

REPORT TO THE HEARING OFFICER

DATE ISSUED: July 3, 2024

HEARING DATE: July 15, 2025 AGENDA ITEM: 4

PROJECT NUMBER: 2018-002228-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
RPPL2018003284

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2388 Mar Vista Ridge Drive, Malibu

OWNERS: Paul and Amber Foster

APPLICANT: Paul Foster

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2018-002228-(3), Minor CDP Number RPPL2018003284, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2018003284 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

- Minor CDP for construction of a new 4,698-square-foot single-family residence, an 847-square-foot attached garage, 1,600 cubic yards of grading (1,100 cubic yards of cut, 500 cubic yards of fill, and 600 cubic yards of export), a water well, and an onsite wastewater treatment system ("OWTS") in the R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810.

B. Project

The applicant, Paul Foster ("Applicant"), request a Minor CDP to authorize the construction of a 4,698-square-foot, 30-foot-tall, single-family residence, an attached 847-square-foot garage, an OWTS, water well, covered patio, retaining walls, fire turnaround, and landscaping ("Project") on the southwestern portion of an 9.66-acre lot ("Project Site") in the Santa Monica Mountains Coastal Zone. Of the 4,698 square feet of floor area, 1,062 square feet would consist of an unfinished basement. The Project also proposes 1,600 cubic yards of total grading (1,100 cubic yards of cut, 500 cubic yards of fill, and 600 cubic yards of export) on a total building site area of 9,935 square feet. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP"), an Administrative CDP is required for installation of a new OWTS or water well (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). Therefore, a Minor CDP is required for all the activities involved with this request.

The 9.66-acre Project Site is irregular in shape and consists mostly of sloping terrain, with one generally level area on the southwestern portion, where the residence is proposed. A mapped significant ridgeline runs north-to-south on the eastern portion of the Project Site, approximately 100 feet above and 240 feet to the east of the building site area. Vegetation on the Project Site consists mostly of chaparral scrub. About 5.5 acres of the property is covered by an open space easement, dedicated to the Mountains Recreation Conservation Authority (MRCA), which was recorded as a condition of approval for an earlier CDP (CDP 4-07-001). An existing 20-foot-wide paved private road, Mar Vista Ridge Drive, runs immediately to the west and south of the Project Site, and connects with Latigo Canyon Road, a 50-foot-wide public road, approximately 0.8 miles to the west. Vacant land and parkland are located within 700 feet in all directions.

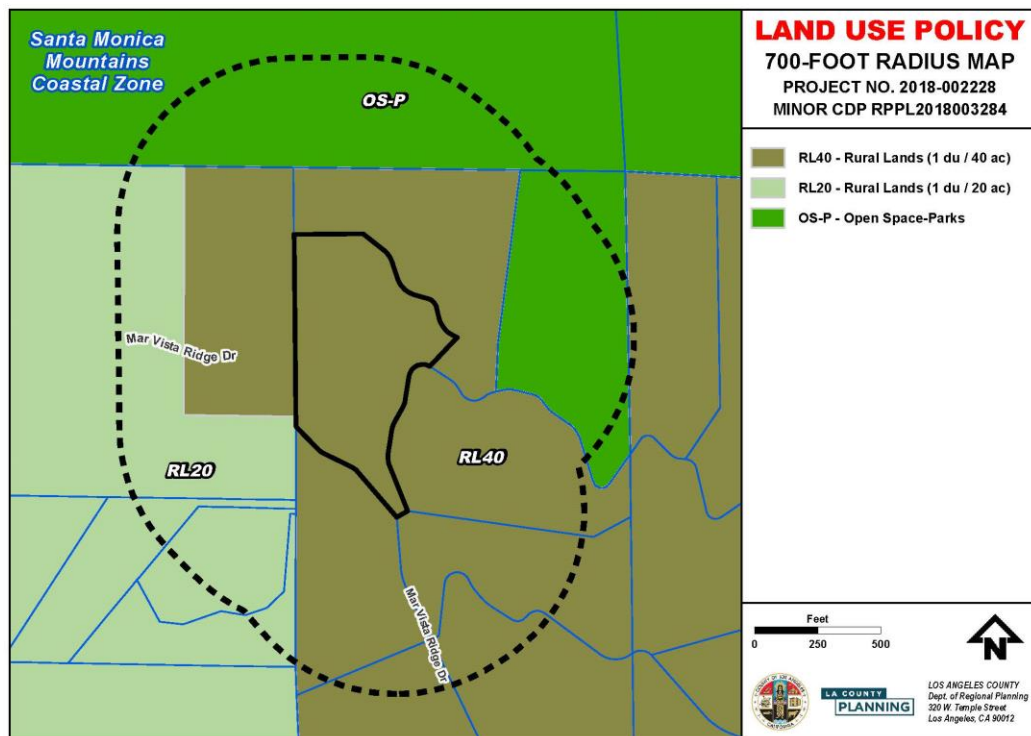
The Project Site is mapped as H2 and H3 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"). The LUP currently maps the Project Site as 2.98 acres H3 Habitat, 5.63 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat. However, it is proposed to be remapped, resulting in 0.35 acres H3 Habitat, 8.28 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat. The residence and all other appurtenant structures are proposed within H3 Habitat, although 0.01 acres of direct development (a portion of the fire turnaround and OWTS seepage pit), 0.68 acres of irrigated fuel modification, 1.40 acres

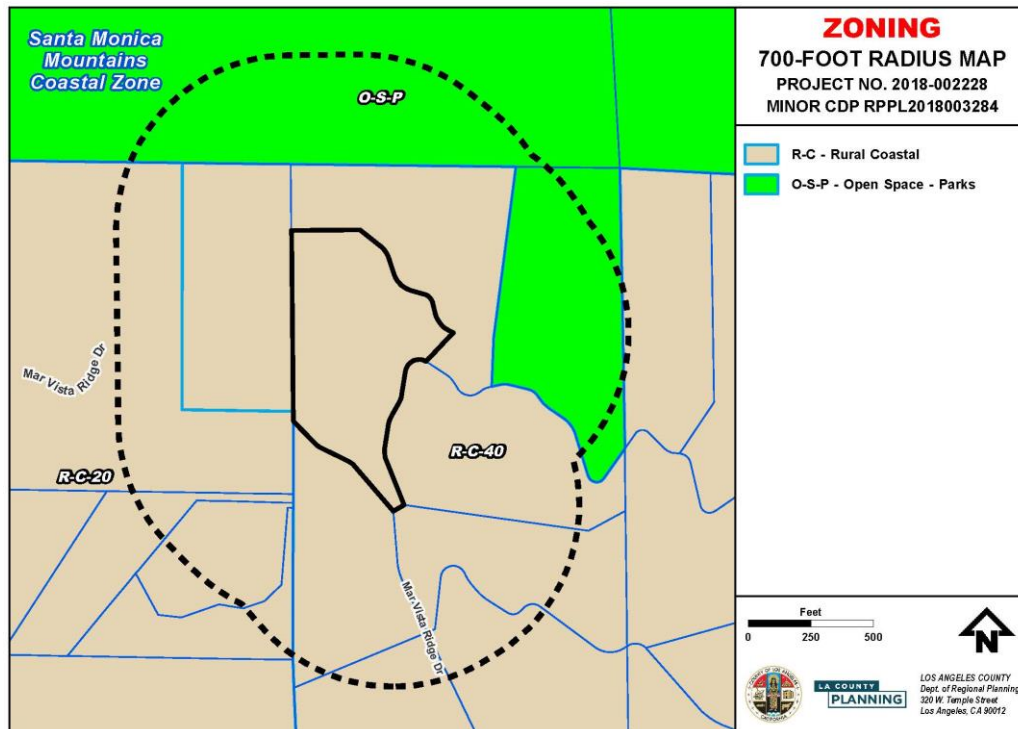
of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance would occur within H2 Habitat.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL40 (Rural Land—One dwelling unit per 40 acres maximum density)	R-C-40	Vacant
NORTH	RL40	R-C-40	Vacant Land
EAST	RL40, OS-P (Open Space – Parks)	R-C-40, O-S-P (Open Space – Parks)	Vacant Land, Parkland
SOUTH	RL40	R-C-40	Vacant Land
WEST	RL40, RL20 (Rural land—One dwelling unit per 20 acres maximum density)	R-C-40, R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)	Vacant Land





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
8281	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	October 2, 1962
10754	A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area)	September 25, 1973
20140055	R-C-40	October 10, 2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CC-22223	Certificate of Compliance for legalization of underlying parcel	Recorded May 26, 1994.
CDP 4-95-196	CDP for construction of a new single-family residence	Approved January 12, 1998. Expired without use.

CDP 4-04-041	CDP for construction of a new single-family residence.	Approved April 12, 2004. Expired without use.
CDP 4-07-001	CDP for construction of a new single-family residence.	Approved January 9, 2007. Expired without use.

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
05-0006782	Occupation of an RV on a vacant property	Opened March 14, 2005; Closed September 19, 2005 after removal of RV.

ANALYSIS

A. Land Use Compatibility

The Project Site is located within the RL40 land use designation of the LUP Land Use Policy Map. The intended use in the RL40 land use designation is single-family residences on large lots where there is appropriate infrastructure. The Project is the construction of a new single-family residence with appurtenant infrastructure and is therefore consistent with the intended use of the underlying land use designation.

As proposed, the Project would comply with all applicable development standards for residences in the LIP, including those related to OWTS and well standards, building site area, habitat categories, height restrictions, and native habitat preservation. The location of the OWTS seepage pit approximately 150 feet to the southeast of the residence would not encroach within 50 feet of native trees or within 150 feet of any stream, which is prohibited in the LIP (County Code Section 22.44.1340). For further details on this compliance, see the “Zoning Ordinance Consistency” section in the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements do not apply.

The Project consists of one single-family residence and appurtenant infrastructure and is therefore similar to the intended development pattern of the surrounding neighborhood, in which a single-family residence on a large lot is the principal permitted use. The Project’s building site is located within the most level area on the southwestern portion of the Project Site, which is also adjacent to the existing private road and is also the only area of H3 Habitat—should the proposed remapping be confirmed. All direct development, with the exception of 0.01 acres for a portion of the fire turnaround and OWTS seepage pit, and would occur within H3 Habitat, although approximately 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance would occur within H2 Habitat.

B. Neighborhood Impact (Need/Convenience Assessment)

The neighborhood impact of the Project is likely to be minimal, as it would consist of one single-family residence. The Project's total building site area is 9,935 square feet, excluding the proposed driveway and fire turnaround, which is less than the maximum permitted building site area of 10,000 square feet. The proposed grading volume (1,600 cubic yards) is not excessive and would primarily consist of driveway construction and excavation of the unfinished basement.

Although all properties within 700 feet are vacant, all but one of them are zoned for construction of single-family residences. Single-family residences of similar height and bulk are located on Mar Vista Ridge Drive further to the west. The Project is unlikely to result in a cumulative increase in nearby development, as road access and electric utility connections already exist in the area. Although the Project Site is located within County Waterworks District Number 29, the district has issued a letter of practical difficulty stating that it would be unable to service the residence. Therefore, a domestic water well has been proposed and cleared by the Department of Public Health. This also means that water lines would not be extended to the Project Site.

Approximately 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance would occur within H2 Habitat, but this area does not contain habitats or species of critical or special status, as confirmed by the biological assessment prepared for the Project. Because the entirety of the Project Site is less than 200 feet from this H2 Habitat, this development is unavoidable and would be mitigated through on-site restoration, off-site restoration, and/or payment of an in-lieu fee. Approximately half of the proposed on-site fuel modification would occur within the dedicated open space area, although fuel modification is a permitted use within this area per the recorded dedication document. No oaks or other native trees are proposed for encroachment or removal.

C. Design Compatibility

The Project Site is not visible from parklands, trails, or any scenic highway, as confirmed by a viewshed analysis prepared by the applicant (see Exhibit H – Photos). As a result, the Project Site is not located within a Scenic Resource Area ("SRA") per County Code Section 22.44.2000. Therefore, the maximum height of structures is limited to 30 feet above grade (County Code Section 22.44.1250.B). The design of the residence would have a maximum height of 30 feet above grade, as documented in the Applicant's submitted elevations, story poles, and grading plans. Development is proposed 100 feet horizontally and 240 feet vertically from the mapped significant ridgeline on the Project Site, which is more than the 50 feet (vertical and horizontal) required by the LIP (County Code Section 22.44.2040.B).

The Project proposes minimal new hardscape and retaining walls. Its location on the immediately adjacent to the existing driveway within H3 Habitat, would also result in a design that is more harmonious with surrounding landforms by avoiding grading on

steepest portions of the Project Site. In addition, story poles demonstrating the elevation of all parts of the structure were erected on the Project Site pursuant to LIP requirements (County Code Section 22.44.1440.A). Photos of the story poles on the Project Site (part of Exhibit H) show that the design is compatible with the Project Site's topography and would preserve the views from neighboring properties, as it is located well away from the mapped significant ridgeline. The Project includes fully shielded and downward facing outdoor lighting, consistent with the Dark Skies policies of the LUP, to allow for adequate safety and access lighting near the driveway, walkways, and doors.

While nearly all of the Project's direct development is proposed within H3 Habitat, approximately 0.01 acres of direct development is proposed within H2 Habitat. This consists of a small portion of the fire turnaround and the OWTS seepage pit. Due to the small size of the existing H3 Habitat area, the configuration and dimensions of the required hammerhead turnaround makes it infeasible to develop without a small portion extending into H2 Habitat. In addition, a report issued by the applicant's septic engineer states that there is no feasible area within H3 Habitat in which an OWTS seepage pit will adequately percolate. Therefore, it is infeasible to develop the Project Site without this small amount of direct development within H2 Habitat.

In addition, 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance would occur within H2 Habitat. Because the Project was proposed for a location less than 200 feet from mapped H2 Habitat, a biological assessment was prepared and reviewed by the ERB. The ERB determined that the Project, with modifications, would be consistent with surrounding biological resources. More details regarding this review are provided in the "Environmental Review Board Comments and Recommendations" section below. Because the entirety of the Project Site is less than 200 feet from this H2 Habitat, some development within H2 Habitat is unavoidable, and the Project is proposed within the most appropriate site for development, as it is within H3 Habitat, relatively level, and adjacent to the existing private road.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The Applicant is required to substantiate all facts identified by County Code Sections 22.44.850 and 22.44.1850.I.3.a. The Burden of Proof with the Applicant's responses is

attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the Applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) pursuant to the California Environmental Quality Act ("CEQA") and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures, and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence and associated infrastructure.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land with a slope of 10 percent or less that is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 1,600 cubic yards of grading, hardscaping, and fuel management activities associated with a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Applicant completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit, agreed with the contents of the biological assessment, and confirmed that the biological resource remapping was appropriate. The vast majority of direct development for the Project is located within an area with H3 Habitat, which according to the LIP, includes native vegetation communities that have been significantly disturbed or removed as part of lawfully established development. More precise mapping and observation of on-site habitat was provided in the Applicant's biological assessment document and confirmed by a Staff Biologist and the ERB. The Project location

and areas of fuel modification would affect some areas of H2 Habitat, although the biological assessment did not find any occurrences of sensitive species or communities within these areas.

The Project is not expected to impact scenic resources such as parklands, trails, or designated scenic routes. Other exceptions involving cumulative impacts, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. Environmental Review Board Comments and Recommendations

ERB review of the Project was required per County Code Section 22.44.1840 because the Project Site proposes development within 200 feet of mapped H2 Habitat. The Applicant's biological analysis was reviewed by the Staff Biologist, who then submitted a recommendation that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, screening of the Project Site and staking of grading limits, preparing surveys and restoration plans for nesting birds and native trees, and runoff control measures. At its meeting on February 28, 2022, the ERB found that the Project, as modified, would not have an impact on biological resources. Revisions to the LCP biological resource mapping are proposed, resulting in an increase in H2 and H2-High Scrutiny Habitat on the Project Site (see "Project" section above). All of the ERB's recommended modifications have been included within the Project's draft conditions of approval (Exhibit D – Conditions). The minutes from the ERB meeting of March 30, 2023, are also attached (Exhibit I – ERB Minutes).

B. County Department Comments and Recommendations

1. The Department of Parks & Recreation, in a letter dated October 10, 2018, recommended that the Project proceed to a public hearing without conditions.
2. The Fire Department, in a letter dated October 19, 2018, recommended that the Project proceed to a public hearing without conditions.
3. The Department of Public Works, in a letter dated November 8, 2018, recommended that the Project proceed to a public hearing without conditions.
4. The Department of Public Health, in a letter dated January 16, 2019, recommended that the Project proceed to a public hearing without conditions.

All of the letters cited above are attached to this report (Exhibit J – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has not received any comments at the time of report preparation.

D. Public Comments

Staff has not received any public comments at the time of report preparation.

Report

Reviewed By:

Rob Glaser

Robert Glaser, Supervising Regional Planner

Report

Approved By:

Rob Glaser

for Mitch Glaser

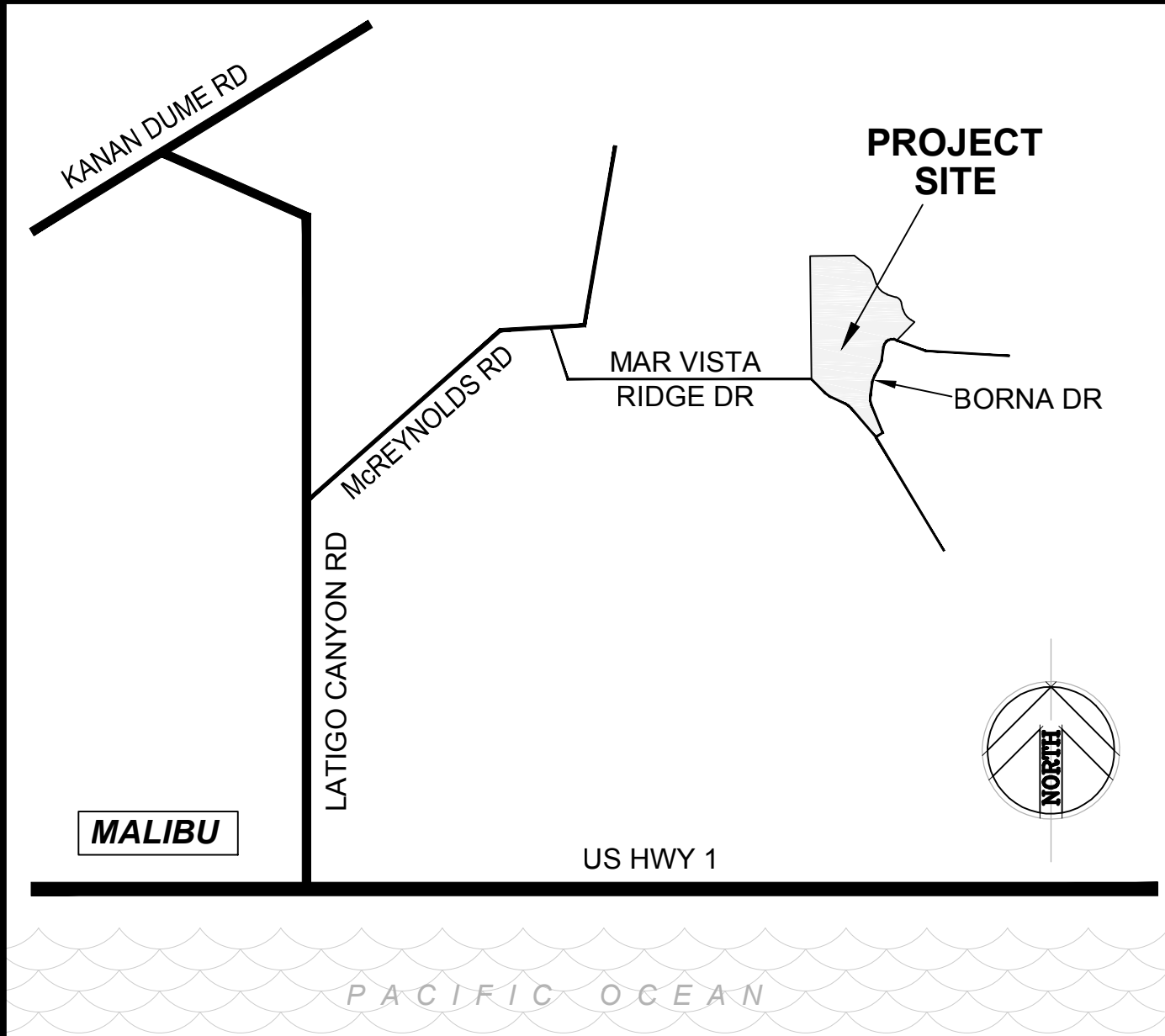
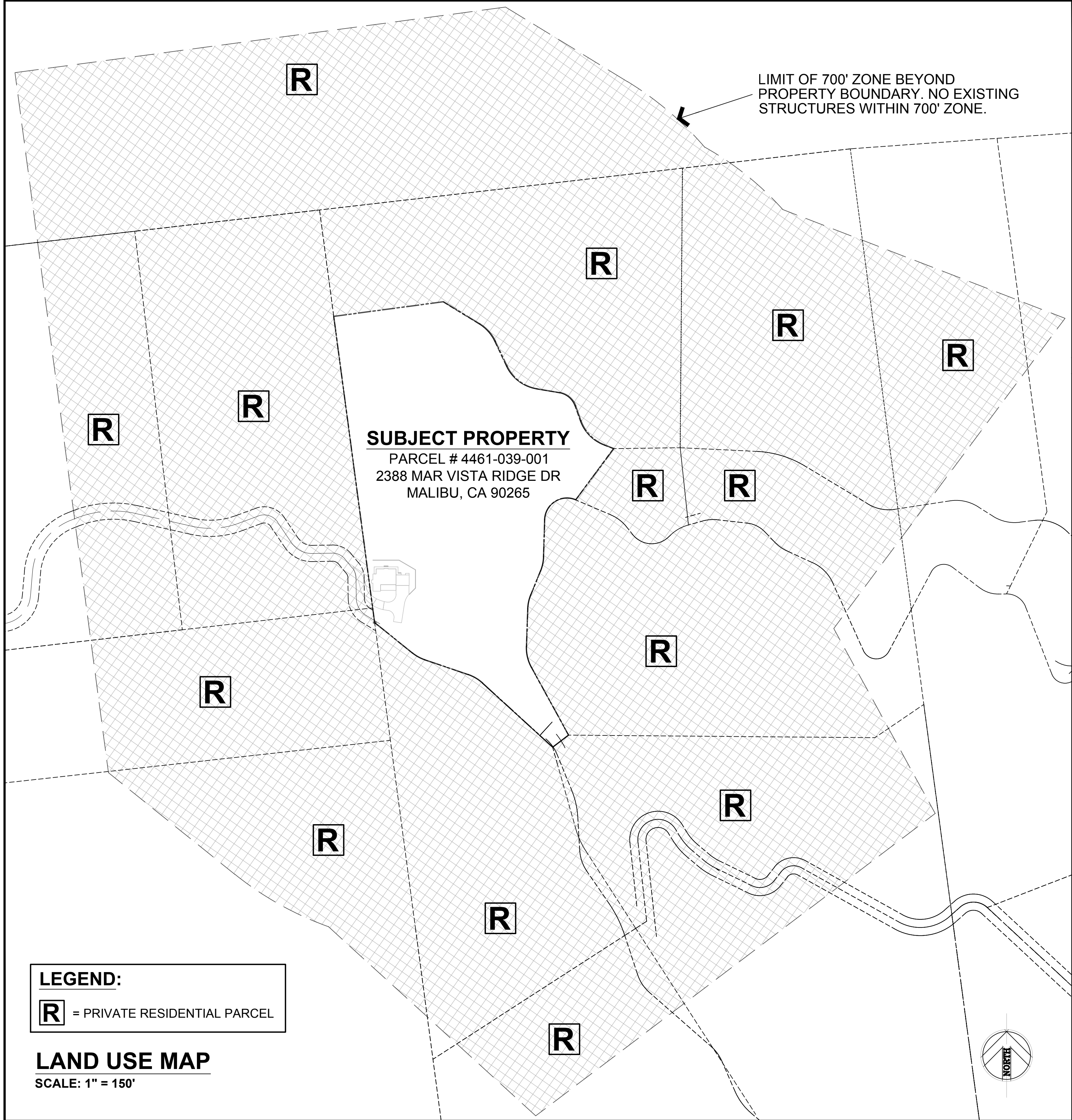
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	ERB Minutes (3/20/2023)
EXHIBIT J	Agency Correspondence

