coastal Development Permit Application Nos. 4-10-040, 4-10-041, 4-10-042, 4-10-044, 4-14-0598, 4-14-1094 ("Sweetwater Mesa Project" or "Project")

Proposed Hearing Date: December 10, 2015
Agenda Item Nos. Th 17 (a) – (f)

Dear Charles and Jack:

We represent the Serra Canyon Property Owners Association ("SCPOA"), an association of 105+ homeowners in the Serra Canyon area of the City of Malibu (the "City"). SCPOA remains committed to protecting and enhancing environmental quality in and around Sweetwater Mesa and the Malibu Creek Watershed.

In the past few days, we received confirmation from CCC staff that the Commission intends to consider this Malibu matter at its December 10, 2015 meeting in Monterey, CA. **The SCPOA requests a continuance of this matter to the next available southern California hearing, January 2016 in San Diego or March 2016 in Los Angeles/Orange County.**

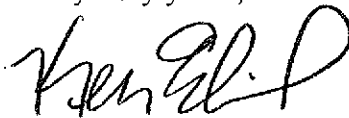
The CCC last considered this matter in May 2015 in Santa Barbara, CA. The SCPOA and its members encountered difficulty in clearing schedules and travelling the 100+ miles from Malibu to the hearing. Nonetheless, approximately thirty (30) interested SCPOA property owners attended the May 2015 hearing. The proposed December 2015 consideration in Monterey, CA is even more inconvenient and burdensome than Santa Barbara, and will likely eliminate the possibility of significant SCPOA participation. Many of the 105+ Serra Canyon households have an interest in the Project and would appreciate expressing their views in-person to the Commissioners. Malibu is more than 300 miles from Monterey, and poses a significant attendance challenge for many interested parties, including the SCPOA and other stakeholders. Moreover, scheduling the hearing in December, the middle of the holiday season, adds even more inconvenience to the situation.

We trust that the Commission seeks to consider the Project in a complete manner, evaluating all representative interests and views. We fear that holding the hearing in Monterey in the middle of holiday season will thwart the goal of the Commission weighing and balancing differing interests in connection with the Project, and unfairly skew the Commission's consideration of the Project.

The SCPOA remains aware that this Project has remained pending for quite some time. The SCPOA is eager for a resolution by the CCC, and for the applicants to continue their permitting processes with other agencies. Nonetheless, we cannot anticipate any prejudice incurred by the applicants or others by a short continuance to a more convenient hearing venue. The SCPOA respectfully requests that the CCC continue its consideration of this matter to January 2016 in San Diego or March 2016 in Los Angeles/Orange County.

Please contact us with questions or comments.

Very truly yours,



KENNETH A. EHRLICH,
a Professional Corporation of
Elkins Kalt Weintraub Reuben Gartside LLP

KAE

cc: CCC Commissioners (via email)
Ms. Jacqueline Blaugrund (via email)
Supervisor Sheila Kuehl (via email)
Mr. Richard J. Bruckner, Los Angeles County Director of Regional Planning (via email)
Ms. Christi Hogin, Esq. (via email)

Phelps, Jacqueline@Coastal

From: Fred Roberts <fsr90265@aol.com>
Sent: Saturday, December 05, 2015 4:29 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweet water Mesa Malibu

Please remember that your jobs are to preserve coastline . Mega mansions are not necessary in any coastline area where view corridors are interrupted more than necessary .

Thank you
Fred Roberts

Sent from my iPhone

Phelps, Jacqueline@Coastal

From: Rick Mullen <rdmullen@verizon.net>
Sent: Saturday, December 05, 2015 6:13 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners:

Please continue the December 10, 2015 Agenda Item 17a-f in order to provide the interested public the opportunity to voice their opinions at a meeting closer to Los Angeles.

