AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	April 17, 2023		
HEARING DATE:	April 26, 2023	AGENDA ITEM:	7
PROJECT NUMBER:	2017-004054 – (3)		
PERMIT NUMBER(S):	Major Coastal Development Permit ("Major CDP") RPPL2017006647		
SUPERVISORIAL DISTRICT:	3		
PROJECT LOCATION:	25740 Mulholland Highway, Calabasas		
OWNER:	Sam Afghani		
APPLICANT:	Matt Gifani		
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:

L.A. County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2017-004054 – (3), Major CDP Number RPPL2017006647 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 motion:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2017006647 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Major CDP for construction of a new 5,390-square-foot single-family residence, a 725-square-foot detached carport, a 294-foot-long access driveway, and an onsite wastewater treatment system (OWTS) with 5,182 cubic yards of grading ("Project") in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the

Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810. It is also proposed that on-site habitat be remapped as recommended by the Environmental Review Board ("ERB"), which would result in approximately 0.3 acres of H3 Habitat, 1.2 acres of H1 Habitat, and 8.4 acres of H2 Habitat (Exhibit G – Informational Maps).

B. Project

The applicant requests a Major CDP to construct a new 5,390-square-foot single-family residence with a 725-square-foot detached carport. The residence would be located on the northern portion of a 9.9-acre lot in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the northeast of the new residence. An existing dirt driveway would be paved and widened to 20 feet. A fire turnaround, landscaping, and hardscape are also proposed. The Project would result in a total building site of 9,383 square feet and 5,182 cubic yards of grading—2,204 cubic yards cut, 387 cubic yards fill, 1,817 cubic yards to be exported, and 2,563 cubic yards overexcavation and recompaction of the underlying pad. Per the requirements of the Santa Monica Mountains Local Implementation Program ("LIP") a Major CDP is required for any project that results in grading of more than 5,000 cubic yards of earth (County Code Section 22.44.1260). Therefore, a Major CDP is required for all activities involved with this request.

The 9.9-acre property ("Project Site") consists mostly of sloping terrain, almost all of which exceeds a grade of 25 percent, generally sloping downward from north to south. Open space belonging to the Mountains Restoration Trust is located immediately to the south. An existing dirt driveway and graded pad are located near the north-central portion of the Project Site, while an additional graded area is located near its northeastern corner. The driveway and graded areas were created between 1967 and 1981, as confirmed by historic aerial photos, although the applicant conducted additional unpermitted grading in these areas in 2017 (See "Violations" section below).

Approximately 7.4 acres of the 9.9-acre Project Site has been dedicated to the Mountains Recreation and Conservation Authority ("MRCA") as a conservation easement for habitat protection. This dedication was a condition of approval for an earlier entitlement (CDP 4-05-006—see "Previous Cases" below). The easement prohibits all development except for grazing, slope stabilization, and fuel modification required by the County Fire Department ("Fire Department"). All development, except for fuel modification, would be located outside of the easement, which is shown in the attached Exhibit G—Informational Maps.

The Project Site is currently mapped almost entirely as H2 Habitat within the Santa Monica Mountains Land Use Plan ("LUP"), although small portions of the northeastern portion are mapped as H1 Habitat (0.4 acres) and H3 Habitat (2,000 square feet). After site-specific surveys by the applicant's biologist and the LA County Planning Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped. The remapping

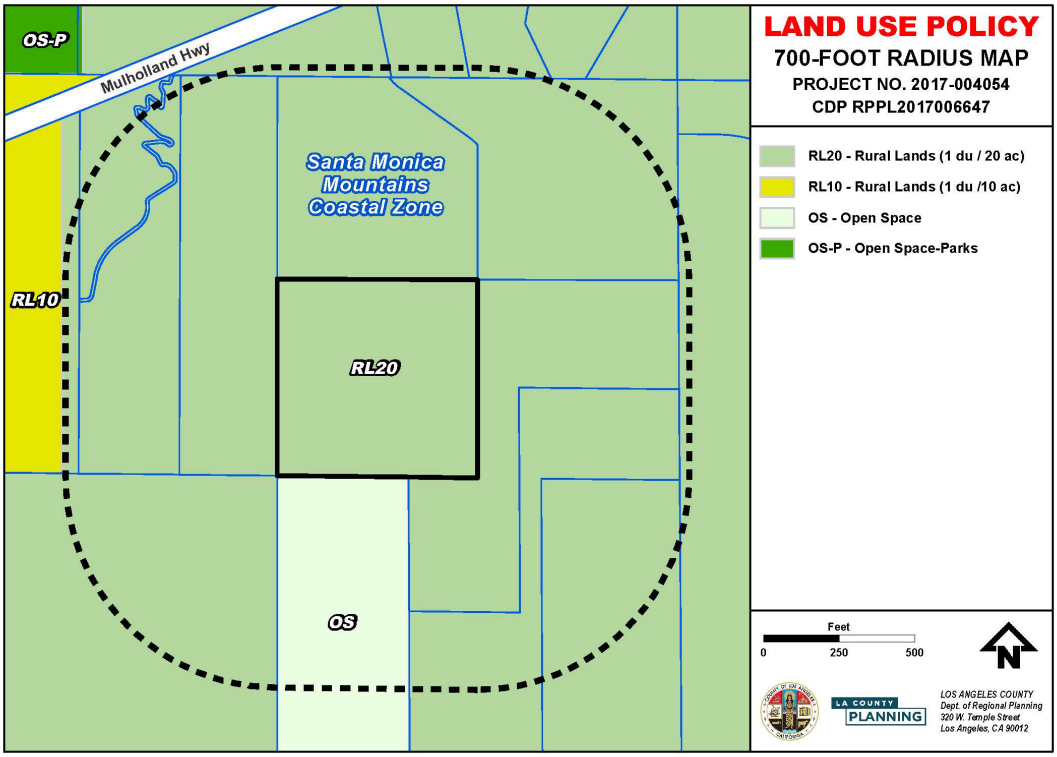
would result in approximately 0.3 acres of H3 Habitat, consisting of the graded pad and dirt driveway in the north-central portion of the Project Site, 1.2 acres of H1 Habitat, consisting of native wildflower meadows on the previously graded northeastern corner of the Project Site and Selaginella/rock outcrop habitat on the western portion of Project Site, and 8.4 acres of H2 Habitat. If the remapping is adopted, all the proposed development and fuel modification would be located within H3 and H2 Habitat. While habitable structures will be located less than 200 feet from H1 Habitat to the east and west, fuel modification will not be required in these H1 Habitat areas, as indicated in the Preliminary Fuel Modification Plan approved by the Fire Department (Exhibit G – Informational Maps).

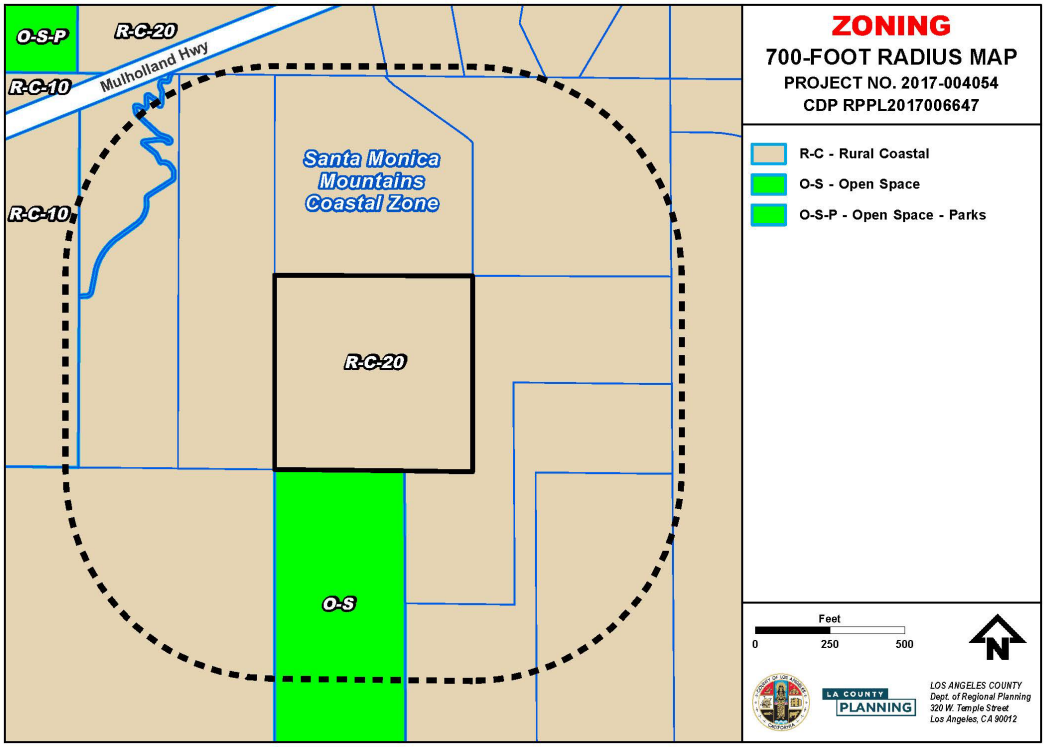
The Project Site is accessed by a 1,200-foot-long shared concrete driveway to Mulholland Highway, an 80-foot-wide public parkway and designated scenic highway, to the north. This driveway was originally constructed in 1981 under CDP 5-81-263, which authorized a single-family residence and access driveway on a property to the southeast (Assessor's Parcel Number 4455-017-035). This residence was never constructed. The driveway was then paved in the year 2000. While there is no record of a CDP for paving at that time, the portion of the paved driveway serving the Project Site was retroactively authorized in 2007 by CDP 4-05-006 (see "Previous Cases" section below). The existing 294-foot-long dirt driveway on the Project Site would be paved and widened to 20 feet.

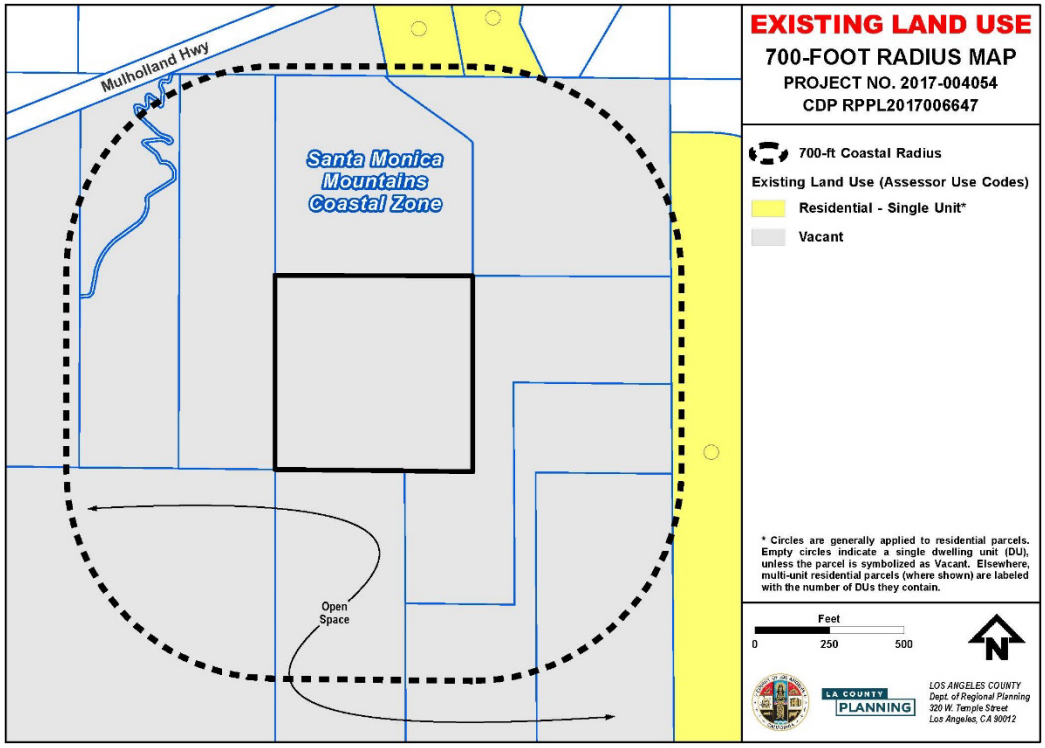
SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land—1 dwelling unit per 20 acres maximum)	R-C-20	Vacant
NORTH	RL20	R-C-20	Vacant land, Single-family residences
EAST	RL20	R-C-20	Vacant land
SOUTH	RL20, OS (Open Space)	R-C-20, O-S (Open Space)	Vacant land, Open space
WEST	RL20	R-C-20	Vacant land


LAND USE POLICY
700-FOOT RADIUS MAP
PROJECT NO. 2017-004054
CDP RPPL2017006647
RL20 - Rural Lands (1 du / 20 ac)
RL10 - Rural Lands (1 du /10 ac)
OS - Open Space
OS-P - Open Space-Parks
OS-P
Mulholland Hwy
Santa Monica Mountains Coastal Zone
RL10
RL20
OS
Feet
0
250
500
N
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012


ZONING
700-FOOT RADIUS MAP
PROJECT NO. 2017-004054
CDP RPPL2017006647
R-C - Rural Coastal
O-S - Open Space
O-S-P - Open Space - Parks
O-S-P
R-C-20
R-C-10
Mulholland Hwy
Santa Monica Mountains Coastal Zone
R-C-10
R-C-20
O-S
Feet
0
250
500
N
LA COUNTY PLANNING
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7310	A-1-1 (Light Agricultural—One Acre Minimum Required Lot Area)	03/11/1958
ZCO-20140055	R-C-20	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Plot Plan 50283 (Approval in Concept)	New single-family residence	Approved 11/17/2004; Expired without use 11/17/2007
Plot Plan RPP-200701028 (Approval in Concept)	New single-family residence	Approved 07/14/2008; Expired without use 07/14/2011
CDP 4-05-006	New single-family residence	Approved by California Coastal Commission 03/13/2007; Expired without use 03/13/2012

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2017024711	Unpermitted grading (expired CDP)	Opened 12/17/2017; Closed 12/17/2017 due to current CDP application to legalize grading.

ANALYSIS

A. Land Use Compatibility

The Project is a request to construct a single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains LIP, including those related to building site area, habitat categories, height restrictions, and native tree preservation. For further details regarding compliance, see the "Zoning Ordinance Consistency" section below or 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 use is also substantially similar to several other single-family residences to the north. Therefore, the Project would be in conformity with the certified Local Coastal Program ("LCP"), and it is not expected to negatively affect the surrounding community.

B. Neighborhood Impact

The Project's neighborhood impact is likely to be minimal, as it would consist of one single-family residence. The Project results in a total building site area of 9,383 square feet which is less than the maximum building site area of 10,000 square feet. The tallest portions of the structure would be 18 feet above grade. The Project is proposed on an existing graded pad on the north-central portion of the Project Site, which results in significantly less ground disturbance than would normally be the case on such a steep site. No new driveways would be constructed, although the existing dirt driveway would be paved and widened to 20 feet. Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed on comparable pads to the north. The lack of visible residences immediately adjacent to the Project Site, as well as the 18-foot height of the structure, also means that the Project is unlikely to obstruct the views of neighbors.

The Project would extend electric and water utilities approximately 1,200 feet south from Mulholland Highway, which may facilitate the development of three adjacent properties to the north and east. However, these lots contain graded pads and are accessed by the same 20-foot-wide paved driveway and thus are already candidates for potential development. Also, the three lots in question, if developed, would not constitute a significant number of new residences in a neighborhood with many similar uses. Thus, the Project is unlikely to result in a cumulative increase in nearby development.

C. Design Compatibility

The Project Site is not visible from Mulholland Highway, a designated scenic highway to the north, although it is visible from the Lost Canyon Trail to the east. As a result, per County Code Section 22.44.2000, the Project Site is within a Scenic Resource Area ("SRA"). Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The design of the residence would meet all of these standards, as indicated by the applicant's submitted elevations, story poles, and grading plans.

The proposed location is the most appropriate site for development, as it would be located on an existing graded pad on the least steep portion of the Project Site. This factor limits the grading that would otherwise be required for development of such a Project Site. The landscaping would be drought-tolerant and contain no invasive plant species, and the lack of fencing would allow for wildlife movement across the Project Site. Finally, the Project's lighting plan proposes only minimal outdoor light sources, and all of these would be required to comply with the shielding requirements of the LIP (County Code Section 22.44.1270).

The Project Site and the areas of brush clearance located 200 feet in all directions are designated as H1, H2, and H3 Habitat. H1 Habitat, consisting of Selaginella/rock outcrop habitat to the west and native wildflower meadows to the east, are within 200 feet but would not be subject to fuel modification, per the plan approved by the Fire Department. A driveway will traverse a portion of the H1 Habitat on the Project Site's northeastern corner but this is permitted by County Code Section 22.44.1890 C.2 when there is no other feasible alternative to provide access for development on a legal parcel. The Project meets this requirement because the proposed driveway location is the Project Site's only access to an existing shared driveway, would be the minimum width required by the Fire Department, and would follow the path of an existing dirt driveway.

Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While most of the residence would be located in H3 Habitat, some fuel modification, grading, and the OWTS would be located within H2 Habitat. The small area of H3 Habitat (0.3 acres), the underlying unstable soil requiring overexcavation and recompaction, and required fuel modification makes this encroachment unavoidable. 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. Greater detail on this review may be found in the "Environmental Review Board (ERB) Comments" section below.

While the Project would be entirely within H2 and H3 Habitat, most of the residence and its ancillary development is proposed within an H1 Quiet Zone (100-200 feet from H1

Habitat). Per the requirements of the LIP, residential development may only be permitted within an H1 Quiet Zone when it is the minimum development necessary to make use of the property, when there is no other feasible building site location, and when a maximum width is provided between development and H1 Habitat so that no H1 Habitat would be significantly degraded (County Code Section 22.44.1890 E). The Project's proposed location on the north-central portion of the Project Site is the most appropriate site for development because it is the farthest feasible distance from mapped H1 Habitat, which is equidistant to the east and west.

Moving the development location further south—while somewhat lessening the area of H1 Quiet Zone affected—would directly disturb a greater area of H2 Habitat, result in a significant increase in grading volumes due to steep slopes, and extend the required driveway beyond 300 feet. Moving the development location further south would also locate it closer to parklands immediately to the south—currently approximately 380 feet away. Development within 100 feet of parklands is prohibited by the LIP (County Code Section 22.44.1900 C) and contrary to the policies of the LUP (see the "Goals and Policies" section of the attached Exhibit C – Findings). Therefore, Staff's opinion is that the existing graded H3 Habitat area on the northern portion of the Project Site is the most appropriate location for development.

The Project would result in 0.13 acres of direct development and 3.04 acres of fuel modification within the H2 Habitat. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program ("RCP"). Therefore, a draft condition requires the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but prior to grading and construction.

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 with these policies 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 Section 22.44.850 of the County Code. The Burden of Proof with 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)

under 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, associated infrastructure, and a widened 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 with a slope of 10 percent or less which is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 5,182 cubic yards of grading, hardscaping, and fuel management activities associated with a new single-family residence, mostly associated with widening a driveway and recompaction of an existing unstable pad.

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 cited herein. 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 and confirmed that the Project Site was appropriately mapped and agreed with the contents of the biological assessment. 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. While there is some development that affects habitat mapped as H2 (sensitive), this development is composed mostly of non-irrigated fuel modification. 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 were adjusted to avoid observed occurrences of sensitive species. Therefore, the remaining fuel modification of H2 habitat would be the minimum required and would result in no unusual impacts to a habitat of critical concern. While some

sensitive plant species were mapped on the Project Site, all of them are within mapped H1 Habitat not proposed for development or fuel modification.

The Project, due to its maximum height of 18 feet above grade, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. Environmental Review Board (ERB) Comments and Recommendations

ERB review of the project was required per County Code Section 22.44.1840, as the Project is located within designated H2 Habitat and within 200 feet of designated H1 Habitat within the Santa Monica Mountains LCP. The applicant's biological analysis was reviewed by the Staff Biologist, who then recommended that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and protecting on-site Selaginella and wildflower meadow habitats. Fuel modification or development within mapped Selaginella/rock outcrop habitat to the west or wildflower meadow habitat to the east (both H1 Habitats) would not be required, and the draft conditions of approval specifically prohibited development or fuel modification in these areas. The avoidance of these areas is consistent with the Fire Department's approved preliminary fuel modification plan, which specifically calls out these areas as not subject to fuel modification. No native tree encroachments would occur.

At its meeting on January 27, 2020, the ERB found that the Project, as modified, would not have an impact on biological resources. Revisions to the LCP mapping are proposed, resulting in an increase in H1 and H3 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 (Exhibit D – Conditions). The minutes from the ERB meeting of January 27, 2020, are attached (Exhibit H – ERB Minutes).

B. County Department Comments and Recommendations

1. The Department of Parks & Recreation, in a letter dated May 15, 2017, recommended that the Project proceed to public hearing without conditions.
2. The Department of Public Works, in a letter dated June 6, 2017, recommended that the Project proceed to public hearing with the conditions that future grading, drainage, and Low Impact Development plans be approved and that necessary state and federal waterway jurisdictional clearances be shown. Maintenance agreements and/or covenants for privately maintained drainage devices would also be necessary. These have been added as required conditions of approval.
3. The Fire Department, on July 11, 2017, recommended that the Project proceed to public hearing without conditions. This clearance was issued through the County's electronic permit tracking system, EPIC-LA. No letter was provided.

4. The Department of Public Health, in a letter dated February 23, 2021, recommended that the Project proceed to public hearing with the condition that the Project receive post-Coastal approval from said department. This has been added as a required condition of approval.

All of the letters cited above are attached to this report.

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

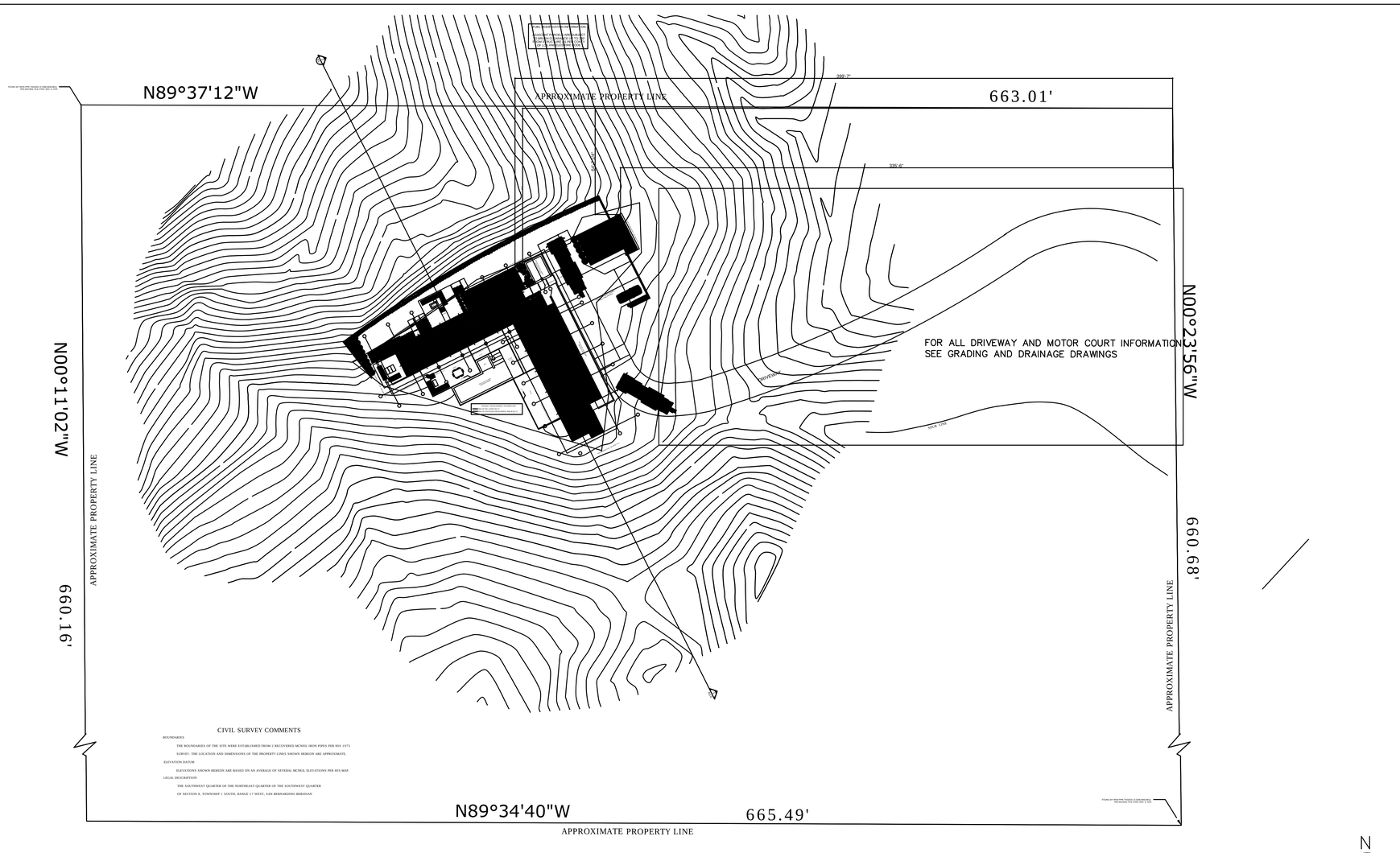
D. Public Comments

Staff has not received any public comments regarding the Project at this time.

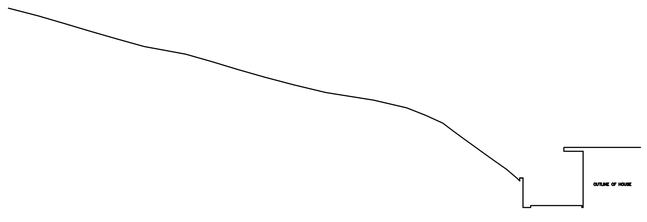
Report Reviewed By: _____
Robert Glaser, Supervising Regional Planner

Report Approved By: _____
Mitch Glaser, Assistant Administrator

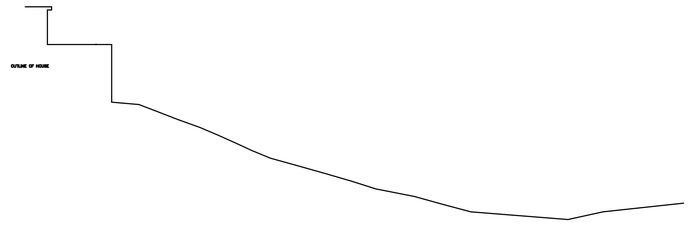
LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	ERB Minutes (01/27/20)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Environmental Determination



PROPOSED SITE PLAN
1" = 30' – 0"



SITE SECTION 'B'
1/16" = 1' – 0"



SITE SECTION 'A'
1/16" = 1' – 0"

PROJECT DATA:

OWNER:	MR AND MRS AFGHANI
PROJECT ADDRESS:	25740 MULHOLLAND HIGHWAY CALABASAS, CA. 90265
LEGAL:	THE SOUTHEAST QUATER OF THE NORTHEAST QUATER OF THE SOUTHWEST QUATER OF SECTION 8 TOWNSHIP 1 SOUTH RANGE 17 WEST, SAN BERNADINO BERIDIAN
APN:	N/A
ZONING:	A1–1
BLDG. TYPE:	TYPE V B – FULLY SPRINKLED
OCCUPANCY:	R–3 / U–1
LOT SIZE:	437,692.68 SQ. FT.
PAD AREA:	12,000.0 SQ. FT.
DEVELOPMENT AREA:	9.382.58 SQ. FT.
SCOPE OF WORK:	NEW SINGLE FAMILY RESIDENCE and CARPOR
STORIES:	1 STORIES + BASEMENT
PROPOSED:	BASEMENT: 779 SQ. FT. GROUND FLOOR: 4611 SQ. FT. CARPORT: 725.0 SQ. FT.
TOTAL FLOOR AREA:	5390 SQ. FT.
BUILDING HGT.:	18'

AFGHANI RESIDENCE

PROJECT LOG:

Mulholland Development
25740 Mulholland Highway
Calabasas, CA. 90265

SITE PLAN
1" = 30' – 0"

A1.0

C:\Users\Owner\Desktop\2008 Projects\0805 Anselmo Calabasas\0803 Project Drawings\0805 Archicad Drawings\0805 Mulholland Development.pln

REVISIONS	BY

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE: MAIN FLOOR PLAN

DATE 09-16-2016
SCALE
DRAWN M-ZA
JOB
SHEET A-1-0-1

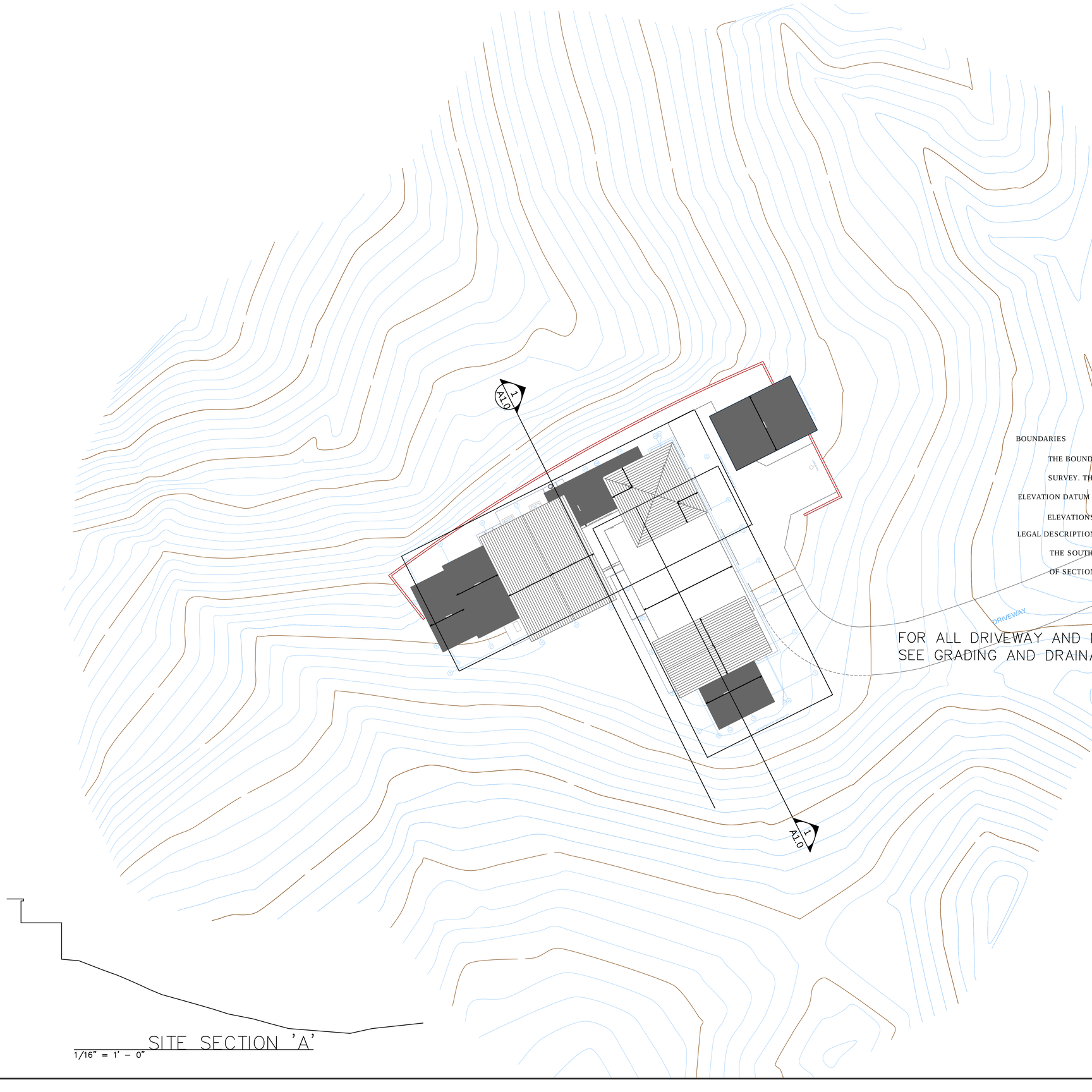
AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE
BASEMENT

DATE 09-16-2016
SCALE
DRAWN M-ZA
JOB
SHEET
A-1-0-2

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-8285

REVISIONS BY



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LEGAL:	THE SOUTHEAST QUATER OF THE NORTHEAST QUATER OF THE SOUTHWEST QUATER OF SECTION 8 TOWNSHIP 1 SOUTH RANGE 17 WEST, SAN BERNADINO BERIDIAN
APN:	N/A
ZONING:	A1–1
BLDG. TYPE:	TYPE V B – FULLY SPRINKLED
OCCUPANCY:	R–3 / U–1
LOT SIZE:	437,692.68 SQ. FT.
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TOTAL FLOOR AREA:	5390 SQ. FT.
BUILDING HGT.:	18'

CIVIL SURVEY COMMENTS

BOUNDARIES

THE BOUNDARIES OF THE SITE WERE ESTABLISHED FROM 2 RECOVERED MCNEIL IRON PIPES PER HIS 1975 SURVEY. THE LOCATION AND DIMENSIONS OF THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE.