THE FOSTER RESIDENCE

2388 MAR VISTA RIDGE DRIVE, MALIBU, CALIFORNIA



PERSONNEL		SHEET INDEX	
OWNER: Paul and Amber Foster 24001 Hatteras St Woodland Hills, CA 91367 (310) 347-2720		SHEET CONTENTS	
GENERAL CONTRACTOR: -TBD-		T.1	Title Sheet / Land Use Map
LAND SURVEYOR: Chris Nelson & Associates, Inc. 31238 Via Colinas, Suite H Westlake Village, CA 91362 (818) 991-1040		C.1	Site Plan
GEOTECHNICAL ENGINEER: GeoSystems Inc. 1545 Victory Blvd, 2nd Flr Glendale, CA 91201 (818) 500-9533		C.2	Site Layout Detail
CIVIL ENGINEER (Grading): Ahsirt Engineering Inc. 360 Miller Way Arroyo Grande, CA 93420 (805) 474-4008		G1	Grading Plan Notes
BIOLOGIST: SWCA Environmental Consultants Jacqueline Worden 51 West Dayton Street Pasadena, CA 91105 (626) 240-0587 (805) 657-2837		G2	Grading and Drainage Plan
LANDSCAPE DESIGNER: ? ? ?		PL 1	Geotechnical Map
STRUCTURAL ENGINEER: -TBD-		PL CS-1	Geologic Cross Sections
ENERGY CONSULTANT: -TBD-		A.1	Main Floor Plan
		A.2	Upper Floor Plan
		A.3	Basement Floor Plan
		A.4	Exterior Elevations
		A.5	Exterior Elevations
		A.6	Building Cross Section
		L-1	Fuel Modification Plan
		L-2	Planting Plan
		L-3	Irrigation Plan
		L-4	Landscape Notes and Details
		SCOPE OF WORK/PROJECT DESCRIPTION Construct new single family dwelling with attached garage, including new driveway and necessary site grading as described herein.	
		REVIEWING AGENCY: Los Angeles County Department of Regional Planning 320 W. Temple Street Los Angeles, CA 90012 (213) 974-6411	
		BUILDING CODE DATA: This project shall comply with all applicable provisions of the 2016 editions of the CBC, CRC, CMC, CPC, CEC, CGBSC and Title 24 Part 6 Energy requirements, as well as all applicable amendments as adopted by the County of Los Angeles.	
		Proposed use: Single family dwelling Occupancy groups: Living space - "R-3" Garage - "U" Construction type: Type "V-B"	
		NOTE: The proposed structure shall be equipped with an automatic fire sprinkler system as per CRC R313.	
		SQUARE FOOTAGE SUMMARY MAIN FLOOR LIVING AREA: 2,455 ft² UPPER FLOOR LIVING AREA: 1,181 ft² TOTAL LIVING AREA: 3,636 ft² UNFINISHED SPACE ABOVE GARAGE: 696 ft² UNFINISHED BASEMENT AREA: 1,062 ft² GARAGE AREA: 847 ft² COVERED PORCH/PATIO AREA: 985 ft²	

REVISIONS

BY

thinklab design

ian worley 916-217-8902

ian@thinklabdesign.com

The Proposed Residence For:

Paul and Amber Foster

2388 Mar Vista Ridge Drive

Malibu, CA 90265

A.P.N. 4461-039-001

Date

6/18/2018

Scale

AS NOTED

Drawn

IGW

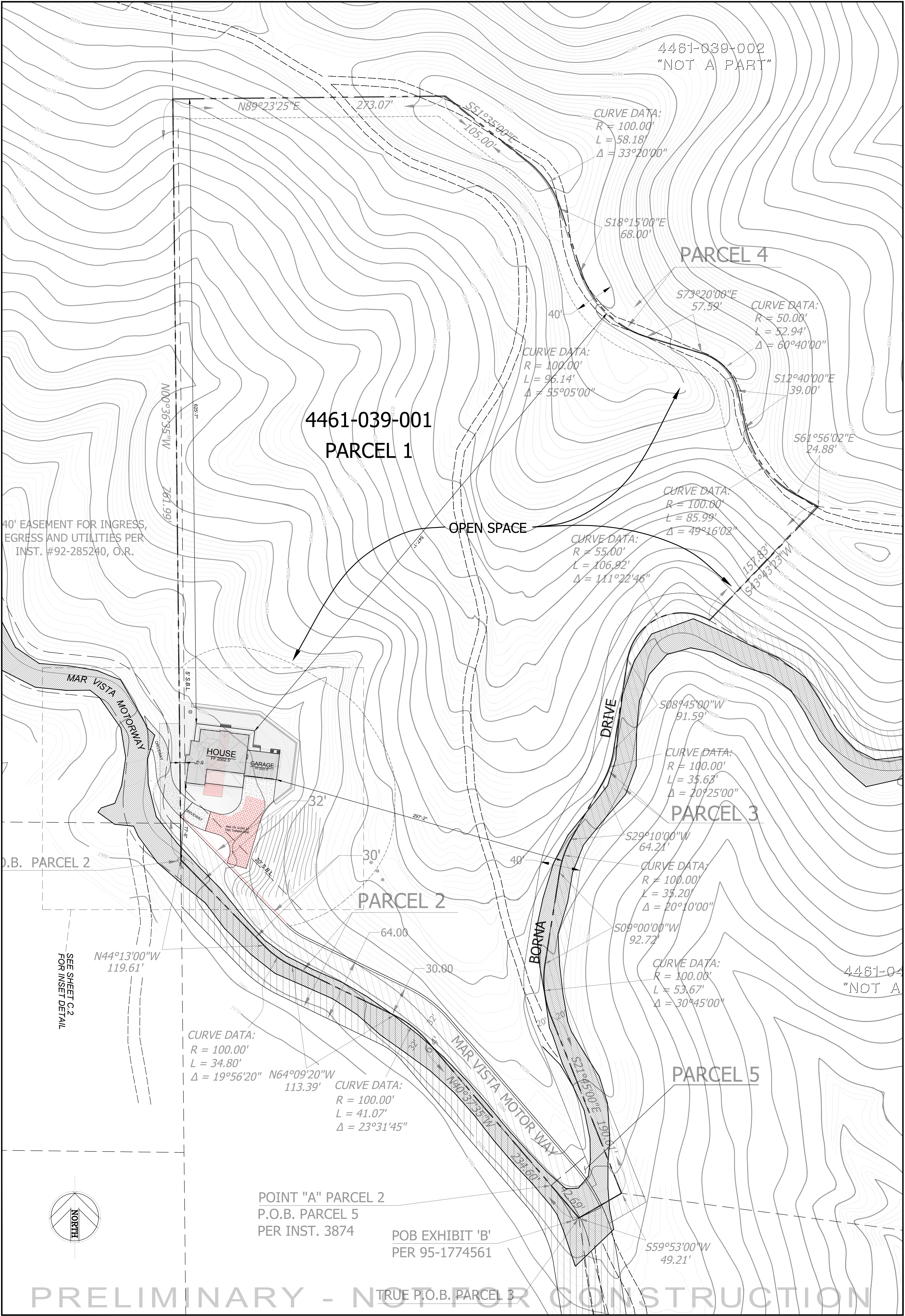
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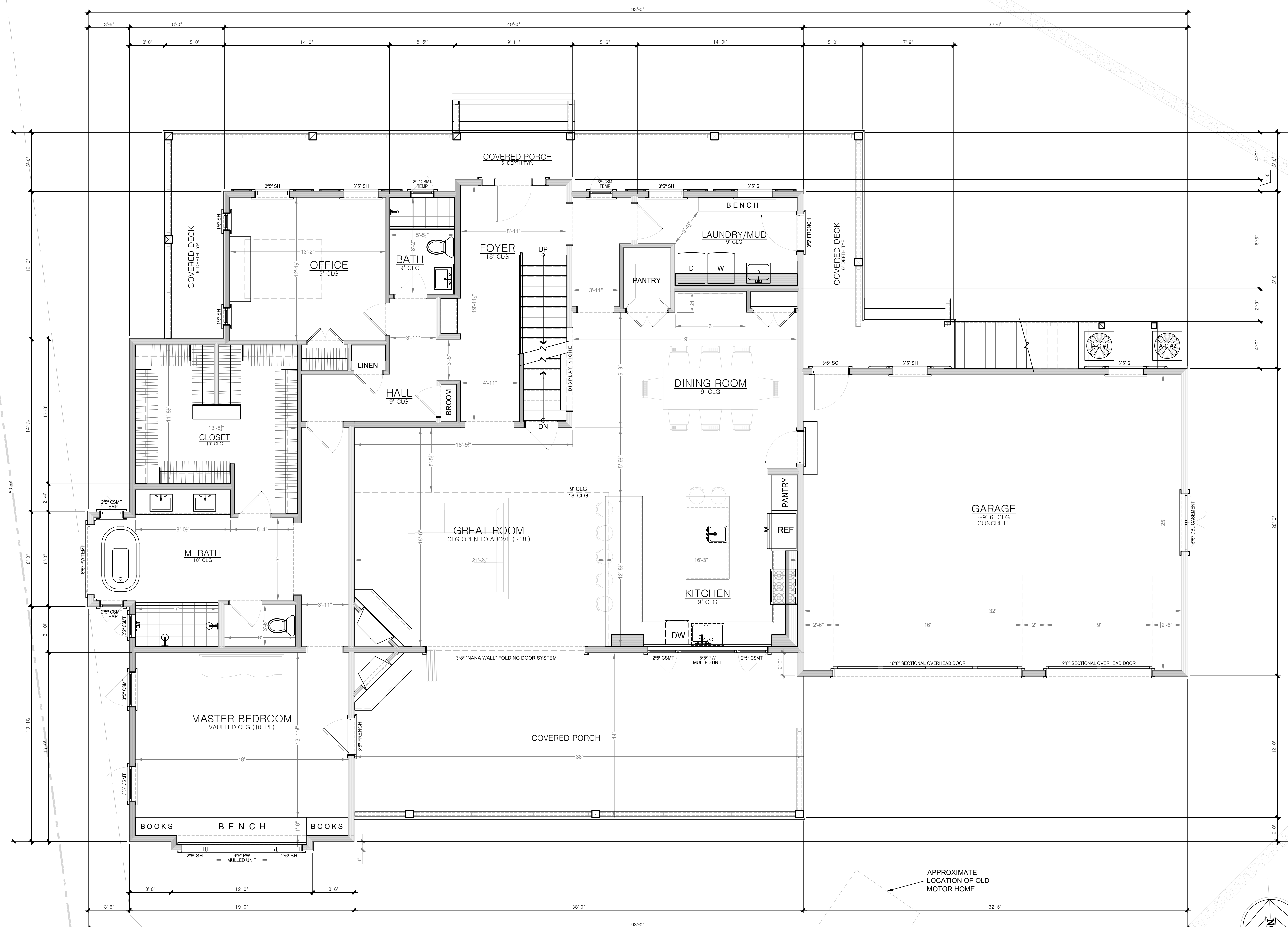
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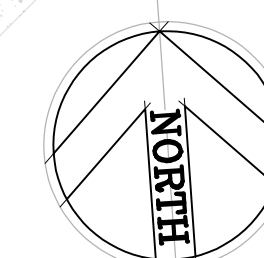


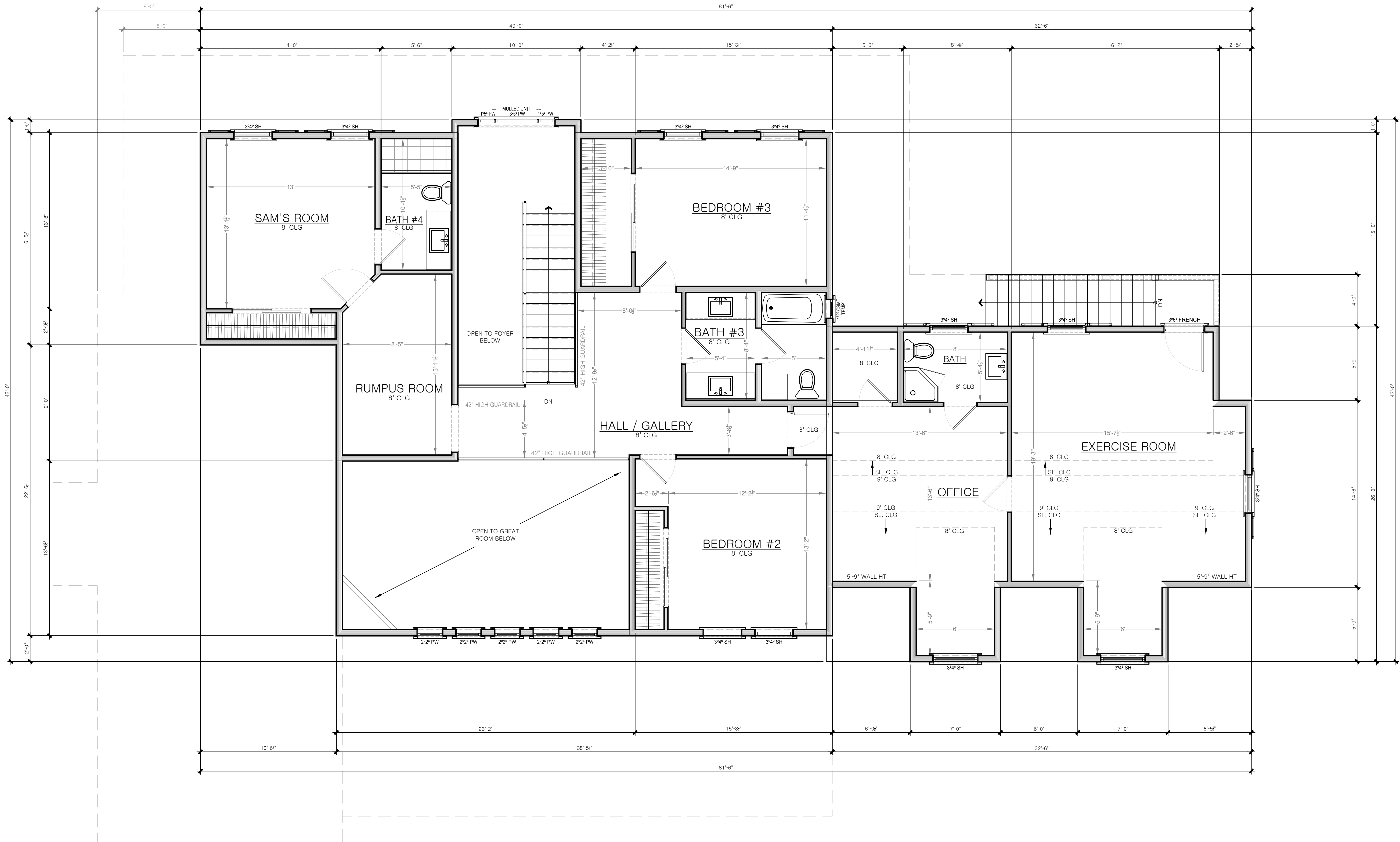
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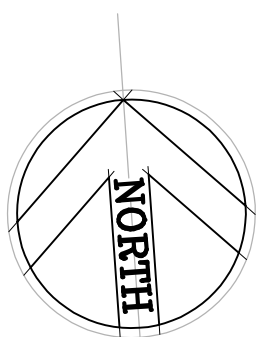
MAIN FLOOR PLAN

SCALE: $\frac{1}{4}"=1'-0"$





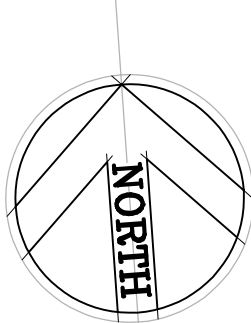
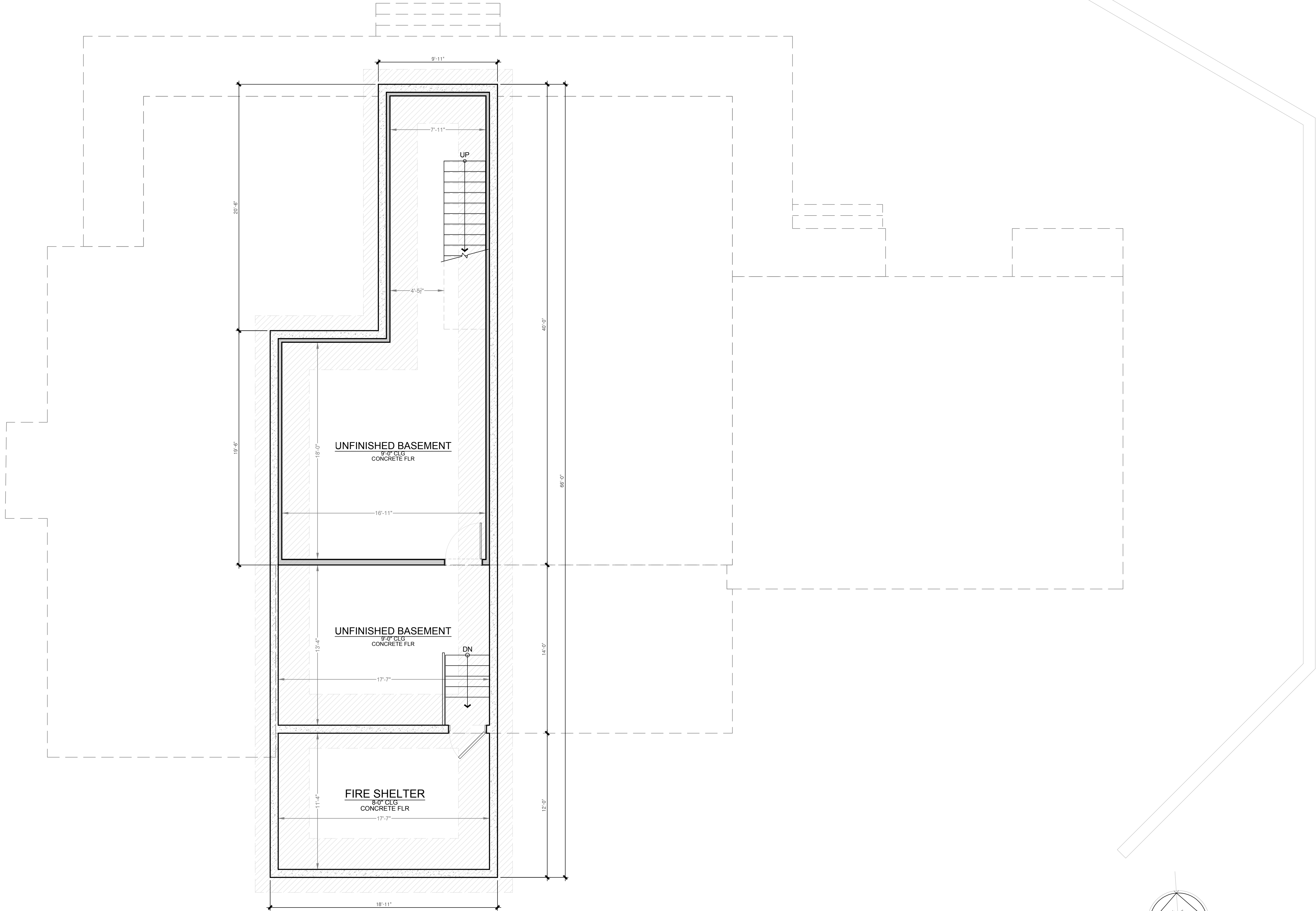
UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"