Thank you,

Rick Mullen

Phelps, Jacqueline@Coastal

From: Walt Keller <mbuwalt@verizon.net>
Sent: Sunday, December 06, 2015 10:44 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Agenda Item 12-10-15 17a-f

Dear Commissions, we request the December 10, 2015 agenda item 17 a-f be continued in order to provide an opportunity for Malibu residents to participate in the hearing at a venue closer to LA. Thank you,

Sincerely, Walt and Lucile Keller

Phelps, Jacqueline@Coastal

From: Louis Spirito <louisspirito@gmail.com>
Sent: Saturday, December 05, 2015 7:41 PM
To: healypatt@aol.com; Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions

Please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinion at a meeting closer to L.A.

Thank You,

Louis & Eugenie Spirito
Malibu, CA

Phelps, Jacqueline@Coastal

From: Dr. Rhonda Jessum <drjessum@me.com>
Sent: Saturday, December 05, 2015 7:49 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions,

Please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA.

Thank you.

Sincerely,

Rhonda Jessum, Ph.D.

Dr.Jessum@me.com

818-880-0250

Phelps, Jacqueline@Coastal

From: Steve Hotchkiss <hotchkisslandscape@earthlink.net>
Sent: Saturday, December 05, 2015 8:19 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Cc: Patt Heally
Subject: Agenda Item 12-10-15 17a-f

RE: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA.

Sincerely,

Steve Hotchkiss

Phelps, Jacqueline@Coastal

From: Dr. Georgia Goldfarb, M.D. <georgia.goldfarb@healthequality.net>
Sent: Saturday, December 05, 2015 8:53 PM
To: Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you.

Sincerely,

Georgia Goldfarb, MD
Diplomate in Sleep Medicine
and Pediatric Pulmonology

Phelps, Jacqueline@Coastal

From: K Hill <kraig_hill@verizon.net>
Sent: Saturday, December 05, 2015 9:16 PM
To: ainsworth@coastal.ca.gov; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10 , 2015 Agenda item 17 a-f, so that interested parties can voice their opinions at a meeting closer to LA.

Thank you,

Kraig Hill

Phelps, Jacqueline@Coastal

From: Nona Green <nona4re@gmail.com>
Sent: Saturday, December 05, 2015 9:34 PM
To: Phelps, Jacqueline@Coastal
Subject: Vote to preserve Sweetwater Mesa viewshed

I would go to the hearing but it's in freaking MONTEREY!
And I'm here in Malibu, and I have to work.

Please vote NO on the 5 mansion project. Shouldn't the ridgeline ordinance apply to all of us, even if we're able to pay off the Coastal Commission?

Nona Green
818 426-2292

Phelps, Jacqueline@Coastal

From: daniel moder <modermoder@me.com>
Sent: Saturday, December 05, 2015 10:18 PM
To: Phelps, Jacqueline@Coastal
Subject: agenda 17 a-f

Dear Commissions, please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

*Sincerely,
Danny moder*

a phone

Phelps, Jacqueline@Coastal

From: Charlotte Frieze <cmfrieze@gmail.com>
Sent: Sunday, December 06, 2015 4:34 PM
To: Phelps, Jacqueline@Coastal
Subject: U-2 December 10th

Please advise the Commissioners to act wisely on December 10th.

Please do your job to PROTECT and PRESERVE the Malibu Coastal View shed from the Mansion Subdivision that would mar this magnificent landscape.

Any number of houses is too many on this incomparable ridge.

No matter how beautifully designed the new landscape would be it would be designed by man not nature. Sensitive wildlife habitats would be destroyed for mansions that would be used a few months or even a few weeks a year.

The site is rugged, steep and unquestionably unstable.

Just installing the infrastructure to support the mansions would cut swaths through the natural fabric of the landscape destroying the integrity of the setting.

Please vote on behalf of the many not the few. Vote No. Stop the Mansion Subdivision.