ELEVATION DATUM

ELEVATIONS SHOWN HEREON ARE BASED ON AN AVERAGE OF SEVERAL MCNEIL ELEVATIONS PER HIS MAP.

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BERIDIAN

FOR ALL DRIVEWAY AND MOTOR COURT INFORMATION
SEE GRADING AND DRAINAGE DRAWINGS

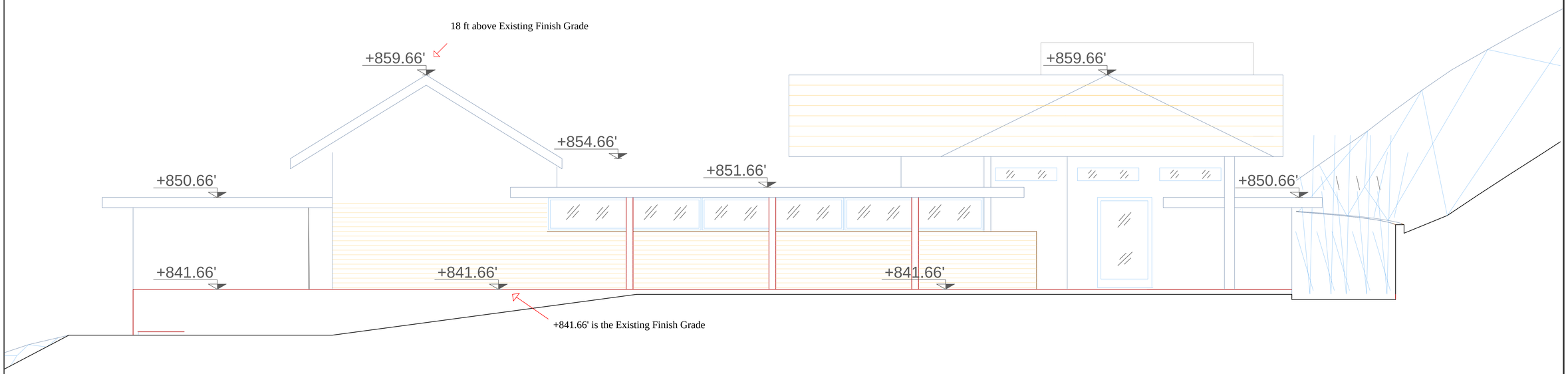
REVISIONS	BY

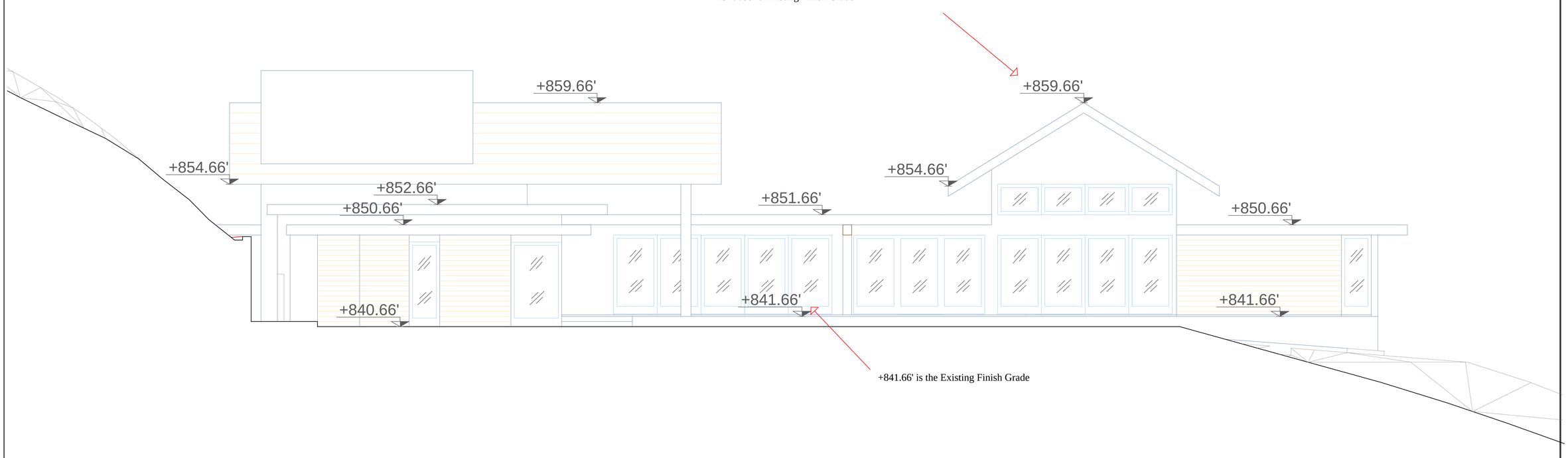
GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE :
SITE FRAMING PLAN

DATE	09–16–2016
SCALE	1/16"=1'–0"
DRAWN	
JOB	
SHEET	





REVISIONS	BY

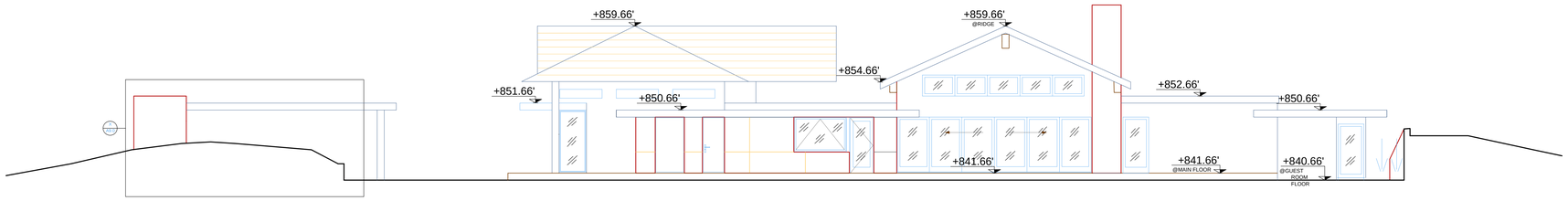
GIVACHIAN ENGINEERING

4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-8285

AFGHANI RESIDENCE
7040 MULHOLLAND DR. CALABASAS CA,

SHEET TITLE :
ELEVATIONS

DATE 09-16-2016
SCALE 1/4"=1'-0"
DRAWN M-ZA
JOB
SHEET
A-2-0-1



NORTH ELEVATION

REVISIONS	BY

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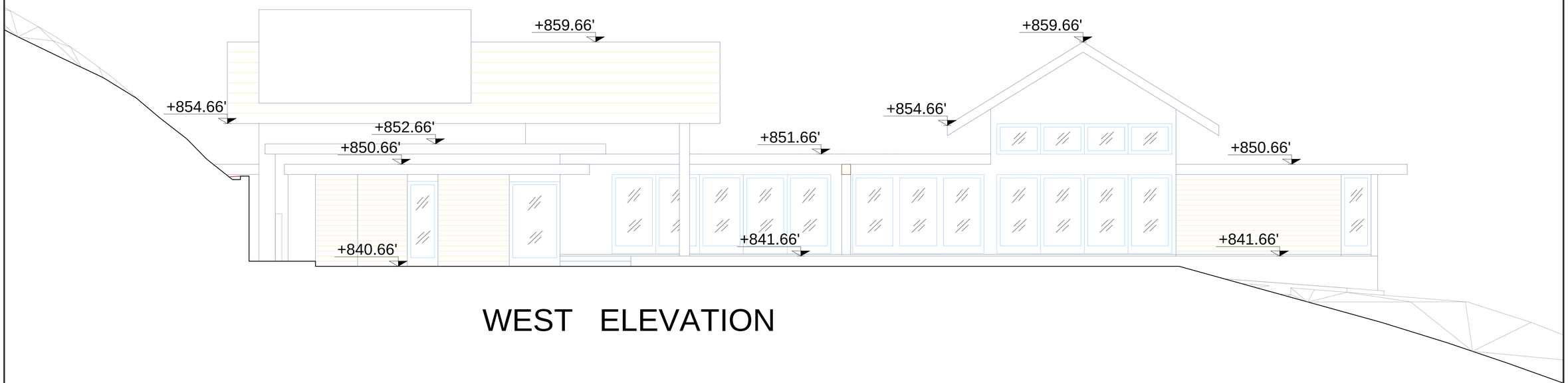
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE :
NORTH ELEVATION

DATE 09-16-2016
SCALE 1/8"=1'-0"
DRAWN M-ZA
JOB
SHEET



WEST ELEVATION

REVISIONS	BY

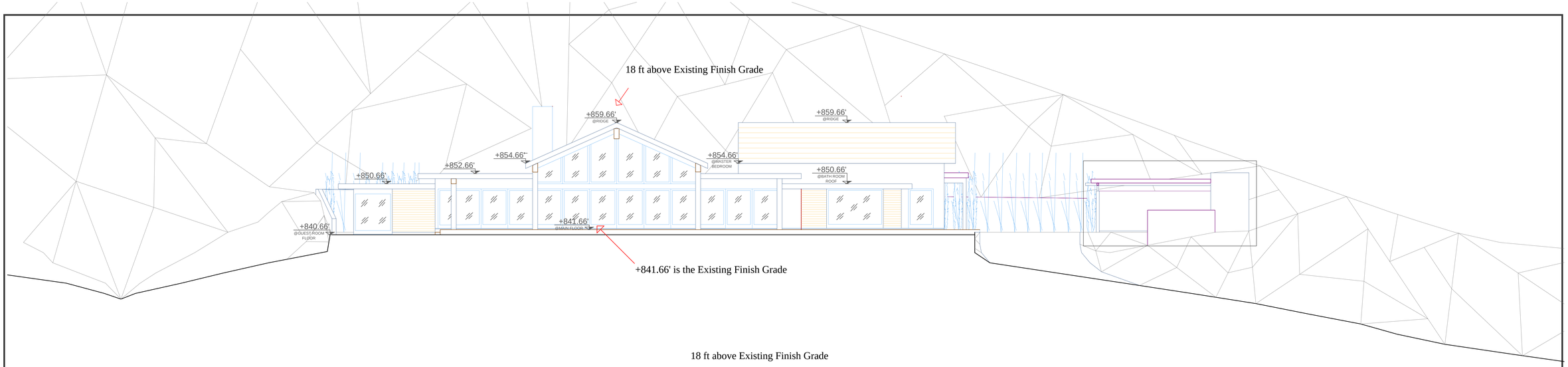
GIVACHIAN ENGINEERING

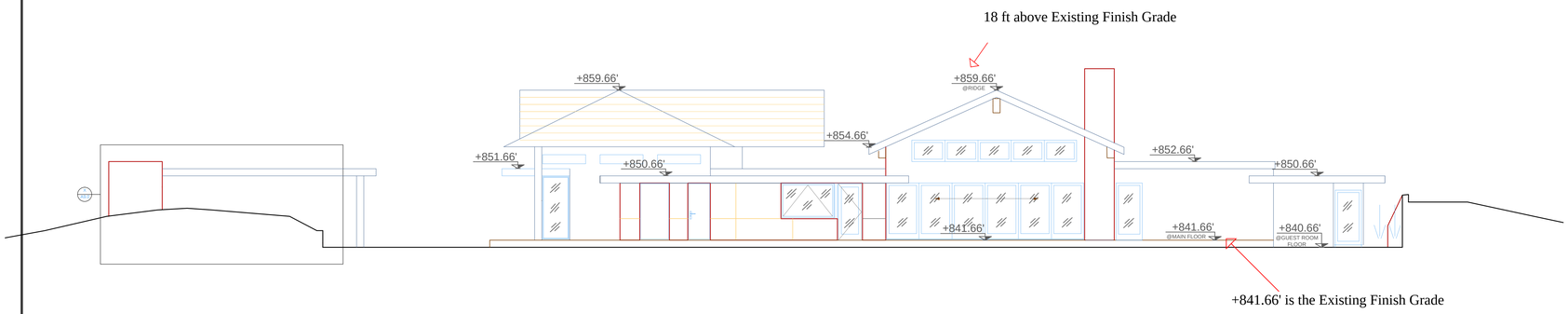
4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE : **WEST ELEVATION**

DATE 09-16-2016
SCALE 1/4"=1'-0"
DRAWN M-ZA
JOB
SHEET





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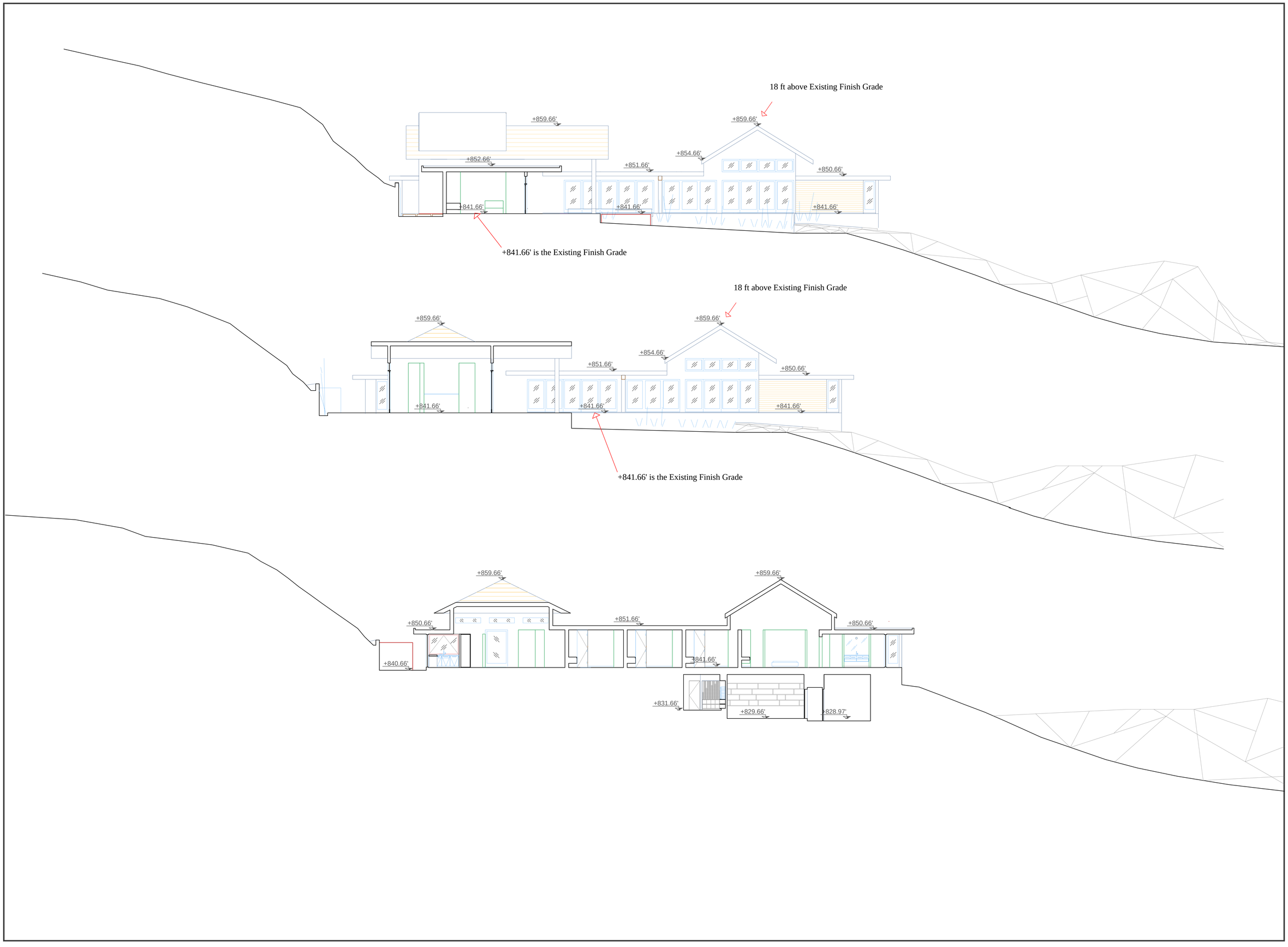
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
7040 MULHOLLAND DR. CALABASAS CA,

SHEET TITLE :
ELEVATIONS

DATE 09-16-2016
SCALE 1/8"=1'-0"
DRAWN M-ZA
JOB
SHEET
A-2-0-2



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4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
7040 MULHOLLAND DRIVE CALABASAS CA,

SHEET TITLE :
SECTION A3-0-1

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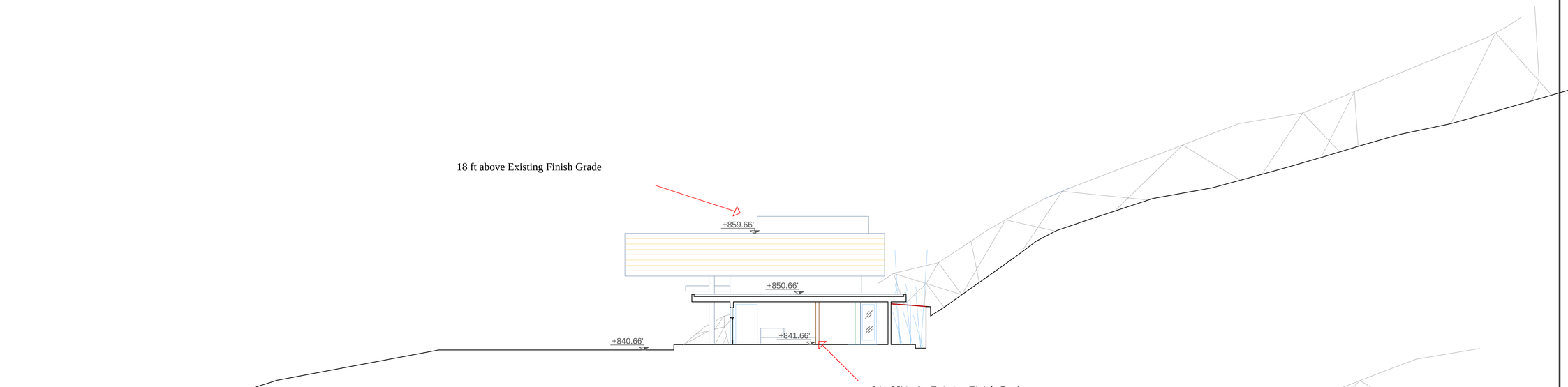

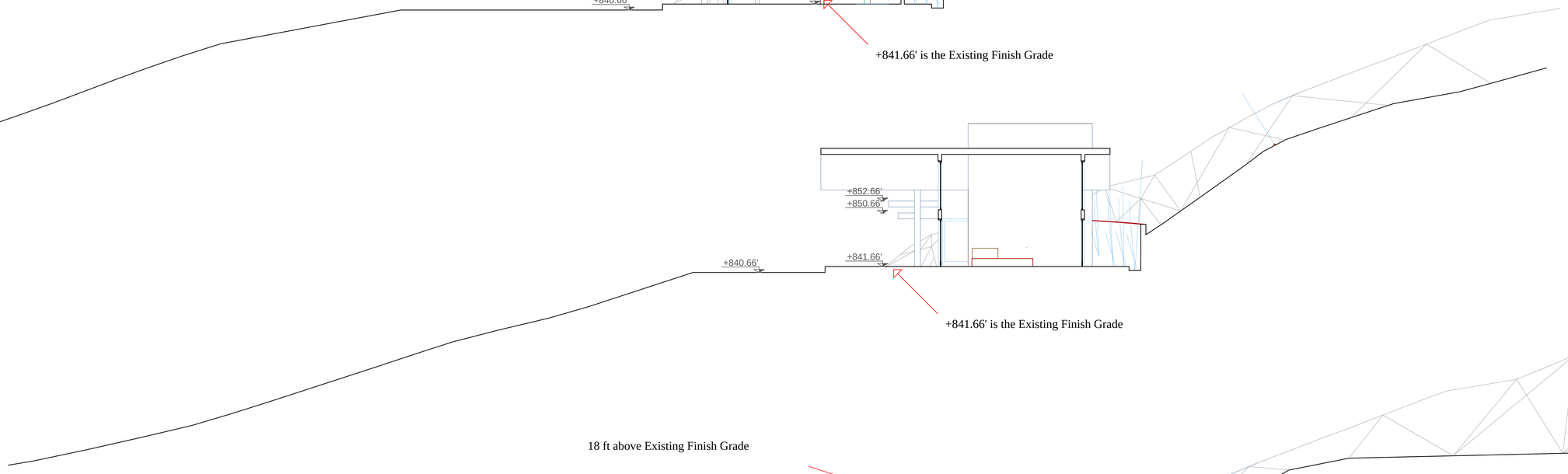

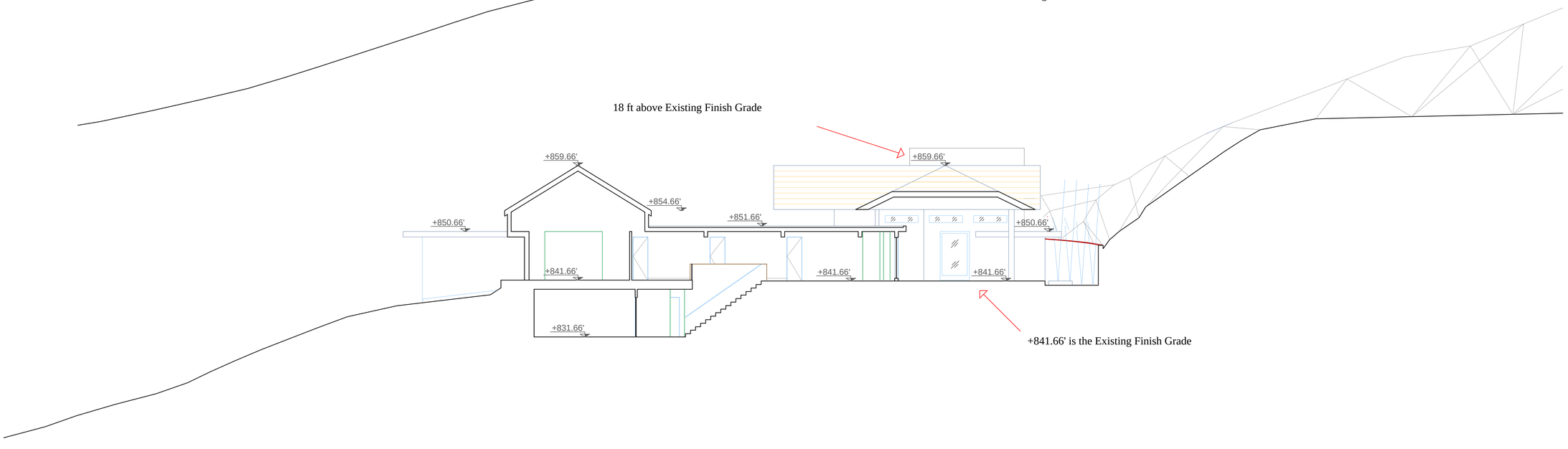

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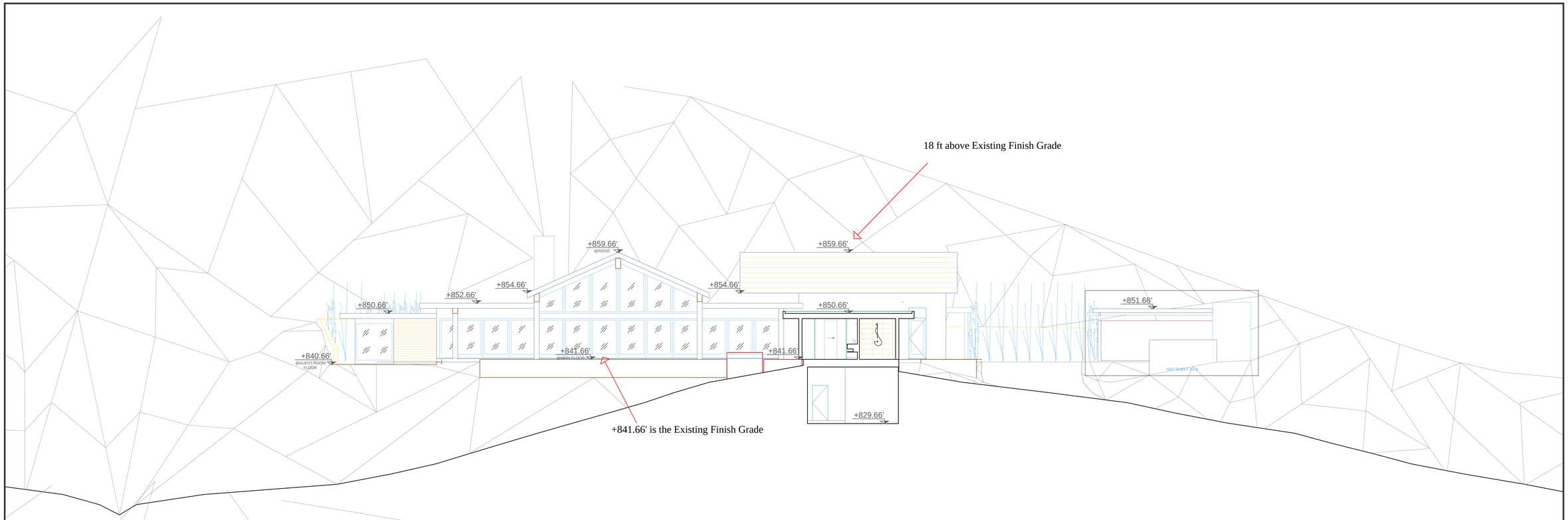
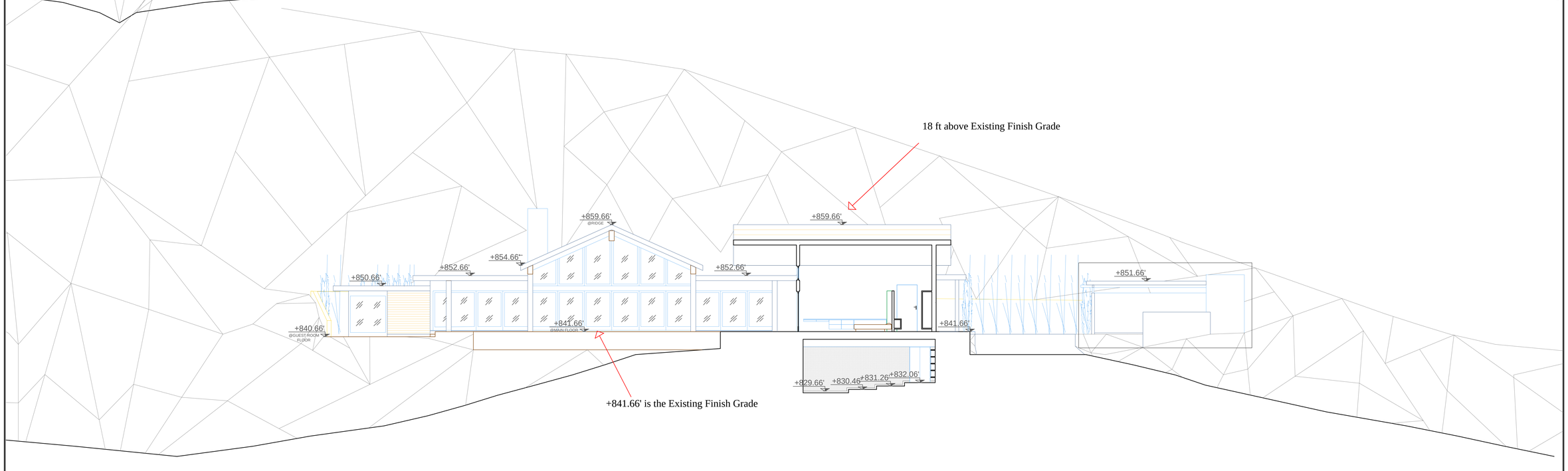
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
7040 MULHOLLAND DRIVE CALABASAS CA,
MANHATTAN BEACH, CA 90266

SHEET TITLE :
SECTION

DATE	09-16-2016
SCALE	1/8"=1'-0"
DRAWN	M-ZA
JOB	
SHEET	A-3-0-2





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WOODLAND HILLS , CA 91364
(818)225-8285