SQUARE FOOTAGE SUMMARY	
MAIN FLOOR LIVING AREA:	2,455 ft²
UPPER FLOOR LIVING AREA:	1,181 ft²
TOTAL LIVING AREA:	3,636 ft²
UNFINISHED SPACE ABOVE GARAGE:	696 ft²
UNFINISHED BASEMENT AREA:	1,062 ft²
GARAGE AREA:	847 ft²
COVERED PORCH/PATIO AREA:	985 ft²

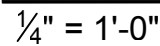
ELIMINARY - NOT FOR CONSTRUCTION

REVISIONS		BY
thinklab design		
ian worley 916-217-8902		
iae@thinklabdesign.com		
Upper Floor Plan		
The Proposed Residence For: Paul and Amber Foster 2388 Mar Vista Ridge Drive Malibu, CA 90265		A.P.N. 4461-039-001
Date	6/18/2018	
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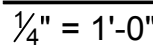


PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS		BY
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Basement Floor Plan		
The Proposed Residence For: Paul and Amber Foster 2388 Mar Vista Ridge Drive Malibu, CA 90265 A.P.N. 4461-039-001		
Date	6/18/2018	
Scale	1/4"=1'-0"	
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1. THE EXTERIOR WALL COVERING SHALL COMPLY WITH THE FOLLOWING FIRE-RESISTIVE REQUIREMENTS SET FORTH IN COR-337.3.7. COVERING SHALL BE EITHER SOLID, CORRUGATED, CORRUGATED METAL, CORRUGATED ALUMINUM, CORRUGATED WOOD CONSTRUCTION ASSEMBLY, OR OTHER ASSEMBLIES THAT MEET THE FOLLOWING CRITERIA: COVERING SHALL BE INSTALLED OVER A MINIMUM OF TWO ROOF COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL, SOLID WOOD BLOCKING EAVES. RAFTERS AT ALL ROOF PITCHES SHALL BE COVERED, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
2. EXTERIOR WALL ARCHITECTURAL TRIM, EMBELLISHMENTS, FASCIAS AND GUTTERS, ROOF OR WALL TOP CORNICE PROJECTIONS AND SIMILAR ASSEMBLIES SHALL BE PROTECTED BY SUCH COVERINGS AS ARE REQUIRED BY THE ABOVE SOLID WOOD RAFTER TAILS AND SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTERS. HAVING A NOMINAL MINIMUM DIMENSION OF 2 INCHES ARE EXCLUDED FROM THE REQUIREMENTS SET FORTH PER COR-337.3.7.2.
3. EXTERIOR WINDOWS AND GLAZED DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RATINGS OF 20 MINUTES. COR-337.3.7.2.1.
4. DECKING, STAIRS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE THE EXPOSURE OF SUCH COVERINGS IS REQUIRED BY THE ABOVE SOLID WOOD RAFTER TAILS SHALL BE CONSTRUCTED OF IGNITION-RESISTANT MATERIALS. EXTERIOR FIRE-RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL, OR OTHER APPROVED NONCOMBUSTIBLE MATERIALS SHALL BE USED. THE ABOVE REQUIREMENTS ARE SET FORTH BY THE S.F.M. COR-337.7.7, R337.7.8, & R337.7.9.
5. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTERS SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF THE ROOF OR CEILING, AND OTHER VENTILATION OPENINGS SHALL BE FULLY COVERED WITH CORROSION-RESISTANT, NONCOMBUSTIBLE METAL WIRE MESH WHERE THE OPENINGS ARE A MIN. OF 1/16" IN SIZE. THE EXPOSED EAVES, EXPOSED ROOF, EXPOSED GUTTER, EXPOSED COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY THE NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS. COR-337.6.2
6. VENTS COMPLYING WITH THE REQUIREMENTS OF COR-337.6.2 MAY BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CODES:
a. THE ATTIC SPACE WHEN VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE, OR.
- b. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE AREA OF THE ROOF COMBUSTIBLE MATERIALS, NONCOMBUSTIBLE MATERIALS, AND THE VENTS LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE BE A DECK, PORCH, PATIO, OR SIMILAR SURFACE BELOW.
7. THE EXPOSED ROOF PITCH OR ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL BE:
a. 2" NOMINAL SOLID WOOD RAFTER TAILS, OR
b. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE EXPOSED ROOF, OR
c. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2", OR
d. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS AND FASCIA AND SOFFIT SPACES. COR-337.7.4
8. ROOF OR PORCH EAVES AND SOFFITS SHALL BE PROTECTED BY:
a. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED BEHIND AN EXTERIOR COVERING OF 5/8" TYPE 'X' GYPSUM SHEATHING APPLIED TO THE UNDERSIDE OF THE EXPOSED ROOF, OR
b. ONE LAYER OF 5/8" TYPE 'X' GYPSUM SHEATHING OR THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY. COR-337.7.5 & R337.7.6.
9. ALL ROOFING SHALL BE CLASS 'A' FIRE RATED AND SHALL COMPLY WITH THE REQUIREMENTS OF COR-337.6.2.1. THE ROOFING SHALL BE CLASSIFIED AS CLASS 'A' ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHERE THE ROOF PROFILE IS A FLAT OR GABLE ROOF. THE ROOFING SHALL BE CLASSIFIED AS CLASS 'A' ROOFING ASSEMBLY BEING CONSTRUCTED TO PREVENT THE INTRODUCTION OF FLAMES AND EMBERS, BE FASTENED WITH APPROVED METALS OR HAVE ONE LAYER OF MINERAL WOOL MINERAL INSULATION, OR A MINERAL WOOL CEMENT SHEET COMPLYING WITH ASTM D3969 INSTALLED OVER THE COMBUSTIBLE DECKING, WHERE VALLEY DRAINAGE IS REQUIRED. THE ROOFING SHALL BE CLASSIFIED AS CLASS 'A' ROOFING ASSEMBLY GSM INSTALLED OVER A MINIMUM OF ONE LAYER 72 INCH MINERAL SURFACING NONPERRFORATED CAP SHEET AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE ROOF.
10. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER COR-337.5.4.

[illegible]

REVISIONS	BY



Exterior Elevations

The Proposed Residence For:
Paul and Amber Foster
2388 Mar Vista Ridge Drive
Malibu, CA 90265
A.P.N. 4461-039-001

Date	6/18/2018
Scale	1/4"=1'-0"
Drawn	IGN
Job No.	
Sheet	A.5
Of	Sheets



NORTH ELEVATION

 $\frac{1}{4}'' = 1'-0''$

URBAN-WILDLAND INTERFACE NOTES

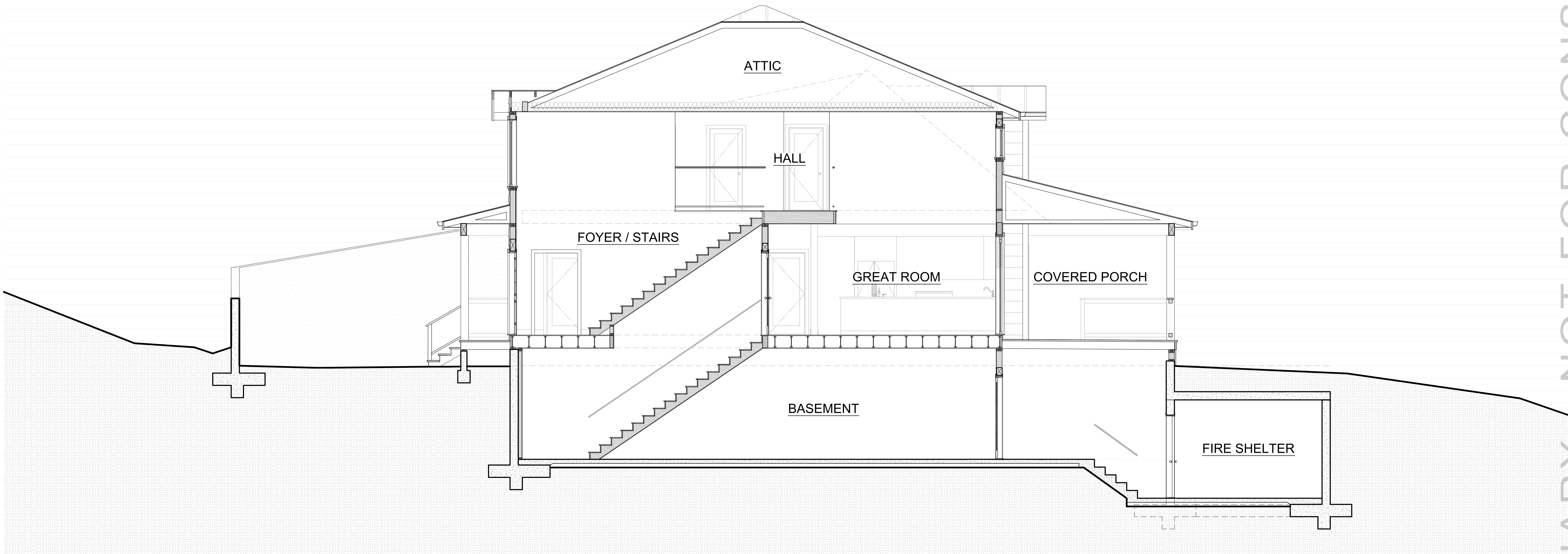
ALL EXTERIOR CONSTRUCTION MATERIALS AND METHODS MUST COMPLY WITH THE FIRE RESISTIVE STANDARDS FOR EXTERIOR WILDFIRE EXPOSURE AS SET FORTH IN THE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE SECTION R337.

- THE EXTERIOR WALL COVERING SHALL COMPLY COMPLY WITH THE FIRE-RESISTIVE REQUIREMENTS SET FORTH IN CRC 337.3. COVERING SHALL BE NONCOMBUSTIBLE OR SHALL BE A MINIMUM 1/2" THICK UNFINISHED LOG-WOOD CONSTRUCTION ASSEMBLY, OR OTHER ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA SET FORTH IN SFM STANDARD 12-7.1. EXTERIOR WALL COVERING SHALL EXCEED THE MINIMUM REQUIREMENTS FOR LOG-WOOD AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL, SOLID WOOD BLOCKING BETWEEN RAFTER TAILS AND ALL ROOF JOISTS, JOISTS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.
- EXTERIOR WALL ARCHITECTURAL TRIM, EMBELLISHMENTS, FASCIAS AND GUTTERS, ROOF OR WALL TOP CORNICE PROJECTIONS AND SIMILAR ASSEMBLIES, SHALL EXCEED THE MINIMUM REQUIREMENTS FOR LOG-WOOD AND LOG-WOOD RAFTER TAILS AND SOLID WOOD BLOCKING. ENCLOSED EAVES AND GUTTERS HAVING A NOMINAL MINIMUM DIMENSION OF 2 INCHES ARE EXCLUDED FROM THIS REQUIREMENT. THE REST OF THE TRIM SHALL EXCEED THE MINIMUM REQUIREMENTS AS SET FORTH BY THE SFM. CRC 337.7, 337.7.8, & 337.7.9.
- EXTERIOR WINDOWS AND GLAZED DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RATINGS OF 20 MINUTES. CRC 337.8.2.1.
- DECKING, STAIRS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE OR EXTERIOR WALL OR STRUCTURE SHALL EXCEED THE MINIMUM REQUIREMENTS FOR FIRE-RETARDANT-TREATED WOOD, NONCOMBUSTIBLE MATERIAL, OR OTHER NONCOMBUSTIBLE CONSTRUCTION. EXTERIOR WALLS SHALL EXCEED THE MINIMUM REQUIREMENTS AS SET FORTH BY THE SFM. CRC 337.7, 337.7.8, & 337.7.9.
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTERS SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF EAVES AND CORNICES IN ACCORDANCE WITH EITHER ONE OF THE FOLLOWING CONDITIONS:
- a. THE SPACE BETWEEN THE CEILING IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OF THE CALIFORNIA BUILDING CODE, OR.
 - b. THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL. THE EXTERIOR WALL COVERING SHALL BE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO, OR SIMILAR SURFACE BELOW.
- THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, OR SHALL EXCEED THE MINIMUM REQUIREMENTS FOR LOG-WOOD OR 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE EXPOSED ROOF DECK. THE EXPOSED ROOF DECK SHALL HAVE A MINIMUM DIMENSION OF 2" SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MIN. NOMINAL DIMENSION OF 2". GUTTERS SHALL EXCEED THE MINIMUM REQUIREMENTS FOR LOG-WOOD BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF THE RAFTER TAILS, AND FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS. CRC 337.7.4.
- ROOF OR PORCH EAVES AND SOFFITS SHALL BE PROTECTED BY AN IGNITION-RESISTANT MATERIAL, OR SHALL EXCEED THE MINIMUM REQUIREMENTS FOR 5/8" TYPE "X" GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE EXPOSED ROOF DECK OR SOFFIT, THE EXTERIOR PORCH OF A DECK, PATIO, OR SIMILAR SURFACE BELOW. THE EXTERIOR COVERING OF THE CEILING ASSEMBLY. CRC 337.7.5 & 7.337.7.6.
- ALL ROOFING SHALL BE CLASS "A" FIRE RATED AND SHALL COMPLY WITH THE REQUIREMENTS OF CRC SECTIONS 337.802, 337.803, AND 337.804. SHALL HAVE A 1/2" MINIMUM THICKNESS. THE MINIMUM REQUIREMENTS WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHERE THE ROOF PROFILE IS DIFFERENT FROM THE MINIMUM REQUIREMENTS. THE MINIMUM THICKNESS OF THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIREPROTECTED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 1/2" MINIMUM THICKNESS OF NONCOMBUSTIBLE MATERIAL OR SHALL COMPLY WITH ASTM D3936 INSTALLED OVER THE COMBUSTIBLE DECKING, WHERE VALLEY DRAINAGE IS INSTALLED. THE MINIMUM THICKNESS OF THE MINIMUM THICKNESS OF 6 GAUGE GSM INSTALLED OVER A MINIMUM OF ONE LAYER 72 LB MINERAL SPURCE NONPREFORMED CAP SHEET AT LEAST 36-INCH-WIDE RUNNING TIGHT LEAKS TO THE EXTERIOR.
- ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER PER CRC 337.5.4.



WEST ELEVATION

$$\frac{1}{4}'' = 1'-0'$$



SECTION "A-A"
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

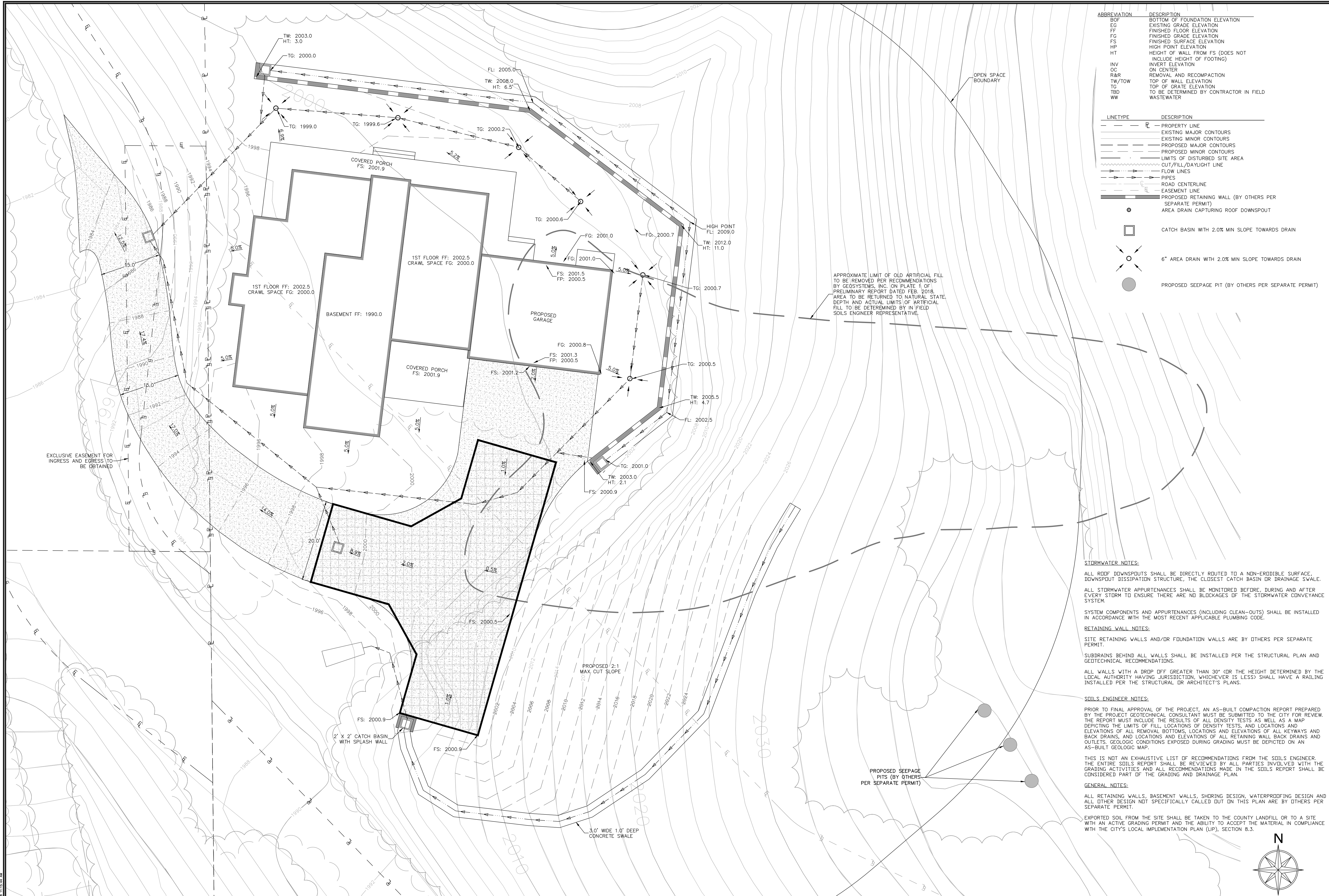
REVISIONS		BY
thinklab design		
ian worley 916-217-8902		
iaa@thinklabdesign.com		
Cross Section		
The Proposed Residence For: Paul and Amber Foster 2388 Mar Vista Ridge Drive Malibu, CA 90265 A.P.N. 4461-039-001		
Date	6/18/2018	
Scale	1/4"=1'-0"	
Drawn	IGW	
Job No.		
Sheet	A.6	
Of	Sheets	

DRAWING NAME: C:\MSRINT\ENGINEERING\100 PROJECTS\183-01 2388 MAR VISTA RIDGE ROAD
 PROJECT: 183-01 2388 MAR VISTA RIDGE ROAD
 DESIGN: 183-01 2388 MAR VISTA RIDGE ROAD.DWG
 DATE: 2/26/2018 11:15:33 AM
 TIME: 6:29:59 PM
 USER: 2/26/2018 11:13:23 AM

BEST MANAGEMENT PRACTICE NOTES:

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

DRAWING NAME: COASTAL DEVELOPMENT PERMIT GRADING AND DRAINAGE PLAN
DRAWN BY: TAC
CHECKED BY: TAC
DATE: FEBRUARY 26, 2018
PROJECT: 183-01
SHEET: 2 OF 2



ABBREVIATION	DESCRIPTION
BOF	BOTTOM OF FOUNDATION ELEVATION
EG	EXISTING GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FS	FINISHED SURFACE ELEVATION
HP	HIGH POINT ELEVATION
HT	HEIGHT OF WALL FROM FS (DOES NOT INCLUDE HEIGHT OF FOOTING)
INV	INVERT ELEVATION
OC	ON CENTER
R&R	REMOVAL AND RECOMPACTION
TW/TOW	TOP OF WALL ELEVATION
TG	TOP OF GRATE ELEVATION
TBD	TO BE DETERMINED BY CONTRACTOR IN FIELD
WW	WASTEWATER

LINE TYPE	DESCRIPTION
---	PROPERTY LINE
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	LIMITS OF DISTURBED SITE AREA
---	CUT/FILL/DAYLIGHT LINE
---	FLOW LINES
---	PIPES
---	ROAD CENTERLINE
---	EASEMENT LINE
---	PROPOSED RETAINING WALL (BY OTHERS PER SEPARATE PERMIT)
---	AREA DRAIN CAPTURING ROOF DOWNSPOUT
---	CATCH BASIN WITH 2.0% MIN SLOPE TOWARDS DRAIN
---	6" AREA DRAIN WITH 2.0% MIN SLOPE TOWARDS DRAIN
---	PROPOSED SEEPAGE PIT (BY OTHERS PER SEPARATE PERMIT)

APPROXIMATE LIMIT OF OLD ARTIFICIAL FILL TO BE REMOVED PER RECOMMENDATIONS BY GEOSYSTEMS, INC. ON PLATE 1 OF PRELIMINARY REPORT DATED FEB. 2018. AREA TO BE RETURNED TO NATURAL STATE. DEPTH AND ACTUAL LIMITS OF ARTIFICIAL FILL TO BE DETERMINED BY IN FIELD SOILS ENGINEER REPRESENTATIVE.