Thank you,

Charlotte

--

Charlotte M. Frieze Jones
Malibu, CA

917-929-9918

Phelps, Jacqueline@Coastal

From: Candace Brown <browncandace@mac.com>
Sent: Sunday, December 06, 2015 10:50 AM
To: Phelps, Jacqueline@Coastal
Cc: healy patt@aol.com
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

**Sincerely,
Candace Brown**

Phelps, Jacqueline@Coastal

From: Candace Brown <zumajays@mac.com>
Sent: Sunday, December 06, 2015 10:55 AM
To: Phelps, Jacqueline@Coastal
Cc: healy patt@aol.com
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

**Sincerely,
Jefferson (Zuma Jay) Wagner**

Phelps, Jacqueline@Coastal

From: Healypatt@aol.com
Sent: Sunday, December 06, 2015 11:14 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. As you know there is enormous in this project and people want to appear in person but it is unreasonable to require or expect people to travel all the way to Monterey in order to participate.

*Thank you for considering this change of venue.
Sincerely,
Patt Healy*

Phelps, Jacqueline@Coastal

From: eaglefem@aol.com
Sent: Sunday, December 06, 2015 12:14 AM
To: jainsworth@coastal.ca.gpv; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA.

Thank you,

Anne Karam

Phelps, Jacqueline@Coastal

From: My Beach <bubeach@yahoo.com>
Sent: Sunday, December 06, 2015 7:57 AM
To: Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Tx Nite _ Malibu

Phelps, Jacqueline@Coastal

From: Glass, Betty <Betty.Glass@pepperdine.edu>
Sent: Sunday, December 06, 2015 8:23 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Cc: 'healypatt@aol.com'
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

***Sincerely,
Walter and Betty Glass***

Phelps, Jacqueline@Coastal

From: Carol Moss <greenlotus@earthlink.net>
Sent: Sunday, December 06, 2015 8:35 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Carol Moss

Phelps, Jacqueline@Coastal

From: Dawn N. Ericson <mantapublications@earthlink.net>
Sent: Sunday, December 06, 2015 8:42 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

**Hello again Coastal Commissions,
Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an
opportunity for the interested public to voice their opinions at a meeting closer to LA.**

**The EDGE project consisting of FIVE RIDGETOP residences will be highly visible from
Pacific Coast Highway in Malibu!!!!!!**

Thank you

Dawn N. Ericson

40 year resident of Malibu, 90265 Ca

Phelps, Jacqueline@Coastal

From: Ralph Waycott <rwaycott@gmail.com>
Sent: Sunday, December 06, 2015 9:43 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions,

Please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,
Ralph Waycott, III

Phelps, Jacqueline@Coastal

From: Peter C. Jones <peter@petercjonesinc.com>
Sent: Sunday, December 06, 2015 4:52 PM
To: Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you.

Sincerely,

Peter C. Jones

Peter C. Jones, Inc.
T. 212-570-0711
F. 212-628-2179
E. peter@petercjonesinc.com

Phelps, Jacqueline@Coastal

From: Steve Rucker <steve@steveruckermusic.com>
Sent: Sunday, December 06, 2015 11:55 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 12-10-15 17a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to L.A.

Sincerely,

Steve Rucker



www.steveruckermusic.com

Phelps, Jacqueline@Coastal

From: Lynn Benjamin <lynnben@charter.net>
Sent: Sunday, December 06, 2015 12:53 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa project --- against

This is a plea to the Coastal Commission to deny Dave Evans and associates the permits for developing the Sweetwater Mesa as proposed.

Once this pristine area is developed we will all loose a beautiful and rare section of the Santa Monica Mountains forever --
- and begin the destruction of the natural beauty that brings so many people to this area.

I respect the right of a property owner to build a home but not a mega-mansion complex whose impact will be felt by everyone.

Please deny this permit.