AFGHANI TRESIDENCE
7040 MULHOLLAND DR. CALABASAS CA,

SHEET TITLE :
SECTION

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SCALE	1/8"=1'-0"
DRAWN	M-ZA
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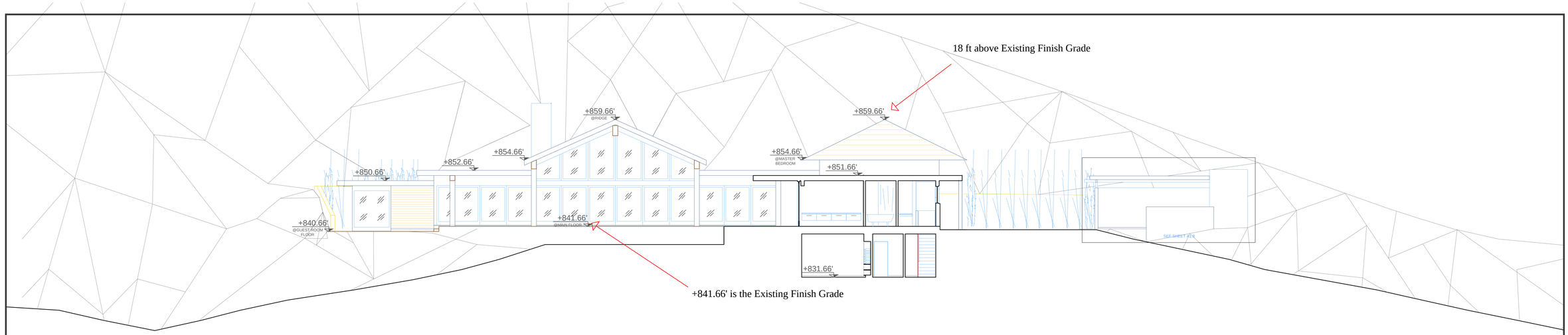

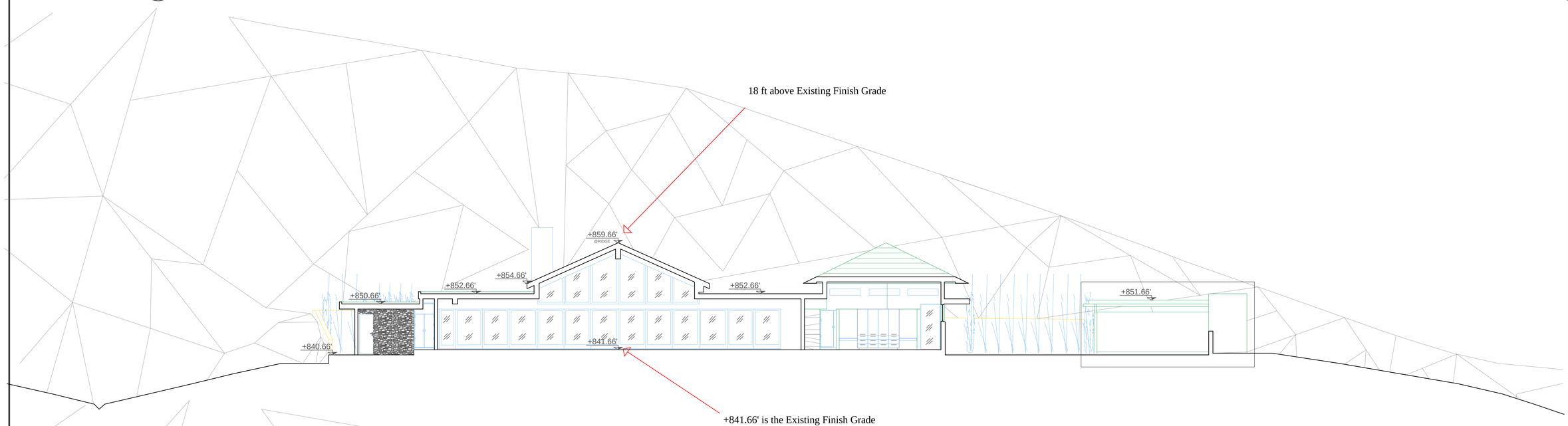

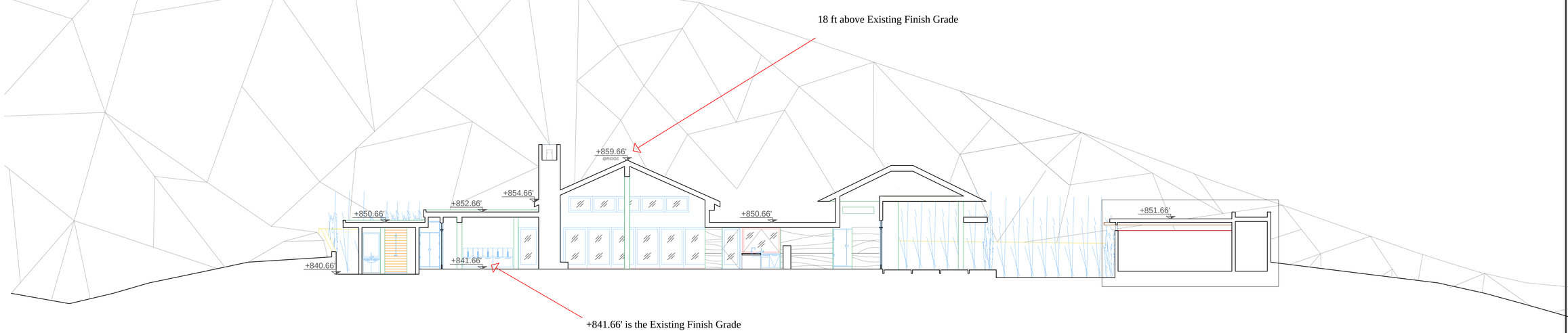

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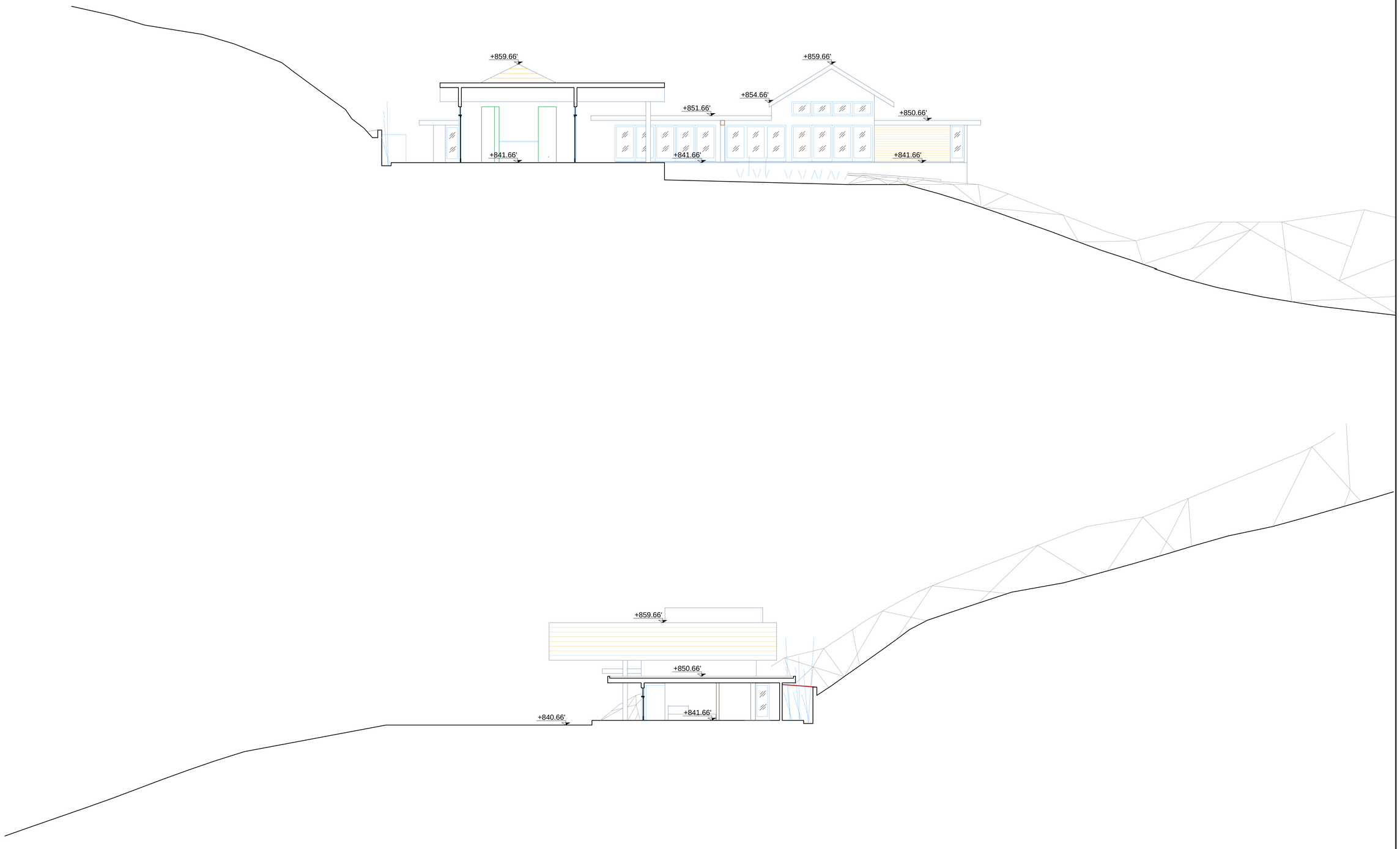
4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-8285

AFGHANI RESIDENCE
7040 MULHOLLAND DR. CALABASAS CA,

SHEET TITLE :
SECTION ELEVATION

DATE 09-16-2016
SCALE 1/8"=1'-0"
DRAWN M-ZA
JOB-
SHEET
A-3-0-4



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4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE :
SECTION A3-1-1

DATE	09-16-2016
SCALE	1/8"=1'-0"
DRAWN	M-ZA
JOB	
SHEET	S-2

REVISIONS	BY

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE :
SECTION A3-2-2

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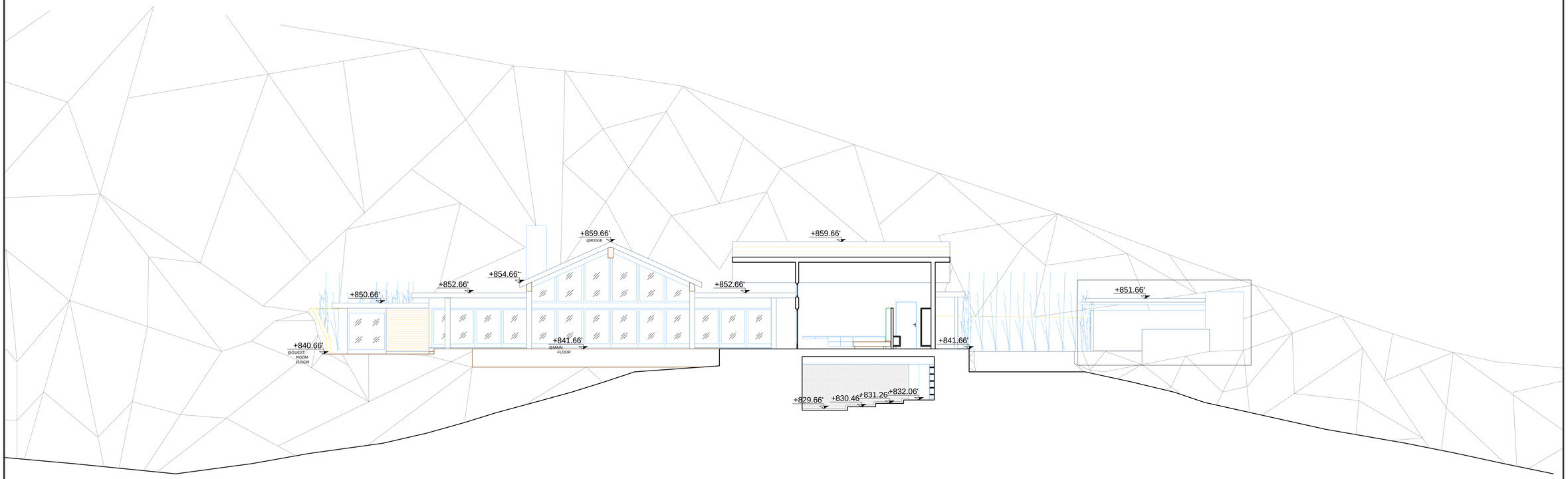

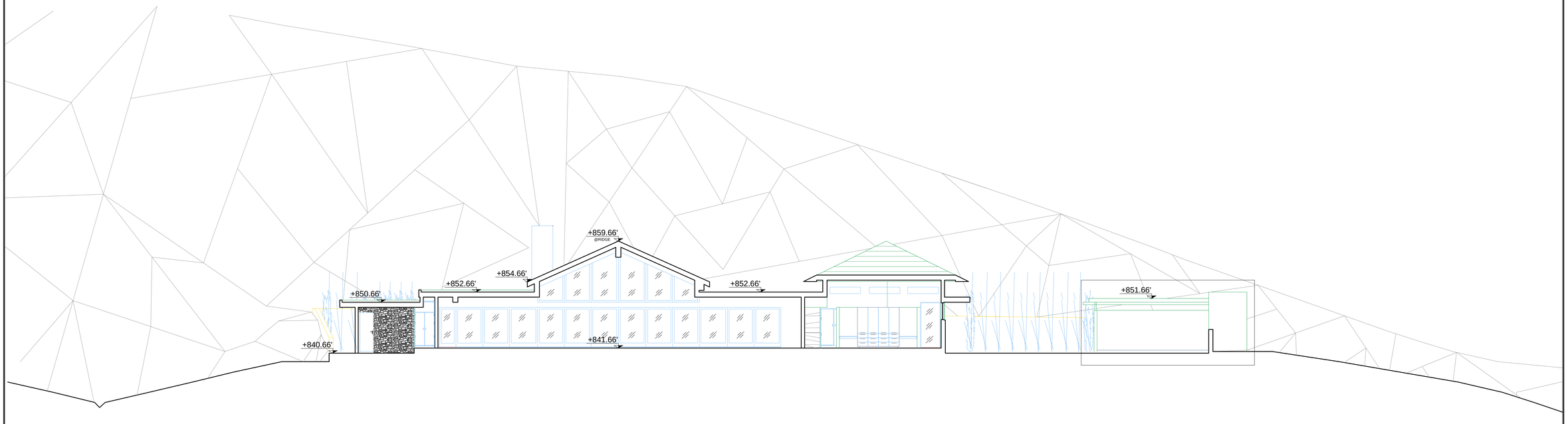

REVISIONS	BY

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4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE :
SECTION A3-3-2

DATE	09-16-2016
SCALE	1/8"=1'-0"
DRAWN	M-ZA
JOB	
SHEET	A-3-3-2

AFGHANI RESIDENCE
25740 MULHOLLAND HIGH WAY CALABASAS CA, 90265

SHEET TITLE: **SECTION A3-5-1**

DATE 09-16-2014
SCALE 1/8"=1'-0
DRAWN M-Z
JOB
SHEET A-3-5-1

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8985

REVISIONS BY

CITY of CALABASAS
SITE IMPROVEMENT / GRADING PLAN COVER SHEET

25740 MULHOLLAND HWY CALABASAS CA, APN # 4455-017-024 LEGAL:

GENERAL NOTES

1. The permittee or his agent shall notify the public Works Department at least 24 hour in advance of required inspections at the following stages of work: (the permitee need not wait for the inspector to arrive before proceeding with the work).

A. INITAL: When the site has been cleared or vegetations and unapproved fill and it has been sacrificed, benched or otherwise prepared for fill. No fill shall have been placed prior to this inspection.
Excavation Inspection : After the excavation is started & before the depth of 10' is exceeded.

B. ROUGH: When approximate final elevations have been established; drainage terraces, swales and necessary for prptection of the building site from flooding are installed; and berms installed at the top of The slopes; submit the required " ROUGH GRADING REPORTS". Foundations shall not be excavated untill the building official has approved rough grading.
C. FINAL: When grading has been completed; all drainage devices necessary to drain the building pad are installed; slope established; irrigation
submit the required " as_built Grading plan " AND "Notification of Completion".

D. Drainage Device Inspection :Is necessary, After forms &pipes arew in place and before any conc. is poured.

2. All storm drain work is to be done under continuos inspection by the field engineer . Weekly status reports shall be submitted by the field engineer to the Public Works department.

3. Final grading must be approved before occupancy of buildings will be allowed.

4. Separate plans for temporary drainage and erosion control measures to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plan must be installed by no later than Nov. 1, and maintained in operable condition until "April 15 of the following year.

6. Roof drainage must be diverted from graded slopes.

7. Grading in future street right-of-way must be inspected by the City.

Required Submittal

1. The location of all subdrain outlets shall be surveyed for line and shown on an as-built grading plan, which shall be submitted to the city.

2.all grading sites must have drainage swales, berms, and other drainage devices approved at the rough grading stage.

3.fills shall be compacted throughout their full extent to a minimum of 90 percent of maximum dry density as determined by A.S.T.M. Soil Compaction test D1557-00 where applicable; where not applicable a test acceptable to the City Engineer.

4.Sufficient tests of the fill soils shall be made to determine the density . the minimum number of tests shall be as follows:
A. one test for each two-foot vertical lift.
B. one tast for each 1,000 cubic yards of material placed.
C. one Test at pool , spa or Portion thereof.
D one test in the vicinity of each building pad for each four_foot vertical lift or portion thereof.

Sufficient tests of fill soils shall be made to verify compliance of the soil properties with the testing requirements including soil types and shear strengths. the results of such testing shall be included in the reports required by section 17.52.090

5. No fill shall be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrains (if any)have been inspected and approved by the geotechnical engineer 17.54.030 o/c.

6.Continuous inspection by the geotechnical engineer or his responsible representativ shall be provided during all fill placement and compaction operations where fills have a vertical height or depth greater than 30 feet or slope surface steeper than 2:1.

7. Continuous inspection by the geotechnical engineer or responsible representative shall be provided during all subdrain installations.
8. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. the excess fill is to be removed prior to completion of rough grading. (Other construction procedures may be used when it is demonstarted to the satinsfaction of the city Engineer that the angle for slope, construction method and other factors will have equivalent effect.)
9. The geotechnical engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable code requirements.

10. Field density shall be determind by Sand-Cone Method> a.s.t.m. D1556- Latest version. In fine graind Cohesive soils field density may be determined by the Drive Cylinder Method< A.S.T.M. D-2937- Latest Version, provided not less than 20% of the required density tests, uniformly distributed , are the Sand-Done Method> The method of determining field density shall be shown in the compaction report. Other methods may be used if recomended by the Soil Engineer and approved in advance by the building officials.

NOTES: FILLS AND FILL SLOPES

1- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY
a)REMOVING VEGETATION, NON-COMPLYING FILL,TOP SOIL & OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND
b) BENCHING INTO SOUND BEDROCK WEHERE NATURAL SLOPE IS STEEPER THAN 5 h. TO 1 v. (20% SLOPE) AND HEIGHT IS GREATER THAN 5' .(THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN 5 TO 1 SHALL BE AT LEAST 10' WIDE) +(THE AREA BEYOND THE TOE OF FILL SHALL BE SLOPED FOR SHEET OVERFLOW OR A PAVED DRAIN SHALL BE PROVIDED) + (WHEN FILL IS TO BE PLACED OVER A CUT, THE BENCH UNDER THE TOE OF FILL SHALL BE AT LEAST 10 WIDE.
2-NO ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCH WILL BE PLACED IN THE FILL UNLESS RECOMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIALS.
3-WHERE FILL IS TO BE PLACED ABOVE THE TOP OF AN EXISTING SLOPE STEEPER THAN 3 h. TO 1 v., THE TOE OF THE FILL SHALL BE SET BACK FROM TOP EDGE OF THE SLOPE A MIN. DISTANCE OF 6 FT MEASURED HORIZINTALY.

GENERAL NOTES

11. Any modifications of or changes in approved grading plans must be approved by the building official.

12. Engineer must set grade stakes for all drainage devices and the contractor shall obtain inspection before pouring.
13. All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly satus reports shall be submitted by the Field Engineer to the City bUILDING Department.

14. Provisions shall be made for contributory drainage at all times.

15. Separate plans for temporary drainage and Wet Weather Erosion Control measure to be used during the rainy season must be submitted prior to October 1 . The erosion control devices shown on said plans must be installed by not later than November 1 and maintained in operable condition until April 15.

16. The grading Contractor shall submit a written statement verifying that the work done under his direction was performed in accordance with the approved plans and requirements of Chapter 33 of the Malibu Building Code or describing all variances from the approved plans and requirements of the code.

17. The Design Engineer verifies that this grading plan was prepared under my supervision in accordance with Section 3318.1 of the Malibu Building Code> All soils engineer and engineering geology recomendations were incorporated in plan> (Must be signed and dated by the Design Engineer.)

18- All recomendations included in the consultant"s soil and geology report must be complied with and are a part of the grading specifications>

19. Grading operations must be conducted under periodic geologic inspection with monthly inspection reports to be submitted to the City Building Department .

20. The consulting geologist must approve rough grading by final report. Final report must include an as_built geologic map.
21. Grading shall not be started without first notifying the grading inspector> A pre-grading meeting on the site is required before start of grading with the following people present.: Owner, Grding Contractor , Design Civil Engineer, Soil Engineer, Geologist, Grading Inspector, and when required ,the archeologist and paleontologist. The required inspections for grading will be explained at this meeting.

22. Fill shall be benched into competent material per City of Malibu Standard or City Engineer"s directions.
23. The Building Official shall approve stock piling of excess material prior to excavation.

24. The Field Engineer, as a condition of rough grade approval, shall provide a blue top with accompanying witness stake , set at the center of each pad reflecting the pad elevation for precise permits and a blue top with withness stake set at the drainage swale high point reflecting the high point elevation for preliminary permits.

25. All trench backfills shall be tested and approved by the soil engineer.

26. When cut pads are brought to near grade, the Engineering Geologist shall indicate the type of field testing performed. Each test shall be identified with the method of obtaining the inplace density, wether sand cone or nuclear gauge, and shall be so noted for each test.

27. Export soil must be transported to a legal dump or to a permited site shown clearly on approved plans.
28. The Engineer shall submit a Letter of Certification to the Building Official stating that the grading was done in compliance with the approved grading plans.

29. Preliminary soil and geology reports and all subsequent reports, as approved by the City of Malibu, are considered part of the approved grading plan. All recomendations contained are to be complied with or revisions arte submitted for review.

30. All existing drainage courses through this site shall remain open untill facilities to handle storm water are approved and functional; however, in any case, the permittee shall be held liable for any damage due to obstructing natural drainage patterns.

31. Any excavations adjacent to other property or structures are subject to the provisions of California Civil Code, Section 832, and is the responsibility of the permittee and ? or owner.

32-field density shall be determined by sand-cone method, ASTM D1556- latest version. In fine grained cohesive soils field density may be determined by the Drive-Cylinder Method, ASTM D-2937- Latest version, provided not less than 20% of the required density tests, uniformly distributed, are by the SAND-Done Method. The method of determining field density shall be shown in the compaction report. Other methods may be used if recommended by the Soil Engineer and approved in advance by the Building Official. (3313.4).

33-The compaction report and approval from the soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with the method of obtaining the in-place density, wether sand cone or nuclear gauge and shall be so noted for each test.

CAUTION: UNDERGROUND STRUCTUTRES

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

All underground utilies or structures reported by the owener or those shown on records examined orproceeding with improvements are indicated with their approximate location and extent. the developer,by accepting these plans

and agree to hold the undersigened harmless for any liability for damage resuliing from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined. the contractor is required to take due precautionary measures to protect the utilities or structures found at the site. it shall be the contractores responsibility to notify the owners of the utilies or structures concerned before starting to work. prior to excavation , contractor shall call toll free (800)422-4133 to verify the underground location of gas and telephone lines

STANDARD GRADING NOTES

Preconstruction Meeting

Prior to the start of work, the contractor shall conduct a precostruction meeting with the City. the constroctor shall be responsible for setting the meeting time,date and location and notifying City staff at least one week in advance of the meeting. please contact the City of Malibue, Public Works Department at (310)456 2489

Stormwater / NPDES Notes :

1. During the term of this permit, the Contractor, their employees, and subcontractors shall implement appropriate best management practices(BMPs)to prevent pollution to local waterways. Sediments, construction debris,paint,trash,concrete truck wash water and other chemical waster from construction sites left on the ground and streets unprotected,or washed in storm drains,causes pollution in local waterways via the storm drain system, and is against City ordinance and State law. The BMPs implemented shall be consistent with City Ordinance No.97-117, the approved storm water pollution prevention plan/urban runoff mitigation plan, and the erosion control plan for the project,which shall be on site at all times. Failure to implement appropriate BMPs shall result in project delays through City issued stop work noticec and/or fines levied against the contractor. For information,please contact the Citys Environmental Services Manager at (818)878-4242 Extension 293

2. Storm damage prevention measures or prevention devices required by the City shall be installed by November 1 or as grading progresses and maintained until April 15 of the succeeding year or unless early removal is agreed to by the Stormwater manager.

Required Permits

1. A Copy of the grading permit and the approved grading plans must be in the possession of a responsible person and available at the site at all times. Any modification of or changes in approved grading plans must be approved by the Citiy prior to the start of work.

2. A permit to operate in Fire Zone 4 must be obtained from the Fire Department prior to commencing work. Call (310) 317-1351 for information.

3. The retaining wall details shown on the plans shall be constructed by separate building permit.

4. All construction and grading within any storm drain easements shall be done per storm drain plan

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

COUNTY OF LOS ANGELES: ~~CITY OF CALABASAS~~
PLANNING APPLICATION NUMBER:
PROJECT ADDRESS: 25740 MULHOLLAND HWY - CALABASAS CALIF

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	C.Y. Total
	R&R	Understructure	Safety			
Cut *		916	359	929	0	2204
Fill		0	387	0	0	387
Total	1257	916	746	929	0	2591
Import	0	0	28	0	0	28
Export		916	0	929		1845

NET EXPORT = 1845-28= = 1817 c.y.

All quantities indicated shall be in Cubic Yards only. 1-* SWELL FACTOR OF 10% IS USED IN CALCS
R&R = Removal and Recompaction 2-* POOL = 133 C.Y. IS INCLUDED IN CUT QUANTITIES FOR EXEMPT.
Safety Grading is required grading for L.A. County Fire Depart. access approval beyond the fifteen foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot. 3-* 359 C.Y. SAFETY CUT IS FOR FIRE TRUCK TURN AROUND
4-* 387 C.Y. SAFETY FILL IS FOR 20' DRIVE WAY LEADING TO FIRE TRUCK-TURN AROUND AREA

PREPARED BY: MOHAMMAD GUIVATCHIAN
PRINT NAME
SIGN NAME
DATE: 12-12-17

STAMP 18

P:\Forms\COUNTER FORMS\GradingVerification.doc

SHEET INDEX:

SHEET C-1 TITLE SHEET, GENERAL NOTES, CUT & FILL QUANTITIES,
SHEET C-1b PRECISED GRADING NOTES ,
SHTS C-2 GRADING / DRAINAGE PLAN
SHTS C-3 GRADING / DRAINAGE DETAILS
SHTS C-4 BEST MANAGEMENT PRACTICES & NOTES/ SWPCP
SHTS C-5 EROSION CONTROL PLAN & LOCAL SWPPP
P-1 POOL & SPA NOTES + STRUCTURAL SPECS
P-1b POOL EQUIPMENT & OTHER NOTES
P-2 SITE PLAN FOR POOL PLANS
P-3 POOL PLANS AND SECTIONS AND NOTE
P-4 POOL STRUCTURAL DETAILS

OWNER
SAM AFGHANI
(818)710 0201
6603 INDEPENDENCE AVE # D
CANOGA PARK CA , 91303

ARCHITECT
GIVACHIAN ENGINEERING
(818)917 00-25
4720 DEGOVIA AVE
WOODLAND HILLS CA , 91364

SURVEY
GRIMES SURVEYING AND MAPPING INC.
5248 HUNTINGTON DR. SOUTH
LOS ANGELES CA 90032 323-223 1011

GEOTECHNICAL
GEOSOILS CONSULTANTS . INC
6634 VALJEAN AVE
VAN NUYS CA, 91406

CIVIL ENGINEER
Givatchian Engineering
4720 Degovia
Woodland Hills, 91364
(818) 917 0025
Mohammad Guivatchian CE36510
give2@pacbell.net

STRUCTURAL ENGINEERING
Givatchian Engineering
4720 Degovia
Woodland Hills, 91364
(818) 917 0025
Mohammad Guivatchian CE36510
give2@pacbell.net

ECOLOGICAL MONITORING INC, (323)397 3562
BIOLOGICAL ASSESSMENT REPORT DATED 6-30-17 & 8-14-17
PERMIT # 2017-004054

CONSTRUCTION COST ESTIMATE OF QUANTITIES
25740 MULHOLLAND HWY CALABASAS CA, AFGHANI RESIDENCE
QUANTITIES SHOWN ARE FOR PERMIT FEE PURPOSES ONLY.
CONTRACTOR IS RESPONSIBLE TO VERIFY QUANTITIES AND COST PER UNIT, PRIOR TO BIDDING/CONSTRUCTION.

ITEM	DESCRIPTION	QUANTITY	UNIT	COST PER UNIT	COST
(A)	INSTALL 6" DRAIN PIPE PVC		LF	$9	
(B)	INSTALL 4" DRAIN PIPE PVC		LF	$6	
(C)	INSTALL 3" DRAIN PIPE PVC		LF	$4	
(D)	CATCH BASIN			$25	
(E)	INSTALL AREA DRAIN			$15	
POOL & SPA CUT	LABOR		C.Y.	$8	
TOTAL CUT	LABOR		C.Y.	$8	
TOTAL FILL	LABOR		C.Y.	$12	
TOTAL EXPORT	COST PLUS COST OF DUMPING			$22	
TOTAL BOND	DRAIN PIPES+AREA DRAINS + EXPORT				

ERROSION CONTROL PLAN TO BE IMPLEMENTED PER SHEET C-5 FOR WORK BETWEEN OCT 1 AND APRIL 15

..\6-20-17 SUBMIT\STAMP-18--.jpg

VICINITY MAP
N.T.S.

ADDITIONAL NOTES:

1- PROJECT STARTING DATE IS JUNE 1, 2018
ROUGH GRADING FINISH DATE IS AUG 1, 2018
TOTAL PROJECT FINISH DATE IS PROJECTED TO BE SEP 1, 2019

2- GEOTECHNICAL
GEOSOILS CONSULTANTS . INC
6634 VALJEAN AVE
VAN NUYS CA, 91406

THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN

3- EROSION CONTROL PLANS MUST BE APPROVED PRIOR TO ISSUANCE OF GRADING PERMIT.