STORMWATER NOTES:
ALL ROOF DOWNSPOUTS SHALL BE DIRECTLY ROUTED TO A NON-ERODIBLE SURFACE, DOWNSPOUT DISSIPATION STRUCTURE, THE CLOSEST CATCH BASIN OR DRAINAGE SWALE.
ALL STORMWATER APPURTENANCES SHALL BE MONITORED BEFORE, DURING AND AFTER EVERY STORM TO ENSURE THERE ARE NO BLOCKAGES OF THE STORMWATER CONVEYANCE SYSTEM.
SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEAN-OUTS) SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST RECENT APPLICABLE PLUMBING CODE.

RETAINING WALL NOTES:
SITE RETAINING WALLS AND/OR FOUNDATION WALLS ARE BY OTHERS PER SEPARATE PERMIT.
SUBDRAINS BEHIND ALL WALLS SHALL BE INSTALLED PER THE STRUCTURAL PLAN AND GEOTECHNICAL RECOMMENDATIONS.
ALL WALLS WITH A DROP OFF GREATER THAN 30' (OR THE HEIGHT DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION, WHICHEVER IS LESS) SHALL HAVE A RAILING INSTALLED PER THE STRUCTURAL OR ARCHITECT'S PLANS.

SOILS ENGINEER NOTES:
PRIOR TO FINAL APPROVAL OF THE PROJECT, AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF DENSITY TESTS, AND LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACK DRAINS, AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACK DRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
THIS IS NOT AN EXHAUSTIVE LIST OF RECOMMENDATIONS FROM THE SOILS ENGINEER. THE ENTIRE SOILS REPORT SHALL BE REVIEWED BY ALL PARTIES INVOLVED WITH THE GRADING ACTIVITIES AND ALL RECOMMENDATIONS MADE IN THE SOILS REPORT SHALL BE CONSIDERED PART OF THE GRADING AND DRAINAGE PLAN.

GENERAL NOTES:
ALL RETAINING WALLS, BASEMENT WALLS, SHORING DESIGN, WATERPROOFING DESIGN AND ALL OTHER DESIGN NOT SPECIFICALLY CALLED OUT ON THIS PLAN ARE BY OTHERS PER SEPARATE PERMIT.
EXPORTED SOIL FROM THE SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

REVISIONS:

REV	BY	DATE

REGISTERED PROFESSIONAL ENGINEER

TRISHA A. COFFEY

67657

EXP06/2019

CIVIL

STATE OF CALIFORNIA

COASTAL DEVELOPMENT PERMIT GRADING AND DRAINAGE PLAN
FOR APPROVAL ONLY - NOT FOR CONSTRUCTION
2388 MAR VISTA RIDGE ROAD
MALIBU, CA

JOB #:

183-01

DATE:

FEBRUARY 26, 2018

DRAWN BY:

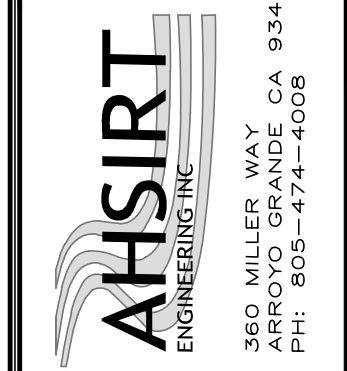
TJM

CHECKED BY:

TAC

SHEET NUMBER:

G2 OF 2



FOSTER RESIDENCE

2388 MAR VISTA RIDGE DRIVE

MALIBU, CALIFORNIA 90265

PROJECT NUMBER: R2018-002228 PERMIT NUMBER: RPPL 2018003284

APN: 4461-039-001

BIOLOGIST NAME: JACKIE WORDEN: SWCA ENVIRONMENTAL CONSULTANTS
51 WEST DAYTON STREET, PASADENA, CA. 91105
626-240-0587 OFFICE, 626-240-0607 FAX

NOTES:

1. LOT AREA: 400'X1071' 50. FT.
NEW IRRIGATED LANDSCAPING AREA: 1942'X50. FT.
2. ALL EXISTING LAND USES CONTIGUOUS IN ALL DIRECTIONS UP TO 200' OUTSIDE OF THE PROJECT BOUNDARIES ARE SINGLE FAMILY HOMES & STREET USE.
3. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE FUEL MODIFICATION ZONE.
4. THERE ARE NO EXISTING TREES OR SHRUBS DUE TO WILD FIRE
5. WILD FIRES IS A NATURAL AND ESSENTIAL PART OF THE LIFE CYCLE OF THE PLANT COMMUNITIES. SHRUBS WILL RE-SPROUT AND SEEDS WILL GENERATE NEW GROWTH FOLLOWING THE RAINY SEASONS NATURALLY.
6. THERE ARE NO STEAMS ON THE PROPERTY
7. PROHIBITION ON USE OF HERBICIDES, INSECTICIDES, FERTILIZERS, CHEMICALS, OR AREAS TO HAVE LANDSCAPE OF NATIVE PLANTS. SUGGEST USE OF NATIVE PLANT MATERIAL AS AMENDMENT, CHOPPED PIECES THINER FROM FUEL MODIFICATION ZONE C. HERBICIDE IS USED WHERE NECESSARY TO PROTECT OR ENHANCE THE HABITAT ITSELF, SUCH AS FOR ERADICATION OF INVASIVE PLANT SPECIES.
8. TOP SOIL SALVAGE FOR FUTURE USE IN LANDSCAPE IS ENCOURAGED. BUT SALVAGE MAY NOT DAMAGE NATIVE VEGETATION, BE GEOLOGICALLY UNSTABLE, AND SHOULD BE PROTECTED FROM EROSION AND RUNOFF.
9. IMPORTED SOIL SHALL BE FREE OF EXOTIC INVASIVE PLANT SPECIES, AND HAVE A SOURCE IN THE SHM.
10. LANDSCAPE MUST BE INSTALLED AND MAINTAINED SO THAT IT DOES NOT EXTEND INTO UTILITY LINES, BLOCK ROADS, BLOCK WATER SUPPLIES, OR INTERFERE WITH EMERGENCY VEHICLES.
11. LANDSCAPE AND ANY RESTORATION COVER SHALL BE 40% OF THE LOCALLY APPROPRIATE COVER WITHIN A 5 YEAR PERIOD.
12. LANDSCAPE CHECK AT 5 YEAR AFTER ISSUE OF CERTIFICATE OF OCCUPANCY SHALL BE A CONDITION ON THE PROJECT. CHECK WILL BE FOR SHM NATIVE PLANT PALETTE AS REQUIRED BY LIP AND ORIGINAL LANDSCAPE PLAN AND FOR APPROPRIATE COVER PERCENTAGE.
13. END RECOMMENDS AT THE 5 YEAR CHECK TO BE DONE BY DRP BIOLOGIST, AND MITIGATION FEE TO COVER PROGRESS OF CHECK. END RECOMMENDS THAT ANY NEEDED RESTORATION PLAN BE DESIGNED BY DRP BIOLOGIST.
14. PLANT AMENDMENT AND SOIL TREATMENT INSTRUCTIONS NEED TO BE CONSISTANT WITH THE DIRECTION OF THE LIP AND APPROPRIATE FOR NATIVE PLANTS WHERE NATIVE PLANTS ARE USED. NO DISKING OR CLEARING IS ALLOWED FOR FUEL MODIFICATION METHOD. OAK TREE PLANTING AMENDMENT IS REQUIRED TO BE NATIVE PLANT MULCH. CHEMICAL USE IN THE SHM FOR LANDSCAPES IS GENERALLY PROHIBITED.
15. OAK TREE PLANTINGS ARE REQUIRED TO HAVE A MYCORRHIZAL INOCULANT, AND OAK LEAF MULCH OR CLIPPINGS OF LOCALLY-INDIGENOUS SPECIES MAY BE USED.
16. DIRECTIONS FOR FUEL MODIFICATION THINNING SHALL REQUIRE USE OF HAND TOOLS, WHICH MAY INCLUDE NEED HAMPS, AND STAGGERED PRUNING OF ADJACENT CLUMPS OF NATIVE VEGETATION IN ZONE C ON A 2-5 YEAR STAGGERED SCHEDULE OF PRUNING.
17. CLEARED ZONE C SHOULD BE RESTORED TO THE ORIGINAL NATIVE PLANTS SURVIVED TO BE PRESENT BEFORE CLEARING.
18. ROADS NEED UP TO 10 FEET ON EACH SIDE FUEL MODIFIED, CLEARED OVERTOPPING. THIS APPLIES TO DRIVEWAYS, PRIVATE ROADS, PUBLIC ROADS USED FOR FIRE SAFETY.
19. PUBLIC AREAS AND AREAS NEAR PUBLIC ROADWAYS SHALL HAVE ONLY LOCALLY INDIGENOUS PLANT MATERIAL COMPATIBLE WITH THE SURROUNDING AREA.
20. TREES TO HAVE FUEL LADDERS REMOVED: LOWER BRANCHES UP TO 1/3 TREE HEIGHT OR UP TO 6 FEET MAXIMUM FOR TREES 10 FEET OR TALLER. MINIMUM SIX UNDERSTORY PER COUNTY FIRE REQUIREMENT.
21. WILDFIRE BURN AREAS SHOULD REVEGETATED NATURALLY, BUT MAY NEED RE-SEEDING MIX OF SHM NATIVES.
SPR LANDSCAPE PLANS THAT NEED TO REVEGETATE A DISTURBED AREA WILL NOT BE REQUIRED TO HAVE A FORMAL RESTORATION PLAN. THERE WILL BE A 5 YEAR CHECK.

Guidelines for Irrigation & Mitigation of Native Plants in Landscapes for the Santa Monica Mountains

IRRIGATION

Initially, irrigation is required to establish native plants. After healthy establishment, irrigation may occur in times of drought, about once a month in the summer for plants other than oaks.

An irrigation system needs to be installed according to the approved fuel modification plan, usually for a 100-foot horizontal distance around any structures (or up to parcel boundaries); irrigation is required to maintain plant health. It needs to be in place and sufficient for fire protection and tested twice a year, before and following fire season, and repaired at those testing times.

NATIVE PLANT IRRIGATION REGIMES:

OAK TREE IRRIGATION AND MAINTENANCE:

Arrange soil around the base of trees to slope away so that rainfall drains away from the trunk; avoid ponding at the base of the trunk. Leave 6- to 10-feet around the trunk cleared of non-natives and without irrigation. Protective native plant mulch can cover this area and protect the roots. Oak leaf mulch is preferred. Irrigation can be done with hoses once a month at six feet from the trunk in the normal rainfall months, October-March, until tree is established (several years), and then only once or twice in summer in times of severe drought. After establishment, only rainfall should irrigate oaks. NO water should be applied April-September. In times of severe drought, established native oaks may be irrigated once in mid-summer using a drip irrigation soaker hose along the downslope periphery of the canopy drip line. This will usually be along half of the canopy drip line. Irrigate until moisture reaches six-inch depth. Temporary irrigation systems shall be removed when oaks are established.

NATIVE PLANT ZONE IRRIGATION AND MAINTENANCE:

Plants in these zones are watered like oaks (but typically at 3-feet or more from the trunks at edges of a plant basin) until established, once a month October-March, and then only once or twice in summer until established (several years). Usually, only rainfall should irrigate native plants after establishment, and NO water should be applied April-September. In times of severe drought, established native shrubs may be irrigated as needed in summer. Temporary irrigation system shall be removed once native plants are established.

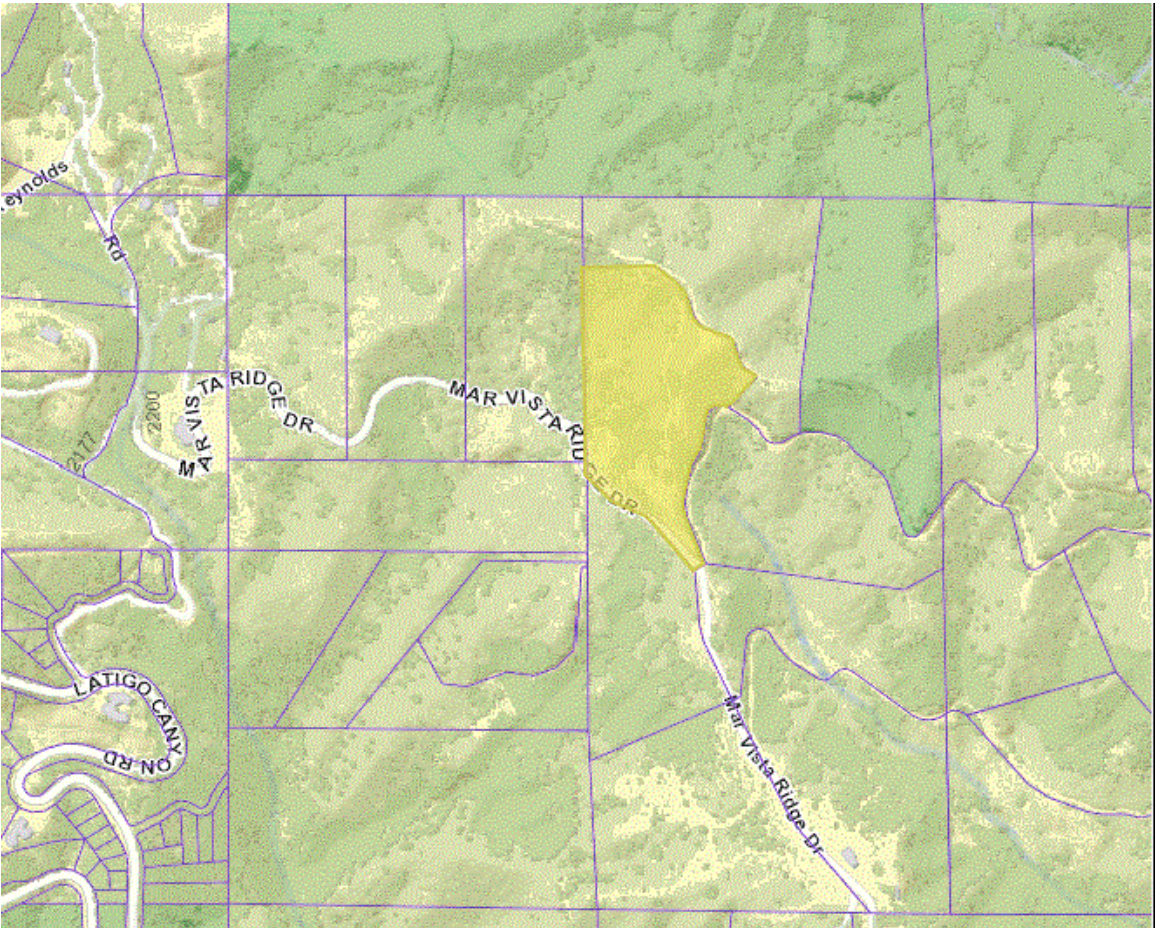
Do NOT remove irrigation around structures in Zones A and B, because it is required for fire safety. Observe the irrigation regime for native plants in the landscape and the environment of the Santa Monica Mountains.

MITIGATION:

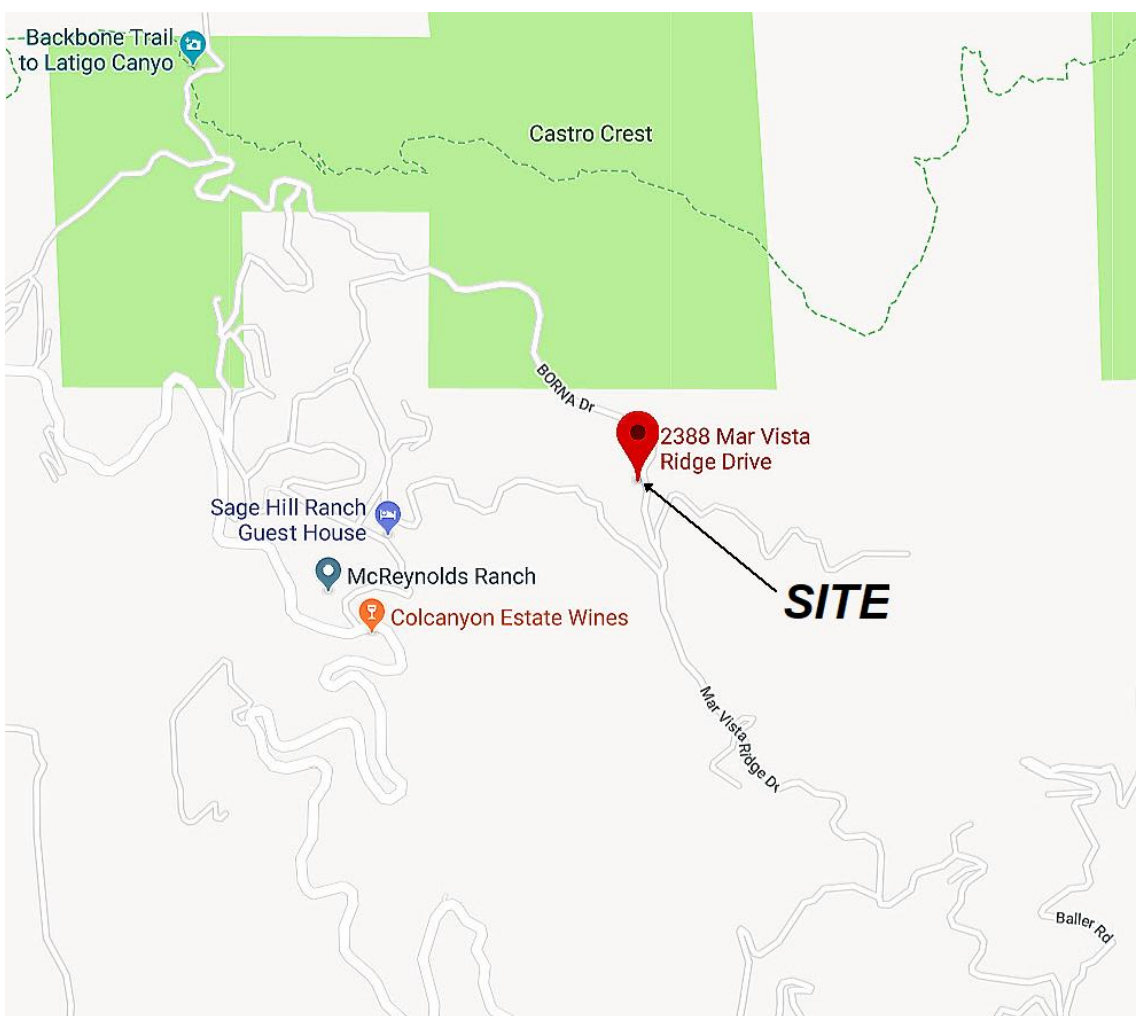
Removals and encroachments of protected oaks (and other native trees) may entail planting in the landscape. Follow irrigation regimes above for native mitigation plants. The plan must follow LIP mitigation requirements for native trees: http://planning.lacounty.gov/assets/up/project/coastal_adopied-LIP-maps.pdf.

See Section 22.44.1920 K, pp. 527-530, of the LIP for tree mitigation requirements (includes encroachments into protected zones).

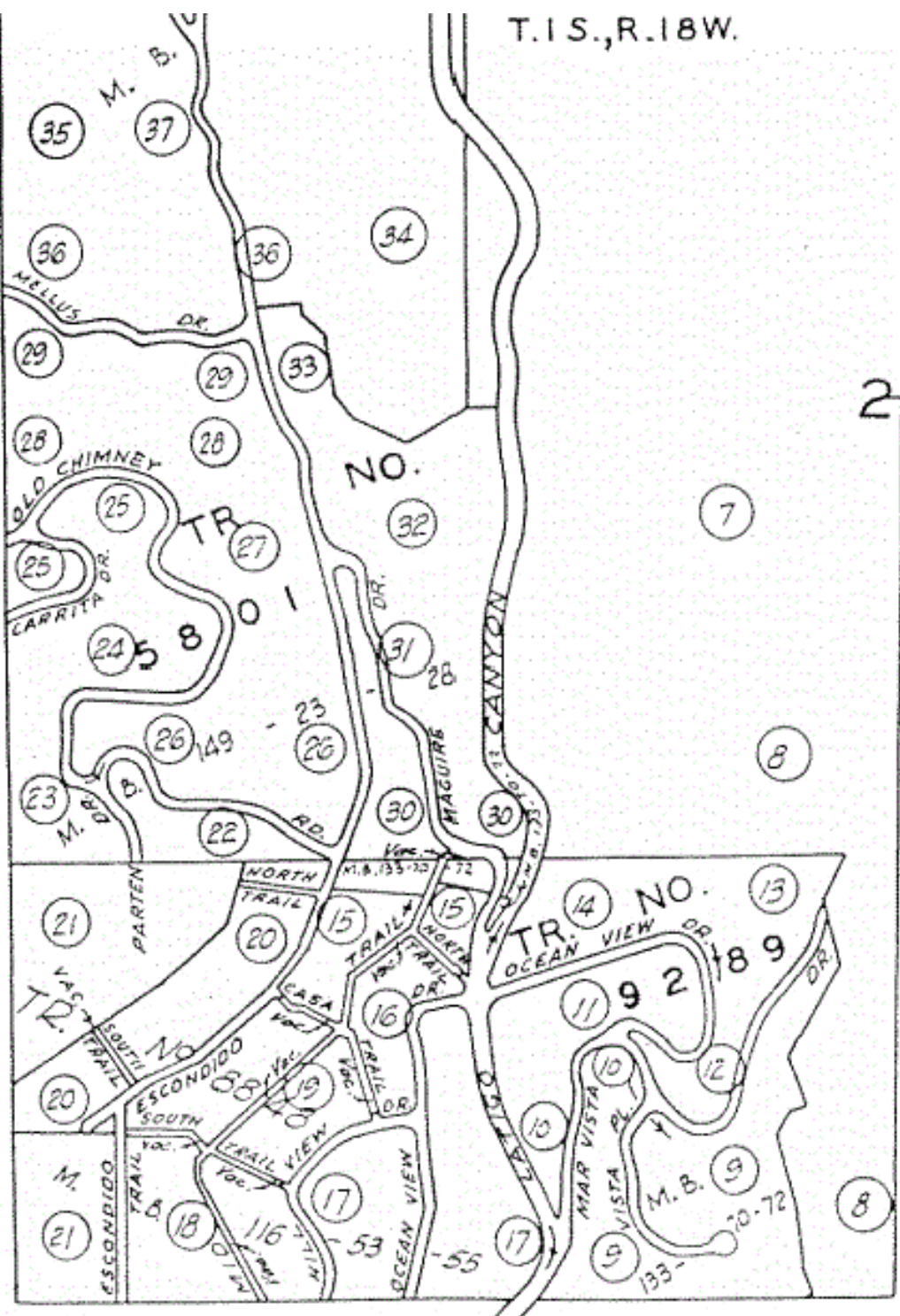
For off-site mitigation, plantings should be in permanently protected areas such as government land or land protected by a conservation easement or owned by a land conservation management group.