Lynn Benjamin
25607 Buckhorn Dr.
Monte Nido, CA 91302

Phelps, Jacqueline@Coastal

From: Marilyn Carpenter <carpmail5@gmail.com>
Sent: Sunday, December 06, 2015 3:18 PM
To: Phelps, Jacqueline@Coastal
Cc: Mary Wiesbrock
Subject: Sweetwater Mesa Project

Lending my voice to those who urge the Commissioners to deny the pending Sweetwater Mesa project. We count on the California Coastal Commission to protect these precious visual resources for all of us and for generations to come. Once sacrificed to invasive development, they are lost forever!

Thank you.

Marilyn Carpenter
1743 La Granada Drive
Thousand Oaks, CA 91362
805-495-9541
carpmail5@gmail.com

Sent from my iPhone

Phelps, Jacqueline@Coastal

From: Jay Kapitz <j_kapitz@yahoo.com>
Sent: Sunday, December 06, 2015 6:27 PM
To: Phelps, Jacqueline@Coastal
Subject: Sweetwater Mesa project - Santa Monica Mountains

Dear Ms. Phelps:

My name is Jay Kapitz and I am a resident of Oak Park in Ventura County. I am familiar with the project at Sweetwater Mesa and oppose it as excessively large for this area. My family and I frequently utilize the Malibu Coast and we greatly enjoy the views of the hillsides including those above Serra Retreat. From my research the views will be negatively affected by the 5 large estates planned. My former employer lived in an home on Sweetwater Mesa and I have visited the street on many occasions so I am also familiar with the immediate area as well.

Please consider all alternatives to this project that might be have a much lower impact.

Thank you for your consideration.

Jay Kapitz
818-337-9889

Phelps, Jacqueline@Coastal

From: Matt Rapf <mattrapf@msn.com>
Sent: Sunday, December 06, 2015 7:05 PM
To: Phelps, Jacqueline@Coastal; Ainsworth, John@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Matt Rapf
Malibu Resident

Phelps, Jacqueline@Coastal

From: Judy Villablanca <judygrobv@gmail.com>
Sent: Sunday, December 06, 2015 7:22 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal; healy patt@aol.com
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17a-f in order to provide an opportunity for the interested public to avoid their opinions at a meeting in closer proximity to Los Angeles.

I strongly encourage you to vote NO on this project for five overly large estates that would destroy yet another beautiful coastal ridge in Malibu. Please act according to the Coastal Commission mission to protect and preserve our coastal sensitive wildlife habitats.

Thank you,

Judy Villablanca
27567 Winding Way
Malibu, 90265

Phelps, Jacqueline@Coastal

From: K <noelly@earthlink.net>
Sent: Sunday, December 06, 2015 10:24 PM
To: Phelps, Jacqueline@Coastal
Subject: 12/10/15 Agenda Item 17 A-F

Dear Commission,

Please continue the December 10, 2015, Agenda Item 17 A-F, in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to Los Angeles.

Thank you,

*Sincerely,
Kristine Clark*

Sent from my iPad

Phelps, Jacqueline@Coastal

From: Ainsworth, John@Coastal
Sent: Sunday, December 06, 2015 5:13 PM
To: Phelps, Jacqueline@Coastal
Subject: FW: AGENDA ITEM 12 -10 15 7a-F

From: Sean Butler [sean2323@mac.com]
Sent: Sunday, December 06, 2015 4:22 PM
To: Ainsworth, John@Coastal
Subject: AGENDA ITEM 12 -10 15 7a-F

Please continue item so it can be moved closer to LA so more people can Vote

Phelps, Jacqueline@Coastal

From: Errol Ginsberg <errolsweetwater@gmail.com>
Sent: Monday, December 07, 2015 8:17 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners, Mr Ainsworth and Ms Phelps,

My name is Errol Ginsberg and I am a 25 Malibu resident. I have been following this project for many years.

When the notification for this hearing came out I immediately went the official Coastal Commission website to download all the documents.

I searched everywhere to find the traffic study as well as numerous other documents. None of the documents other than the staff report and the addendum that the last page of staff report points to are online.

How is anyone supposed to read up about this project if only selected documents are posted to the website?