4- " THIS PLAN CONFORMS TO CITY PLANNING APN# 4455-017-024

5- ECOLOGICAL MONITORING INC, (323)397 3562
BIOLOGICAL ASSESSMENT REPORT DATED 6-30-17 & 8-14-17
PERMIT # 2017-004054

IN CASE OF EMERGENCY CONTACT
JIM WILLIAMS
310-467 1087

BENCH MARK:

BASIS OF BEARINGS:

APPROVED FOR CONSTRUCTION:
PLANNING & BUILDING SERVICES DIRECTOR DATE

EARTHWORK QUANTITIES

CONTRACTOR TO NOTIFY INSPECTOR 10 DAYS PRIOR TO IMPORTING MATERIALS

OWNER:
SAM AFGHANI
818- 710 0201

UNDERGROUND SERVICE ALERT
Call: Toll FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

GEOSOILS CONSULTANTS INC,
SIGNATURE CEG 1796 DATE

NO. DATE REVISION
APPROVED FOR CONSTRUCTION:
CITY ENGINEER DATE

TITLE SHEET
PRECISE GRADING PLAN
CITY OF CALABASAS

PREPARED BY:
GIVACHIAN ENGINEERING
4720 DEGOVIA AVE
WOODLAND HILLS CA , 91364
PHONe # 818-917 0025

10-1-17
DATE
R.C.E. 36510 EXP. 6-30-2018

DESIGNED
DRAWN
CHECKED
SHEET OF SHEETS

REVISIONS BY

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-2288

AFGHANI RESIDENCE
25740 MULHOLLAND HWY CALABASAS
SINGLE FAMILY DWELLING

SHEET TITLE :
PRECISE GRADING NOTES

DATE 10-15-17
SCALE N/S
DRAWN MG
JOB
SHEET
C-1

CITY of MALIBU

SITE IMPROVEMENT / GRADING PLAN COVER SHEET

25740 MULHOLLAND HWY CALABASAS CA, APN # 4455-017-024 LEGAL:

ENGINEERING CONSTRUCTION NOTES

1. All Grading shall conform to the City of MALIBU Grading Ordinance and the latest editions of the standard Specifications for Public Works Constriction (SSPWC).

2. At least two (2) working days prior to commencing construction, the contractor shall contact Regional notification center (Underground Service Alert of Southern California U.S.A at (1-800-422-4133) to obtain an inquiry identification number and to request the utility owners to mark or otherwise indicate the location of their subsurface facilities. the contractor shall take all necessary measures to protect all utilities and all structures found at the site.

3. Throughout all phases of construction, including suspension of work until final acceptance of the project, the contractor shall keep the work site clean and free from rubbish on debris. the contractor shall also abate dust nuisance by cleaning, sweeping and sprinkling with water and using dust fences or other methods as directed by the City throughout the construction operation operation.

4. All damage caused to public streets, including haul routes, alleys, sidewalks,curbs or street fornishings,or to private property shall be repaired at the sole expense of the contractor to the engineer's satisfaction.

5. The contractor is required to protect all existing survey monumental during grading and all subsequent construction. Contractor shall give the engineer adequate notice, before disturbing said monuments , so the engineer can replace or relocate any existing survey monumental.

6. The soil Engineers recommendations (and Engineering Geologists recommendations where employed) contained in the reports referenced hereon as approved or conditioned by the City shall be a part of this grading plan.

7. Fine Grading to be no less than the following:

	Longtudinal-Slop	Cross-Slope
Pervious surfaces	2.00%	1.0% unless otherwise indicated
Asphalt Surfaces	1.5%	1.0%
Concrete surfaces	1.00%	1.0%

8. The contractor shall expose and check actual conditions of existing join points hookups, crossings, Etc. for all utilities, streets, Etc. prior to the installation of any portion of The utility, street in question. If the existing condition varies from the record data shown or conflicts with the utilities proposed on the plan, it shall be brought to the attention of the Engineer immediately.

9. These plans and specifications indicate the improvements in a final, complete and approved condition. these plan do not indicate the detailed construction process required by the contractor to produce the finish product.

10. The earthwork quantities shown on the cover sheet are for public work requirements only and shall not be used by the contractor for bidding purposes. No shrinkage or subsidence has been considered in the quantities.

11. Layout of building dimensions shall be from Architects plans.

12. All cllearing,grading, earth moving, or excavation activities shall cease during period of high winds (i.e., greater than 15 miles per hour averaged over one hour)to prevent excessive amounts of fugitive dust. (pl/Bl)

13. All trucks that will haul excavated or graded natural off-site shall comply with St. Vehicle code section 23114,with special attention to Sections 23114(b)(f), (e)(4) as amended, regarding the prevention of such material onto public streets and roads (PL/Bl)

14. Developer shall ensure that construction equipment is fitted modern sound reduction equipment.

STANDARD GRADING NOTES

Preconstruction Meeting

Prior to the start of work, the contractor shall conduct a precostruction meeting with the City. the constroctor shall be responsible for setting the meeting time,date and location and notifying City staff at least one week in advance of the meeting. please contact the City of MALIBU Public Works Department at

Stormwater / NPDES Notes :

1. During the term of this permit, the Contractor, their employees, and subcontractors shall implement appropriate best management practices(BMPs)to prevent pollution to local waterways. Sediments, construction debris,paint,trash,concrete truck wash water and other chemical waster from construction sites left on the ground and streets unprotected,or washed in storm drains,causes pollution in local waterways via the storm drain system, and is against City ordinance and State law. The BMPs implemented shall be consistent with City Ordinance No.97-117, the approved storm water pollution prevention plan/urban runoff mitigation plan, and the erosion control plan for the project,which shall be on site at all times. Failure to implement appropriate BMPs shall result in project delays through City issued stop work noticec and/or fines levied against the contractor. For information,please contact the Citys Environmental Services Manager at (818)878-4242 Extension 293

2. Storm damage prevention measures or prevention devices required by the City shall be installed by November 1 or as grading progresses and maintained until April 15 of the succeeding year or unless early removal is agreed to by the Stormwater manager.

ADDITIONAL NOTES :

1. PRIVATE DRIVE WAY AREA WITHIN THE LOT WILL BE CONSTRUCTED OF PAVERS OVER CONCRETE OVER 4" AGGREGATE.
2- DRIVEWAY AT PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED OF EITHER 6' CONCRETE PLACED OVER 4" AGGREGATE
OR 4" ASPHALT CONCRETE OVER 6" AGGREGATE. DRIVEWAY SHALL BE FLUSH WITH THE EXISTING GRADES WITH NO CURBS.
3-ALL ENCROACHMENTS, IF ANY, IN PUBLIC RIGHT OF WAY SHALL BE REMOVED DURING GRADING.
4-THE PROJECT GEOTECHNICAL CONSULTANT SHALL REVIEW ALL FOUNDATION EXCAVATIONS AND WHERE THE CONTACT BETWEEN THE CONEJO VOLCANICS AND TRANCAS FORMATION BEDROCK MATERIALS IS ENCOUNTERED, THE FOUNDATION AND SLAB PLANS SHOULD BE REVISED, AS NECESSARY TO INCORPORATE ADDITIONAL REINFORCING ACROSS THIS CONTACT AS REQUIRED BY THE CONSULTANT. THE CIVIL OR STRUCTURAL ENGINEER SHALL SHOW THIS ADDITIONAL REINFORCING ON THE AS-BUILT PLANS.
5- IN- CASE PILE FOUNDATION BECOMES NECESSARY, THEN;
AN AS- BUILT REPORT DOCUMENTING THE PILE FOUNDATION ELEMENTS SHALL BE PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT AND SUBMITTED TO CITY GEOTECHNICAL STAFF FOR REVIEW. THE REPORT SHALL INCLUDE THE TOTAL DEPTH OF ALL PILES, THE DEPTH INTO RECOMMENDED BEARING MATERIALS, AND A MAP DEPICTING THE LOCATION OF THE PILES.
6-SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWD AND REVISED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
7- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. All work shown on these plans shall be constructed in accordance with the current edition of the Standard Specifications for Public Works Construction (S S P W C) "Green Book."
2. Contractors shall comply with all applicable Division of industrial Regulations (CAL OS H A) safety standards . if requested by the inspector , the Contractor shall provide proof of a permit from said division.
3. Contractor shall call the Public Works Inspector at (310) 456-2489 , ext. 235 for Pre - Construction Meeting prior to the commencement of any construction or grading operations. Contractor shall notify the City Public Works Inspector 48 hours prior to commencing any construction and 24 hours in advance of specific inspection needs during the course of the work.
4. No improvements are proposed within the Public Right - Of - Way.
5. Storage of any construction materials , construction trailer , and / or parking and any work within the City public right of way shall require a City Encroachment Permit. Call the Public Works Inspector at (310) 456 -2489 , ext. 235 to apply for a permit.
6. Storage of any construction materials, construction trailer , and / or parking and any work within the Caltrans Public right of way shall require a caltrans Encroachment Permit . Submit a copy of the Caltrans Encroachment Permit to the Public Works Department.
7. All work shall be performed during City working hours and in compliance with these plans.
8. Contractor shall verify all conditions and dimension and shall report any discrepancies to the Engineer prior to the comment of any work.
9. Contractor shall locate, protect, and save any and survey monuments that will be or many be damaged or destroyed by their operations. Once found, the Contractor Shall then notify both the developer's supervising Civil Engineer and the Public Works inspector. the supervising Civil Engineer Shall reset all said monuments per the requirements of the Professional land Surveyor's Act.
10. The Contractor shall be responsible for protecting all public and private property insofar as it may be affected by these operations .
11. Existing traffic signs are not to be removed without prior notifications and approval of the City Engineer. As a minimum , construction work zone traffic sings and striping shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook " (the "W A T C H Manual") , published by BNI Building News, Inc. A Traffic Control Plan , prepared by the developer , may be required by the City .
12. Dust control shall be maintained at all times.
13. Erosion Control Plans Shall be provided for all projects . Grading and clearing is prohibited from November 1 to March 31 for all developments within or adjacent to ESHA and /or including grading on slopes greater than 4:1 .
14. All underground utilities and service laterals shall be installed prior to construction of curbs , gutters , sidewalks , and paving unless otherwise permitted by the City engineer.
15. the Developer Shall comply with NPDES requirements. The Storm Water Pollution Prevention Plan (SWPPP) Shall be available at the construction site all times and Shall be Kept updated.
16. All Recommendations made by the Geotechnical / Soils Engineer (And Engineering Geologist , where employed) , and contained in the report referenced hereon, as approved or conditioned by the City , shall be considered a part of the Grading Plan.
17. All storm drain pipe within the public right - of- way and easements shall be reinforced concrete pipe (r c p).
18. terrace drain , interceptor drains , and down drains shall be constructed of 3" P.C.C. reinforced with 6"x6"x.#1 W.W.M and shall be either semicircular or triangular cross section. Concrete color shall be "Omaha Tan" or approved equivalent.
19. grading quantities:
Cut 2204 cu .yd. Fill 387 cu .yd.
Export 1845 cu .yd. Import 0 cu .yd.
NOTE:
R & R FIGURES AND SAFETY FIGURES ARE INCLUDED IN THESE FIGURES
SAFETY CUT=359 FILL 387 R&R 1257 C.Y.
ALSO POOL IS INCLUDED CUT=180 C.Y.
20. Total Disturbed area 0.52 acres not including improving existing driveway
(including grading , cleaning , and landscaping area)
Total existing impervious Surface Area _____ sq.ft.
Total proposed impervious Surface Area _____ sq.ft.
Flood Zone on FIRM_____Base Flood Elevation : _____ sq.ft.
21. All slopes on private property adjoining street drainage channels , or other public facilities shall be graded not steeper than 2:1 for cut and fill unless specifically approved by the City Engineer on recommendation of the project's geotechnical / soils consultant.
22. All catch basins and drainage inlets shall be stenciled with the City of Malibu storm drain Logo.

APPROVAL BY CONSULTANTS:

THIS GRADING PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC-IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF THE SUPPORTIVE REPORTS DATED:
SOILS ENGINEERING REPORTS TITLED:

IN CASE OF EMERGENCY CONTACT
JIM WILLIAMS
310-467 1087

BENCH MARK:

BASIS OF BEARINGS:

PLANNING & BUILDING SERVICES DIRECTOR DATE

EARTHWORK QUANTITIES

CONTRACTOR TO NOTIFY INSPECTOR 10 DAYS PRIOR TO IMPORTING MATERIALS

OWNER:
AFGHANI
818 710 0201

UNDERGROUND SERVICE ALERT
Call: Toll FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG
"CAUTION": Remember that the USA Center notifies only those utilities belonging to the center. There could be other utilities present at the work site. The center will inform you of whom they will notify.

GEOSOILS CONSULTANTS INC.

SIGNATURE CEG DATE

NO.	DATE	REVISION

APPROVED FOR CONSTRUCTION:

CITY ENGINEER DATE

TITLE SHEET
PRECISE GRADING PLAN
CITY OF MALIBU

PREPARED BY:
GIVACHIAN ENGINEERING
4720 DEGOVIA AVE
WOODLAND HILLS CA , 91364
PHON # 818-225-8285

10-1-17
DATE
R.C.E. 36510 EXP. 6-30-2018

DESIGNED
DRAWN
CHECKED

SHEET OF SHEETS

REVISIONS	BY

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS , CA 91364
(818)225-2288

AFGHANI RESIDENCE
25740 MULHOLLAND HWY CALABASAS
SINGLE FAMILY DWELLING

SHEET TITLE :
PRECISE GRADING NOTES

DATE 10-15-17
SCALE N/S
DRAWN MG
JOB
SHEET
C-1 b

LEGEND :

NEW PLANT AREA

SLOPED ROOF

NEW PERMEABLE GRAVEL AREA

FLAT ROOF

NEW STONE FLOOR COVERING WITH MIN 10 % OPENING BETWEEN JOINTS TO MEET PERMEABLE DEFINITION

NEW PERMEABLE CONC. SLAB WITH MIN 10 % OPENINGS OR DECOMPOSED CONCRETE TO MEET MIN. FIRE DEPARTMENT TRUCK ACCESS BASE REQUIREMENT

POOL

24" WIDE CONC. SWALE

DISBURSEMENT RIPRAP GRAVEL AREA

18" WIDE CONC. SWALE

OLD FILL

FIRE TRUCK TURN AROUND

3 CAR GARAGE

DRIVEWAY

TP-1 TP-2 TP-3 TP-4 TP-5 TP-6 TP-7

PLANT 842.5 F.G.

PLANT 843.0 F.G.

PLANT 836.50 F.G.

PLANT 836.50 F.G.

836.50 AT 4' WIDE WALK WAY

836.50 AT 6' WIDE WALK WAY

839.5 TOP OF SLOPE

TOP OF SLOPE.

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

COUNTY OF LOS ANGELES: CITY OF CALABASAS

PLANNING APPLICATION NUMBER:

PROJECT ADDRESS: 25740 MULHOLLAND HWY CALABASAS CALIF

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Division application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer or a Licensed Surveyor. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	C.Y. Total
	R&R	Understructure	Safety			
Cut *		916	357	929	0	2204
Fill		0	387	0	0	387
Total	1257	916	744	929	0	2591
Import	0	0	28	0	0	28
Export		916	0	929		1845

NET EXPORT = 1845-28= 1817 C.Y.

All quantities indicated shall be in Cubic Yards only. * SWELL FACTOR OF 10% IS USED IN CALCS

R&R = Removal and Recompaction

* FILL = 139 C.Y. IS INCLUDED IN CUT QUANTITIES

Safety Grading is required grading for L.A. County Fire Department access approval beyond the driveway. FIRE EXEMPT.

minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.

Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot. 3-* 357 C.Y. SAFETY CUT IS FOR FIRE TRUCK TURN AROUND

PREPARED BY: MOHAMMAD GIVACHIAN 4-* 387 C.Y. SAFETY FILL IS FOR 2' DRIVE WAY LEADING TO FIRE TRUCK-TURN AROUND AREA

DATE: 10-16-17

P:\Portal\COUNTER FORMS\GradingVerification.doc

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-8285

REVISIONS BY

AFGHANI RESIDENCE
25740 MULHOLLAND HWY CALABASAS
NEW SINGLE FAMILY DWELLING (PREVIOUSLY APPROVED PROJECT)

SHEET TITLE : GRADING & DRAINAGE PLAN

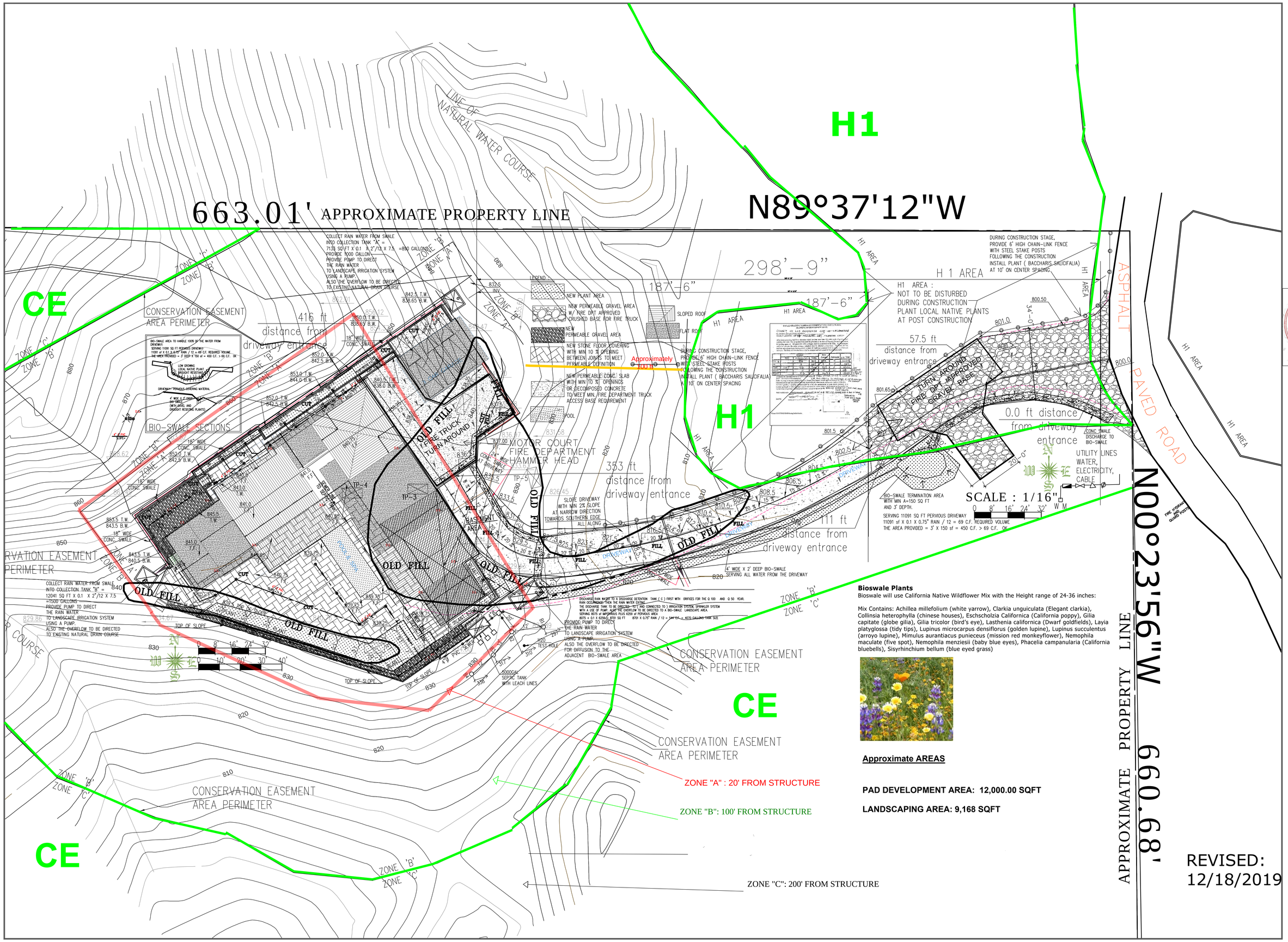
DATE 10-15-17

SCALE 1/8"=1'=0"

DRAWN M-ZA

JOB

SHEET C-2



Bioswale Plants

Bioswale will use California Native Wildflower Mix with the Height range of 24-36 inches:

Mix Contains: Achillea millefolium (white yarrow), Clarkia unguiculata (Elegant clarkia), Collinsia heterophylla (chinese houses), Eschscholzia Californica (California poppy), Gilia capitate (globe gilia), Gilia tricolor (bird's eye), Lasthenia californica (Dwarf goldfields), Layia platyglossa (tidy tips), Lupinus microcarpus densiflorus (golden lupine), Lupinus succulentus (arroyo lupine), Mimulus aurantiacus puniceus (mission red monkeyflower), Nemophila maculate (five spot), Nemophila menziesii (baby blue eyes), Phacelia campanularia (California bluebells), Sisyrhinchium bellum (blue eyed grass)

Approximate AREAS

PAD DEVELOPMENT AREA: 12,000.00 SQFT

LANDSCAPING AREA: 9,168 SQFT

REVISIONS	BY
10-18-19	MG

GIVACHIAN ENGINEERING
4720 DEGOVIA AVE.
WOODLAND HILLS, CA 91364
(818)225-5255

REGISTERED PROFESSIONAL ENGINEER MOHAMMAD GIVACHIAN No. 36510 Exp. 6-30-20 CIVIL STATE OF CALIFORNIA
EXP 6-30-20

AFGHANI RESIDENCE
25740 MULHOLLAND HWY CALABASAS

SHEET TITLE : SITE PLANS

DATE
SCALE 1/16"=1'=0"
DRAWN M-ZA
JOB
SHEET C-2

CORPORATION

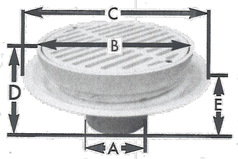
SPECIFICATION SUBMITTAL SHEET

HEAVY DUTY TRAFFIC FLOOR DRAIN

Features and benefits:

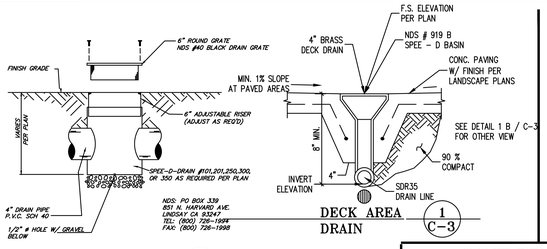
- Optimum Durability for High Traffic Areas
- Complete with Full Grate and Debris Bucket
- Fits 3" or 4" Sch 40 DWV
- 8 ½" diameter grate

PVC	STRAINER	A	B	C	D	E
89429	3" w/ debris bucket	Over 3"Pipe	9"	11"	4 11/16"	3 5/16"
89430	4" w/ debris bucket	Over 4" Pipe	9"	11"	5 1/16"	3 5/16"



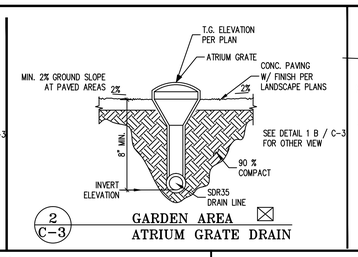
500 Distribution Parkway, Collierville, TN. 38017 Tel 901-853-5001 C/S 800-888-8312 Fax 901-853-5008
www.ipscorp.com

TRAPHIC RATED AREA DRAIN (1 A)
NO SCALE

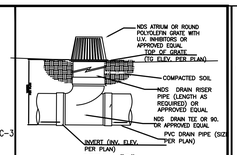


AREA DRAIN (1 D)
NO SCALE

DECK AREA DRAIN (1 / C-3)

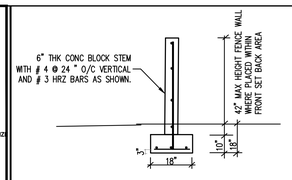


GARDEN AREA ATRIUM GRATE DRAIN (2 / C-3)

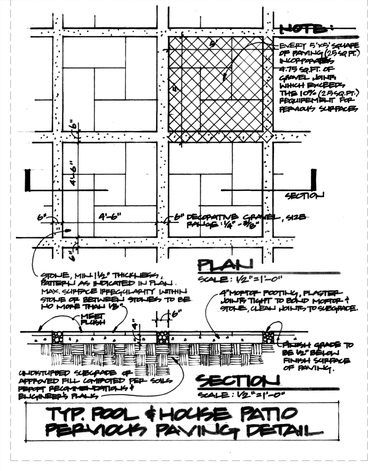


DETAIL "B"
TYPICAL AREA DRAIN/CLEANOUT
NOT TO SCALE

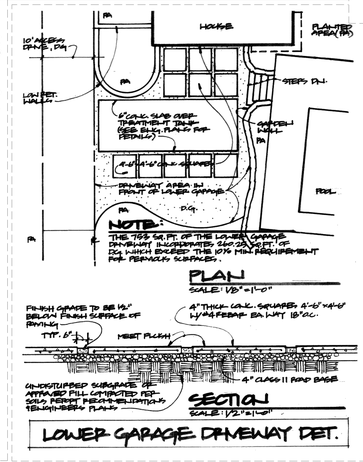
CLEAN OUT (1 C)
NO SCALE



TYPICAL FENCE WALL WITHIN FRONT SET BACK AREAS (12 / C-3)

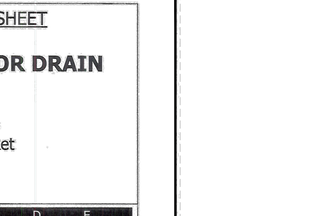


PERMEABLE PAVING (8 / C-3)



PERMEABLE PAVING (9 / C-3)

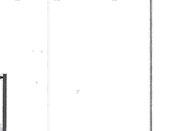
DETAIL C
INTERCEPTOR DRAIN AT TOP OF CUT SLOPES AND DOWN DRAINS



CATCH BASIN 12X12 (3 / C-3)

GUTTER DRAIN CONNECTION POINTS (4 / C-3)

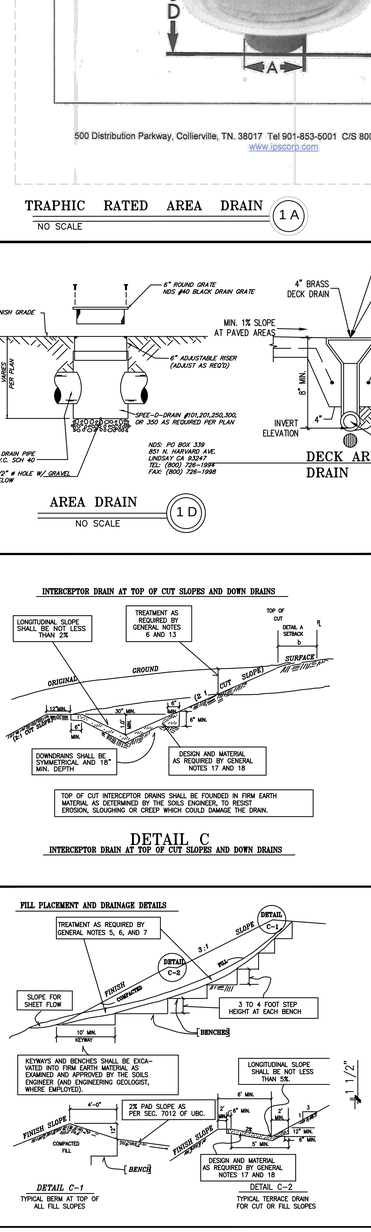
TYPICAL GARDEN WALL (11 / C-3)



NOTE:
1. JOINTS AT 25' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS
2. BASE OF CURB TO REST ON COMPACTED FILL.

CONCRETE CURB ONLY WITHIN PROPERTY (5 / C-3)
NO SCALE

GRADE TO SLOPE AWAY FROM STRUCTURS (6 / C-3)



DETAIL C-1
TYPICAL BERM AT TOP OF ALL FILL SLOPES

DETAIL C-2
TYPICAL TERRACE DRAIN FOR CUT OR FILL SLOPES

FILL PLACEMENT AND DRAINAGE DETAILS DETAIL A

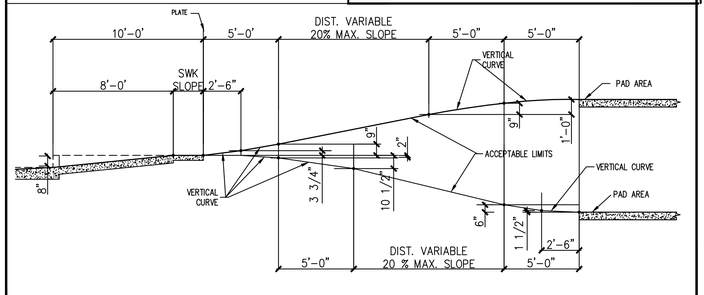
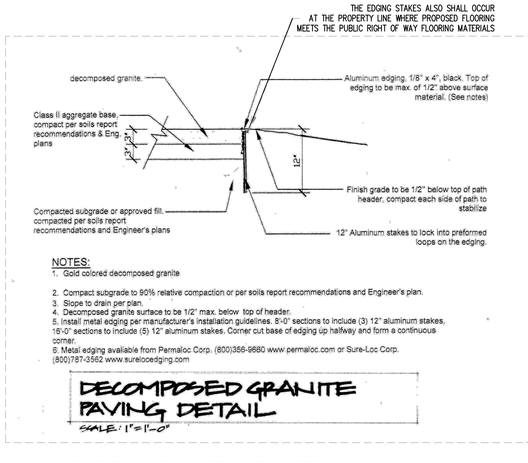


FIGURE 10 : ACCEPTABLE DRIVEWAY SLOPES ON PRIVATE PROPERTY (7 / C-3)



DECOMPOSED GRANITE PAVING (10 / C-3)

1. PRE-FABRICATED PRODUCTS TO BE INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECS. IF REQUIRED, SUB-GRDAE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECS.

GOLD COLOR DECOMPOSED GRANITE WITH STABILIZER SOLUTIONS STABILIZER. IF PRE-MOISTENED INSTALL IN 1) 4" LIFT OR IF DRY MIXED INSTALL IN 2) 2" LIFTS. INSTALL PER MANUFACTURER'S SPECS.

2- COMPACT SUB-GRADE TO PERCENTAGE PER SOIL REPORT. BUT NEVER LESS THAN 90%.

3-DECOMPOSED GRANITE SURFACE TO BE MAX ½" BELOW TOP HEADER.

4-INSTALL METAL EDGING PER MANUFACTURER'S INSTALLATION GUIDELINES. 8' SECTIONS TO INCLUDE (3) 12" ALUMINUM STAKES. 16' SECTIONS TO INCLUDE (5) 12" ALUMINUM STAKES , CORNER CUT BASE OF EDGING UP HALF WAY AND FORM A CONTENTIOUS CORNER.