ASSESSORS MAP



VICINITY MAP



ASSESSORS INDEX MAP

SHEET TITLE:

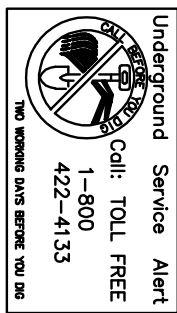
- L - 1 --- TITLE SHEET
- L - 2 --- FUEL MODIFICATION PLAN
- L - 3 --- PLANTING PLAN
- L - 4 --- IRRIGATION PLAN
- L - 5 --- NOTES AND DETAILS

REVISIONS:

PROJECT:

FOSTER RESIDENCE
2388 MAR VISTA RIDGE DRIVE
MALIBU, CALIFORNIA 90265
310-347-2720, 805-443-1581

PREPARED BY: LANDSCAPE ARCHITECT, LIC. # 3109
BEN LUNDGREN & ASSOCIATES
2605 FAIRFIELD PLACE
SAN MARINO, CALIFORNIA 91108
TEL: (626) 535-9544 FAX: (626) 535-9534



Sheet Title

TITLE SHEET

Date 1 - 15 - 19

Scale N.A.

Drawn B.L.

File No. 3166

Sheet

L - 1

FUEL MODIFICATION PLAN NOTES

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Plant Selection Guidelines. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current Plant Selection Guidelines available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally not recommended within Zone A.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone A and B. If on a slope 12 inches is acceptable in Zone B within 50 feet of a structure and 18 inches beyond 50 feet. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Plant Selection Guidelines. Other species may be utilized subject to approval.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B up to 200 feet from structure or to property line
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

Fire Access Road Zone

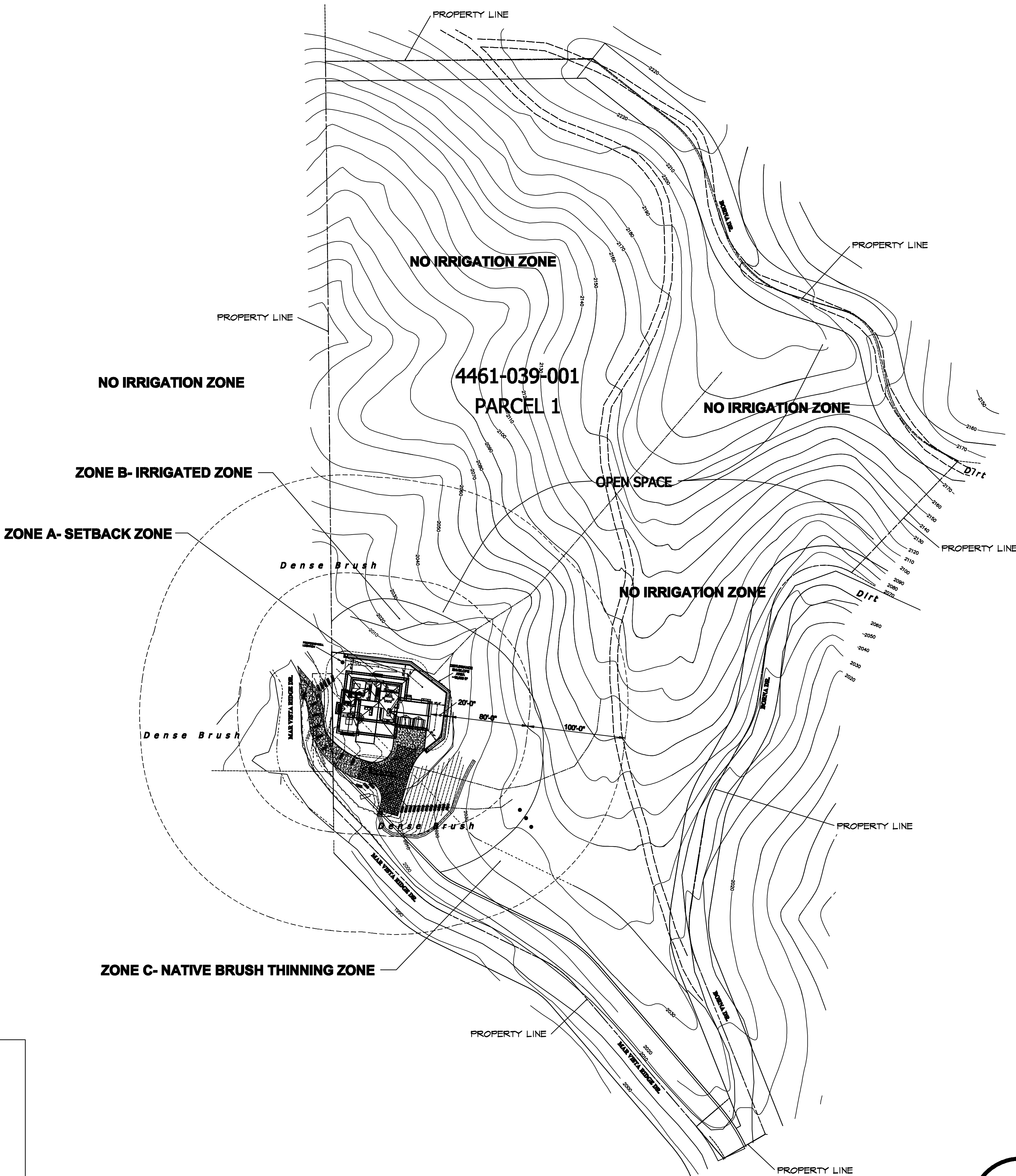
- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

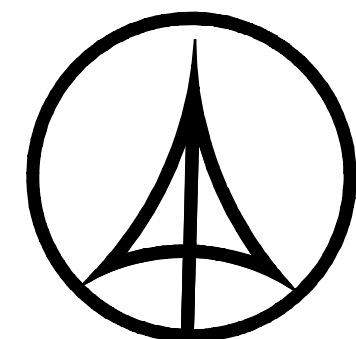
Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

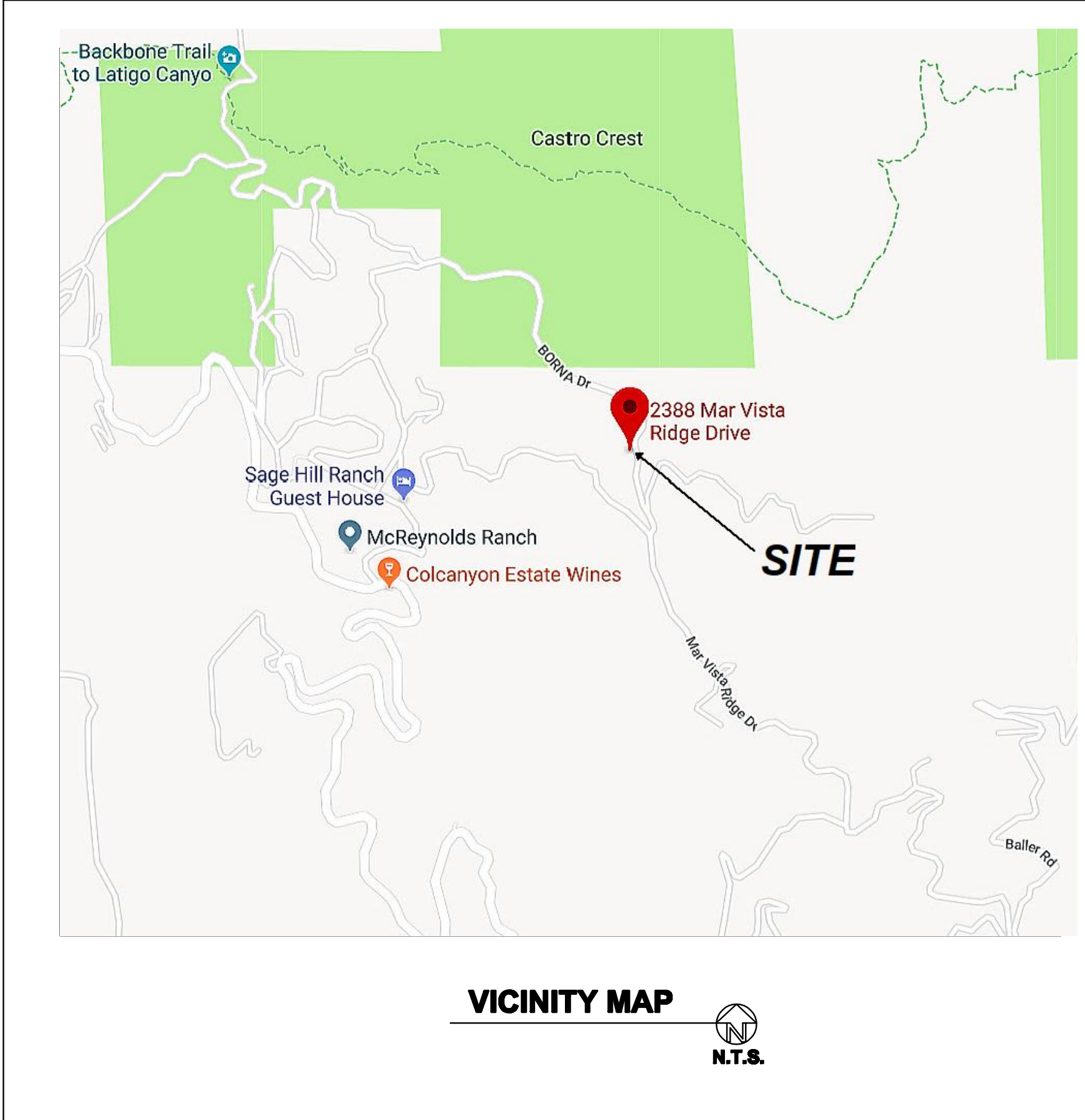
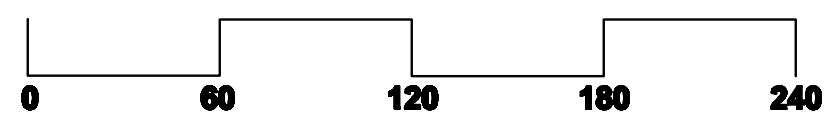
Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.



FUEL MODIFICATION PLAN



NORTH
SCALE: 1" = 60'-0"



NOTES:

- LOT AREA: 420,909.71 SQ. FT.
NEW IRRIGATED LANDSCAPING AREA : 34,240 SQ. FT.
- ALL EXISTING LAND USES CONTIGUOUS IN ALL DIRECTIONS UP TO 200' OUTSIDE OF THE PROJECT BOUNDARIES ARE SINGLE FAMILY HOMES & STREET USE.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE FUEL MODIFICATION ZONE.
- EXISTING TREES INDICATE TO REMAIN SHALL BE PRESERVED & PROTECTED DURING THE COURSE OF CONSTRUCTION.
- ROOT BARRIERS SHALL BE PROVIDED ON ALL NEW TREES WITHIN 5 FEET OF ALL PAVED AREAS AND FOUNDATIONS.
- ALL PAVING AREAS SHALL BE KEPT CLEAN AND FREE OF DUST, MUD, OR TRASH.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION.
- SHREDDED WOOD CHIPS 1'-3" LENGTH, 3/8"-5/8" DIAMETER- 3 INCHES THICK MIN., DISPENSER EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT TURF AREA.
- ALL HEDGES MUST BE KEPT AT 5' TO 6' HT. MAXIMUM.
- ALL TREES MUST BE 10' OFF EDGE OF ACCESS ROAD.
- ALL TARGET SPECIES (PINES, EUCALYPTUS, JUNIPERS ETC...) MUST BE A MINIMUM OF 30' FROM STRUCTURE, 50' FROM ANY NEWLY PLANTED SPECIES.
- AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL PLANTING AREAS.

EXISTING TREES PROTECTION NOTE:

TEMPORARY PROTECTIVE FENCING SHOULD BE INSTALLED IF NECESSARY, AND CARE TAKEN TO AVOID DAMAGE TO CANOPIES OR ROOT SYSTEMS DURING CONSTRUCTION, GRADING, AND TRENCHING - USE HAND TOOLS WHEN WORKING AROUND ROOTS, AND DO NOT CUT ROOTS 2" DIAMETER OR LARGER. NO WASHING OF CHEMICALS OR EQUIPMENT SHOULD BE ALLOWED UNDER TREE CANOPIES. PROVIDE OCCASIONAL DEEP WATERING AS NECESSARY TO KEEP TREES HEALTHY UNTIL THE NEW IRRIGATION SYSTEM IS INSTALLED.

NOTE:

THE FUEL MODIFICATION COVENANT AND AGREEMENT MUST BE NOTORIZED AND RECORDED WITH LA COUNTY RECORDER'S OFFICE, ASK FOR A CERTIFIED STAMPED DOCUMENT OVER THE COUNTER. PLEASE RETURN TO FUEL MODIFICATION PRIOR TO FINAL PLAN APPROVAL.

NOTE:

PROVIDE DOCUMENTATION REGARDING PLANTING OUTSIDE PROPERTY LINES EASEMENTS

PROHIBITION ON USE OF HERBICIDES, INSECTICIDES, FERTILIZERS, CHEMICALS, ON AREAS TO HAVE LANDSCAPE OF NATIVE PLANTS. SUGGEST USE OF NATIVE PLANT MATERIAL AS AMENDMENT, CHOPPED PIECES THINNED FROM FUEL MODIFICATION ZONE C. HERBICIDE IS USED WHERE NECESSARY TO PROTECT OR ENHANCE THE HABITAT ITSELF, SUCH AS FOR ERADICATION OF INVASIVE PLANT SPECIES.

REVISIONS:

08-13-18

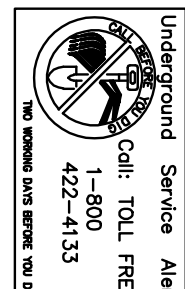
PROJECT:

FOSTER RESIDENCE
2388 MAR VISTA RIDGE DRIVE
MALIBU, CALIFORNIA 90265
310-347-2720, 805-443-1581



PREPARED BY: LANDSCAPE ARCHITECT, LIC. # 3109

BEN LUNDGREN & ASSOCIATES
2605 FAIRFIELD PLACE
SAN MARINO, CALIFORNIA 91108
TEL: (626) 535-9544 FAX: (626) 535-9534



Sheet Title

FUEL MODIFICATION PLAN

Date 06-13-18

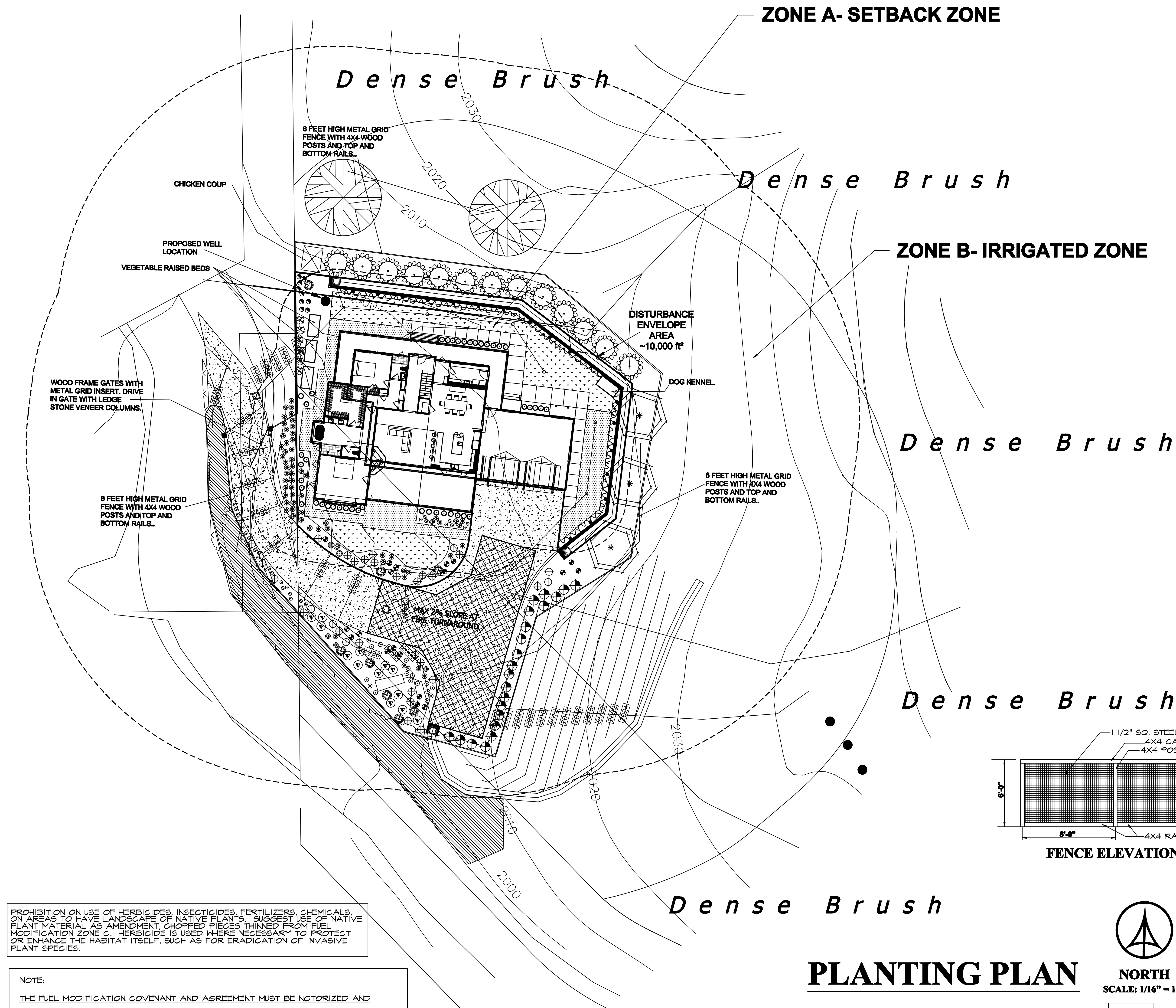
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Drawn B.L.

File No. 3166

Sheet

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PROHIBITION ON USE OF HERBICIDES, INSECTICIDES, FERTILIZERS, CHEMICALS ON AREAS TO HAVE LANDSCAPE OF NATIVE PLANTS. SUGGEST USE OF NATIVE PLANT MATERIAL AS AMENDMENT. CHOPPED PIECES THINNED FROM FUEL MODIFICATION ZONE C. HERBICIDE IS USED WHERE NECESSARY TO PROTECT OR ENHANCE THE HABITAT ITSELF, SUCH AS FOR ERADICATION OF INVASIVE PLANT SPECIES.