On the basis of the inability to access and review documents that are supposedly in the public record this hearing needs to be postponed so that all interested parties can retrieve and review all the information about the project.

Sincerely,

Errol Ginsberg
310-717-4188

Phelps, Jacqueline@Coastal

From: Judi Hutchinson <judihutch@gmail.com>
Sent: Monday, December 07, 2015 7:26 AM
To: Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

*Your Name
Judi Hutchinson*

Phelps, Jacqueline@Coastal

From: Debbie Dexter <debbie@carnahandexter.com>
Sent: Monday, December 07, 2015 7:57 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda item 12-10-15 17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you.

Sincerely,

Elizabeth Dexter

Sent from my iPad

Phelps, Jacqueline@Coastal

From: Dru Ann Jacobson <druannie@aol.com>
Sent: Monday, December 07, 2015 9:14 AM
To: Phelps, Jacqueline@Coastal
Subject: Fwd: Agenda Item 12-10-15...17a-f

Sent from my iPhone

Begin forwarded message:

From: Dru Ann Jacobson <druannie@aol.com>
Date: December 7, 2015 at 9:03:38 AM PST
To: jainsworth@coastal.ca.gov, jacqueline.phelps@cosstal.ca.gov
Cc: Healypatt@aol.com
Subject: Agenda Item 12-10-15...17a-f

Dear Commissioners,

Please continue the December 10, 2015 agenda item 17 a-f, in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to Los Angeles. It's an important matter. Thank you very much.

Sincerely,

Dru Ann Dixon-Jacobson

Sent from my iPhone

Phelps, Jacqueline@Coastal

From: hubsden@aol.com
Sent: Monday, December 07, 2015 11:36 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions,

Please continue the December 10, 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Maggie Luckerath

Phelps, Jacqueline@Coastal

From: Steve Fink <steve@malibuventures.com>
Sent: Monday, December 07, 2015 12:21 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Cc: healypatt@aol.com
Subject: Agenda Item 12-10-2015 17a-f

Dear Commissioners:

I am a very concerned member of the community in Serra Retreat in Malibu, residing at 3610 Serra Road, Malibu, CA 90265, and accordingly greatly impacted by the above referenced project, I urge you to provide an opportunity for myself and my other effected neighbors to voice their opinions and concerns before the Commission. Due to business, I am unable to travel to Monterey for the hearing, as I am sure is the case for most of the highly impacted residents of this community. In view of the enormity of the project and the multiple year disruptive community impact, I urge you go consider enabling this opportunity at a time and location conducive to attendance by the effected community.

I appreciate your consideration of this request,

Steven B. Fink

Phelps, Jacqueline@Coastal

From: Rachel Roderick-Jones <rachelrj@mindspring.com>
Sent: Monday, December 07, 2015 1:06 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Subject: Agenda Item 12-10-15 17a-f

Dear Commissions, please continue the December 10 , 2015 agenda item 17 a-f in order to provide an opportunity for the interested public to voice their opinions at a meeting closer to LA. Thank you,

Sincerely,

Rachel Roderick-Jones, Malibu resident

Phelps, Jacqueline@Coastal

From: Pam Weingarten <pamw@malibuonline.com>
Sent: Monday, December 07, 2015 11:47 AM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal
Cc: healypatt@aol.com
Subject: Agenda Item 12-10-15 17a-f

Dear Commissioners:

I urge you, as a voting citizen of the state of California, and a very concerned resident at 3535 Sweetwater Mesa Rd., Malibu, ca. 90265 to, at the very least, provide the opportunity for the public, and especially those most directly effected by this project, to voice their opinions at a meeting closer to Los Angeles.