5-METAL EDGING AVAILABLE FROM PERMALOC CORP. (800)356 9660 WWW.PERMALOC.COM OR SURE-LOC CORP (800)787 3562 WWW.SURELOCEDGING.COM

6- IS IT IS DECIDED TO USE ASPHALT OR CONCRETE FLOORING FOR THE DRIVE WAYS , IT SHALL MEET THE LA COUNTY FIRE DEPARTMENT STANDARDS FOR FIRE TRUCK ACCESS

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STATE OF CALIFORNIA

SAM AFGHANI RESIDENCE
25740 MULHOLLAND HWY CALABASAS CA,

SHEET TITLE
GRADING DRAINAGE DETAILS

DATE
SCALE
DRAWN
JOB
SHEET
C-3

WET WEATHER EROSION CONTROL PLAN (WWECP)

GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL _____
2. A STAND_BY CREW FOR EMERGENCY WORK SHAL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS EMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMENTER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ANDDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICAL.
9. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED AS NEEDED, AS THE PROJECT PROGRESSES,THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NONSTORM WATER FROM THE PROJECT SITES AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COARSE, OR WIND.
12. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, PROTECTED FROM BEING TRANSPORTED FROM THE SITE VIA SHEET FLOW,SWALES AREA WATER.
13. FUELS,OILS,SOLVENTS,AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
14. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTED ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE
15. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP s ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PERCIPITATION, AND AFTER ACTUAL PERCIPITATION. A CONSTRUTION SITE INSPECTION CHECK LIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFICAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
16. TRASH AND CONTRUCTION-RELATED SOILED WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
17. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTERANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY .
18. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
19. AS THE ARCHITECT/ENGINEER OF RECORDS, I HAVE SELECTED APPROPRIATE BMP S TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT S CONSTRUCTION ACTIVITES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMP s MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP S NOT TO THE PROPOSED CONSTUCTION ACTIVITY.

_____ _____

CIVIL ENGINEERS/ARCHITECTS SIGNATURE DATE

20. THE FOLLOWING NOTES MUST BE ON THE PLAN (OR SUBMITTED AS A SEPARATE DOCUMENT – PRIOR TO PLAN APPROVAL).

    AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS TO CONTROL STORM WATER POLLUTIONS FROM SEDIMENT, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS. I OR MY REPRESENTATIVE, CONTRACTOR, DEVELOPER OR ENGINEER WILL MAKE CERTAIN THAT AL BMP SHOWN ON THIS PLAN WILL BE FULL IMPLEMENTED, AND ALL EROSION CONTROL DEVICES WILL KEPT CLEAN AND FUNCTIONING. PERIODIC INSPECTIONS OF THE BMP s WILL BE CONDUCTED AND A CURRENT LOG, SPECIFYING THE EXACT NATURE OF THE INSPECTION AND A CURRENT LOG, SPECIFYING THE EXACT THE CONSTRUCTION SITE AT ALL TIMES AND WILL BE AVAILABLE FOR THE REVIEW BY THE BUILDING OFFICAL.

    AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND AL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/OR INACCURATE INFORMATION , FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW

    OWNER OR AUTHORIZED REPRESENTATIVE (PERMITEE) DATE

21. THE FOLLOWING BMP FROM THE CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK – JANUARY 2003, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. BMP ##s FROM THE CALIFORNIA STORM WATER BMP HANDBOOK – MARCH 1993 MAY BE USED IF DETAIL IN INDICATED.

ADDITIONALGENERAL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCTED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. A. VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO STREET.

   B. ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE AWAY FROM THE EDGE OF THE FILL.
5. STANDBY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORM.
6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SNER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD. TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAGS BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRVAL
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

7. THE STANDARD VELOCITY CHECK DAM SHALL HAVE A MINIMUM HEIGHT OF 12-INCHES.VELOCITY CHECK DAMS ACROSS OUTLETS OF ALL LOTS SHALL HAEV A MINIMUM HEIGHT OF 18-INCHES. VELOCITY CHECK DAMS CONSTRUCTED WITH SANDBAGS THAT ARE 18-INCHES HIGH SHALL BE BUILT WITH A DOUBLE ROW.
8. VELOCITY CHECK DAMS SHALL BE PROVIDED IN ALL UNPAVED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

9. AFTER SENER AND UTILITY TRENCHES ARE BACK FILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE POUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT IN THE CENTERLINE OF A CROWNED STREET.
10. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON FROM OCTOBER 1 TO APRIL 15.
11. ALL BASINS AND CHECK DAMS SHALL HAVE THE DEBRIS AND SILT REMOVED AFTER EACH STORM TO RESTORE THEIR CAPACITY.
12. SANDBAGS SHALL BE STOCKPILED IN THE DEBRIS AND SILT REMOVED EROSION PLANS, READY TO BE PLACED IN POSITION WEN RAIN FORECAST IS 40% OR WHEN DIRECTED BY THE INSPECTOR.
13. BRUSH AND GROUND COVER MAY NOT BE REMOVED MORE THAN 10 FEET ABOVE FILLS BETWEEN DECEMBER 1 AND APRIL 15.
14. ALL CUT & FILL SLOPES SHALL BE COVERED WITH 10 MIL, PLASTIC SHEETING TO BE HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDRO-SEEDED).
15. ENOUGH SANDBAGS WILL BE STOCKPILED ONSITE TO EFFECTUATE THIS PLAN AS SHOWN PER THIS PLAN THOSE SANDBAGS SHOWN ON THIS PLAN THAT DO NOT IMPEDE GRADING WORK BEING DONE, WILL BE PLACED PER PLAN AND AS REQUIRED BY THE INSPECTOR(S) PUBLIC WORKS OR BUILDING & SAFETY) IN THE FIELD .

EROSION CONTROL

EC1-SECHEDULING
EC2-PRESERVATION OF EXISTING VEGETATION
EC3-HYDRAULIC MULCH
EC4-HYDROSEEDING
EC5-SOIL BINDER
EC6-STRAW MULCH
EC7-GEOTEXTILES AND DRAINAGE SWALES
EC8-WOOD MULCHING
EC9-EARTH DIKES AND DRAINAGE SWALES
EC10-VELOCITY DISSIPATION DEVICES
EC11-SLOPE DRAINS
EC12-STREAMBANK STABILIZATION
EC13-POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE
SE2-SEDIMENT BASIN
SE3-SEDIMENT TRAP
SE4-CHECKDAM
SE5-FIBER ROLLS
SE6-GRAVEL BAG BERM
SE7-STREET SWEEPING AND VACUUMING
SE8-SANDBAG BARRIER
SE10-STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1-WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2-STABILIZED CONSTRUCTION ROADWAY
TC3-ENTERANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES
NS2-DEWATERING OPERATIONS
NS3-PAVING AND GRINDING OPERATIONS
NS4-CLAER WATER DEVERTION
NS5-CLAER WATER DEVERTION
NS6-ILLICIT CONNECTION/DISCHARGE
NS7-POTABLE WATER/IRRAGATION
NS8-VEHICLE AND EQUIPMENT CLEANING
NS9-VEHICLE AND EQUIPMENT FUELING
NS10-VEHICLE AND EQUIPMENT MAINTENANCE
NS11-PILE DRIVING OPERATIONS
NS12-CONCRETE CURING
NS13-CONCRETE FINISHING
NS14-MATERIAL AND EQUIPMENT USE
NS15-DEMOLITION ADJACENT TO WATER
NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1-MATERIAL DELIVERY AND STORAGE
WM2-MATERIAL USE
WM3-STOCKPILE MANAGEMENT
WM4-SPILL PREVENTION AND CONTROL
WM5-SOLID WASTE MANAGEMENT
WM6-HAZARDOUS WASTE MANAGEMENT
WM7-CONTAMINATION SOIL MANAGEMENT
WM8-CONCRETE WASTE MANAGEMENT
WM9-SANITARY/SEPTIC WASTE MANAGEMENT
WM10-LIQUID WASTE MANAGEMENT

CONSTRUCTION DUST CONTROL

DUST CONTROL MEASURES ARE USED TO STABILIZE SOIL FROM WIND EROSION AND TO REDUCE DUST GENERATED BY CONSTRUCTION ACTIVITIES.

AVOID OVER WATERING WHEN WATER IS USED FOR DUST CONTROL. OVER WATERING MAY CAUSE EROSION.

CONTACT THE LOCAL AGENCY FOR APPROVAL WHEN USING DUST CONTROL INHIBITORS OTHER THAN WATER.

MINIMIZE THE IMPACT OF DUST BY ANTICIPATING THE DIRECTION OF PREVAILING WINDS AND PROVIDE COVERS FOR HAUL TRUCKS TRANSPORTING MATERIALS THAT CONTRIBUTE TO THE DUST.

CONTROL DUST FROM HAUL ROADS, PARKING AND STAGING AREAS. REDUCE SPEED AND TRIP FREQUENCY ON UNPAVED ROADS.

ASPHALT AND BITUMINOUS PRODUCTS

PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS FROM ASPHALT AND BITUMINOUS OPERATIONS, BY PREVENTING RUN-ON AND RUN-OFF DURING THE OPERATION, PROPERLY DISPOSING OF WASTES, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

AVOID PRIME OR TACK COATING DURING WET WEATHER.

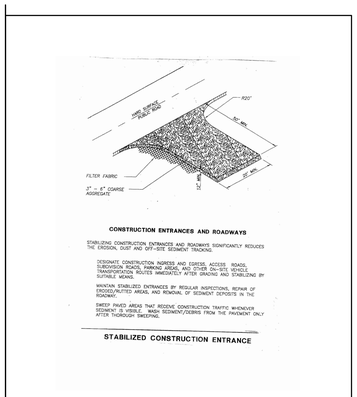
STORE MATERIALS AWAY FROM DRAINAGE COURSES TO PREVENT MATERIAL FROM ENTERING THE RUN-OFF.

COVER CATCH BASINS AND MANHOLES WHEN APPLYING SEAL COAT, TACK COAT, SLURRY SEAL, FOG SEAL, ETC.

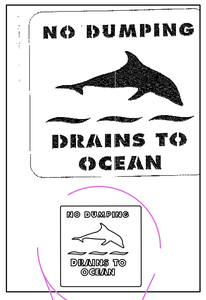
MAKE SURE SAND OR GRAVEL PLACED OVER NEW ASPHALT DOESN'T WASH INTO STORM DRAINS, STREETS, OR CREEKS.

DISPOSE OF OLD ASPHALT PROPERLY .COLLECT AND REMOVE ALL BROKEN ASPHALT FROM THE SITE AND RECYCLE WHENEVER POSSIBLE, DO NOT DISPOSE OF ASPHALT PRODUCTS INTO WATERWAYS.

FOLLOW THE STORM WATER PERMITTING REQUIREMENTS FOR INDUSTRIAL ACTIVITIES IF PAVING INVOLVES AN ON-SITE MIXING PLANT.



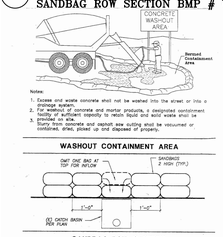
1 STABILIZED CONSTRUCTION ENTRANCE
BMP # TC-3



"NO DUMPING" STENCIL PER COUNTY OF LOS ANGELES STANDARD

DETAIL "C"
STENCIL
NOT TO SCALE

2 STENCIL TO BE AFFIXED AT DISPERSAL POINT



3 WASH OUT CONTAINMENT AREA
SANDBAG ROW SECTION BMP # WM-8

3 AT WASH OUT AND OTHER PROTECTED AREAS

..\STAMP-18--.jpg

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BMP DETAILS
& NOTES & WWECP
& LOCAL SWPPP

DATE
SCALE
DRAWN
JOB
SHEET
C-4

- Use of insecticides, herbicides, fertilizer, chemical or any toxic chemical substance in any native landscape area is prohibited. Fertilizer or herbicides should not be used for soil preparation in native plant areas; amendments such II native plant mulch should be u1ed Instead. Herbicide is allowed only where necessary to protect or enhance the habitat Itself, such as for eradication of Invasive plant species. (§22.44.1240.B.13)

- The use of rodenticides Is prohibited. Use of non-pervasive measures for rodent control, such as trapping and fumigation, is preferred when needed. (§22.44.1240.B.13)

- No herbicide or other chemical use is permitted on native plant areas. All plants indicated on the original plan are native plants, except Romneya Coulteri, and It will be fine without chemical applications.

- Rodenticide use is prohibited. For Rodent Control, use non-pervasive methods such as fumigation and trapping.

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: LANDSCAPE PLAN
SHEET 3: IRRIGATION PLAN
SHEET 4: FUEL MODIFICATION PLAN

WATER AUDIT NOTES

THE CONTRACTOR 'NILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIEID OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCENIT THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE \MTH THE FOLLOWING SCHEDULE·

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASKS	FREQUENCY
1. CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK VVIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH ADJUST AS NECESSARY.	MONTHLY
3.POC-VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY
4.REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST PS NEEDED.	QUARTERLY
5. MAINLINE AND LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6.SPRINKLERS Visually CHECK FOR ANY BROKEN MISSIGNED OR CLOGGED HEADS. HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.	WEEKLY
7.FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS.	MONTHLY

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDMOUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

MAINTENANCE SCHEDULES

Maintenance Schedules. A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package.

Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing irrigation equipment, resetting the automatic controller, aerating and detaching turf areas, replenishing mulch, ferti1121ng, pruning, and weeding in all landscape areas.

Whenever possible, repair of irrigation equipment shall be done with the originally specified materials or their equivalents.

A landscape irrigation audit schedule as required in chapter 20.09 of Title 20 may be recommended. The maximum period between audits shall be five years.

IRRIGATION AUDIT SCHEDULES

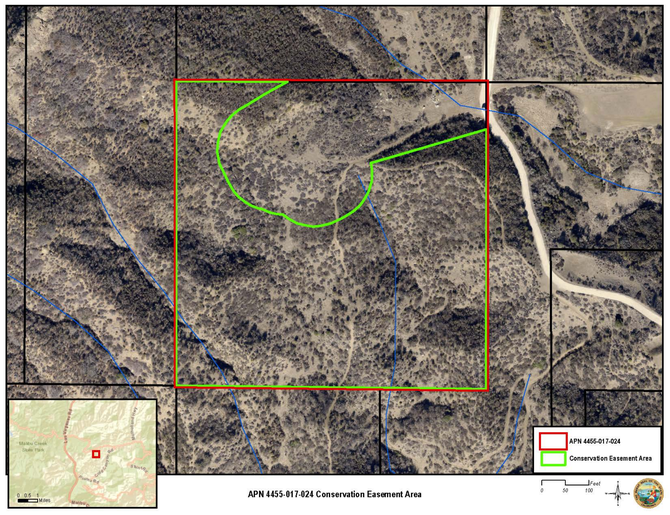
Landscape Irrigation Audit Schedules. A schedule of landscape Irrigation audits of at least every five years must be established, for ell but single-family residences, and other projects with a landscape area less than 1 acre (0.405 ha). As required in Chapter20.09 of Title 20 (Utilities Codes), an audit satisfying the following conditions shall be submitted to the County as part of the landscape documentation package.

At a minimum, audits shall be in accordance with the latest State of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook, prepared for the California Department of Water Resources, Water Conservation Office, the entire document, which Is hereby incorporated by reference.

The schedule shall provide for landscape irrigation audits to be conducted by a qualified individual as determined by the Director at least once every five years in accordance with the requirements of Title 20, Division 1 of the Los AA gales County Code.

NOTE

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LANO SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.



APN 4455-017-024 Conservation Easement Area

Map may not be to scale

STREET TREE NOTE
Street trees within public right of way are to be planted per approved street improvement plans.

HARDSCAPE NOTE
All hardscapes, retaining walls, swimming pools, and/or block walls must be reviewed and approved under separate permit.

TOTAL SQUARE FOOTAGE LANDSCAPED AREA: 9,168 SQ. FT.

APN #4455-017-024
PROJECT #2017-004054-(3)

AFGHANI RESIDENCE
25730 MULHOLLAND HWY.
MALIBU, CALIFORNIA 90265

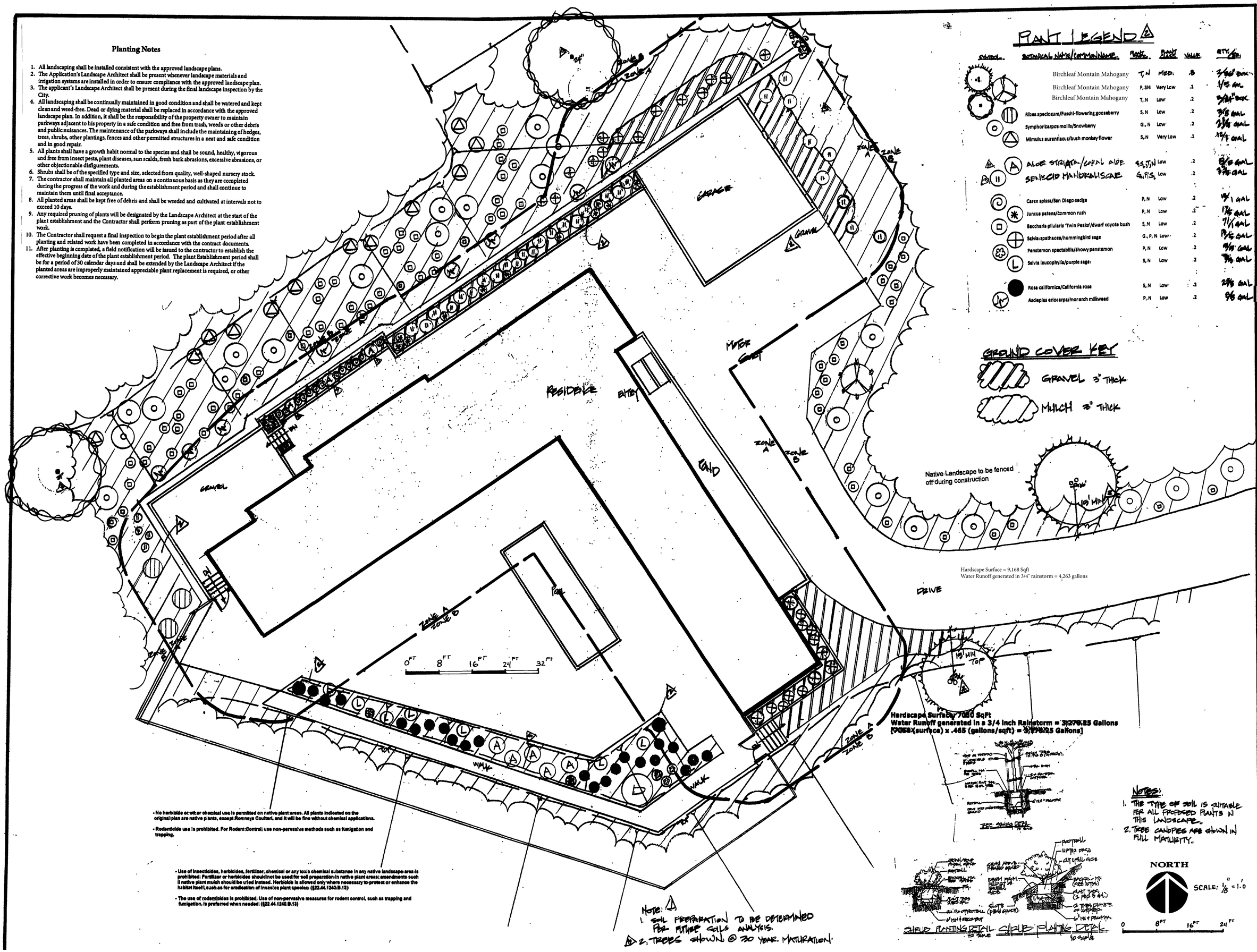
PREPARED BY:

DESIGN CONCEPTS LANDSCAPE, INC.
MARSH SANDERS
586 OTERO COURT
CAMARILLO, CA 93010
(805)522-1266
CA LANDSCAPE ARCH. LICENSE 2292

Revised: 12/18/2019 per County Corrections

Planting Notes

1. All landscaping shall be installed consistent with the approved landscape plans.
2. The Application's Landscape Architect shall be present whenever landscape materials and irrigation systems are installed in order to ensure compliance with the approved landscape plan.
3. The applicant's Landscape Architect shall be present during the final landscape inspection by the City.
4. All landscaping shall be continually maintained in good condition and shall be watered and kept clean and weed-free. Dead or dying material shall be replaced in accordance with the approved landscape plan. In addition, it shall be the responsibility of the property owner to maintain parkways adjacent to his property in a safe condition and free from trash, weeds or other debris and public nuisances. The maintenance of the parkways shall include the maintaining of hedges, trees, shrubs, other plantings, fences and other permitted structures in a neat and safe condition and in good repair.
5. All plants shall have a growth habit normal to the species and shall be sound, healthy, vigorous and free from insect pests, plant diseases, sun scalds, fresh bark abrasions, excessive abrasions, or other objectionable disfigurements.
6. Shrubs shall be of the specified type and size, selected from quality, well-shaped nursery stock.
7. The contractor shall maintain all planted areas on a continuous basis as they are completed during the progress of the work and during the establishment period and shall continue to maintain them until final acceptance.
8. All planted areas shall be kept free of debris and shall be weeded and cultivated at intervals not to exceed 10 days.
9. Any required pruning of plants will be designated by the Landscape Architect at the start of the plant establishment and the Contractor shall perform pruning as part of the plant establishment work.
10. The Contractor shall request a final inspection to begin the plant establishment period after all planting and related work have been completed in accordance with the contract documents.
11. After planting is completed, a field notification will be issued to the contractor to establish the effective beginning date of the plant establishment period. The plant Establishment period shall be for a period of 30 calendar days and shall be extended by the Landscape Architect if the planted areas are improperly maintained appreciable plant replacement is required, or other corrective work becomes necessary.



PLANT LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	PLANT TYPE	PLANT FORM	VALUE	QTY/SIZE
	Birchleaf Montain Mahogany	T, N	MED.	.8	3/36" BOX
	Birchleaf Montain Mahogany	P, SN	Very Low	.1	1/15 GAL
	Birchleaf Montain Mahogany	T, N	Low	.2	3/24" BOX
	Ribes speciosum/Fuschi-flowering gooseberry	S, N	Low	.2	3/5 GAL
	Symphoricarpos mollis/Snowberry	G., N	Low	.2	2/5 GAL
	Mimulus aurantiacus/bush monkey flower	S, N	Very Low	.1	12/1 GAL
A	ALOE STRIATA/CORAL ALOE	G, S, T, N	Low	.2	6/5 GAL
II	SENECIO MANDRALISCAE	G, P, S,	Low	.2	3/5 GAL
	Carex spissa/San Diego sedge	P, N	Low	.2	18/1 GAL
	Juncus patens/common rush	P, N	Low	.2	17/5 GAL
	Baccharis pilularis 'Twin Peaks'/dwarf coyote bush	S, N	Low	.2	71/1 GAL
	Salvia spathacea/hummingbird sage	G., P, N	Low	.2	8/5 GAL
	Penstemon spectabilis/showy penstemon	P, N	Low	.2	9/1 GAL
L	Salvia leucophylla/purple sage	S, N	Low	.2	7/5 GAL
	Rosa californica/California rose	S, N	Low	.2	25/5 GAL
	Asclepias erlocarpa/monarch milkweed	P, N	Low	.2	8/5 GAL

GROUND COVER KEY

GRAVEL 3" THICK

MULCH 3" THICK

- No herbicide or other chemical use is permitted on native plant areas. All plants indicated on the original plan are native plants, except Romneya Coulteri, and it will be fine without chemical applications.
- Rodenticide use is prohibited. For Rodent Control, use non-pervasive methods such as fumigation and trapping.
- Use of insecticides, herbicides, fertilizer, chemical or any toxib chemical substance in any native landscape area is prohibited. Fertilizer or herbicides should not be used for soil preparation in native plant areas; amendments such il native plant mulch should be uted instead. Herbicide is allowed only where necessary to protect or enhance the habitat itself, such as for eradication of invasive plant species: (§22.44.1240.B.13)
- The use of rodenticides is prohibited. Use of non-pervasive measures for rodent control, such as trapping and fumigation, is preferred when needed: (§22.44.1240.B.13)

Note:
1. SOIL PREPARATION TO BE DETERMINED FOR FUTURE SOILS ANALYSIS.
2. TREES SHOWN @ 30 YEAR. MATURATION.

SHRUB PLANTING DETAIL
NO SCALE

SHRUB PLANTING DETAIL
NO SCALE

NOTES:
1. THE TYPE OF SOIL IS SUITABLE FOR ALL PROPOSED PLANTS IN THIS LANDSCAPE.
2. TREE CANOPIES ARE SHOWN IN FULL MATURITY.

REVISED: 12/18/2019

REVISED: 12/18/2019

BY: DESIGN CONCEPTS
LANDSCAPE ARCHITECTURE
5810 STORO AVE
CAMPBELL, CA 95010
(408) 922-1266

DATE: 6/25/18
SCALE: 1/8" = 1'-0"
SHEET: 2 of 4

PROJECT: AFGHANI RESIDENCE
25750 MULHOLLAND HWY
MALIBU, CA 90265
APN #4455-017-024

LANDSCAPE PLAN

IRRIGATION SCHEDULE FOR PLANT ESTABLISHMENT

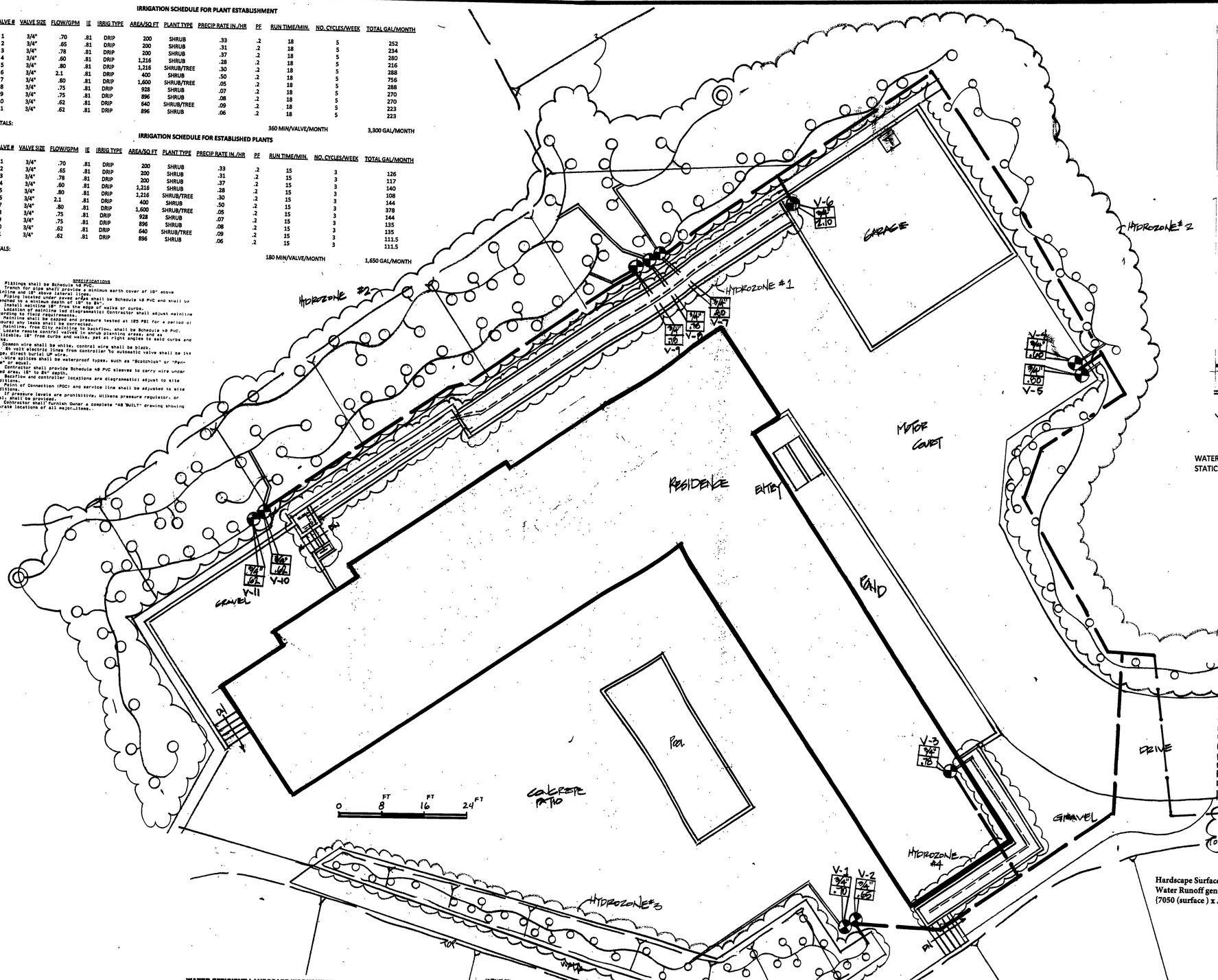
VALVE #	VALVE SIZE	FLOW/GPM	IE	IRRIG TYPE	AREA/SQ FT	PLANT TYPE	PRECIP RATE IN./HR	PF	RUN TIME/MIN.	NO. CYCLES/WEEK	TOTAL GAL/MONTH
1	3/4"	.70	.81	DRIP	200	SHRUB	.33	.2	18	5	252
2	3/4"	.65	.81	DRIP	200	SHRUB	.31	.2	18	5	234
3	3/4"	.78	.81	DRIP	200	SHRUB	.37	.2	18	5	280
4	3/4"	.60	.81	DRIP	1,216	SHRUB	.28	.2	18	5	216
5	3/4"	.80	.81	DRIP	1,216	SHRUB/TREE	.30	.2	18	5	288
6	3/4"	2.1	.81	DRIP	400	SHRUB	.50	.2	18	5	756
7	3/4"	.80	.81	DRIP	1,600	SHRUB/TREE	.05	.2	18	5	288
8	3/4"	.75	.81	DRIP	928	SHRUB	.07	.2	18	5	270
9	3/4"	.75	.81	DRIP	896	SHRUB	.08	.2	18	5	270
10	3/4"	.62	.81	DRIP	640	SHRUB/TREE	.09	.2	18	5	223
11	3/4"	.62	.81	DRIP	896	SHRUB	.06	.2	18	5	223
TOTALS:									360 MIN/VALVE/MONTH		3,300 GAL/MONTH

IRRIGATION SCHEDULE FOR ESTABLISHED PLANTS

VALVE #	VALVE SIZE	FLOW/GPM	IE	IRRIG TYPE	AREA/SQ FT	PLANT TYPE	PRECIP RATE IN./HR	PF	RUN TIME/MIN.	NO. CYCLES/WEEK	TOTAL GAL/MONTH
1	3/4"	.70	.81	DRIP	200	SHRUB	.33	.2	15	3	126
2	3/4"	.65	.81	DRIP	200	SHRUB	.31	.2	15	3	117
3	3/4"	.78	.81	DRIP	200	SHRUB	.37	.2	15	3	140
4	3/4"	.60	.81	DRIP	1,216	SHRUB	.28	.2	15	3	108
5	3/4"	.80	.81	DRIP	1,216	SHRUB/TREE	.30	.2	15	3	144
6	3/4"	2.1	.81	DRIP	400	SHRUB	.50	.2	15	3	378
7	3/4"	.80	.81	DRIP	1,600	SHRUB/TREE	.05	.2	15	3	144
8	3/4"	.75	.81	DRIP	928	SHRUB	.07	.2	15	3	135
9	3/4"	.75	.81	DRIP	896	SHRUB	.08	.2	15	3	135
10	3/4"	.62	.81	DRIP	640	SHRUB/TREE	.09	.2	15	3	111.5
11	3/4"	.62	.81	DRIP	896	SHRUB	.06	.2	15	3	111.5
TOTALS:									180 MIN/VALVE/MONTH		1,650 GAL/MONTH

SPECIFICATIONS

1. Pipelines shall be Schedule 40 PVC.
2. Trench for pipe shall provide a minimum earth cover of 18" above mainline and 12" above lateral lines.
3. Piping located under paved areas shall be Schedule 40 PVC and shall be trenched to a minimum depth of 18" to top of pipe.
4. Install mainline 18" from the edge of curb or curbs.
5. Location of mainline and diagrammatic connections shall be adjusted according to field requirements.
6. Mainline shall be capped and pressure tested at 125 PSI for a period of 2 hours. Pipe shall be corrected.
7. Mainline, from City mainline to backflow, shall be Schedule 40 PVC.
8. Locate remote control valves in shrub planting areas, and as applicable, 18" from curbs and walks, set at right angles to said curbs and walks.
9. Common wire shall be white, control wire shall be black, gauge, direct burial UF wire.
10. 24 volt electric lines from controller to automatic valve shall be 14 gauge, direct burial UF wire.
11. Wire splices shall be waterproof types, such as "Scotchlok" or "Pen-Tite" or equal.
12. Contractor shall provide Schedule 40 PVC sleeves to carry wire under paved area, 18" to 24" depth.
13. Backflow and controller locations are diagrammatic adjust to site conditions.
14. Point of Connection (POC) and service line shall be adjusted to site conditions.
15. If pressure levels are prohibitive, Wilkens pressure regulator, or equal, shall be provided.
16. Contractor shall furnish Owner a complete "AS BUILT" drawing showing accurate locations of all major utilities.