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NOTE:
PROVIDE DOCUMENTATION REGARDING PLANTING OUTSIDE PROPERTY LINES EASEMENTS

REVISIONS:
06-13-18

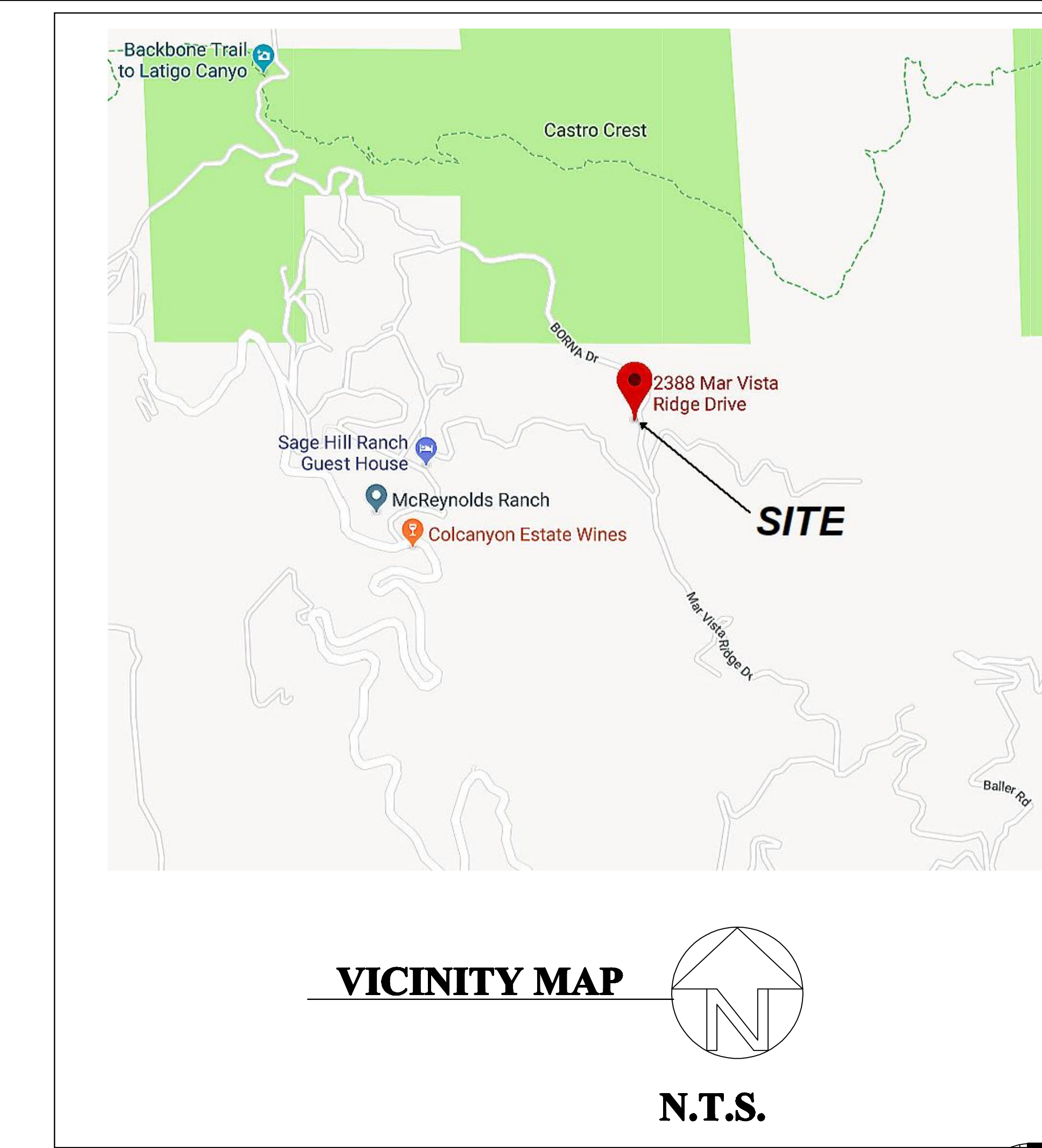
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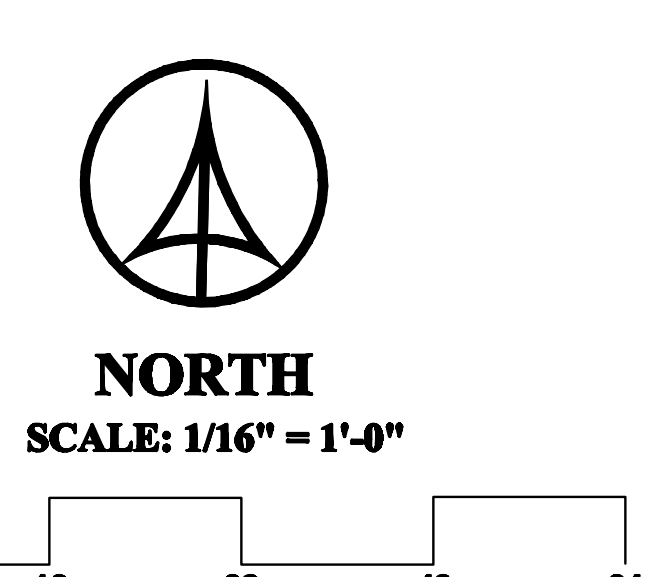
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PLANT LEGEND									
SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	TYPE	RATING	PLANT FACTOR	
	1	QUERCUS AGRIFOLIA 30' from structure	CALIFORNIA LIVE OAK	36" BOX	2	TREE	L	0.30	
	2	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL.	14	TREE	L	0.30	
	3	FRAXINUS DIPETALA 10' from structure	FLOWERING ASH	24" BOX	3	TREE	L	0.30	
	4	PENSTEMON SPECTABILIS 10' from structure	ROYAL PENSTEMON	5 GAL.	32	SHRUB	L	0.30	
	5	SALVIA 'LEUCOPHYLLA'	PURPLE SAGE	5 GAL.	3	SHRUB	L	0.30	
	6	CEANOTHUS 'CARMEL CREEPER' 30' from structure	CALIFORNIA LILAC	5 GAL.	22	SHRUB	L	0.30	
	7	LUPINUS DENSIFLORUS AUREUS 10' from structure	LUPINE	5 GAL.	19	SHRUB	L	0.30	
	8	MIMULUS DIPLACUS 10' from structure	MONKEY FLOWER	5 GAL.	13	SHRUBS	L	0.30	
	9	ROSEA CALIFORNICA 10' from structure	WILD ROSE	5 GAL.	62	SHRUB	L	0.30	
	10	ACHILLEA MILLEFOLIUM 10' from structure	COMMON YARROW	5 GAL.	4	SHRUB	L	0.30	
	11	CALLISTEMON 'LITTLE JOHN' 10' from structure	DWARF BOTTLEBRUSH	5 GAL.	18	SHRUB	L	0.30	
	12	RHAMUS CROCEA	REDBERRY	5 GAL.	53	SHRUB	L	0.30	
	13	CARPENTERIA CALIFORNICA 10' from structure	BUSH ANEMONE	5 GAL.	6	SHRUBS	L	0.30	
	14	ENCELIA CALIFORNICA	COAST SUNFLOWER	1 GAL.	28	SHRUBS	L	0.30	
	15	CALYSTEGIA MACROSTEGIA	MORNING GLORY	5 GAL.	18	ESPALEIR VINE	L	0.30	
	16	ARTEMISIA CALIFORNICA 10' from structure	CALIFORNIA SAGE	5 GAL.	8	SHRUBS	L	0.30	
	17	FEA GRAVEL 3" THICK WITH WEED CLOTH BARRIER		CU. YRDS.	10	GROUND COVER	N/A	N/A	
	18	PHYLLA NODIFOLIA	KURAPIA	FLATS ● 6" O.C.	29	GROUND COVER	L	0.30	
	19	BACCHARIS PILULARIS TWIN PEAKS'	DWARF COYOTE BRUSH	FLATS ● 12" O.C.	208	GROUND COVER	L	0.30	
3" MULCH IN ALL PLANTER BEDS.									



PLANTING PLAN



Sheet Title
PLANTING PLAN

Date
6-13-18

Scale
1/16" = 1'-0"

Drawn
B.L.

File No.
3166

Sheet
L - 3

EXISTING TREES PROTECTION NOTE:

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ZONE A- SETBACK ZONE

ZONE B- IRRIGATED ZONE

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	PSI	RAD.	GPM
⊙	RAIN BIRD	5006-4.0-PC-SAM	ROTOR FOPUP	35	40'	3.50
○	RAIN BIRD	5006-1.5-PC-SAM	ROTOR FOPUP	35	34'	1.35
●	RAIN BIRD	3500-S-1.5-PC-SAM	ROTOR FOPUP	35	23'	1.25
●	RAIN BIRD	3500-S-0.75-PC-SAM	ROTOR FOPUP	35	17'	0.67
---	RAIN BIRD	XFS-06-12-500	LANDSCAPE DRIPLINE BURY 4" INTO SOIL	30	0'	0.61 GPH PER FOOT
▼	RAIN BIRD	XB-20PC	XERI-BUG EMITTER	20	0'	2.00 GPH
⊕	RAIN BIRD	XGZ-100-PRF	REMOTE CONTROL DRIP ZONE VALVE			
⊕	RAIN BIRD	100-FEB-PRS	REMOTE CONTROL VALVE W/ PRESSURE REGULATOR			
⊕	RAIN BIRD	44RC	QUICK COUPLING VALVE			
⊕	RAIN BIRD	AR VALVE KIT	AIR VACUUM RELIEF VALVE			
⊕	RAIN BIRD	MDCFCAP	EASY FIT FLUSH CAP			
⊕	HUNTER	X-CORE W/ MODULES	WATERSENSE SMART WATERING CONTROLLER (17 STATIONS)			
⊕	HUNTER	SOLAR SYNC	AUTOMATIC WEATHER SENSOR			
⊕	FEBCO	1" 825Y-BV	REDUCED PRESSURE BACKFLOW PREVENTER			
⊕	NIBCO	SI-B	1" GATE VALVE			
---	APPROVED	PVC SCH 40	1-1/2" MAIN LINE- 18" MIN. COVER, 24" UNDER PAVING, U.O.N.			
---	APPROVED	PVC SCH 40	1" LATERAL LINE- 12" MIN. COVER, 24" UNDER PAVING, U.O.N.			
---	APPROVED	XT-100	1/2" XERI- BLACK STRIPE TUBING- 2" MIN. COVER			
---	APPROVED	PVC SCH 40	SLEEVE- 24" MIN. COVER USE 2X DIA. SIZE OF MAIN OR LATERAL LINE			
⊕			STATION NO.			
⊕			VALVE SIZE			
⊕			G.F.M.			
⊕			HYDROZONE			

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
A = Low	0.30	SPRAY	0.75	0.40	38,900	15,560	426,406.24
B = Moderate	0.50	DRIP	0.81	0.62	3,900	2,418.0	6,626.24
				Totals	39,290 (A)	15,801.80 (B)	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	433,032.53
						Maximum Allowed Water Allowance (MAWA)	592,186.73

*Hydrozone #/Planting Description
1) front lawn
2) low water use plantings
3) medium water use plantings
*MAWA (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)
where 0.62 is a conversion factor that converts acres-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$$MAWA = (44.2) \times (0.62) \times (0.55 \times 39,290) = (44.2) \times (0.62) \times (21,609.50) = 592,186.73$$

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	15,801.80
Total Area	(A)	39,290
Average ETAF	B ÷ A	0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	15,801.80
Total Area	(A+C)	39,290
Sitewide ETAF	(B+D) ÷ (A+C)	0.40

NOTES:

- TOTAL IRRIGATED LANDSCAPING AREA: 39,290 SQ. FT. TOTAL TURF AREA: 0 S.F. TOTAL NON-TURF AREA: 39,290 S.F.
- AUTOMATIC IRRIGATION SYSTEM TO BE ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 10:00 P.M. AND 6:00 A.M.
- WIRE CROSSINGS UNDER PAVED SURFACES SHALL BE SLEEVED SEPARATELY IN SCH. 40 CONDUIT.
- ALL PRESURIZED IRRIGATION LINES SHALL BE BACKFILLED WITH 5" OF SAND ABOVE AND BELOW LINE (6" TOTAL).
- USE 1-1/2" SIZE PVC SCHEDULE 40 PLASTIC PIPE FOR ALL MAIN LINES & 1" PVC SCHEDULE 40 PLASTIC PIPE FOR ALL LATERAL LINES, UNLESS OTHERWISE NOTED.
- IRRIGATION CONTRACTOR TO BUILD THE LONGEST LINE VALVE, TEST IT AND IF IT DOESN'T PERFORM PROPERLY, TO SPLIT IT UP INTO 2 VALVES.
- USE MINIMUM (1) 2 GPH EMITTER FOR 1 & 5 GAL. PLANTS, (2) 2 GPH EMITTER FOR 15 GAL. PLANTS, (4) 2 GPH EMITTER FOR 24" BOX TREES AND (6) 2 GPH EMITTER FOR 36" BOX TREES AND MULTIPLE EMITTERS SPACE MAX. 4' APART LOCATED BETWEEN THE TRUNK AND DRIPLINE FOR THE EXISTING TREES.
- CONTRACTOR TO PROVIDE SOIL TEST AND SOIL MANAGEMENT PLAN INDICATING SOIL TEXTURE, INFILTRATION RATE, PH, ETC. AND AMENDMENT RECOMMENDATIONS, FOR LANDSCAPE AREAS.

INSTALL ONE FLUSH CAP (RAIN BIRD MDCFCAP) PER DRIP ZONE AT LOWEST POINT (TYP.)

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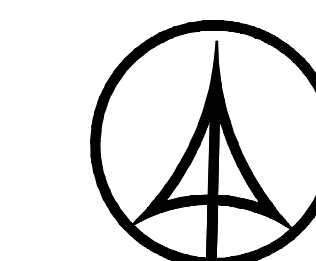
HYDROZONES	SQ. FT.	PERCENTAGE	VALVE NO.
L HYDROZONE A LOW	38,900 S.F.	100 %	A-1 TO A-16
M HYDROZONE B MODERATE	390 S.F.	100 %	A-17

REVISIONS:

06 - 13 - 18

PROJECT:

FOSTER RESIDENCE
2388 MAR VISTA RIDGE DRIVE
MALIBU, CALIFORNIA 90265
310-347-2720, 805-443-1581



NORTH
SCALE: 1/16" = 1'-0"

0 16 32 48 64

IRRIGATION PLAN



PREPARED BY: LANDSCAPE ARCHITECT, LIC. #3109
BEN LUNDGREN & ASSOCIATES
2605 FAIRFIELD PLACE
SAN MARINO, CALIFORNIA 91108
TEL: (626) 535-9544 FAX: (626) 535-9534



Sheet Title

IRRIGATION PLAN

Date 6-13-18

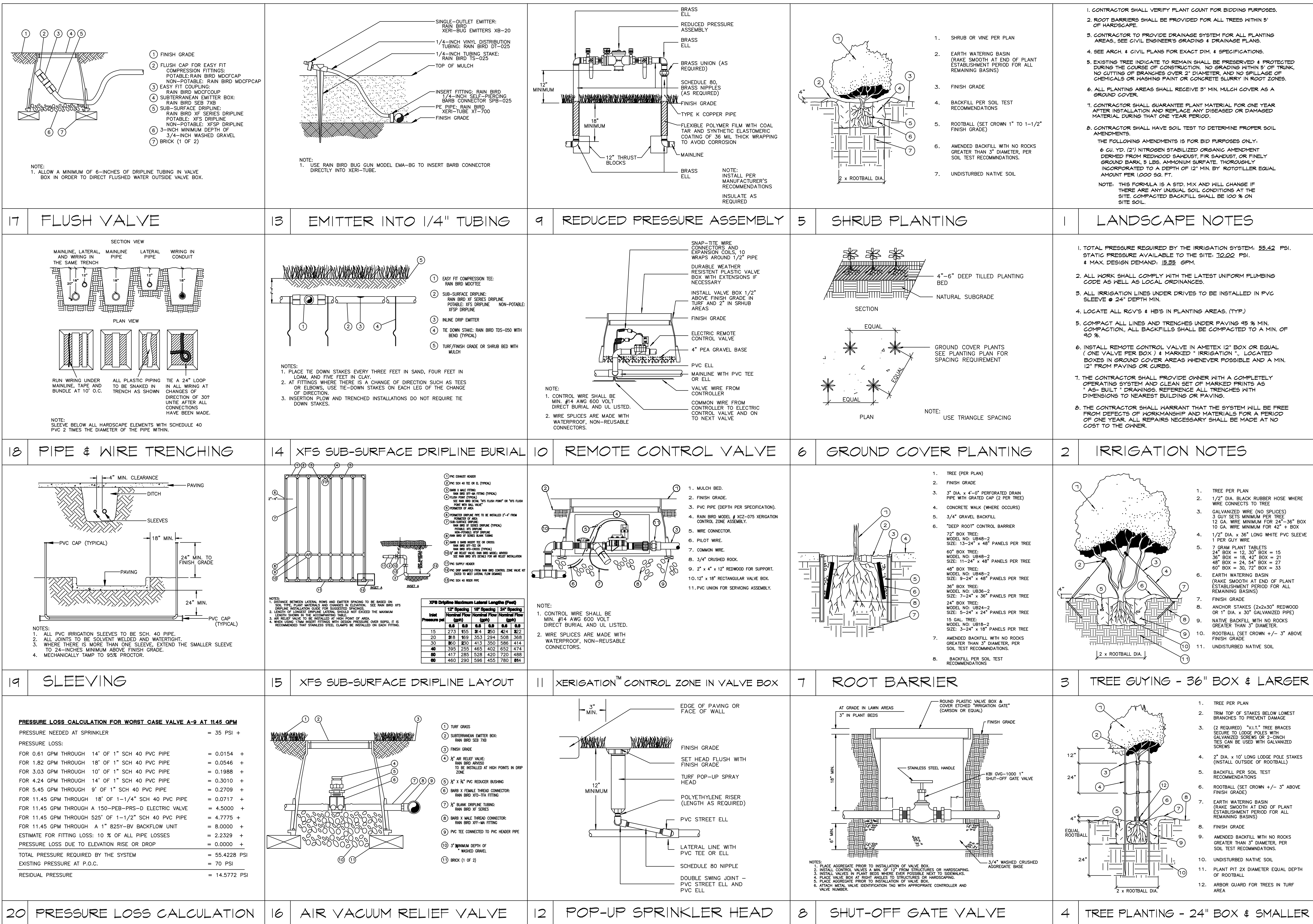
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File No. 3166

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PROHIBITION ON USE OF HERBICIDES, INSECTICIDES, FERTILIZERS, CHEMICALS, OR AREAS TO HAVE LANDSCAPE OF NATIVE PLANTS. SUGGEST USE OF NATIVE PLANT MATERIAL AS AMENDMENT. CHOPPED PIECES THINNED FROM FUEL MODIFICATION ZONE. HERBICIDE IS USED WHERE NECESSARY TO PROTECT OR ENHANCE THE HABITAT ITSELF, SUCH AS FOR ERADICATION OF INVASIVE PLANT SPECIES.

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06-13-18

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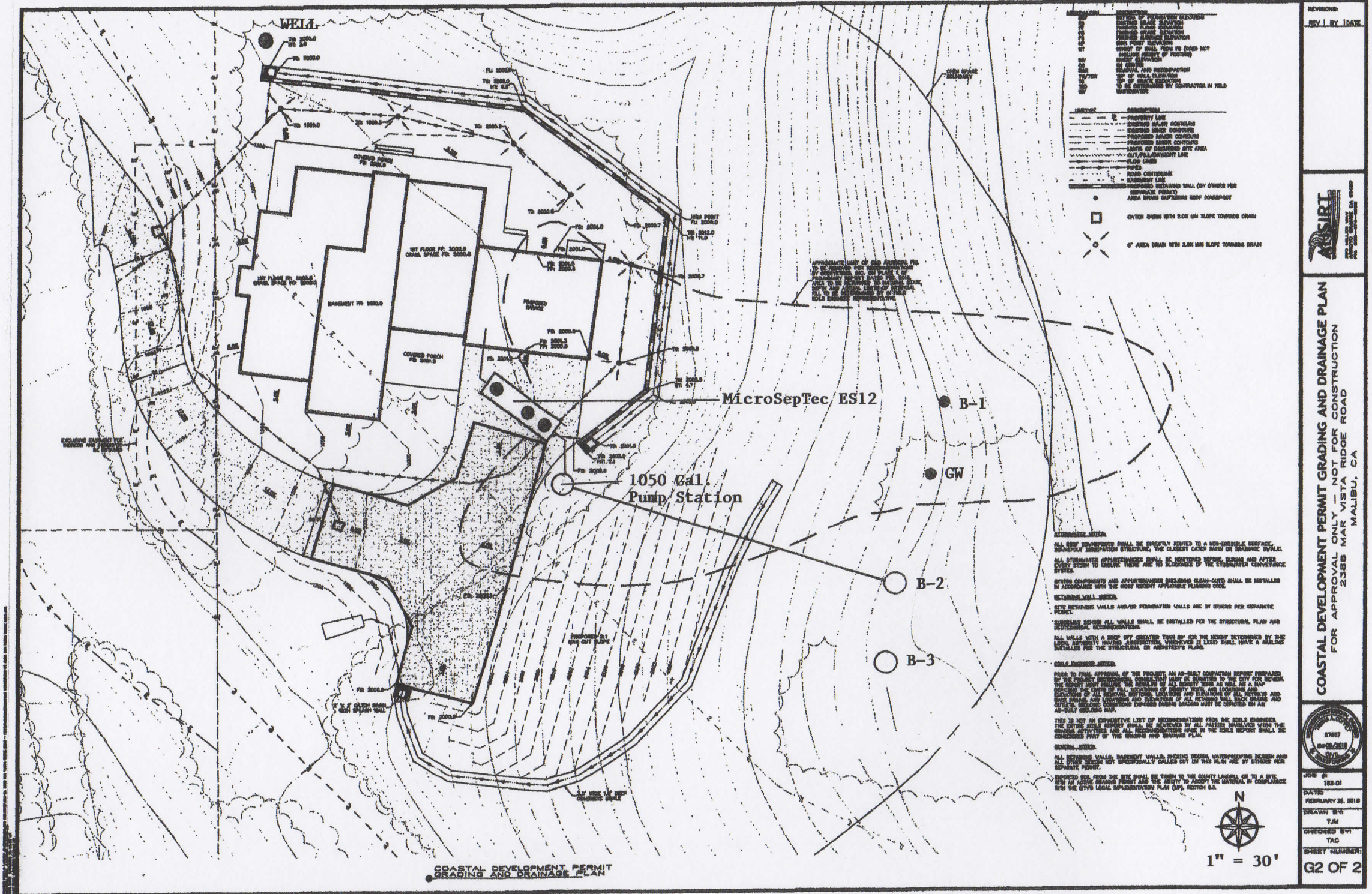


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Sheet Title
NOTES & DETAILS
Date 6-13-18
Scale NONE
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File No. 3166
Sheet L-5

2388 MAR VISTA RIDGE RD.
MALIBU, CA 90265



**PROJECT NUMBER**

2018-002228-(3)

HEARING DATE

July 15, 2025

REQUESTED ENTITLEMENTS

Minor Coastal Development Permit ("Minor CDP") No.
RPPL2018003284

PROJECT SUMMARY

OWNER / APPLICANT

Paul and Amber Foster / Paul Foster

MAP/EXHIBIT DATE

01/15/2019

PROJECT OVERVIEW

Minor CDP to authorize the construction of a 4,698-square-foot, 30-foot-tall single-family residence, an attached 847-square-foot garage, an onsite wastewater treatment system, water well, covered patio, retaining walls, fire turnaround, and landscaping with a total building site area of 9,935 square feet ("Project") on a 9.66-acre lot in the Santa Monica Mountains Coastal Zone. The Project proposes 1,600 cubic yards of total grading (1,100 cubic yards of cut, 500 cubic yards of fill, and 600 cubic yards of export). The Project is accessed by Mar Vista Ridge Drive to the east, a 20-foot-wide paved private road that connects to Latigo Canyon Road approximately 0.8 miles to the west. The Santa Monica Mountains LCP maps the project site as 2.98 acres H3 Habitat, 5.63 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat. However, it is proposed to be remapped, resulting in 0.35 acres H3 Habitat, 8.28 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat. The residence and all other appurtenant structures are proposed within H3 Habitat, although 0.01 acres of direct development, 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance would occur within H2 Habitat.