Thank you for your consideration,

Palomba Weingarten

Phelps, Jacqueline@Coastal

From: Barron Paul <paulhbarron@yahoo.com>
Sent: Monday, December 07, 2015 4:58 PM
To: Ainsworth, John@Coastal; Phelps, Jacqueline@Coastal; j.ainsworth@coastal.ca.gov
Cc: Paul Barron
Subject: Agenda Item 12-10-15 17 a - f

----- Forwarded Message -----

From: Barron Paul <paulhbarron@yahoo.com>
To: "jainsworth@costal.ca.gov" <jainsworth@costal.ca.gov>; "jacqueline.phelps@costal.ca.gov" <jacqueline.phelps@costal.ca.gov>; "j.ainsworth@costal.ca.gov" <j.ainsworth@costal.ca.gov>
Cc: Paul Barron <paulhbarron@yahoo.com>
Sent: Monday, December 7, 2015 4:54 PM
Subject: Agenda Item 12-10-15 17 a - f

Dear Commissioners, Mr Ainsworth and Ms Phelps,

My name is Paul Barron, and I am a 30 year Serra Retreat, Malibu resident. I have been following this project for many years.

Issues related to this project:

1) Water Line and other utilities from Piuma.

Please place restrictions on the construction of this water line (and other utilities) to prevent others from a) tying into the water line (or other utilities) or b) using the trench from Piuma to the bottom of Costa Del Sol to place their own water line(s) or other utilities.

The applicant should not be allowed to place a larger water line (or other utilities) from Piuma to the bottom of Costa Del Sol so that others could tie into them at the bottom of Costa Del Sol.

The application should not be allowed to place additional water line(s) or additional other utilities, or allow others to place additional water line(s) or other utilities, in the trench from Piuma to the bottom to Costa Del Sol.

The restrictions should be placed on other utilities such as electricity and gas, in addition to water.

2) H-1 destruction at or near proposed home sites.

If the Vera property were located to the north of the access road, the H-1 rock out-cropping would not be damaged. The proposed clustering of home sites should include this residence and it should be placed on the north side of the access road, with the others to protect this important H-1 ESHA.

Please place a restriction on requiring the re-location of this proposed home site to protect this valuable and irreplaceable H-1 ESHA rock out-cropping.

3) Postpone the decision on this case.

Please postpone the decision on this case since all relevant documents were not available to the public on-line. The public has the right to review all relevant documents on-line for the important project prior to the project being voted on by the commission. How else can the commission receive all relevant comments from the public if this information is not available to the public on-line?

Sincerely,

Paul Barron
310-908-7841

Received

DEC 02 2015

California Coastal Commission
South Central Coast District

Agenda Item No. Th16a – Th16f

Application Numbers: 4-10-040,
4-10-041, 4-10-042, 4-10-044,
4-14-0598, and 4-14-1094

Submission from Sally Munro
Opposed

November 30, 2015 prior submission May 7, 2015

Applicants Lunch Properties, LLLP, Vera Properties, LLLP, Mulryan Properties, LLLP,
Ronan Properties, LLLP, Morleigh Properties, LLLP and E.D. West Properties, LLLP

California Coastal Commission
South Central Coast Area
89 South California St. Suite 200
Ventura, CA 93001

Dear Commissioners,

As a home builder and owner for over 40 years across Carbon Canyon from the proposed five home developments near the ridge line north of Sweetwater Mesa Road, I wish to express my opposition to this intrusion of five mega-mansions being considered despite the initial justifiable opposition by the Coastal Commission who are charged with protecting and preserving the natural resources of the area.

The attendant grading and disruption of unique scenic vistas, natural habitat and ridgeline vistas within national parkland is an affront to all who have enjoyed the wonder of the area and others that should have that rare privilege in the decades to come. Such natural beauty is increasingly rare and it is important for the Coastal Commission to continue their efforts to protect the area from development. Future generations deserve to share the blessings of some open space and beautiful vistas too; to lift up their eyes to the hills from whence cometh inspiration.

As the "Edge" theme lyrics states:

On this day it's so real to me
Everything has come to life
Another chance to chase a dream
Another chance to feel
Chance to feel alive



Sincerely, Sally Munro
3085 Rambla Pacifico
Malibu, California 90265