IRRIGATION LEGEND

SYMBOL	MODEL & MANUFACTURER	EMITTER	GPM	PSI	PATTERN
	NETAFIM TECHLINE EZ 13mm DRIP TUBE 6" SPACING	0.4	1.4 PER 100'	30	—
	NETAFIM HCVXR ½" DRIP TUBE 12" SPACING	1.16	1.93 PER 100'	30	—
	RAINBIRD PEB SERIES IN GROUND VALVE (IN VALVE BOX)	REMOTE CONTROL VALVE			
	FEBCO 825Y	BACKFLOW PREVENTION			
	NIBCO OR EQUAL	GATE VALVE			
	WATER METER	WATER METER			
T	HUNTER ICC-2401-PL (INDOOR) W/ RAINCLIK RAIN SENSOR	(ELECTRIC) AUTOMATIC CONTROLLER			
		FLOW METER			
	KING BROS. INDUSTRIES SWING CHECK VALVE	CHECK VALVE			
	WILKINS 350 SERIES	PRESSURE REGULATOR			
	RAINBIRD RBY-075-200X W/ PSI-130X-075	RBY-150MX	DRIP FILTER + FLOW CONTROL		
	MAINLINE	SCH 40 PVC			
	LATERAL LINE	CLASS 315 PVC			
	POLY TUBING	½" NETAFIM DRIP TUBING			

WATER PURVEYOR: LAS VIRGENES WATER DISTRICT
STATIC WATER PRESSURE: 194 PSI

DESIGN PRESSURE

DEVICE	LOSS
1" WATER METER	8.3
1" BACKFLOW	12.0
1" GATE VALVE	5.0
65 LF MAINLINE 1"	13.0
¾" VALVE	5.6
72 LF LATERAL + DRIP	1.65
TOTAL LOSS	47.55

SEE SHEET 4 FOR W/M BACKFLOW LOCATION

Use of insecticides, herbicides, fertilizers, chemicals or any toxic chemical substance in any native landscape area is prohibited. Fertilizer or herbicides should not be used for soil preparation in native plant areas; amendments such as native plant mulch should be used instead. Herbicide is allowed only where necessary to protect or enhance the habitat itself, such as for eradication of invasive plant species. (§22.44.1240.B.13)

c The use of rodenticides is prohibited. Use of non-pervasive measures for rodent control, such as trapping and fumigation, is preferred when needed. (§22.44.1240.B.13)

Water TANK
Re-Use water for Irrigation

Hardscape Surface: 7050 Sqft
Water Runoff generated in 1 3/4" rainstorm = 3,278.25
(7050 (surface) x .465 (gallon/sqft) = 3,278.25 Gallons)

REVISED: 12/18/2019

WATER EFFICIENT LANDSCAPE WORKSHEET

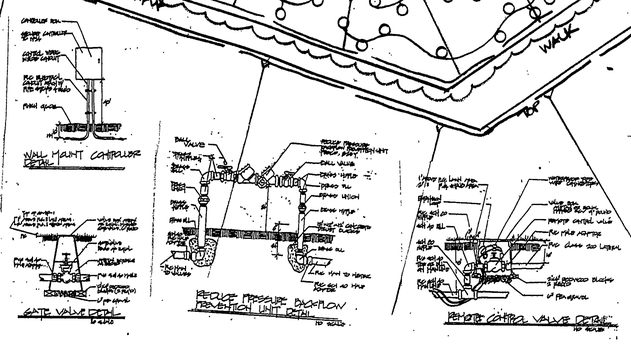
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 49.7

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 - Low Water Use	.2	Drip	.81	.25	400	100	3,039
2 - Low Water Use	.2	Drip	.81	.25	7,616	1,904	57,904
3 - Low Water Use	.2	Drip	.81	.25	960	240	7,299
4 - Low Water Use	.2	Drip	.81	.25	192	48	1,459
				Totals	9,168	2,292	69,701
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(c)	(d)	0
ETWU Total							
Maximum Allowed Water Allowance (MAWA)[e]							85,0 [illegible]

ETAF Calculations
Regular Landscape Areas:
2,292 / 9,168 = .25

All Landscape Areas:
(2,292 + 0) / (9,168 + 0) = .25



ESTIMATED TOTAL WATER USE CALCULATIONS: ETWU = (ETo) x (.62) x (PF x HA) / IE

ETo = 49.7 IE = .81 EPPT = 11.05 PF = .2

Hydrozone 1: (49.7) (.62) (.2 X 400/.81) 30.8 X 98.7 = 3,039

Hydrozone 2: (49.7) (.62) (.2 X 7,616/.81) 30.8 X 1,880 = 57,904

Hydrozone 3: (49.7) (.62) (.2 X 960/.81) 30.8 X 237 = 7,299

Hydrozone 4: (49.7) (.62) (.2 X 192/.81) 30.8 X 47.4 = 1,459

MAWA = (ETo) (.62) (.55 X LA) ETo = 49.7

HZ #1: (49.7) (.62) (.55 X 400) (220) = 6,779

HZ #2: (49.7) (.62) (.55 X 7,616) (124,375)=124,375

HZ #3: (49.7) (.62) (.55 X 960) (528) = 16,269

HZ #4: (49.7) (.62) (.55 X 192) (105.6) = 3,254

REVISED: 12/18/2019

ETWU (Estimated Total Water Usage) WORKSHEET:

Hydrozone	Water Use Type	Plant Factor (PF)	Hydrozone Area(HA)	PF X HA
1	Low	.2	400	80
2	Low	.2	7,616	1,523
3	Low	.2	960	192
4	Low	.2	192	38.4
TOTAL:				1,833.4

HYDROZONE INFORMATION TABLE

Hydrozone	Zone or Valve	Irrigation Method	Area (Sq. Ft.)	% of Landscape Area
1	6	Drip	400	5%
2	4, 5, 7, 8, 9, 10, 11	Drip	7,616	83%
3	1, 2	Drip	960	10%
4	3	Drip	192	2%
TOTAL:			9,168 sq. ft.	100%

NORTH

SCALE: 1/8" = 1.0 ft

0 8 16 24 FT

REVISED: 12/18/2019

REVISED: 12/18/2019

REVISIONS: COUNTY REVISIONS 7/15/19

DATE: 6/25/18
SCALE: 1/8" = 1'-0"
SHEET: 3 of 4

BY: DESIGN CONCEPTS
LANDSCAPE ARCHITECTURE
5860 OTERO
CAMARILLO, CA 93010
(805) 922-1266

FOR: AFGHANI RESIDENCE
25730 MULHOLLAND HWY
MALIBU, CA 90265
APN #4455-017-024

LANDSCAPE PLAN

LA COUNTY PLANNING

PROJECT NUMBER
2017-004054-(3)

HEARING DATE
4/26/2023

REQUESTED ENTITLEMENTS
Major Coastal Development Permit No. RPPL2017006647

PROJECT SUMMARY

OWNER / APPLICANT
Sam Afghani / Matt Gifani

MAP/EXHIBIT DATE
09/16/2016 (Revised 02/17/2022)

PROJECT OVERVIEW
Major Coastal Development Permit for the construction of a new 5,390-square-foot single-family residence, a detached 725-square-foot carport, a driveway, hardscape, and a new onsite wastewater treatment system (OWTS) on the northern portion of a 9.9-acre parcel. The residence and all other structures would have a maximum height of 18 feet above grade, and a total of 5,182 cubic yards ("CY") of grading – 2,204 CY cut, 387 CY fill, 1,817 CY to be exported, as well as 2,563 CY overexcavation and recompaction of the underlying pad. The total building site would be approximately 9,383 square feet. Environmental habitat categories H1, H2, and H3 are located on the site, although no new development, other than an access driveway, would occur within H1 Habitat. The new 20-foot-wide access driveway would have a length of 294 feet.

LOCATION
25740 Mulholland Highway, Calabasas

ACCESS
Mulholland Highway, an 80-foot-wide public parkway and designated scenic highway to the north, via a shared 1,200-foot-long private driveway

ASSESSORS PARCEL NUMBER(S)
4455-017-024

SITE AREA
9.9 acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountains Local Coastal Program

PLANNING AREA
Santa Monica Mountains

LAND USE DESIGNATION
RL20 (Rural Land—20 dwelling units/acre maximum)

ZONE
R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)

PROPOSED UNITS
1 dwelling unit

MAX DENSITY/UNITS
1 dwelling unit

COMMUNITY STANDARDS DISTRICT
None

ENVIRONMENTAL DETERMINATION (CEQA)
Categorically Exempt (Class 3—New Construction or Conversion of Small Structures, Class 4—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

E-MAIL ADDRESS:
tmontgomery@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 2017-004054-(3)
MAJOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017006647

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly noticed public hearing on April 26, 2023, in the matter of Project No. 2017-004054-(3), consisting of Major Coastal Development Permit No. RPPL2017006647 ("Major CDP").

2. **ENTITLEMENT(S) REQUESTED.** The permittee, Matt Gifani ("Permittee"), requests a Major CDP to construct a new 5,390-square-foot single-family residence, a 725-square-foot detached carport, a 294-foot-long access driveway, and an onsite wastewater treatment system (OWTS) with 5,182 cubic yards of grading ("Project") on a 9.9-acre property located at 25740 Mulholland Highway, unincorporated Calabasas, 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 0.3 acres of H3 Habitat, 1.2 acres of H1 Habitat, and 8.4 acres of H2 Habitat.

3. **ENTITLEMENT(S) REQUIRED**. The Major CDP is a request to construct a new single-family residence and improvements, including a new OWTS, in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) 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"), a Major CDP is required for any project that results in grading of more than 5,000 cubic yards of earth (County Code Section 22.44.1260). A Major CDP is required because the Project proposes 5,182 cubic yards of grading (2,204 cubic yards cut, 387 cubic yard fill, 1,817 cubic yards export, 2,563 cubic yards overexcavation and recompaction).

4. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 land use designation of the Santa Monica Mountains Local Coastal Program Land Use Policy Map ("LUP").

5. **ZONING.** The Project Site is located in the Malibu Zoned District and is currently zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence and its accessory structures are the principal permitted use within the R-C Zone.

6. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The 9.9-acre Project Site consists mostly of sloping terrain, almost all of which exceeds a grade of 25 percent, generally sloping downward from north to south. An

existing dirt driveway and graded pad are located near the north-central portion of the Project Site, while an additional graded area is located near its northeastern corner. The Project Site is currently mapped almost entirely as H2 Habitat within the LUP, although small portions of the northeastern portion are mapped as H1 Habitat (0.4 acres) and H3 Habitat (2,000 square feet). After site-specific surveys by the Permittee's biologist and the County Department of Regional Planning ("LA County Planning") Staff Biologist ("Staff Biologist"), the ERB recommended that the on-site habitat be remapped, which would result in approximately 0.3 acres of H3 Habitat, consisting of the graded pad and dirt driveway on the north-central portion of the Project Site, 1.2 acres of H1 Habitat, consisting of native wildflower meadows on the previously graded northeastern corner of the Project Site and Selaginella/rock outcrop habitat on the western portion of Project Site, and 8.4 acres of H2 Habitat.

B. Site Access
The Project Site is accessed by a 1,200-foot-long shared concrete driveway to Mulholland Highway, an 80-foot-wide public parkway and designated scenic highway to the north.

C. Site Plan
The Permittee proposes construction of a new 5,390-square-foot single-family residence with a 725-square-foot detached carport. The residence would be located on the northern portion of a 9.9-acre Project Site in the Santa Monica Mountains Coastal Zone and would have a maximum height of 18 feet above grade. A new OWTS would be located to the northeast of the new residence. An existing 294-foot-long dirt driveway would be paved and widened to 20 feet. A fire turnaround, landscaping, and hardscape are also proposed. The Project would result in a total building site of 9,383 square feet and 5,182 cubic yards of grading (2,204 cubic yards cut, 387 cubic yard fill, 1,817 cubic yards export, 2,563 cubic yards overexcavation and recompaction). The residence and accessory structures would have a maximum height of 18 feet above grade. In accordance with the ERB's recommended remapping, the proposed development and all fuel modification areas are completely located within H3 and H2 Habitats .

7. **PUBLIC COMMENTS.** LA County Planning Staff has not received any public comments regarding the Project.

8. **AGENCY RECOMMENDATIONS.**

A. The County Department of Parks and Recreation, in a letter dated May 15, 2017, recommended that the Project proceed to public hearing without conditions.

B. The County Department of Public Works, in a letter dated June 6, 2017, recommended that the Project proceed to public hearing with conditions that future grading, drainage, and Low Impact Development plans be approved and that necessary state and federal waterway jurisdictional clearances be shown. Maintenance agreements and/or covenants for privately maintained drainage

devices would also be necessary. These have been added as required conditions of approval.

C. The County Fire Department ("Fire Department"), on July 11, 2017, recommended that the Project proceed to public hearing without conditions. This clearance was issued through the county's electronic permit tracking system, EPIC-LA. No letter was provided.

D. The County Department of Public Health, in a letter dated February 23, 2021, recommended that the Project proceed to public hearing with the condition that the Project, receive post-Coastal approval from said department. This has been added as a required condition of approval.

9. **CEQA DETERMINATION.**
This Project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures and Class 4 Exemption, Minor Alterations to Land) under 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, associated infrastructure, and a widened 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 with a slope of 10 percent or less which is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 5,182 cubic yards of grading, hardscaping, and fuel management activities associated with a new single-family residence, mostly associated with widening a driveway and recompaction of an existing unstable pad.

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 cited herein. 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 include project activities which will have a significant effect on the environment due to unusual circumstances. 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 as the biological inventory and environmental assessment of the area of project disturbance do 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 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. While there is some development that affects habitat mapped as H2 (sensitive), this development is composed mostly of non-irrigated fuel modification. 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 were adjusted to avoid observed occurrences of sensitive species. Therefore, the remaining fuel modification of H2 habitat would be the minimum required and would result in no unusual impacts to a habitat of critical concern. While some sensitive plant species were mapped on the Project Site, all of them are within mapped H1 Habitat not proposed for development or fuel modification.

The Project, due to its maximum height of 18 feet above grade, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

10. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the LUP because the Rural Land 20 (1 dwelling unit per 20 acres) land use designation is intended for appropriately sized single-family residential uses on large lots. A single-family residence is permitted under this designation.

11. **GOALS AND POLICIES.** The Commission finds that the Project would be consistent with the following policies of the LUP:

    Conservation and 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 the most level portion of the Project Site immediately adjacent to the existing dirt access driveway. This will avoid the need to disturb natural vegetation or grade large amounts of earth to construct a driveway and other improvements on steep slopes further to the south. The fuel modification plan avoids H1 Habitat per the recommended ERB remapping. A driveway will traverse a portion of the H1 Habitat on the Project Site's northeastern corner but this is permitted by County Code Section 22.44.1890 C.2 when there is no other feasible alternative to provide access for development on a legal parcel. The Project meets this requirement because the proposed driveway location is the Project Site's only access to an existing shared driveway, would be the minimum width required by the Fire Department, and would follow the path of an existing dirt driveway.

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 visible from the Lost Canyon Trail and thus is located in a Scenic Resource Area ("SRA"). The maximum height for a single-family residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence. The 18-foot-tall design is appropriate for the Project Site, as it minimizes the viewshed disturbance and is similar to several homes to the north. The Project would also comply with the LIP limitations on building site area, as the 9,383-square-foot building site area is less than the maximum of 10,000 square feet.

ZONING CODE CONSISTENCY FINDINGS

12. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the R-C-20 zoning classification, as a single-family residence is the principal permitted use in such zone with a CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1620 requires a Major CDP for projects proposing between 50 and 5,000 cubic yards of grading. A Major CDP is required because 5,182 cubic yards of grading is proposed.

13. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Sections 22.44.1375 and 22.44.1750, as the Project would meet all required setback standards, including the 20-foot front-yard setback, 15-foot rear-yard setback, and five-foot side-yard setback for all structures.

14. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1250. The maximum height for a single-family

residence within an SRA in the Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

15. **COLORS/MATERIALS.** The Commission finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

16. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1410. Because the Project Site is greater than one acre in size and is not within a Rural Village, no covered parking spaces are required, although a detached carport would be constructed as part of the Project.

17. **VEGETATION REMOVAL.** The Commission finds that the Project is consistent with the vegetation removal methods requirements identified in County Code Section 22.44.1240. The requested Major CDP is conditioned to prohibit the use of discing or other methods of clearance to bare earth within fuel modification areas, consistent with these requirements. The site plan associated with the Project depicts vegetation removal occurring only in areas where the single-family residence and carport will be located and within the associated fuel modification and brush clearance zones. Mapped H1 Habitats would not be subject to fuel modification. The Project is also designed to ensure that the building site area, as much as possible, is located on the least steep portion of the Project Site within H3 Habitat, per the recommended ERB remapping (see Exhibit G – Informational Maps, attached to the Report to the Commission issued on April 17, 2023).

18. **BIOLOGICAL RESOURCES**. The Commission finds that the Project is consistent with the biological resources 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 include a best management practices plan, runoff control measures, retaining a biological monitor, screening the site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, , and . At its meeting on January 27, 2020, 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 Commission finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 5,182 total cubic yards of grading, consisting of 2,204 cubic yards cut, 387 cubic yards fill, 1,817 cubic yards export, and 2,563 cubic yards overexcavation and recompaction. The Project is consistent with the applicable grading requirements because grading, including recompaction of the underlying unstable pad, would occur mostly within a level, previously graded area, and the Project is appropriately conditioned to restrict grading from initiating during the defined rainy season.

20. **EXTERIOR LIGHTING.** The Commission 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. **FENCES AND WALLS.** The Commission 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 within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. TNo fencing, other than retaining walls, are proposed for the Project Site.

22. **BUILDING SITE AREA.** The Commission 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 9,383 square feet is within the maximum building site area of 10,000 square feet.

23. **HABITAT CATEGORIES.** The Commission finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The building site area, as well as the areas of brush clearance, are designated as H3 and H2 Habitat by the LUP. While mapped H1 Habitat is located less than 200 feet to the east and west of the Project Site, no new fuel modification will be required within this area, per the plan approved by the Fire Department. A driveway will traverse a portion of the H1 Habitat on the Project Site's northeastern corner but this is permitted by County Code Section 22.44.1890 C.2 when there is no other feasible alternative to provide access for development on a legal parcel. The Project would meet this requirement because the proposed driveway location is the Project Site's only access to an existing shared driveway, would be the minimum width required by the Fire Department, and would follow the path of an existing dirt driveway.

    Development within H2 Habitat is permitted when it is the most appropriate location and no feasible site within H3 Habitat is available. While most of the residence would be located in H3 Habitat, some fuel modification, grading, and the OWTS would be located within H2 Habitat. The small area of H3 Habitat (0.3 acres), underlying unstable soil, and required fuel modification makes this encroachment unavoidable.

    While the Project would be entirely within H2 and H3 Habitat, much of the residence and its ancillary development is proposed within an H1 Quiet Zone (100-200 feet from H1 Habitat). Per the requirements of the LIP, residential development may only be permitted within an H1 Quiet Zone when it is the minimum development necessary to make use of the property, when there is no other feasible building site location, and when a maximum width is provided between development and H1 Habitat so that no H1 Habitat would be significantly degraded (County Code Section 22.44.1890 E). The Project's proposed location on the north-central portion of the Project Site is the most appropriate site for development because it is the farthest feasible distance from mapped H1 Habitat, which is equidistant to the east and west.

Moving the development location further south—while somewhat lessening the area of H1 Quiet Zone affected—would directly disturb a greater area of H2 Habitat, result in a significant increase in grading volumes due to steep slopes, and extend the required driveway beyond 300 feet. Moving the development location further south would also locate it closer to parklands immediately to the south, currently approximately 380 feet away. Development within 100 feet of parklands is prohibited by the LIP (County Code Section 22.44.1900 C) and contrary to the policies of the LUP mentioned above. Therefore, the existing graded H3 Habitat area on the northern portion of the Project Site is the most appropriate location for development.

The Project would result in 0.13 acres of direct development and 3.04 acres of fuel modification within the H2 Habitat. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program ("RCP"). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP 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.

24. **GRANT TERM.** The Commission 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

25. **The Commission finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences subject to the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, height restrictions, and scenic resources.

26. **The Commission 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 do not apply.

ENVIRONMENTAL FINDINGS

27. The Commission finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 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 Categorial Exemption specifically pertains to the proposed fuel modification and grading.

ADMINISTRATIVE FINDINGS

28. **HEARING PROCEEDINGS.** [RESERVED]

29. **LEGAL NOTIFICATION.** The Commission 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 noticed and case materials were available on LA County Planning's website. On March 23, 2023, a total of 16 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 20 to those on the courtesy mailing list for the Santa Monica Mountains Planning Area and to any additional interested parties. In addition, story poles indicating the elevation of all parts of the structure were erected at the Project Site on March 24, 2023, pursuant to the LIP requirements (County Code Section 22.44.1440.

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission'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 COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed development is in conformity with the certified local coastal program.

B. The Commission 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.

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures categorical exemption) and 15304 (Class 4, Minor Alterations to Land); and

2. Approves **MAJOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017006647** subject to the attached conditions.

ACTION DATE: April 26, 2023

MG:RG:TM
4/13/23
c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2017-004054-(3)
MAJOR COASTAL DEVELOPMENT PERMIT NO. RPPL2017006647

PROJECT DESCRIPTION

The project is a Major Coastal Development Permit ("Major CDP") to construct a new single-family residence with more than 5,000 cubic yards of grading located on a 9.9-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 Section 22.44.1090 of the County Code.

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 of 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 **$698.00**. 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 by Zoning Enforcement Staff prior to final approval (per Condition 28), one inspectionthree years after final approval, and one inspection by an LA County Planning Staff Biologist ("Staff Biologist") after five years have elapsed**. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 $200.00 per Zoning Enforcement inspection, $298.00 per Staff Biologist 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 Sections 22.44.1130 and/or 22.44.1140 of the County Code.

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 **June 26, 2023**.

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. The building site area, as defined in the County Code Section 22.44.630, shall be limited to 9,383 square feet.

17. Prior to the issuance of building permits, the permittee shall obtain a "Post Coastal Commission Approval of Onsite Wastewater Treatment System" from the County Department of Public Health ("Public Health") Environmental Health Division and a

will-serve letter from the local water purveyor with all conditions met, to the satisfaction of Public Health.

18. The permittee shall comply with all conditions set forth in the attached Public Works letter dated June 6, 2017, to the satisfaction of said department.

19. 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.

20. Equipment for grading, construction, and fuel modification shall be pressure-washed before transport to the property to remove dirt and any invasive plant propagules. Contractors for grading and construction shall be informed of a policy to pressure-wash equipment before transport to the property to remove any encrusted soil and/or plant propagules from the undercarriage, chassis, wheel wells or other parts and that the biological monitor will be checking equipment at entry to the property. Contractors shall be informed of the requirement to supply drip pans to be placed under all construction vehicles when parked on the property. The biological monitor shall have authority to check entering construction equipment and send out for washing any equipment with encrusted dirt and/or plant propagules in the undercarriage, chassis, wheel wells or other parts. The biological monitor shall report on the procedures to check equipment washing and results. The biological monitor shall report on whether the contractor has supplied drip pans to be placed under stationary equipment and other parked vehicles. The biological monitor shall report on these procedures and results in the initial project reports to LA County Planning.

21. A Construction Runoff Plan shall be prepared that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan shall be implemented during the rainy season or prior to rain events.

22. The permittee's contractor shall comply with all litter and pollution laws and shall provide covered trash receptacles so that all food scraps, food wrappers, beverage containers, etc. can be disposed of. The contractor shall empty the trash receptacles at the end of each day or as needed and dispose of the trash at an off-site landfill.

23. The permittee's contractor shall ensure that no debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into the nearby stream.

24. The permittee's contractor shall refuel and lubricate all equipment over drip pans or other appropriate containment devices.

25. The permittee's contractor shall position all stationary equipment and any equipment that is to be repaired over the drip pans or other appropriate containment devices.

26. The permittee's contractor shall check and maintain all equipment on a daily basis in order to prevent leaks. If a leak occurs, the permittee's contractor shall immediately clean up any spills and fix the leak.

27. The permittee's contractor shall make available at the property all supplies necessary for clean-up of spills (absorbent and barrier materials in quantities determined by the permittee's contractor to be sufficient to capture the largest reasonably foreseeable spill and drums or containers suitable for holding and transporting contaminated materials).

28. Prior to final approval, the H1 Habitat north of the on-site driveway shall be completely cleared of stored materials and trash. Items shall be transported to a landfill in closed containers. The debris pile containing non-native plants near the Project Site's eastern boundary shall be removed to a landfill in closed containers. LA County Planning Staff shall conduct an inspection to confirm these actions have been taken prior to final approval. Remaining non-native plants within the H1 Habitat north of the driveway shall be selectively weeded twice a year—in the spring prior to weed seed-set and in the autumn prior to winter rains.

29. H1 Habitat area north of the on-site driveway shall not be used for storage of any items, and vehicles shall not drive over the substrate during any part of the grading or construction. A temporary chain link fence, at least four feet high with steel stake support, shall be placed on the north side of the on-site driveway prior to any grading or construction. The biological monitor, in coordination with the project foremen, shall ensure maintenance of the fencing on the north side of the driveway throughout construction activities. H1 Habitat shall be protected from vehicle traffic by planting a row of mulefat (*Baccharis salicifolia*) along the north side of the driveway in the autumn following completion of construction.

30. The Staff Biologist shall inspect the Project Site for substantial compliance with the landscape and runoff plan with respect to 90 percent cover, runoff capture, and filtration five years after the certificate of occupancy is issued . At that time, the permittee shall contract with a landscape architect or other qualified person to prepare a plan depicting the existing landscape conditions, runoff capture, and runoff use within the fuel modification areas. This plan shall be provided to the LA County Planning Staff biologist for review and, if necessary, a field inspection shall be conducted. If the Project Site is found to be noncompliant with the landscape and runoff plan, a remedial plan shall be devised by the LA County Planning staff biologist. The permittee shall provide new plans when site conditions substantially comply with the approved landscape and runoff plan, or after five years, whichever is sooner.

31. Per the requirements of County Code Section 22.44.1920 J, prior to issuance of the grading or building permit for the project, the permittee shall dedicate a permanent Irrevocable Open Space Conservation Easement over all areas of the Project Site with grades of more than 50% that are located outside of the existing Conservation Easement held by the Mountains Recreation Conservation Authority (Recorded as Instrument No. 06-1803672 on August 14, 2006). This easement shall be held by the County on behalf of the People of the State of California. No development, as defined

in County Code Section 22.44.630, grazing, or agricultural activities shall be allowed in the Irrevocable Open Space Easement, except for 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 brush clearance required by the Fire Department for existing development on adjoining properties;
b. Drainage and polluted runoff control activities required and approved by Public Works and LA County Planning for permitted development;
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 a valid dedication 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 the dedication shall be approved by the Director prior to recordation. 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. The easement document shall be recorded free of prior liens, including tax liens, and encumbrances. The recorded easement 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 the easement on the Project Site shall be permanent.

32. Prior to issuance of building or grading permits, seasonally timed special status and sensitive plant survey(s) shall be conducted by a qualified botanist to document the locations(s) and number(s) of any special status plants that may occur within the Project Site. They survey(s) shall be conducted not more than one year prior to the initiation of construction and shall coincide with the appropriate blooming periods for each special status plant species with potential to occur. A summary of findings shall be submitted to LA County Planning Staff (and to other pertinent resource agencies, if necessary) prior to the onset of construction activities.

    If any special status plants are identified on the Project Site, the following avoidance and restoration measures shall be followed:

    a. All special status plants that can be feasibly avoided shall be protected from harm during the construction phase and initial fuel modification.

b. If any special status plants cannot be feasibly avoided, a mitigation plan shall be developed that contains the following information: the number of specimens affected; identification of on-site preservation location(s); method for restoration, enhancement, and/or transplanting; a performance standard replacement ratio of 1:1 per impacted Rare Plant Rank ("RPR") 4 specimen and 2:1 per impacted RPR 1, 2, or 3 specimen, to be achieved within three years; and adaptive management and remedial measures in the event that the performance standard is not achieved. If on-site mitigation is not feasible, off-site mitigation may be allowed at a replacement ratio of 2:1 per impacted RPR 4 specimen and 4:1 per impacted RPR 1, 2, or 3 specimen.

33. 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 tree height for trees less than 18 feet tall, or up to six feet maximum for trees 18 feet and taller.

34. The permittee shall include provisions for permanent irrigation in Fuel Modification Zones A and B and for temporary irrigation in Fuel Modification Zone C for establishment of new native plants in Zone C and outside of fuel modification zones.

35. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.

36. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the applicant 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.

37. 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.

38. 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 CDFW's defined nesting season (generally February 1 - 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 when 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 must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has 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.

39. Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

a. To install the screen, laborers will remove a five-foot strip of vegetation at the limits of the grading/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

b. The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.

c. Laborers installing the fence shall remain within the cut areas and any paths leading to it.

d. A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

e. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

f. A gated entrance shall allow ingress and egress. The gates shall remain open until after the biological monitor conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area (see below).

40. A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent to the driveway on the day after screening.

    a. The permittee shall plan to remove vegetation from within the screened area no more than one day after completion of the pre-construction biological resources survey.

    b. Laborers shall use handheld tools to remove the vegetation. Using handheld tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

    c. A biologist shall monitor vegetation removal to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

41. 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.

42. 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.

43. 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.

44. 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.

45. The Project shall provide mitigation through the County's Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. 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, issuance of the Project's certificate of occupancy. Should the RCP not be valid and in effect at the time of implementation of this condition, the Director shall 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 prior to issuance of grading or building permits. The habitat restoration or enhancement shall be completed prior to or concurrently with construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of certificate of occupancy for any portion of the Project.

Attachment:
Exhibit 1 Public Works letter dated June 6, 2017

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.

Building in the proposed H1 buffer area is the only feasible area to build. It is mostly flat land, and is large enough to have a home to be built on. It is also far enough from the road, where motorcycle bikers and roadster carelessly speed through, creating excessive noise. It will not encroach into the environmentally sensitive habitat area (ESHA). The proposed plan is going off the original setbacks that owners were working off on when they purchased the house, that being 100' from the ESHA. In addition, due to the numerous fuel modifications from the surrounding homes, the area has already been disturbed, and will not be affected by any proposed development.

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 property is in conformity with the public access and public recreation policies of chapter 3 of division 20 of the public resources code.

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 26th day of October at 2189 Stunt Rd, Calabasas, CA 91302

Signed

-Albert Enayati

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Meeting of January 27, 2020
(Approved by ERB on 15 June 2020)

PRESENT:

ERB Members
Rosi Dagit
Ron Durbin
Margot Griswold, PhD
Danielle LeFer, PhD
Travis Longcore, PhD (Vice Chair)
Jennifer Mongolo (Chair)

Regional Planning Staff
Rob Glaser, Supervising Regional Planner, Coastal Permits
Shirley Imsand, PhD, Senior Biologist, ERB Coordinator
Clark Taylor, Planner

Case materials, ERB Resource descriptions, and a full video recording of the ERB meeting are posted under the meeting date: http://planning.lacounty.gov/agenda/erb

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PART I – A. ROLL CALL

PART II – APPROVAL OF MINUTES

B. Discussion and approval of minutes from ERB meeting of 18 November 2019.
Motion/Second by Griswold/Longcore: Move to approve minutes
Vote - Ayes: Durbin, Griswold, Longcore, Mongolo Abstaining – Dagit, LeFer

PART III – OLD BUSINESS

C. Afghani Residence

Project No.	**2017-004054-(3)**
Permit No.	**Minor CDP RPPL2017006647**
APNs:	**4455-017-024**
Address:	**25740 Mulholland Highway, Calabasas, CA 91302**
Location:	**Cold Creek Watershed**
USGS Quad:	**Malibu Beach**
Applicant:	**Sam Afghani**
Biologist:	**Daniel S. Cooper**
DRP Planner:	**Clark Taylor for Tyler Montgomery**
DRP Biologist:	**Shirley Imsand, Ph.D., Senior Biologist**

Chair Mongolo recused from review of the project because she had worked on it as DRP biologist. Vice-Chair Longcore directed the meeting during continued project review at this meeting of January 27, 2020, Afghani Residence, R2017-004054-(3).

MINOR COASTAL DEVELOPMENT PERMIT NO. CDP RPPL2017006647

Applicant proposes the construction of a 5,390-square-foot single-family residence and 725-square-foot carport on 10-acre property in the Santa Monica Mountains Local Coastal Plan Area. The residence would have a maximum height of 18 feet above grade, and a total of 2,619 cubic yards of grading would occur (2,204 cy cut, 387 cy fill, 28 cy import, 1,845 cy export). The project would also include a septic system, driveway, and other appurtenant facilities on a total building site of approximately 9,383 square

feet. ERB review is required, as the project site is within H2 Habitat, and its access driveway traverses H1 Habitat. The pad has an elevation of approximately 830 feet and would be visible from a significant ridgeline to the west and from Lost Canyon Trail to the east, both of which are at higher elevations. Single-family residences and equestrian facilities are located within a 500-foot radius to the north, while vacant land and open space are located in all other directions. Land owned by the Mountains Restoration Trust is located immediately adjacent to the south. The project site is accessed by a private driveway that connects to Mulholland Highway, approximately 1,100 feet to the north. The existing driveway is paved and ultimately accesses vacant land further to the south. A new driveway of 290 feet in length would access the existing private driveway. Land use designation is RL20, Rural Lands—1 du/20ac; Zoning Code is R-C-20, Rural Coastal—20 Acre min. lot size.

The project originally proposed to remap 14,390 square feet of H1 Habitat on the subject property to H3 Habitat. It would also remap 1.1 acres of H2 Habitat to H1 Habitat (with *Selaginella* sp.), resulting in a total net gain of 32,117 square feet (0.7 acres) of H1 Habitat. 17,828 square feet of H2 Habitat would also be remapped as H3 Habitat. If the remapping is accepted, the resulting fuel modification would result in no fuel modification of H1 Habitat (as all Selaginella communities would be avoided) and approximately 4.4 acres of fuel modification in H2 Habitat (7,259 square feet Zone A, 1.5 acres Zone B, 2.8 acres Zone C). If the remapping is not accepted, the project would result in approximately 4.8 acres of fuel modification in H2 Habitat (12,149 square feet Zone A, 1.6 acres Zone B, 2.9 acres Zone C) and approximately 2,111 square feet of fuel modification would occur in H1 Habitat (all Zone C).

The project was reviewed by ERB on 16 April 2018, and ERB requested the project to return with evaluation of the fuel modification with respect to impact on *Selaginella* sp.; evaluation of driveway length; evaluation of alternative locations for the residence; and provide a landscape plan update to standard LIP requirements.

A modification of H3 to H1 habitat will be proposed by DRP for the northeast corner to maintain connectivity of the drainage course. Fuel modification would occur in Zone C in the brushland part of the H1 habitat to the east of the proposed residence. The proposed residence will be equidistant from the two areas of H1 on the property, in H3 habitat, and in the H1 buffer and H1 quiet zone of both areas of H1.

Resources: H1 habitat, H2 Habitat, Cold Creek Watershed, Significant Ridgeline, Lost Canyon Trail, adjacent to preserved open space

Present: Sam Afghani, Applicant
Matt Gifani, Architect
Dan Cooper, Cooper Ecological Consultants

ERB Comments:

1. ERB questioned if there were aerials from the 1970s when the disturbance of the site is stated to have first occurred. The applicant states that the entry meadow is an artifact of that clearing. Applicant: The oldest aerials available on Google are in the 1990s. Applicant states that the entry meadow is probably a result of previous disturbance. The entry H1 has no special interest plants or special wildlife habitat. The native wildflowers of the entry meadow are all common plants and not alluvial species. The biologist's experience is that the volcanic soils of the area are very coarse and even after disturbance grow back with a lot of natives, as the soils are somewhat inhospitable to non-natives. Common non-native plants characterized the area on the 2017 site visit such as *Bromus* spp., *Centaurea melitensis, Hirschfeldia* sp., *Hordeum* spp. The common shrub in the entry area is a native, *Hazardia squarrosa*, an early successional shrub of coastal sage scrub, not an alluvial fan shrub.
2. ERB proposed that the entry H1 could be a persisting wildflower meadow on soils deposited from the feeding drainage. It could possibly be compacted by storage of construction materials rather than grading. There is evidence that the wet-year native plant community is site-specific, possibly persisting from a time before disturbance, evidenced by the plant community continuation in the drainage across the entry paved road.

3. The driveway 20-ft. wide and hammerhead will need 10-ft. clear-to-sky on all sides for Fire safety. The H1 grassland area to the north has very low vegetation and does not need modification. Areas of chaparral brush will need modification to low vegetation types for 10-ft. each side of the driveway and hammerhead.
4. ERB asked about position of the septic system, shown on the Health Department approved plan as located on the east side of the house and in the H1 buffer, but on the landscape plan, shown as located south of the house outside the H1 buffer.
   -Applicant stated he has an approval from Health Dept. for septic located south of the house. DRP will need a copy of this approval.
5. ERB asked why the garage is 20- to 30-ft. separated from the house and not clustered.
   -Applicant stated that the separation was needed to accommodate a hammerhead, and still provide least impact to vegetation with fuel modification. The plan needed to be adjusted to one-story from the previous plan due to views from scenic resources of the area, but leaving the same footprint facilitated the project's progress.
6. Full cut-off of light emissions between 80-90° (10° of vertical) can be achieved by having lights recessed into structures. This is important in scenic and natural areas for eliminating night glare into dark skies.
7. The landscape plan should eliminate trees such as *Quercus agrifolia* and *Platanus racemosa*, as there are no trees in the surrounding natural landscape, and these plants require a lot of water. Substitute a native plant of the area for these trees.
8. *Romneya coulter*i is sometimes invasive, so substitute a native plant of the area for *Romneya coulteri*.
9. The house should be built of fire-resistant materials such as sheet metal and concrete-block, as it cannot be protected by vegetation like a tree grove from flying embers. This is an area of chaparral, not trees.
10. ERB questioned whether public access is allowed in the conservation easement area.
    -Staff observed equestrians using the trails of the project parcel. Staff determined there is no provision for public access in the Conservation Easement document for the project parcel. Existing easements would be honored, but none are known. Public trails could be proposed, but none have been proposed.

The Section Head of Zoning Permits District 3 stated that all debris would be cleared from the area north of the driveway on the parcel previous to the Hearing for project approval. The pile of building blocks and earth debris covered with non-native plants will also be removed if on the parcel, but will remain if on the adjacent parcel to the north.

ERB MOTIONS:

Remapping:

Motion/Second by Griswold/Dagit: ERB concurs with the proposed remapping of H1 north of driveway. The driveway and utility lines should be mapped H3. Other remapping previously approved is accepted.

Vote – Ayes: unanimous

Recommendations:

Motion/Second by Dagit/Griswold: Adopt the current recommendations for the project which include a restoration plan for the H1 area north of the driveway.

Vote – Ayes: unanimous

Consistency:

Motion/Second by Griswold/Longcore: The project is consistent with the biological resource protection policies and development standards of the Santa Monica Mountains Local Coastal Program and Local Implementation Program after modification according to recommendations.

Vote – Ayes: unanimous

PART IV– Discussion

D. Continued discussion of characteristics and timing following fire that indicate native tree survival and vigor, especially for oaks (genus *Quercus*)

ERB Comments, experience of Rosi Dagit of SMM Resource Conservation District :

1. Oaks are considered adapted to fire.
2. Since a 1993 fire, three (3) natural quadrats of 100 oaks total in the SMM have been followed through drought and fire of variable severity. The drought previous to the 1993 fire was three (3) years in duration. The most impact on trees from the 1993 fire was seen in the driest habitat, Red Rock Canyon of the SMM. After 5 years all trees showed good recovery in canopy. Only the blackened bark on trunks was evidence of recent fire.
3. In 2018, 41 quadrats of oak trees on 25 m^2-plots were added (about 200 trees)—previous to the Woolsey Fire—with the objective of census in areas with sensitive species that might be affected by drought, not necessarily to examine effects of fire. The drought preceding the Woolsey Fire was seven (7) years long. Trippet Ranch lost 20 acres of oak trees in the drought. About half of these 41 sites burned in the Woolsey Fire of 2018.11. National Park Service data sheets were used to quantify intensity of burn on the plots that burned, immediately following the fire. The data from these plots will be more quantitative and more detailed than previous data.
4. Individuals of note that might be evaluated immediately as "dead", but were not:
   -One specimen had large areas of bark falling off, yet its adventitious buds were thriving.
   -Another specimen had a basal cavity that harbored embers and a slow burn for a considerable period, had leaves severely scorched for about two-thirds of its height, and a top canopy that was apparently unscathed. This tree seems to have withstood wind forces that toppled other nearby, less apparently fire-damaged trees. The other nearby oaks fell in wind due to structural weakening.
   -Malibu Creek State Park massive oaks on the Crags Road or High Trail planted in the late 1930s by the movie company that owned the land at that time, were singed/scorched in the Woolsey Fire, and are now completely recovered, a little over one year later.

And on the other hand,

   -Dr. LeFer mentioned a number of trees that appeared to not be too badly damaged on a flat area of ground, that then uprooted after the fire. The suggested explanation is that the top roots, which are important for stability all around the tree on flat ground, could have burned to the point that structural integrity of support was lost. Strong winds in December 2018 could have toppled them.
   -One observation on Grandmother Oak was that due to root exposure above the ground, embers traveled below ground into roots and burned there for an extended period, weakening the tree stability considerably.

5. First, one should consider safety hazards likely from tree fall, but if possible, leave a tree that burned through at least one spring with rainfall before removing it as 'dead' because it has no sign of life.
6. Epicormic growth is often the first sign of life following fire, and this growth is photosynthetic providing energy to the tree. Epicormic growths are often from areas close to the center of the tree trunk, possibly most distant or protected from burn damage and centrally located to nutrient supply from the roots.
7. Riparian losses were significant in the Woolsey Fire, and remaining areas are somewhat distant from the coast. This is possibly due to reduced rainfall with climate change, causing coastal streams and ground water flows to dry before reaching the coast.
8. Sycamores, alders, and bays tend to collapse from fire and from severe drought stress, and then sprout from the base.

9. On the SMM RCD website, the Native Tree Priority Planting Plan has links to climate maps on the Regional Planning website with climate maps.
10. Observations on growth signs during a second spring are needed whenever this is affordable, before declaring a tree lost to fire damage.
11. Nurseries will usually prune back a plant with fire damage, on the theory that this concentrates the tree's energy. This is not necessarily beneficial to the tree, which, depending on species, could begin sprouts from nearly any point.
12. Tree areas have been shown to stop significant amounts of blowing embers.
13. SMM-RCD wants to experiment with planting trees at the north end of Las Virgenes Road, in the area of mustard fields near housing there. This area is a typical corridor for Santa Ana winds, and is a path that fire has taken several times to jump the 101 Freeway. Another study proposed is to look at typical wind-flow direction and ember shedding. These studies will incorporate NASA remotely-sensed data on vegetation.

Other comments:

14. Riparian areas are noted by County Fire as being more severely burned than non-riparian areas, and Fire attributes severity in riparian areas to the steep topography that typifies drainage areas with trees.
15. County Fire is considering doing more than deadwood trimming in riparian areas.
16. Horizon Hills Fire-Safe Council noted that areas protected by tree barriers upwind of houses, dropped embers before homes caught fire; areas with no protection of tree barriers often had fire destruction of houses. No quantitative data has been collected on this.
17. Even dead trees can stop embers, and they often have an additional value of tree cavities that become wildlife homes, often for species that specialize in that kind of habitat. There are a number of valuable gains in preserving even dead trees and fallen wood.
18. All are invited to see the demonstration hardened structure at County Forestry on Las Virgenes Road, created by architect Clark Stevens. The protective landscape is not yet constructed, but a grant has been applied for.

E. <u>Discussion of best practice in restoration of grassland-type habitats in areas characterized by invasive species such as *Avena* spp., *Bromus* spp., *Hirshfeldia incana*, *Centaurea melitensis,* etc.</u>

Many projects in the SMM Coastal area have fuel modification areas characterized as non-native grasslands composed chiefly of invasive (and usually flammable) species. The SMM LCP specifies that Zones B and C be planned for native plants, so it will be important to convert these invasive plant areas to natives that can be better for the environment as well as fire safety. We hope to do this without use of chemicals, as effect of chemicals on the broader above-ground and soil communities is not understood, but most probably is deleterious.

Herbicides should probably not be used in restoration to natives. Herbicides can work well for replacement with non-native plants.

Annual grasslands of invasive plants in fuel modification areas are very dependent on soil and surrounding vegetation.

Hirshfeldia incana and *Bromus* spp. would be characteristic of shrub habitat rather than perennial grasslands, which are characteristic of heavier soils.

Hirshfeldia incana will return if mowed. It is a biennial plant. It needs to be cut 0.5-1-in. below ground with a hand pick, preferably before flowering and definitely before seeding. This is manual work when done without use of herbicides. The removal would need to be done over a period of 3 years. *Hirshfeldia* does not put allelopathic chemicals into the soil. Soil amendment to add when planting natives is mycorrhizal fungi, and it is important not to disturb soil after adding the mycorrhizal amendment. One can cut out the mustard when weeding, but otherwise avoid disturbing the soil after adding mycorrhizal amendment. All native annuals and native perennial grasses are active with mycorrhizal complements, whereas invasive

mustards (family Brassicaceae) do not need mycorrhizal complements. The seed mix to add should have annuals and perennials, and it should consider soil type and successional species.

Brassica nigra does add allelopathic chemicals to the soil and is an annual. It is characteristic of heavier soils, which typically have perennial grasses. Perennial grasses are very difficult to restore. Brassica is very difficult to eradicate. Mow when Brassica flowers, but before *Brassica* drops seeds, and remove all plant parts to a landfill in closed containers. Removal of *Brassica nigra* will need to be done for multiple years until rainfall washes the allelopathic chemicals out of the soil, which takes some time in the heavier soils (soils with a high clay component). If restoration by addition of seed mix or container plants is done with mycorrhizal amendment, then the *Brassica* spp. will need to be cut out manually for a number of years. Target plants to use would be those that can tolerate clay soils, possibly laurel sumac (*Malosma laurina)* and sages (*Salvia* spp.). Laurel sumac are good for stopping embers, and they do not burn to death easily (due to deep rooting).

In eradication of *Centaurea melitensis,* timing is critical. Wait until it bolts (produces its flower buds), then cut and transport all plant parts to a landfill in closed containers. Cutting it prematurely will not work, since it continually produces new flowers when plants are mowed before flowering. Shrub plants of chaparral are the best replacement natives in areas with *Centaurea melitensis*.

Travis Longcore recommended circulation of a report authored by Margot--?

PART V – PUBLIC COMMENT

F. Public comment pursuant to Section 54954.3 of the Government Code.

No members of the public wished to address the ERB.

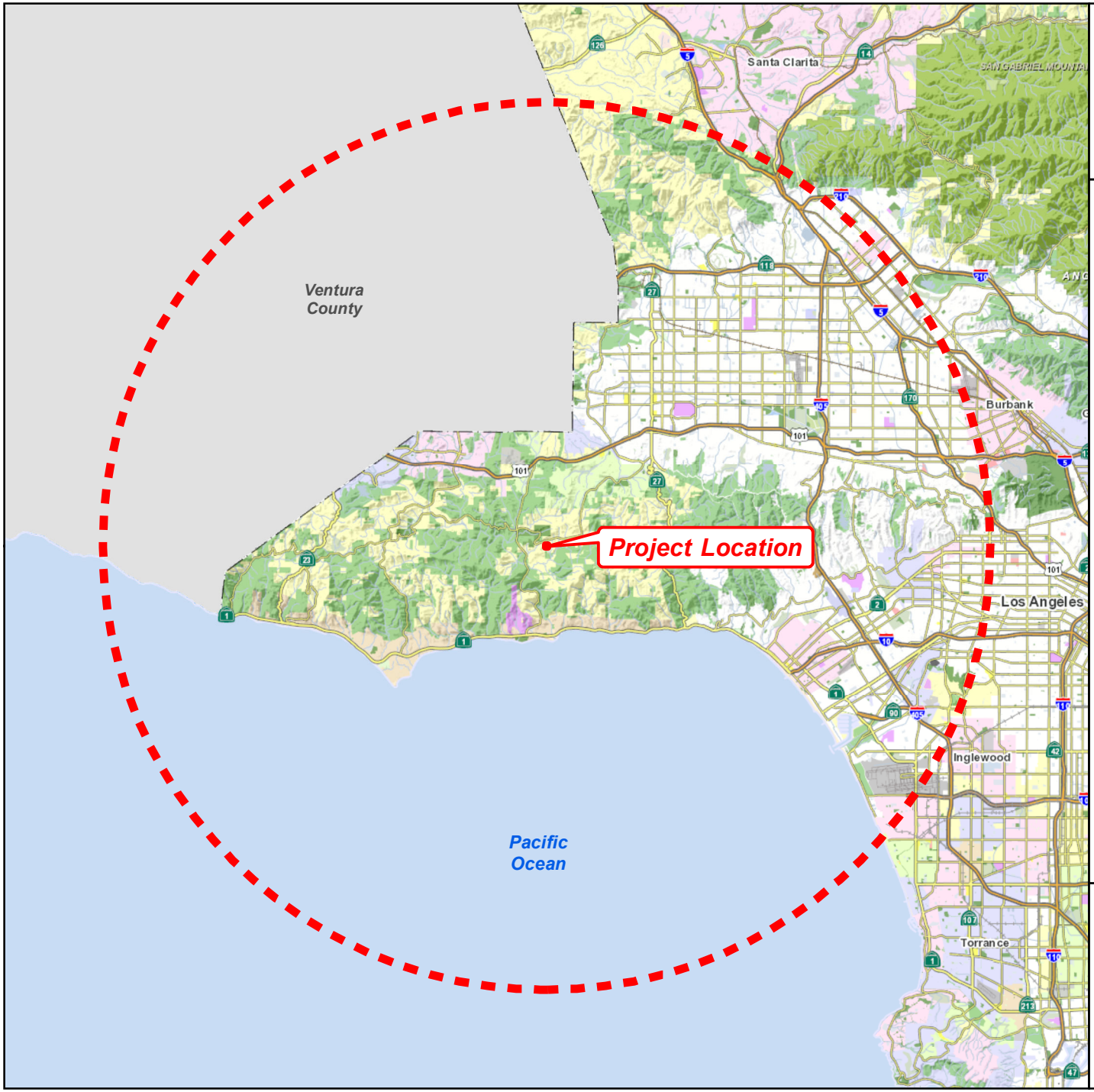
PART VI – ADJOURNMENT

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2017-004054

CDP RPPL2017006647



Miles

0 5 10

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LA COUNTY PLANNING

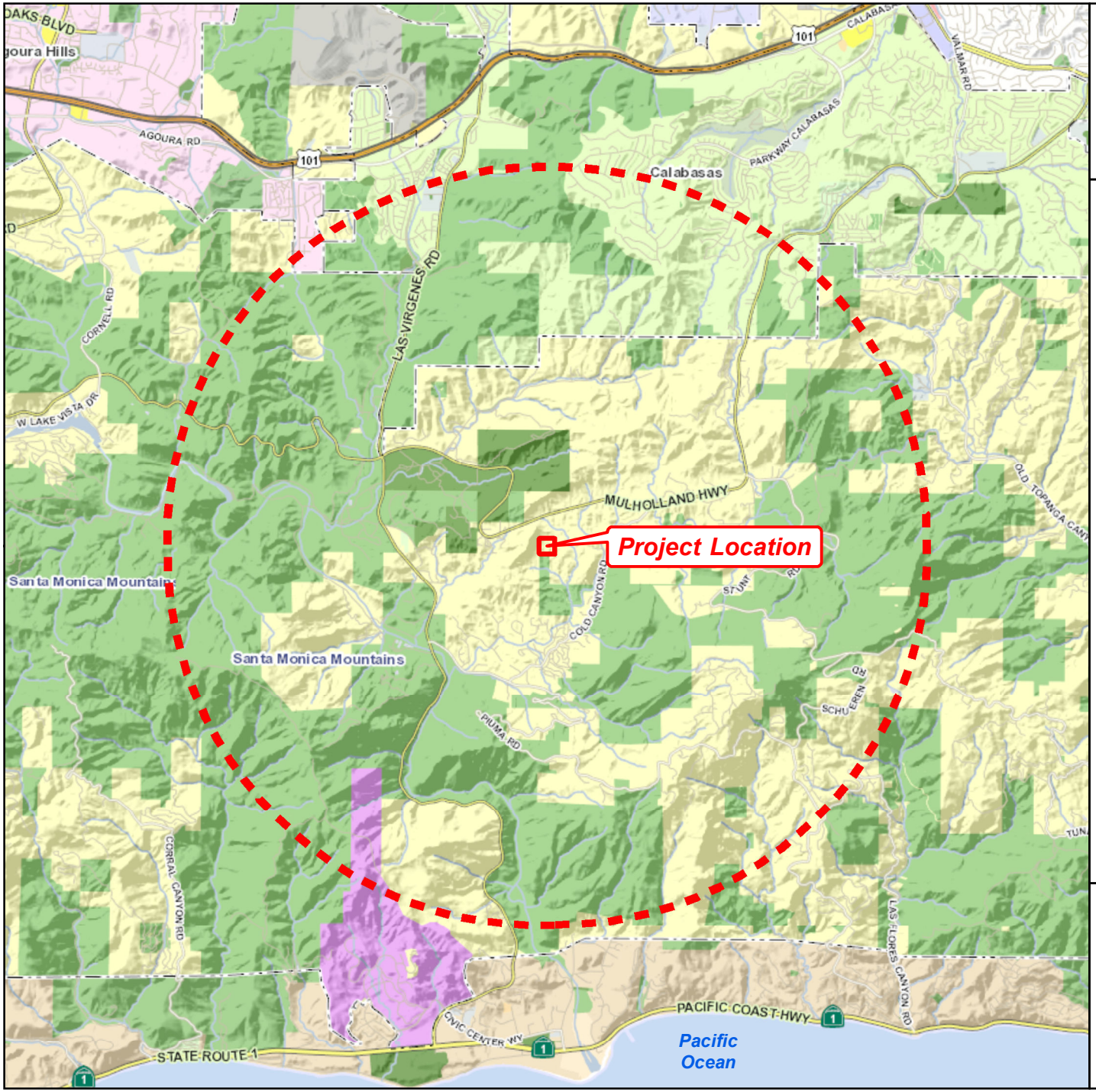
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2017-004054

CDP RPPL2017006647



Miles

0 1 2

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LA COUNTY PLANNING

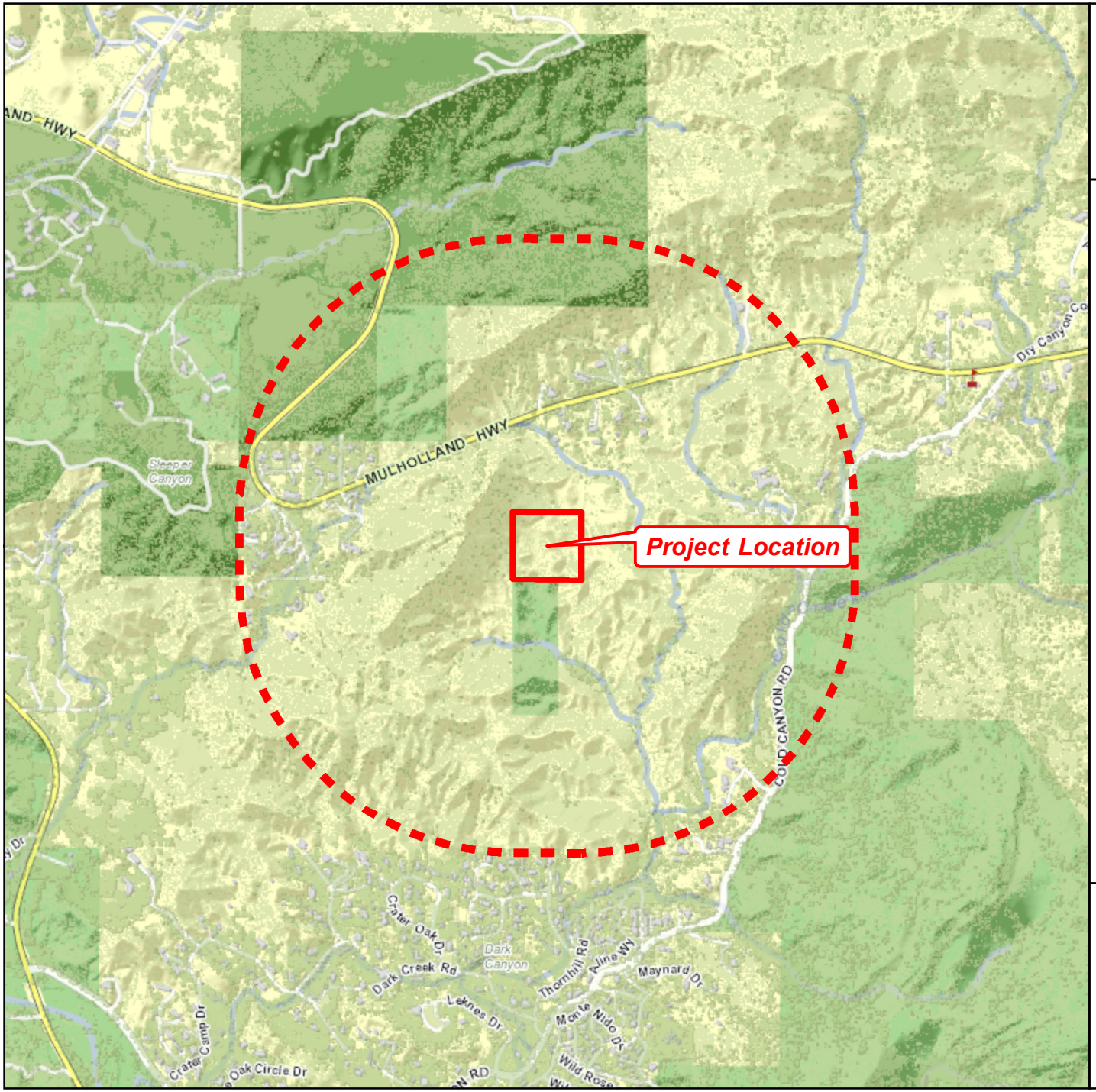
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. 2017-004054

CDP RPPL2017006647



Miles

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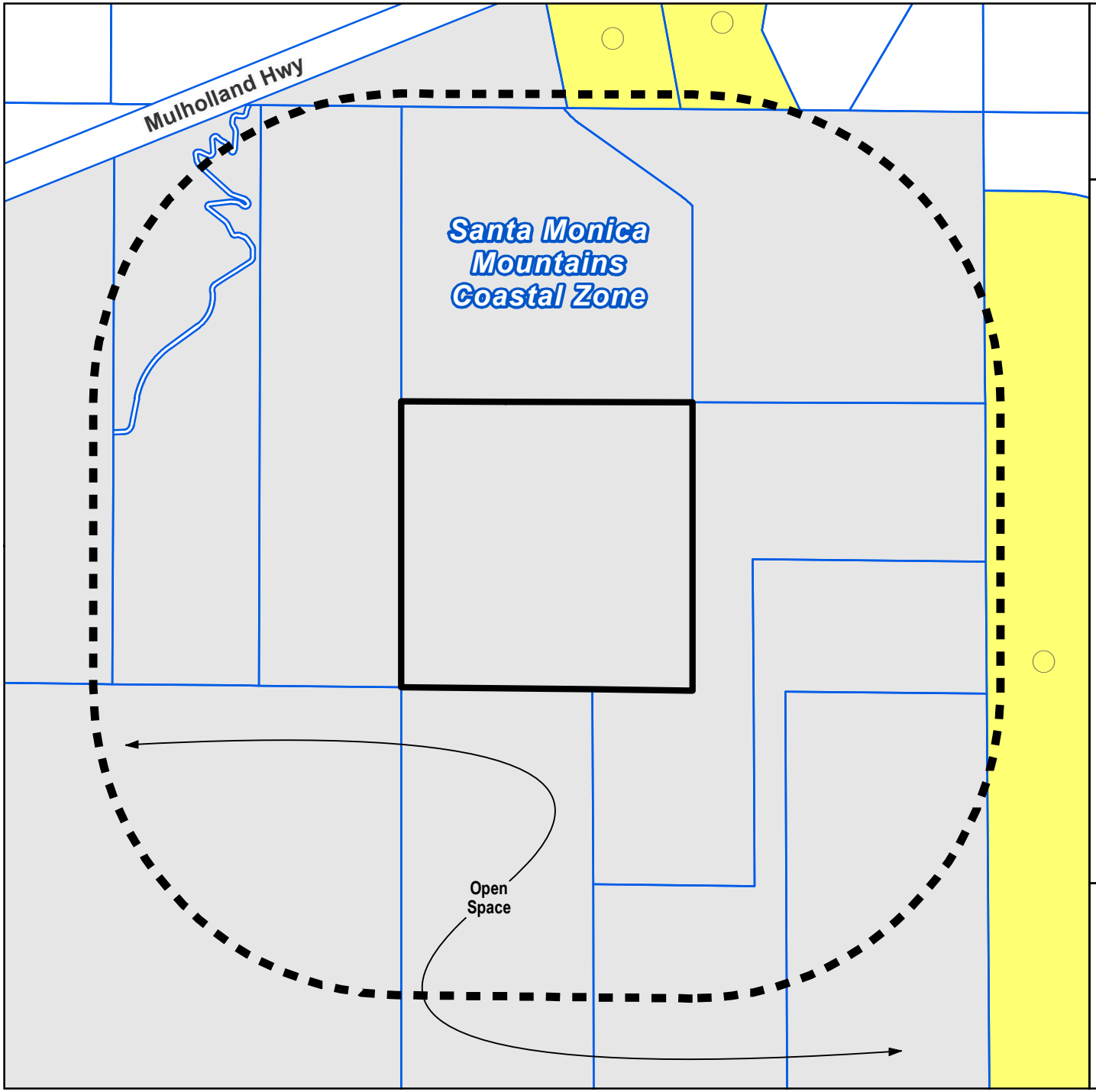
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



EXISTING LAND USE

700-FOOT RADIUS MAP

PROJECT NO. 2017-004054

CDP RPPL2017006647

700-ft Coastal Radius

Existing Land Use (Assessor Use Codes)

Residential - Single Unit*

Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.

Feet

0 250 500

N

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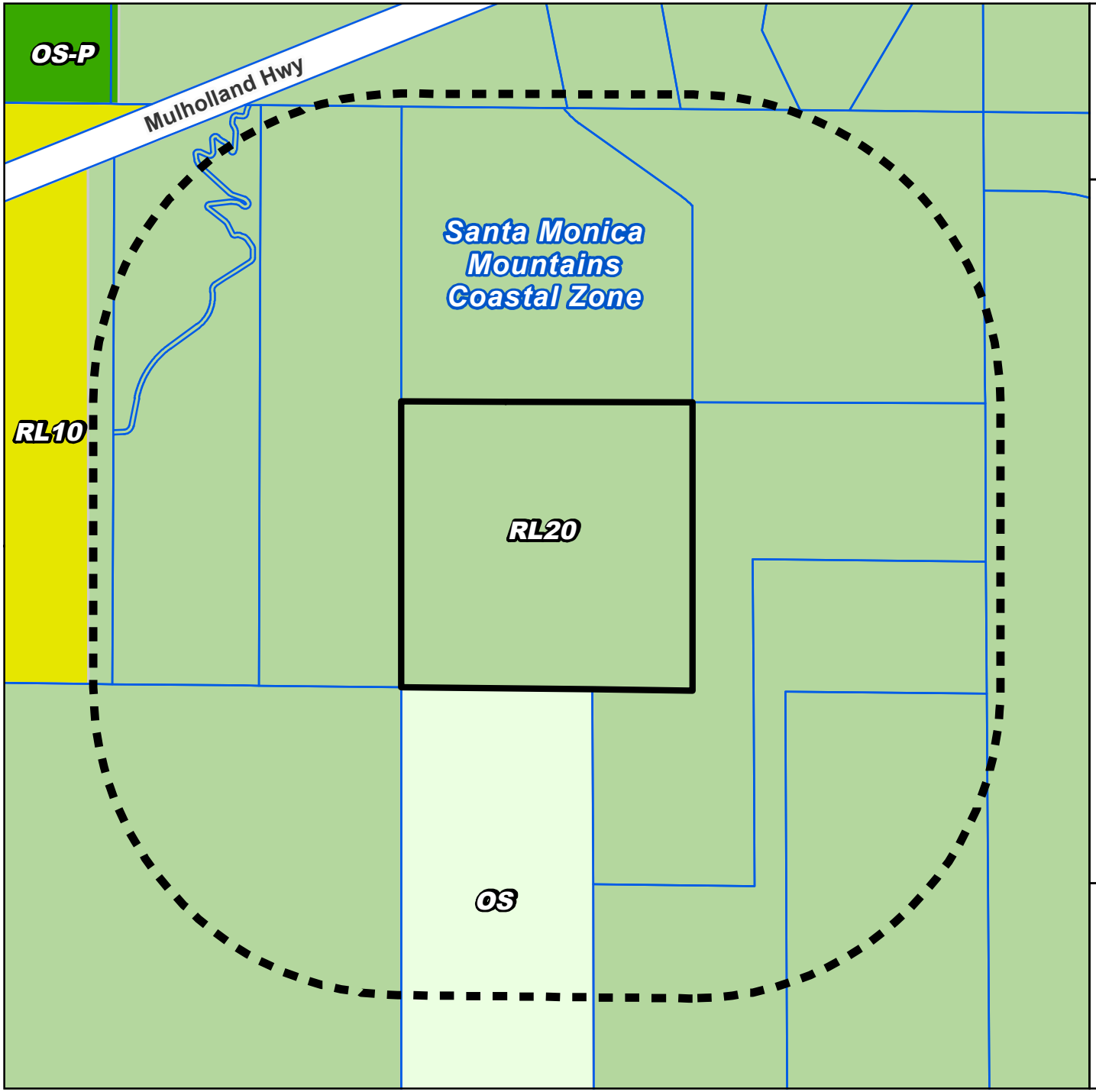
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

700-FOOT RADIUS MAP

PROJECT NO. 2017-004054
CDP RPPL2017006647

- RL20 - Rural Lands (1 du / 20 ac)
- RL10 - Rural Lands (1 du /10 ac)
- OS - Open Space
- OS-P - Open Space-Parks

Feet
0 250 500

N

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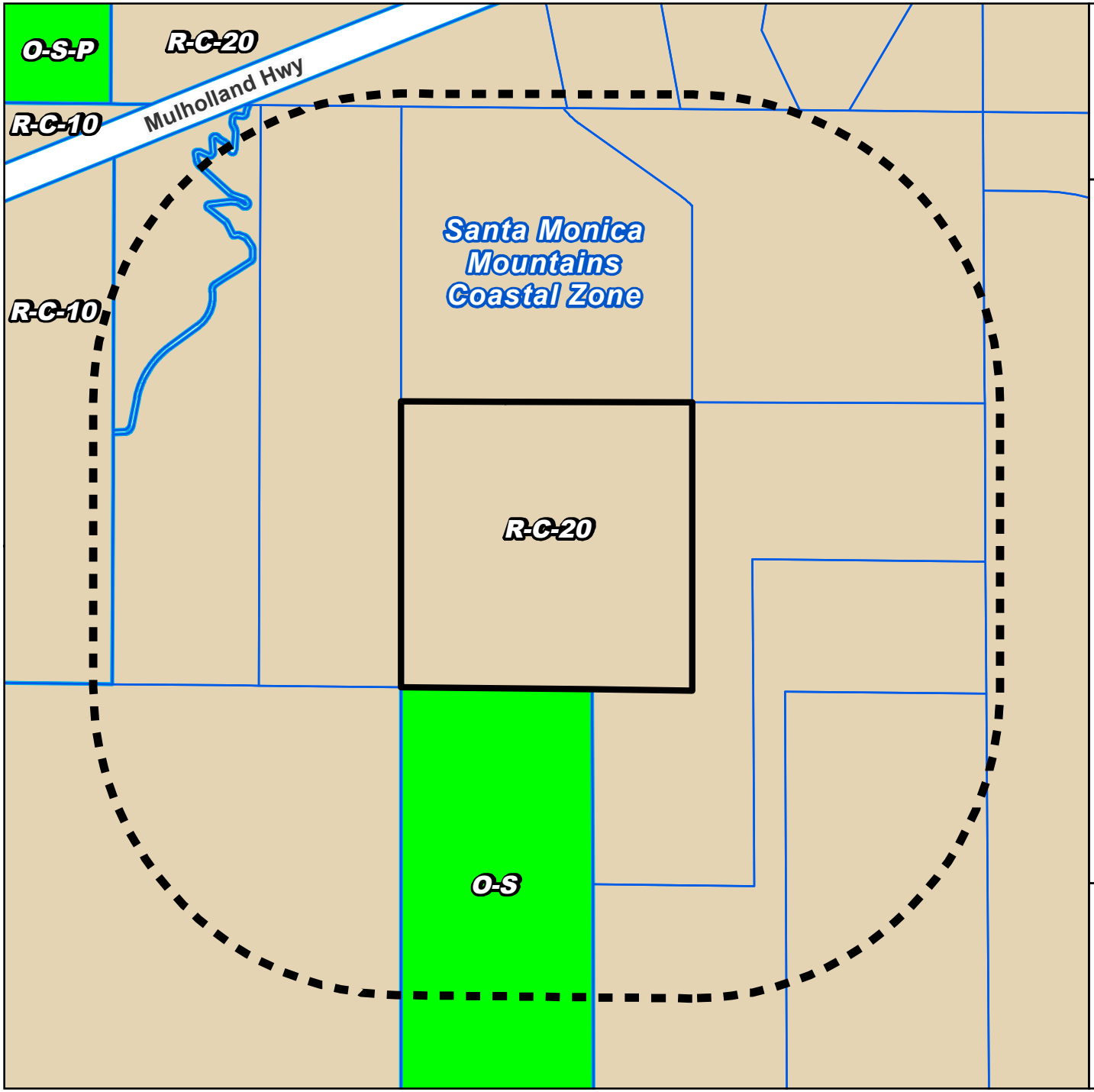
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

700-FOOT RADIUS MAP

PROJECT NO. 2017-004054
CDP RPPL2017006647

- R-C - Rural Coastal
- O-S - Open Space
- O-S-P - Open Space - Parks

Feet
0 250 500

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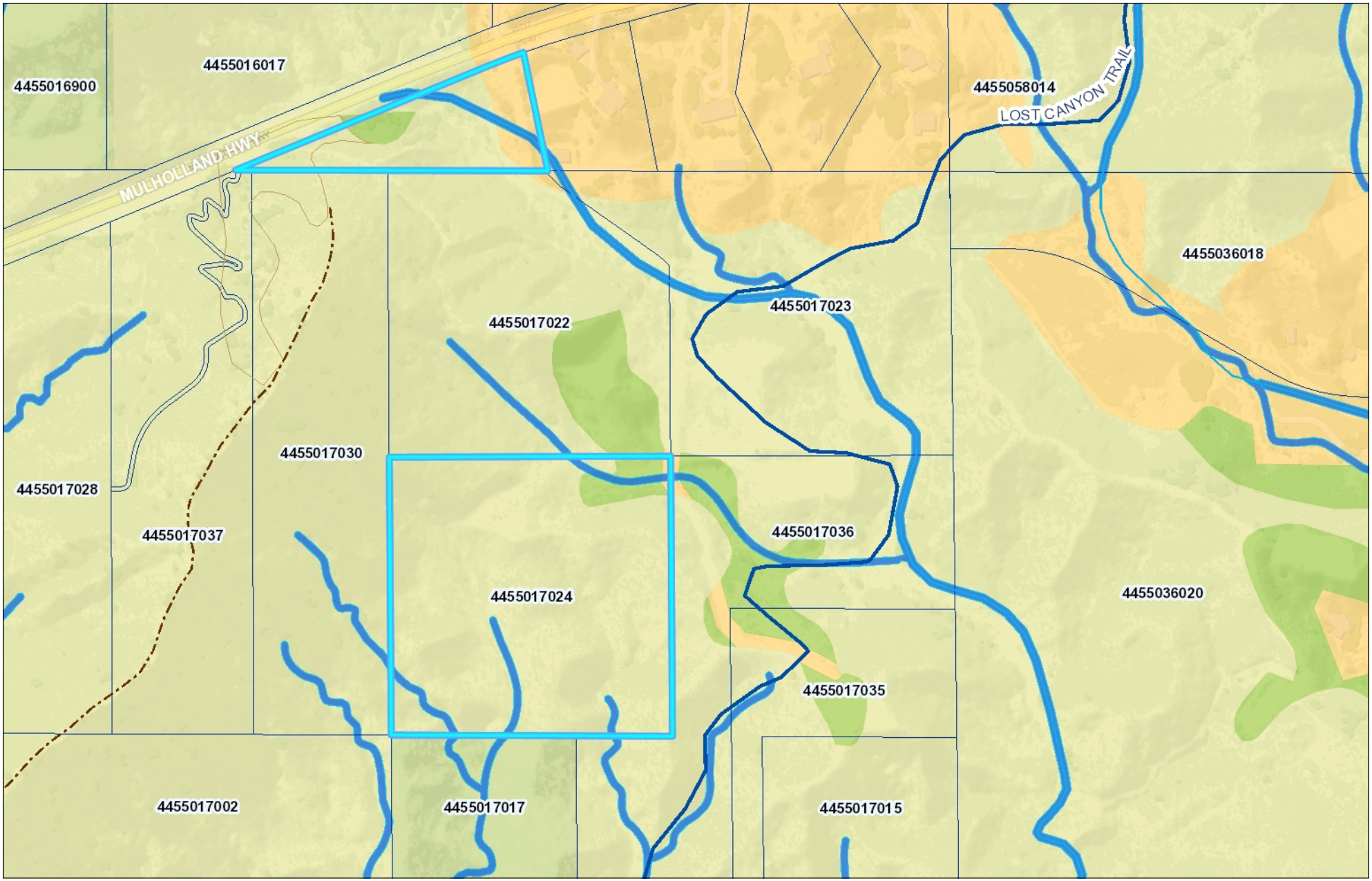
320 W. Temple Street
Los Angeles, CA 90012



0 188 376 Feet

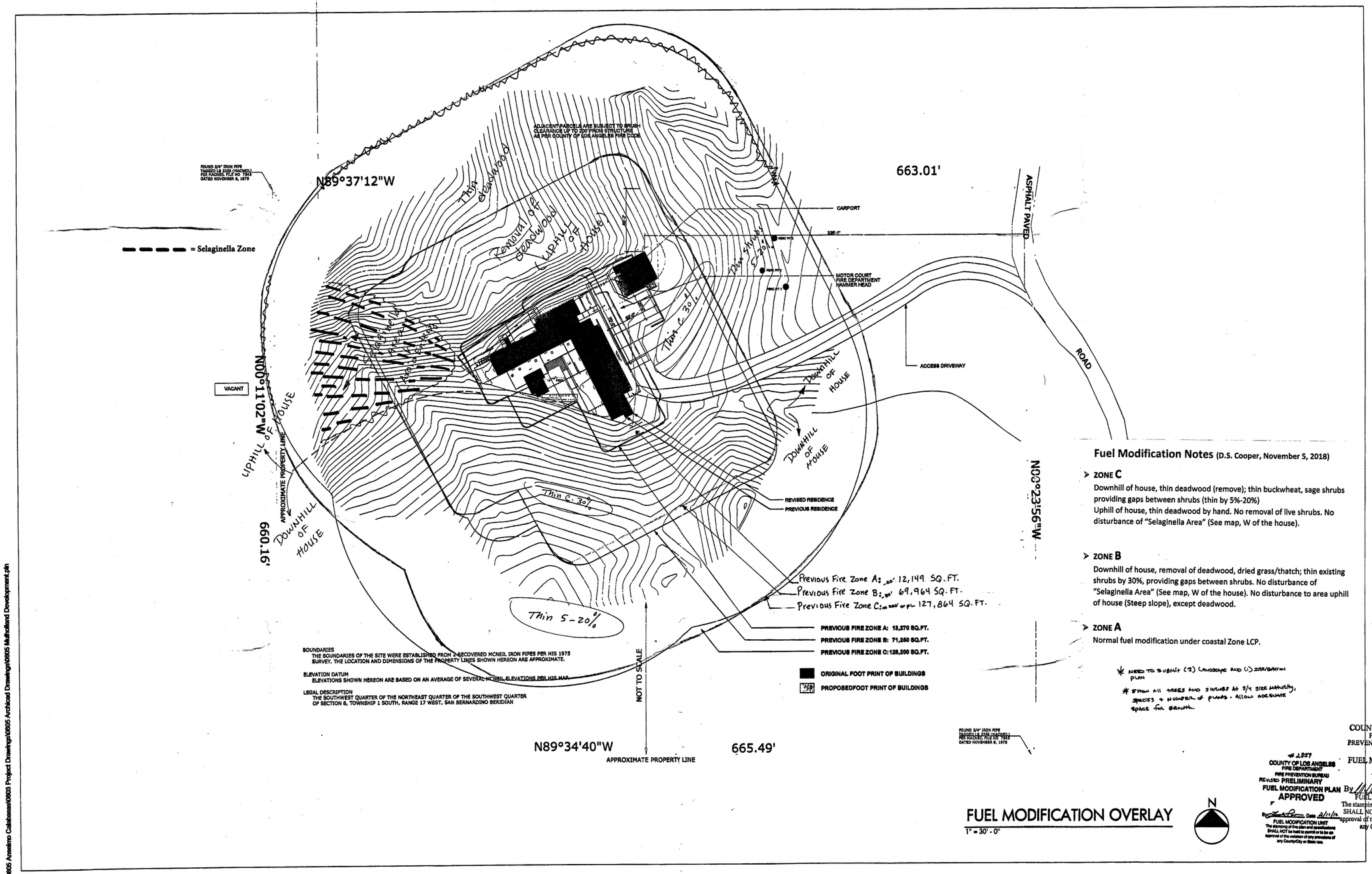
Mulholland 25740

APN 4455-017-024

Printed: 4/1/19

Disclaimer:This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the GIS-NET Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

Figure 1. Actual Habitat, including the locations of three onsite wastewater treatment systems (yellow ovals).



Fuel Modification Notes (D.S. Cooper, November 5, 2018)

➤ **ZONE C**

Downhill of house, thin deadwood (remove); thin buckwheat, sage shrubs providing gaps between shrubs (thin by 5%-20%)
Uphill of house, thin deadwood by hand. No removal of live shrubs. No disturbance of "Selaginella Area" (See map, W of the house).

➤ **ZONE B**

Downhill of house, removal of deadwood, dried grass/thatch; thin existing shrubs by 30%, providing gaps between shrubs. No disturbance of "Selaginella Area" (See map, W of the house). No disturbance to area uphill of house (Steep slope), except deadwood.

➤ **ZONE A**

Normal fuel modification under coastal Zone LCP.

* NEED TO SUBMIT (2) LANDSCAPE AND (1) IRRIGATION PLAN
* SHOW ALL TREES AND SHRUBS AT 3/4 SIZE MATURITY, SPECIES + NUMBER OF PLANTS. ALLOW ADEQUATE SPACE FOR GROWTH.

FUEL MODIFICATION OVERLAY

1" = 30' - 0"

#2359
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
PREVENTION SERVICES BUREAU
FINAL
FUEL MODIFICATION PLAN
APPROVED
By [illegible] Date 4/30/09
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law

#2357
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION BUREAU
REVISED PRELIMINARY
FUEL MODIFICATION PLAN
APPROVED
By [illegible] Date 3/11/10
FUEL MODIFICATION UNIT
The stamping of this plan and specifications SHALL NOT be held to permit or to be an approval of the violation of any provisions of any County/City or State law.

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SADRI RESIDENCE #0803

O+L BUILDING PROJECTS
3611 Kelton Ave. Los Angeles, CA. 90034 p: (310) 204 1720 f: (310) 204 1773

03.16.09: Design Development II
01.06.09: Design Development I
12.05.08: Schematic Design Presentation

PROJECT LOG:

Mulholland Development

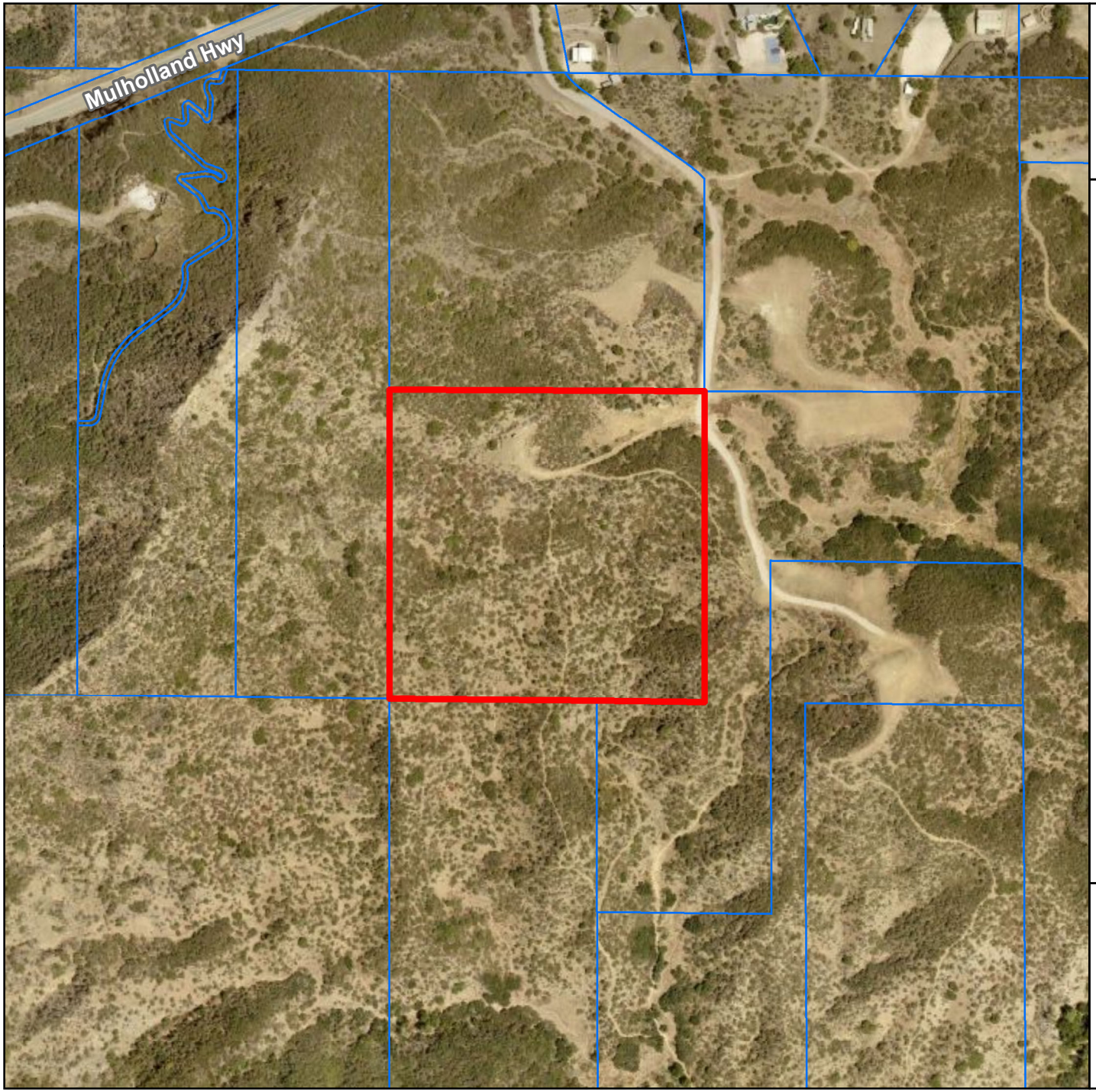
25734 Mulholland Highway
Calabasas, CA. 90265

F.M. OVERLAY
1" = 30' - 0"

A1.0a

PROJECT # 0805 Janurary 6th, 2009

C:\Users\Owner\Desktop\2008 Projects\0805 Anselmo Calabasas\0803 Project Drawings\0805 Architect Drawings\0805 Mulholland Development.pln



AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. 2017-004054

CDP RPPL2017006647

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery Acquisition Consortium (LARIAC)
2022

Feet

0 250 500

N

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

msc

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director
Norma E. Garcia, Chief Deputy Director

May 15, 2017

TO: Tyler Montgomery
Department of Regional Planning

FROM: Julie Yom, AICP
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2017006647**
PROJECT 2017-004054
APN 4455-017-024
25740 MULHOLLAND HWY., CALABASAS

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 (213) 351-5127.

June 6, 2017

TO: Rob Glaser
Coastal Permits Section
Department of Regional Planning

Attention Tyler Montgomery

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

PLAN NO. RPPL2017006647
PLAN TYPE: PERMITS & REVIEWS
WORK CLASS: CDP - SMMLCP - MAJOR
PROJECT NAME: 2017-004054
APN 4455-017-024
ASSESSOR'S MAP BOOK NO. 4455, PAGE 17, PARCEL NO. 24
UNICORPORATED COUNTY COMMUNITY OF SANTA MONICA MOUNTAINS

Thank you for the opportunity to review the zoning permit application and site plan for the proposed project located on APN 4455-017-024 in the unincorporated County community of Santa Monica Mountains. The proposed project is to build a new single family residence.

☒ Public Works recommends that the conditions shown below 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 comments have been addressed.

1. Building and Safety

1.1 Prior to issuance of building permits, submit a grading/drainage plan, as appropriate, for approval to the satisfaction of Public Works. The grading plans must show and call out the construction of all drainage devices and details, paved driveways, and elevation and drainage of all pads, the water quality devices, and Low-Impact Development (LID) features as applicable.

The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

1.2 Per County Code Section 12.84.440, comply with LID standards in accordance with the LID Standards Manual, which can be found at http://dpw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf.

1.3 Provide a maintenance agreement/covenant for privately maintained drainage devices.

1.4 Obtain soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.

1.5 Provide permits and/or letters of non-jurisdiction from all applicable State and Federal agencies. These agencies may include, but not limited to, the State of California Regional Water Quality Control Board; State of California Department of Fish and Wildlife; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

1.6 Obtain approval of the grading plan from the Fire Department, as applicable.

For questions regarding Building & Safety conditions, please contact RaChelle Taccone of Public Works' Building and Safety Division at (818) 880-4150 or rtaccone@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works' Land Development Division at (626) 458-4945 or tduong@dpw.lacounty.gov.

AM:
P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2017006647 - APN 4455-017-024\RPPL2017006647\2017-05-17 RPPL2017006647 SUBMITTAL\DPW_Cleared_RPPL2017006647_2017-05-31.docx

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

February 23, 2021

CASE: RPPL2017006647
PROJECT: Community Development Project
PLANNER: Montgomery, Tyler
LOCATION: 25740 Mulholland Highway Calabasas CA 91302

The Department of Public Health-Environmental Health Division has reviewed this project to construct a single-family dwelling at the above location, where plans have been changed to remove the second story due to height restrictions on the property. The applicant provided a Coastal approval for the Onsite Wastewater Treatment System dated December 17, 2020. The applicant provided a January 20, 2021 water bill from the Las Virgenes Water District for the property, showing that it is connected to municipal water. The applicant is reminded to abide by the Los Angeles County Noise Ordinance in Title 12.08 and it is recommended to employ dust control measures during any grading or excavation activities.

Public Health recommends approval of the above project with the condition below that will be required prior to the issuance of building permits.

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1. Once a Coastal Commission approval is granted and the project moves toward the building permit phase, the project will then submit onsite waste treatment system "POST COASTAL COMMISSION… application for Departmental review prior to building permit issuance.

Please contact Shayne LaMont, Land Use Program, for questions regarding this report at (626) 430-5380 or slamont@ph.lacounty.gov.

Prepared by: Shayne LaMont, EHS IV
Registered Environmental Health Specialist
Supervisorial District 3

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	April 26, 2023
PROJECT NUMBER:	2017-004054-(3)
PERMIT NUMBER(S):	Major Coastal Development Permit RPPL2017006647
SUPERVISORIAL DISTRICT:	3
PROJECT LOCATION:	25740 Mulholland Highway, Calabasas
OWNER:	Sam Afghani
APPLICANT:	Matt Gifani
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 an 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) under 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, associated infrastructure, and a widened 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 with a slope of 10 percent or less which is involved with one single-family residence and accessory uses. The Project qualifies for a Class 4 Categorical Exemption because the Project includes 5,182 cubic yards of grading, hardscaping, and fuel management activities associated with a new single-family residence, mostly associated with widening a driveway and recompaction of an existing unstable pad.

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 cited herein. 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 include project activities which will have a significant effect on the environment due to unusual circumstances. 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 as the biological inventory and environmental assessment of the area of project disturbance do 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 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. While there is some development that affects habitat mapped as H2 (sensitive), this development is composed mostly of non-irrigated fuel modification. 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 were adjusted to avoid observed occurrences of sensitive species. Therefore, the remaining fuel modification of H2 habitat would be the minimum required and would result in no unusual impacts to a habitat of critical concern. While some sensitive plant species were mapped on the Project Site, all of them are within mapped H1 Habitat not proposed for development or fuel modification.

The Project, due to its maximum height of 18 feet above grade, is not expected to impact scenic resources such as trails or designated scenic routes. Other exceptions involving cumulative impact, hazardous waste sites, and historic resources also would not apply. Therefore, the Project is categorically exempt from CEQA.