LOCATION

2388 Mar Vista Ridge Drive, Malibu

ACCESS

Mar Vista Ridge Drive, a 20-foot-wide paved private road

ASSESSORS PARCEL NUMBER(S)

4461-039-001

SITE AREA

9.66 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL40 (Rural Land—One dwelling unit per 40 acres maximum density)

ZONE

R-C-40 (Rural Coastal – 40 Acre Minimum Required Lot Area)

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 dwelling unit

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption—New Construction or Conversion of Small Structures

Class 4 Categorical Exemption—Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.1340.B (Santa Monica Mountains LIP standards for OWTS)
 - 22.44.1750 (R-C Zone Development Standards)

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974-0051

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tmontgomery@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 2018-002228-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018003284**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on in the matter of Project No. 2018-002228-(3), Minor Coastal Development Permit No. RPPL2018003284 (“Minor CDP”).
2. **HEARING PROCEEDINGS.** [RESERVED]
3. **ENTITLEMENT(S) REQUESTED.** The applicant, Paul Foster ("Permittee"), requests a Minor CDP to construct a new 4,698-square-foot single-family residence, an 847-square-foot attached garage, a water well, and an onsite wastewater treatment system (OWTS) with 1,600 cubic yards of grading (“Project”) on a 9.66-acre property located at 2388 Mar Vista Ridge Road in the Santa Monica Mountains Coastal Zone (“Project Site”). As part of the Project, on-site habitat will be remapped as recommended by the Environmental Review Board (“ERB”), resulting in approximately 0.35 acres H3 Habitat, 8.28 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat.
4. **ENTITLEMENT(S) REQUIRED.** The Minor CDP is a request to construct a new single-family residence, accessory structures, and improvements, including a new water well and OWTS, in the R-C-40 (Rural Coastal—40 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone pursuant to Los Angeles County Code (“County Code”) Section 22.44.810. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), an Administrative CDP is required for installation of a new water well or OWTS (County Code Section 22.44.820) and a Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Because the Project proposes development less than 200 feet from H2 Habitat, ERB review is required (County Code Section 22.44.1860). A Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). The Project proposes 1,600 cubic yards of grading (1,100 cubic yards cut, 500 cubic yards fill, 600 cubic yards export). Thus, a Minor CDP is required for all the activities involved with this request.
5. **LAND USE DESIGNATION.** The Project Site is located within the RL40 (Rural Land—One dwelling unit per 40 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-40. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures is the principal permitted use within the R-C Zone. However, County Code Section 22.44.860 requires a Minor CDP for any

development that requires ERB review, which the Project does, and for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260).

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The 9.66-acre Project Site is irregular in shape and consists mostly of sloping terrain, with one generally level area on the southwestern portion, where the residence is proposed. A mapped significant ridgeline runs north-to-south on the eastern portion of the Project Site, approximately 100 feet above and 240 feet to the east of the building site area. Vegetation on the Project Site generally consists mostly of chaparral scrub. About 5.5 acres of the property is covered by an open space easement, dedicated to the Mountains Recreation Conservation Authority (MRCA), which was recorded as a condition of approval for an earlier CDP (CDP 4-07-001). The Santa Monica Mountains LCP maps the project site as 2.98 acres H3 Habitat, 5.63 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat. However, it is proposed to be remapped, resulting in 0.35 acres H3 Habitat, 8.28 acres H2 Habitat, and 0.96 acres H2-High Scrutiny Habitat. The proposed remapping would result in H3 Habitat on the southwestern portion of the Project Site, H2-High Scrutiny Habitat on the northwestern corner of the Project Site, and H2 Habitat on the remainder of the Project Site. Vacant land and parklands are located within a 700-foot radius in all directions.

B. Site Access

The Project Site is accessed by an existing 20-foot-wide paved private road, Mar Vista Ridge Drive, which runs immediately to the west and south of the Project Site. This road connects with Latigo Canyon Road, a 50-foot-wide public road, approximately 0.8 miles to the west.

C. Site Plan

The Permittee proposes the construction of a 4,698-square-foot single-family residence on the southwestern portion of the 9.66-acre Project Site. The three-story residence would have a maximum height of 30 feet above grade and would include a 1,062-square-foot unfinished basement and fire shelter. A covered rear patio, 200-foot-long, 15-foot-wide driveway, and on-site fire department turnaround are also proposed. A total of 1,600 cubic yards of earth is proposed (1,100 cubic yards of cut, 500 cubic yards of fill, 600 cubic yards of export). The Project would also include retaining walls and drainage swales on a total building site of approximately 9,935 square feet. A new OWTS with one seepage pit would be located 150 feet to the southeast of the residence, while a water well for domestic use would be located immediately to the northwest of the residence. If the recommended habitat remapping is approved, the Project would result in 0.01 acres of direct development (a portion of the fire turnaround and OWTS seepage pit), 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance within H2 Habitat.

8. **PUBLIC COMMENTS.** Staff did not receive any public comments regarding the Project as of the date of the Report to the Hearing Officer.

9. **AGENCY RECOMMENDATIONS.**

- A. County Department of Parks and Recreation: Recommended clearance to public hearing with no conditions in a letter dated October 10, 2018.
- B. County Fire Department ("Fire Department"): Recommended clearance to public hearing with no conditions in a letter dated October 18, 2018.
- C. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with no conditions in a letter dated November 8, 2018.
- D. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated January 19, 2019.
- E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on March 20, 2023. The ERB conditions have been included within the Project's conditions of approval.

10. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed and case materials were available on LA County Planning's website. On June 4, 2025, a total of 17 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 – New Construction or Conversion of Small Structures and Class 4 – Minor Alterations to Land) under the California Environmental Quality Act (CEQA) and the County environmental guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, associated infrastructure, and improvements to an access driveway.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land of less than 10 percent slope which is associated with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption

because the Project includes 1,600 cubic yards of grading, driveway construction, and fuel management activities associated with the construction of a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Permittee completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. The biological assessment determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designation, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources such as the designated scenic highway. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL40 land use designation is intended for single-family residences and accessory uses on large lots. A single-family residence and its accessory uses are permitted under this designation.
13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation & Open Space Element
Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

The Project would utilize an existing level area on the southwestern portion of the Project Site, immediately adjacent to an existing paved access road and within the only area of H3 Habitat. This location will avoid the need to remove large areas of native vegetation and grade large volumes of earth.

Conservation & Open Space Element

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is not within a Scenic Resource Area, as it not visible from any parkland, trail, or scenic highway. The tallest portions of the structure would be 30 feet above grade, and the majority of the Project's grading (1,600 cubic yards) would be associated with the access driveway, hammerhead turnaround, and basement/fire shelter. The proposed location of the Project, which is immediately adjacent to an existing paved access driveway, is within the most level portion of the Project Site and the only area mapped as H3 Habitat. The Project is 100 horizontal feet and 250 vertical feet from the mapped significant ridgeline to the east, which is more than the required 50 feet (vertical and horizontal) (County Code Section 22.44.2040.B). Finally, its 9,935-square-foot building site area is less than the 10,000-square-foot maximum permitted for a single-family residence in the LIP (County Code Section 22.44.1910.I).

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-40 zoning classification as a single-family residence—including its accessory structures—is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. A Minor CDP is necessary for any project requiring review by the ERB (County Code Sections 22.44.860 and 22.44.940). Also, a Minor CDP is also required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). Since the Project requires ERB review and proposes 1,600 total cubic yards of grading, a Minor CDP is required instead of an Administrative CDP.
15. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1750, as the Project would meet all required setback standards (20-foot front yard, five-foot side yard, 15-foot rear yard).
16. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence within the Santa Monica Mountains Coastal Zone is 30 feet above grade, which is the maximum height of the proposed single-family residence.
17. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Building materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.
18. **BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, screening the Project Site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and runoff control measures. At its meeting on March 20, 2023, the ERB found that the Project, as modified, would not have an impact on biological resources. All of the ERB's recommended modifications have been included within the Project's conditions of approval.
19. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The proposed grading is estimated to be 1,600 cubic yards (1,100 cubic yards cut, 500 cubic yards fill, 600 cubic yards export), the majority of which would be associated with necessary improvements to the access driveway, hammerhead turnaround, and the basement/fire shelter. The Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

20. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-40 Zone (County Code Section 22.44.1750). Because the Project Site exceeds one acre in area, no covered parking spaces are required. However, two covered parking spaces would be provided within an 847-square-foot attached garage.
22. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are for mandated safety purposes or within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. No fences or separate walls are proposed other than retaining walls less than 20 feet from the residence.
23. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1910.I, which refers to the maximum allowable building site area. The total building site area of 9,935 square feet is less than the maximum building site area of 10,000 square feet.
24. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040.B, which refers to the standards for development in the vicinity of a significant ridgeline. A mapped significant ridgeline runs from north to south on the eastern portion of the Project Site. Development is proposed 100 feet horizontally and 240 feet vertically from the mapped significant ridgeline on the Project Site, which is more than the 50 feet (vertical and horizontal) required by the LIP.
25. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. While the proposed location of the residence would be entirely within H3 Habitat, areas of ancillary development and fuel modification located 200 feet in all directions are designated as H2 Habitat. Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. The development is proposed for the most appropriate location on the Project Site, as it is the most level area, adjacent to the existing private road, and the only area mapped as H3 Habitat. The relatively small area of the of H3 Habitat and mandated fuel modification makes some encroachment into H2 Habitat unavoidable. As a result, 0.01 acres of direct development, 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance would occur within H2 Habitat. A project that requires a CDP and is located less than 200 feet from any H2 or H1 Habitat must have a biological assessment prepared and reviewed by the ERB. The

ERB found that the Project, with conditions, would be compatible with biological resources.

Due to the small size of the existing H3 Habitat area, the configuration and dimensions of the required hammerhead turnaround makes it infeasible to develop without a small portion extending into H2 Habitat. In addition, a report issued by the applicant's septic engineer states that there is no feasible area within H3 Habitat in which an OWTS seepage pit will adequately percolate. Therefore, it is infeasible to develop the Project Site without this small amount of direct development within H2 Habitat.

As stated, the Project proposes 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance within H2 Habitat. Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

26. **ONSITE WASTEWATER TREATMENT SYSTEM ("OWTS") STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree or within 150 feet of any stream.
27. **WATER WELL STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which requires that new water wells must demonstrate that they will not adversely affect groundwater, streams, or natural resources. The location and water quality of the proposed well has been approved by the Department of Public Health, and its location immediately to the northwest of the proposed residence is not within the vicinity of any stream or watercourse.
28. **GRANT TERM.** The Hearing Officer finds that it is not necessary to require a grant term given the nature of the residential use and the surrounding area.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The Project, as conditioned, would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, habitat preservation, fences and walls, biological resources, building site area, significant ridgelines, habitat categories, and height restrictions.
30. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site

is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

31. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures Categorical Exemption) and section 15304 (Class 4, Minor Alterations to Land Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures, while the Class 4 Categorical Exemption specifically pertains to the proposed fuel modification and grading.

ADMINISTRATIVE FINDINGS

32. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed development is in conformity with the certified local coastal program.
- B. Any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) and 15304 (Class 4, Minor Alterations to Land) Categorical Exemptions; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018003284**, subject to the attached conditions.

ACTION DATE: July 15, 2025

RG:TM
06/25/25

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2018-002228-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2018003284**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("Minor CDP") to construct a new 4,698-square-foot single-family residence and a 847-square-foot attached garage located on a 9.66-acre property in the Santa Monica Mountains Coastal Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but

not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts

necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **September 15, 2025**.
15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. Prior to issuance of the grading or building permit for the project, the permittee shall dedicate all areas of the Project Site mapped as H1 Habitat, H2 Habitat, H1 Habitat Buffer Zone, parkland buffer, and/or areas with grades of more than 50% as a permanent Irrevocable Open Space Conservation Easement, held by the County on behalf of the People of the State of California, per the requirements of County Code Section 22.44.1920.J. No development, as defined in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, with the exception of the following:

- a. Fuel modification required by the Fire Department undertaken in accordance with the final approved fuel modification plan for the permitted development and/or required brush clearance required by the Fire Department for existing development on adjoining properties;
- b. Drainage and polluted runoff control activities required and approved by the County for permitted development; and
- c. If approved by the County as an amendment to the CDP or a new CDP:
 - i. Planting of native vegetation and other restoration activities;
 - ii. Construction and maintenance of public hiking trails;
 - iii. Construction and maintenance of roads, trails, and utilities consistent with easements in existence prior to approval of the permit; and
 - iv. Confined animal facilities only where consistent with County Code Section 22.44.1940.

The permittee shall provide evidence of the recordation of a valid dedication to the County (and acceptance by the County) or to another public entity acceptable to the Director, and acceptance by said public entity, of a permanent, Irrevocable Open Space Conservation Easement in favor of the People of the State of California over the Irrevocable Open Space Conservation Easement Area for the purpose of habitat protection, the text of which has been approved by the Director. The recorded easement document shall include a formal legal description of the entire property and a metes-and-bounds legal description and graphic depiction, prepared by a licensed surveyor, of the irrevocable open space conservation easement area, and the easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded document shall reflect that no development shall occur within the Irrevocable Open Space Conservation Easement, except as otherwise set forth in the CDP conditions, consistent with the exceptions detailed in this condition. Recordation of said easement on the Project Site shall be permanent.

- 17. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 9,935 square feet.
- 18. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
- 19. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass:
 - a. Lighting allowance
 - i. Security lighting attached to the principally permitted structure and other permitted accessory structures that is controlled by motion detectors and shall have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.
 - ii. The minimum lighting necessary shall be used to light walkways used for entry and exit to permitted structures, including parking areas, on the site.

This lighting shall be limited to fixtures that do not exceed two feet in height, that are directed downward, and have a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent.

- iii. Lighting for permitted confined animal facilities shall be consistent with the requirements of Section 22.44.1920 and limited to:
 - (a) Necessary security lighting attached to a barn or storage structure that is controlled by motion detectors and has a manufacturer's maximum output rating of no greater than 60 watts (600 lumens), or the equivalent; and
 - (b) Arena or round pen lighting by bollard or fence-mounted fixtures that do not exceed four feet in height and has the minimum output rating necessary to achieve the purpose while avoiding adverse impacts on scenic resources and illumination of H1 and H2 habitat (including H2 habitat buffer);
 - iv. For properties located in a R-C, R-1, R-3, R-R, O-S or OS-P zone, outdoor light fixtures installed more than 15 feet above finished grade shall have a manufacturer's maximum output rating of no greater than 40 watts (400 lumens).
 - b. Light trespass. Outdoor lighting shall be minimized, directed toward the targeted area(s) only, and avoid light trespass onto non-target areas, including but not limited to H1 and H2 habitat areas and the H1 habitat area buffer. Lighting of equestrian arenas or round pens may only be allowed where it is demonstrated, pursuant to a site-specific evaluation and photometric analysis, that the lighting will cause no light trespass into any adjacent H1 and H2 habitat areas, including the 100-foot H1 habitat buffer.
 - c. Shielding. Outdoor lighting shall be fully shielded, directed downward, and use best available dark skies technology.
20. Prior to issuance of building or grading permits, the permittee shall provide a grading plan and drainage report that shall include proposed site design and source-control best management practices to minimize post-construction runoff and infiltrate, at minimum, the first 0.75 inches of a rainfall event. This plan shall show all proposed drainage improvements, such as locations of infiltration basins, as well as methods to convey runoff from impervious surfaces into permeable areas of the property (i.e. rain gardens or bioswales) in a non-erosive manner, methods to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture. This plan shall be to the satisfaction of the Director.
21. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During

the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of the tree height, or up to six feet maximum for trees 18 feet and taller.

22. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.
23. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.
24. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
25. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside of CDFW's defined nesting season (generally February 1 to August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys, beginning 30 days prior to the

initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent to these areas, they should establish appropriate buffer zones, as defined in "c" below.

- c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.
- d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
- e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances where activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and shall have the authority to stop any activities that exceed 60 dBA if they determine that any activities are affecting, or have the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.

26. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
27. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.
 - a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. The stakes shall remain in place until after fuel modification activities have been completed.
 - c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
28. The Project shall provide mitigation for 0.01 acres of direct development, 0.68 acres of irrigated fuel modification, 1.40 acres of non-irrigated fuel modification, and 1.39 acres of off-site brush clearance within the H2 Habitat through the Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through payment of a Habitat Impact Fee or restoration pursuant to County Code Section 22.44.1950. Pursuant to County Code Section 22.44.1950.A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, grading or construction for the Project. As an alternative to payment of the Habitat Impact Fee, the Director may require restoration as mitigation instead of reliance on the RCP pursuant to County Code Section 22.44.1950.A, and the Project shall provide mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to grading or construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to grading or construction for any portion of the Project. A notification flag shall be placed in the EPIC-LA permitting system alerting DPW of this condition.
29. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the

property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.

30. Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
The request is to develop a single family residence within the constraints of the certified local
coastal program. The main development area has an H3 designation and will not effect any
protected oak trees. the development is being done in an area close to the existing road on
a pad that was previously graded sometime in the past. direct access to mar vista ridge rd
will be through an already cut driveway. the development will create minimal impact to the
subject property and surrounding area. as you can see from the land use map the area is
either undeveloped or residential.
B. That any development, located between the nearest public road and the sea or shoreline of any body
of water located within the coastal zone, is in conformity with the public access and public recreation
policies of Chapter 3 of Division 20 of the Public Resources Code.
The proposed development is located near Mar Vista Ridge Rd by way of McReynolds Rd and
latigo canyon rd. the home will not have an adverse effect on traffic patterns or increase
the need for other public services such as water, waste management or sewer. the single
family home will have a well and onsite septic system. there may be a little additional traffic
during construction but it would not adversely effect the traffic patterns in the area.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this _____ day of _____ at _____

Signed _____

Wet signature in
application documents

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 15, 2025
PROJECT NUMBER: 2018-002228-(3)
PERMIT NUMBER(S): Minor Coastal Development Permit
RPPL2018003284
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 2388 Mar Vista Ridge Drive, Malibu
OWNER: Paul and Amber Foster
APPLICANT: Paul Foster
CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that a Categorical Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies for Categorical Exemptions (Class 3 Exemption, New Construction or Conversion of Small Structures and Class 4 Exemption, Minor Alterations to Land) pursuant to CEQA and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to Section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures, and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence and associated infrastructure.

Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption includes grading on land with a slope of 10 percent or less that is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 1,600 cubic yards of grading, hardscaping, and fuel management activities associated with a new single-family residence.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 and Class 4 Categorical Exemptions mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. However, the proposed Project is not subject to an exception to the CEQA exemptions because the biological inventory and environmental assessment of the area of project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The Applicant completed a biological assessment that was reviewed by the Staff Biologist and the ERB. The Staff Biologist conducted a site visit, agreed with the contents of the biological assessment, and confirmed that the biological resource remapping was appropriate. The vast majority of direct development for the Project is located within an area with H3 Habitat, which according to the LIP, includes native vegetation communities that have been significantly disturbed or removed as part of lawfully established development. More precise mapping and observation of on-site habitat was provided in the Applicant's biological assessment document and confirmed by a Staff Biologist and the ERB. The Project location and areas of fuel modification would affect some areas of H2 Habitat, although the biological assessment did not find any occurrences of sensitive species or communities within these areas.

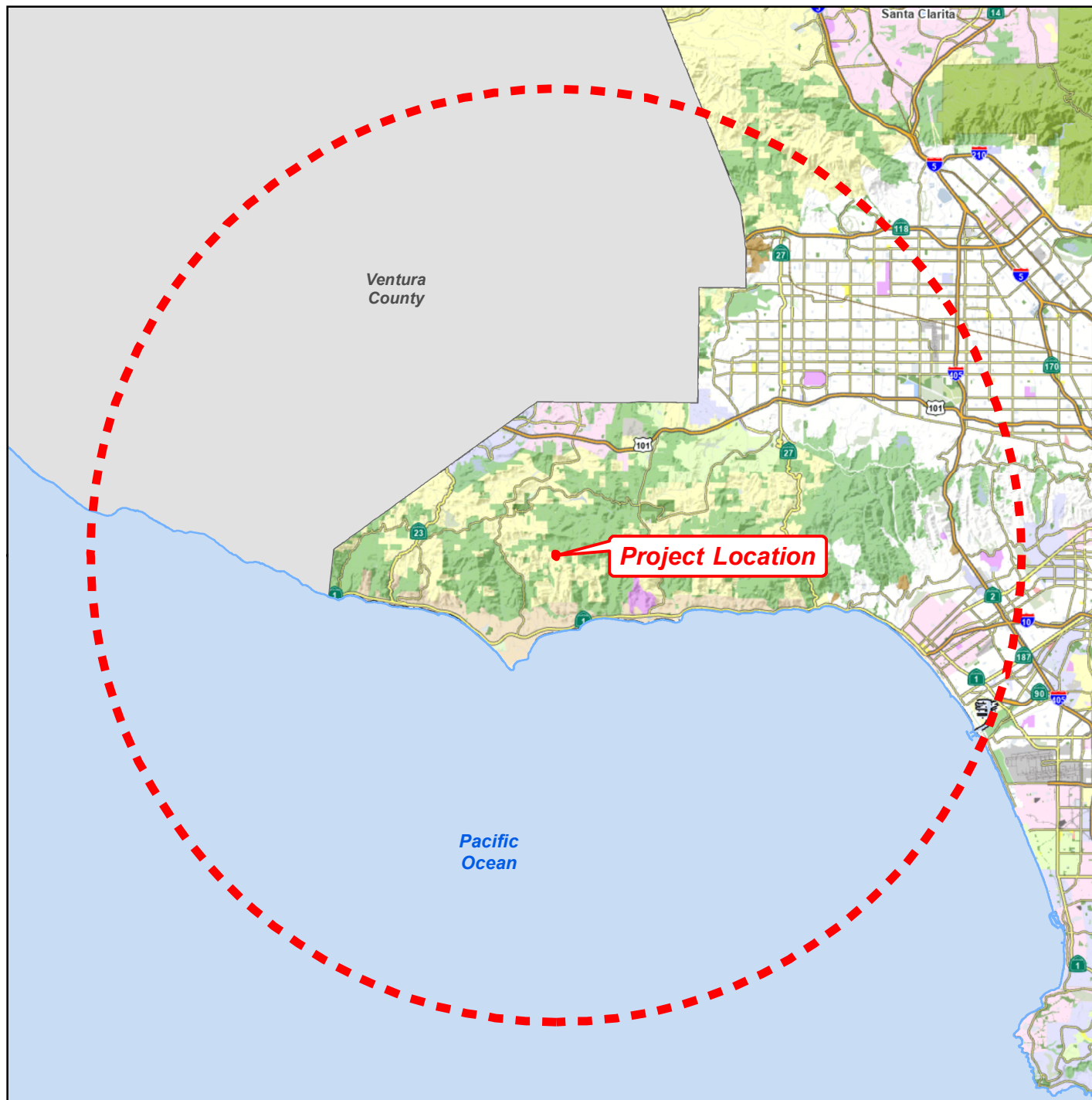
The Project is not expected to impact scenic resources such as parklands, trails, or designated scenic routes. Other exceptions involving cumulative impacts, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

20-MILE RADIUS

LOCATOR MAP

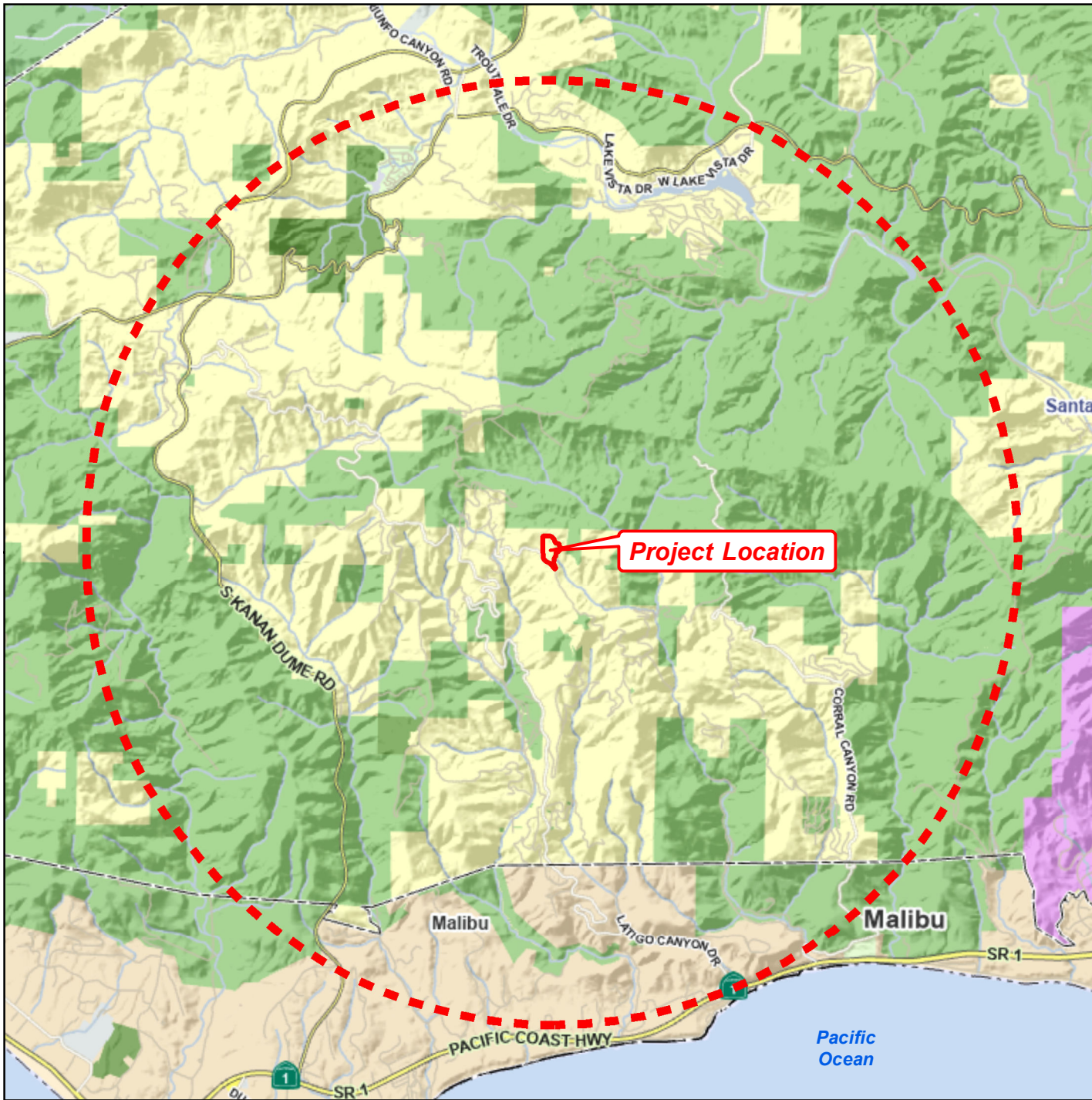
PROJECT NO. 2018-002228

MINOR CDP RPPL2018003284



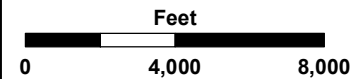
LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



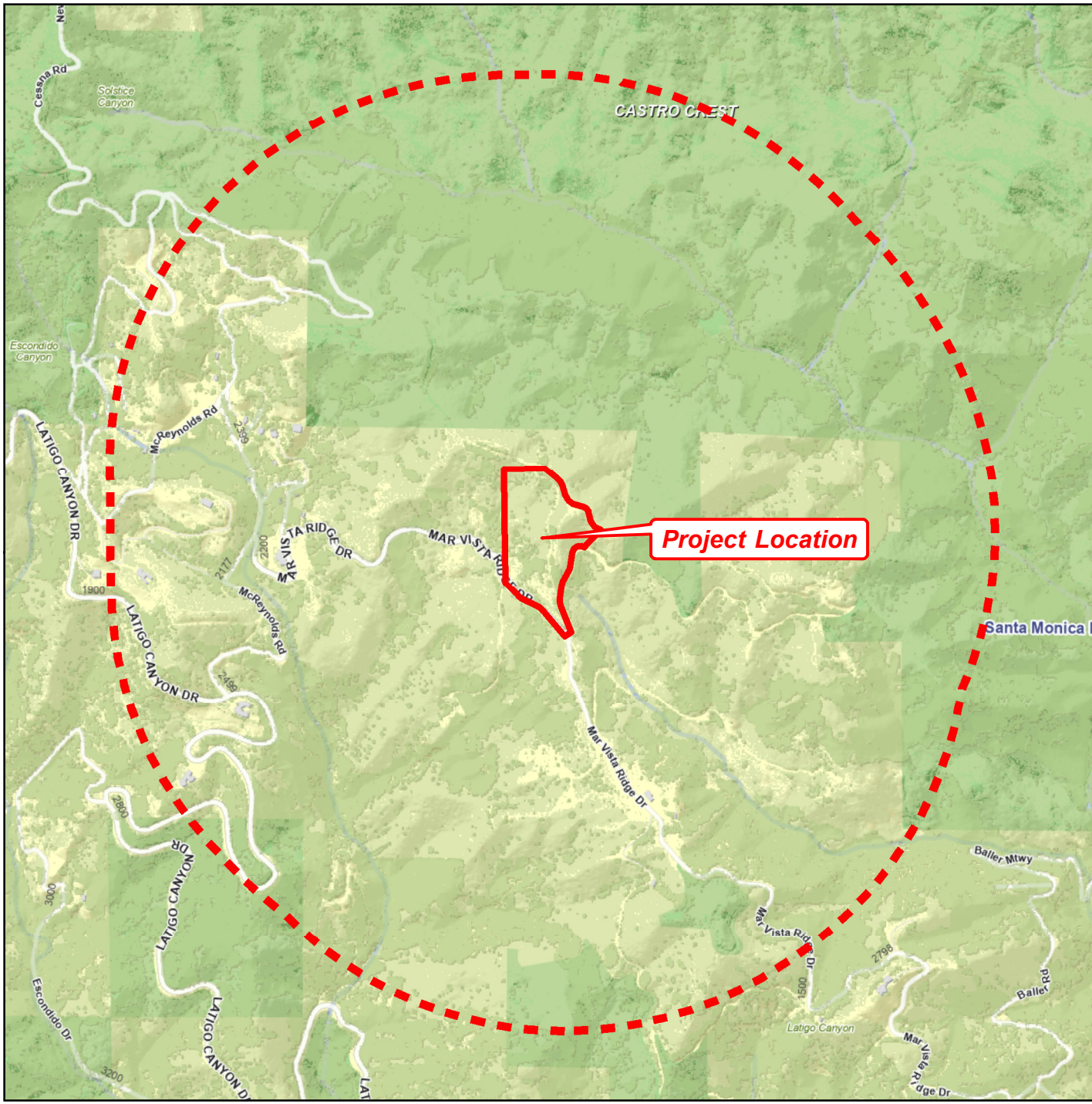
3-MILE RADIUS LOCATOR MAP

PROJECT NO. 2018-002228
MINOR CDP RPPL2018003284



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS
LOCATOR MAP
PROJECT NO. 2018-002228
MINOR CDP RPPL2018003284



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

**Santa Monica
Mountains
Coastal Zone**

OS-P

Mar Vista Ridge Dr

RL20

RL40

Mar Vista Ridge Dr

LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. 2018-002228

MINOR CDP RPPL2018003284

-  RL40 - Rural Lands (1 du / 40 ac)
-  RL20 - Rural Lands (1 du / 20 ac)
-  OS-P - Open Space-Parks

Feet
0 250 500



**LA COUNTY
PLANNING**

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

**Santa Monica
Mountains
Coastal Zone**

O-S-P

R-C-40

R-C-20

Mar Vista Ridge Dr

Mar Vista Ridge Dr

ZONING

700-FOOT RADIUS MAP

PROJECT NO. 2018-002228

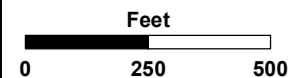
MINOR CDP RPPL2018003284



R-C - Rural Coastal

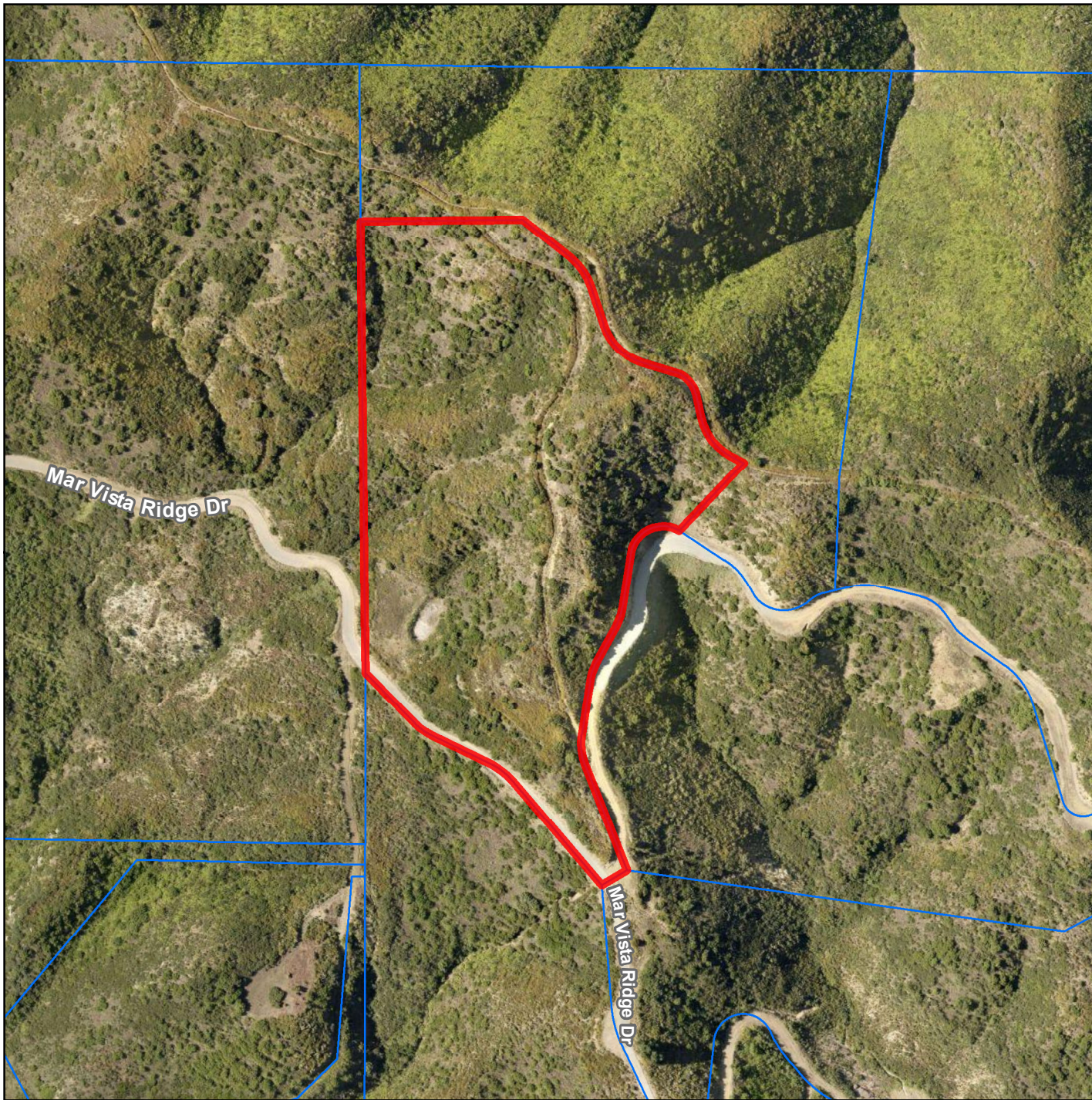


O-S-P - Open Space - Parks



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



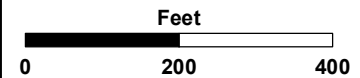
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2018-002228

MINOR CDP RPPL2018003284

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2024



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

VIEWSHED ANALYSIS

TABLE OF CONTENTS

PHOTO DESCRIPTION	MAP KEY LOCATION
MAP KEY	--
PANORAMA OF BUILDING PAD	A
BUILDING PAD, VIEW TOWARD OCEAN	B
BUILDING PAD, VIEW TOWARD MOUNTAIN	C
PROPERTY HIGH POINT	D
ON MOUNTAINSIDE, LOOKING WEST	E
EASTERN PROPERTY LINE	F
PROPOSED EXTERIOR COLORS	--

[illegible]

LOCATION A:



Panorama taken from Western property edge, looking Northeast toward building pad.

LOCATION B:



Photo taken from building pad, looking Southwest toward ocean.

LOCATION C:



Photo taken from building pad, looking North toward mountain.

LOCATION D:



Photo taken from the high point of the property, looking South towards proposed building pad.

LOCATION E:



Photo taken from the mountainside, looking West toward Mar Vista Ridge Rd.

LOCATION F:



Eastern-most edge of property, looking North.

PROPOSED EXTERIOR PAINT COLORS



Proposed exterior paint colors – Behr Marquee, Shoreline Haze (main exterior color); Behr Marquee, Fig Tree (accent color)

Photo taken from proposed driveway, looking towards the building pad.





PRIVATE

NOTICE OF
HEARING

2700

FOR
SALE
BY OWNER
913 353 8345

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Hybrid Meeting of March 20, 2023

Present:

ERB Members

Katherine Pease
Nicholas Alegria
Richard Ibarra
Daniel Cooper
Caroline Chen (Alternate)

Regional Planning Staff

Joseph Decruyenaere, Senior Biologist
Nathan Merrick, Planner
Iris Chi, ERB coordinator

PART I: PRELIMINARY BUSINESS

1. Roll call.
2. Coordinator read virtual meeting instructions.
3. Coordinator's Report – first hybrid meeting.

PART II: APPROVAL OF MINUTES

4. February 27, 2023 ERB meeting minute approval will be pushed to April 17, 2023 meeting.

PART III: OLD BUSINESS

PART IV: NEW BUSINESS

5. Foster Single-family Residence

Project no.: 2018-002228-(3)

Permit no.: Minor CDP RPPL2018003284

ERB Comments:

- ERB asked about Big Pod Ceanothus and Black Sage vegetation considered to be H2 High Scrutiny. Staff Biologist referred to SMM-LIP mapping by NPS that mapped specific areas based [on associations and alliances [on the current biological habitat or potential to provide a habitat to high sensitive species and Big Pod Ceanothus and Black Sage was listed by planning staff and consultants as high sensitivity species.
- ERB supports Staff Biologist recommendation of mapping fuel modification area offsite of the parcel as a single type of non-irrigated brush thinning.
- Agree with passive restoration as a suitable approach to mitigation.
- ERB asked for clarification on the presence of certain common species listed in the table as low occurring potential species. Staff Biologist and Applicant's Project Biologist both concurred with no presence of common species on site during their combined site visits, which is why the Project Biologist listed the common species as low occurring potential.
- ERB recommends revising irrigation system selection proposed for Zone B.

Public comments:

- Don Schmitz, supports the new neighbors, shared some history of the development of the general area, and supports the compact design proposed by the applicants.

- Mike Kasaba, support the Foster's as new neighbors and support the proposed building plan design.
- Chris Meissner, supporting neighbor that is the adjacent parcel owner who cooperated with providing access for the biologist report. Meissner shares his continued cooperation and supports the proposed building plan design.
- Raymond Monti, support the Foster's as new neighbors and support the proposed building plan design.

ERB Motion:

- Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications recommended by DRP Biologist and ERB, including accepting the staff biologist recommendations and irrigation for the two oak trees to be revised on the landscaping plan.

Motion/Second by Cooper/Alegria, Vote – Ayes: unanimous

PART V: PUBLIC COMMENT

6. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.

PART VI: ADJOURNMENT : Adjournment to 1:00 pm, April 17, 2023.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION



"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

October 10, 2018

TO: Martin Gies
Department of Regional Planning

FROM: Julie Yom, AICP 
Planning and CEQA Section 

SUBJECT: **RPPL 2018003284**
PROJECT NO. R2018-002228
APN: 4461-039-001

The above-mentioned project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation. The project will not impact any parks and recreation facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jyom@parks.lacounty.gov or (626) 588-5311.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2018003284
PROJECT NUMBER: 2018-002228

MAP DATE: February 14, 2018
PLANNER: Martin Gies

THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT HAS NO REQUIREMENTS FOR THE PROPOSED COASTAL DEVELOPMENT PERMIT. PLEASE SUBMIT TWO SETS OF ARCHITECTURAL DRAWINGS TO THE FIRE DEPARTMENT ENGINEERING SECTION FOR REVIEW. LISTED BELOW IS THE LOCAL AREA OFFICE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE PROPOSED PERMIT:

Calabasas Office
2660 Agoura Road
Calabasas, CA 91302

Public Counter: 818-880-0341
Fax: 818-880-0345

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE:

November 8, 2018

TO: Rob Glaser
Zoning Permits Coastal Section
Department of Regional Planning

Attention Tyler Montgomery

FROM: Art Vander Vis
Land Development Division
Department of Public Works

A handwritten signature in black ink, appearing to read "Art Vander Vis", is written over the "FROM:" section of the letter.

PLAN NUMBER: RPPL2018003284
PLAN TYPE: PERMITS AND REVIEWS
WORK CLASS: CDP-SMMLCP-MINOR
PROJECT NAME: 2018-002228
ADDRESS: 2388 MAR VISTA RIDGE DR.
ASSESSOR'S MAP BOOK 4461, PAGE 39, PARCEL 1
UNINCORPORATED COUNTY AREA OF MALIBU

Thank you for the opportunity to review the zoning application and site plan for the subject project. The project proposes to build a new single family residence.

- ☒ Public Works has no conditions that need to be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed.

If you have any other questions or require additional information, please contact Kevin Godoy at (626) 458-5932 or kgodoy@dpw.lacounty.gov.

KG:



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

January 16, 2019

**Case: RPPL2018003284
Project: 2018-002228
Planner: Martin Gies
Location: 2388 Mar Vista Ridge Dr., Malibu CA 90265**

The Department of Public Health-Environmental Health Division has reviewed the information provided for the new SFR project.

Public Health recommends Departmental clearance for the project.

For any questions regarding the report, please contact Vincent Gallegos of the Land Use Program at vgallegos@ph.lacounty.gov

*Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV*