MAY 4, 2026 REGULAR MEETING

PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.

1. Meeting Agenda

   Documents:

   PC260504_AGENDA.PDF

2. Item 3B1

   De Minimis Waiver No. 26-002 / 31205 Bailard Road

   Documents:

   PC260504_ITEM 3B1.PDF

3. Item 3B2

   Approval of Minutes / April 20, 2026 Regular Planning Commission meeting

   Documents:

   PC260504_ITEM 3B2.PDF

4. Item 5A

   Coastal Development Permit No. 15-070 / 29150 Cliffside Drive

   Documents:

   PC260504_ITEM 5A.PDF

5. Item 5B

   Coastal Development Permit No. 18-029 / 31618 Sea Level Drive, Assessor Parcel Numbers 4470-017-009 and 4470-001-014 through 4470-001-026

   Documents:

   PC260504_ITEM 5B.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Monday, May 4, 2026

6:30 P.M. – REGULAR PLANNING COMMISSION MEETING

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – April 23, 2026

1. **Ceremonial/Presentations**

None.

2. **Written and Oral Communications from the Public**

A. Communications from the public concerning matters which are not on the agenda but for which the Planning Commission has subject matter jurisdiction. The Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda. Subject to the rules of the Brown Act and the Planning Commission's Rules of Procedure and Decorum, the time allotted per Planning Commissioner to respond to public comment and ask staff to follow-up is three (3) minutes.

B. Community Development Director Report

3. **Consent Calendar**

A. Previously Discussed Items

None.

B. New Items

1. De Minimis Waiver No. 26-002 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire

Location: 31205 Bailard Road, not within the appealable coastal zone
APN: 4470-011-033
Owner: Preston's Planet Foundation Inc.
Case Planner: Contract Planner Ward, AICP, 925-667-0547

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 26-002 for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire.

2. Approval of Minutes

Recommended Action: Approve the minutes of the April 20, 2026 Regular Planning Commission meeting.

Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

4. **Continued Public Hearings**

None.

5. **New Public Hearings**

A. Coastal Development Permit No. 15-070 and Demolition Permit No. 25-006 – An application to abandon the existing onsite wastewater treatment system (OWTS) and demolition of the existing driveway, retaining walls, swimming pool and spa, and the installation of a new Alternative OWTS and landscaping, grading, construction of retaining walls and driveway with shared access from 29140 Cliffside Drive

Location: 29150 Cliffside Drive, within the appealable coastal zone
APN: 4468-001-004
Owner: Nabisco Holdings, S.A.
Case Planner: Contract Planner Paolini, 530-957-1461

Recommended Action: Adopt Planning Commission Resolution No. 26-15 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 15-070 and Demolition Permit No. 25-006 to abandon an existing OWTS and demolition of an existing driveway, retaining walls, landscaping, hardscaping, decking, and an existing pool and spa, and the installation of a new alternative OWTS, landscaping, grading, and the construction of retaining walls and a new driveway with shared access from an existing driveway on the northeast adjacent parcel at 29140 Cliffside Drive, located in the Rural Residential, One-Acre zoning district at 29150 Cliffside Drive (Nabisco Holdings, S.A.).

B. Coastal Development Permit No. 18-029 – A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary bluff protection measures and the construction of permanent bluff protection measures consisting of two revetments on the ocean side of a private street

Location: 31618 Sea Level Drive, within the appealable coastal zone
APNs: 4470-017-009; 4470-001-014 through 4470-001-026
Owners: Malibu Encinal Homeowners Association; WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Continue the item to the May 18, 2026 Regular Planning Commission meeting.

6. **Old Business**

None.

7. **New Business**

None.

8. **Planning Commission Items**

A. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, May 18, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, June 1, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers
Monday, June 15, 2026	6:30 p.m. Regular Planning Commission Meeting City Hall Council Chambers

Guide to the Planning Commission Proceedings

The Oral Communication portion of the agenda is for members of the public to present items which are not listed on the agenda but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff, unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up, at an appropriate time, on those items needing response. Each speaker is limited to three minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair. In person participants may surrender their time by donating one minute to another speaker, not to exceed a total of eight minutes. The speaker wishing to donate time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are donating time to. Speakers are taken in the order slips are submitted. In-person speakers will be called prior to Zoom speakers.

Items in Consent Calendar Section A have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

Items in Consent Calendar Section B have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted.

For Public Hearings involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

Items in New Business are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

Planning Commission Items are items which individual members of the Planning Commission may bring up for action, to propose future agenda items or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a majority vote of the Planning Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing planningcommission@malibucity.org.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Commission meeting should be directed to the Media Team at media@malibucity.org. ***Material must be submitted by 12:00 p.m. on the meeting day****.*

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 23rd day of April 2026 at 5:25 p.m.



Rebecca Evans, Senior Management Analyst

Commission Agenda Report

Planning Commission Meeting
05-04-26
Item 3.B.1.

To: Chair Peak and Members of the Planning Commission

Prepared by: Tonya Ward, AICP, Contract Planner

Reviewed by: Tyler Eaton, Assistant Community Development Director

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: April 23, 2026 Meeting date: May 4, 2026

Subject: De Minimis Waiver No. 26-002 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire

Location: 31205 Bailard Road, not within the appealable coastal zone
APN: 4470-011-033
Owner: Preston's Planet Foundation Inc.

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver (DMW) No. 26-002 for a new onsite wastewater treatment system (OWTS) for a parcel affected by the Woolsey Fire.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Local Coastal Program Local (LCP) Implementation Plan (LIP) Section 13.4.11, the requirement for a Coastal Development Permit may be waived through a DMW issued by the Community Development Director for the items described in "General Requirements for De Minimis Waiver," below that are not located within the Appealable Jurisdiction of the California Coastal Commission, as depicted on the City's Post-LCP Certification Permit and Appeal Jurisdiction Map.

The Community Development Director issued a DMW for the aforementioned address. Pursuant to LIP Section 13.4.11(A), the Director's decision on whether to issue a DMW is not locally appealable.

LIP Section 13.4.11(C) further states that the Community Development Director shall report in writing to the Planning Commission any DMW that has been issued by the City.

If, after consideration of the DMW and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a CDP is required, if the applicant wishes to pursue the application.

LIP Sections 13.4.11(A) (General Requirements for De Minimis Waiver)

Where the improvements are not otherwise exempt pursuant to LIP Section 13.4, and the required findings of LIP Section 13.4.11(B) are met, the Community Development Director may issue a DMW for any of the following: 1) Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; 2) Minor improvements to existing driveways or access roads that are required by the Los Angeles County Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; 3) Replacement seawalls that exceed 10% in height; 4) Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; 5) Replacement structures that would otherwise be exempt from a Coastal Development Permit may be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; and 6) Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

The project and required findings are more specifically described in the Community Development Director’s decision attached hereto.

PUBLIC NOTICE: A Notice of DMW Application was posted on the subject property.

ATTACHMENT: DMW No. 26-002

City of Malibu

23825 Stuart Ranch Road • Malibu, California • 90265
Phone (310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

De Minimis Waiver

Based on the project plans and information provided in the permit application for the onsite wastewater treatment system (OWTS) described below, the Community Development Director hereby waives the requirement for a coastal development permit pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.4.11.

De Minimis Waiver (DMW) No. 26-002	Other Applications: APRWF No. 21-030[1]
Location: 31205 Bailard Road	APN: 4470-011-033
CEQA Exemption Section: 15303(d)	Property Posting: February 26, 2026
CCC Appealable Jurisdiction: ☐Yes ☒No ☐Partial	The proposed system is located outside the CCC's Appealable Jurisdiction.

Pursuant to LIP Section 13.4.11(A), the following project may be waived through a DMW:

☒ Improvements to an OWTS serving a structure that was damaged or destroyed as a result of a natural disaster, where the improvements involve installing a new system or upgrading an existing system to an advanced system on the same lot; or

☐ Minor improvements to existing driveways or access roads that are required by the Fire Department after a natural disaster, such as minor changes to the width or grade of driveways or access roads; or

☐ Replacement seawalls that exceed 10% in height; or

☐ Increases in the previous finished floor elevation for structures that replace one that was damaged or destroyed as result of a natural disaster, where the previous finished floor elevation must be raised to a higher elevation to meet Federal Emergency Management Agency (FEMA) flood zone requirements as determined by the City's floodplain administrator; or

☐ Replacement structures that would otherwise be exempt from a Coastal Development Permit proposed to be relocated from their original site if the new location is substantially superior, with primary consideration given to safety and secondary consideration to ESHA and visual impacts; or

☐ Water tanks and other water storage devices necessary to construct, install, or use a replacement structure that was damaged or destroyed by a natural disaster.

[1] On November 16, 2023, the Planning Division approved Administrative Plan Review – Woolsey Fire (APRWF) No. 21-030 for the in-kind rebuild of the single-family residence with attached garage, and a detached garage.

Project Description

Natural Disaster: ☒ Woolsey Fire or ☐ Other

Purpose: ☐New (non-existent OWTS), ☒ Replace Existing and Abandon Existing, or ☐ Repair Existing

Dispersal Type: ☐ Leachfield or ☒ Seepage Pit(s)

New OWTS Tank Size: 7,540-gallon

De Minimis Waiver Findings

Based on the foregoing evidence contained within the record, the Community Development Director hereby makes the following findings of fact: The proposed project will upgrade and improve treatment effectiveness compared to the existing OWTS. The proposed OWTS is located near the existing OWTS and clustered with existing development on the property. The applicant is required to record a covenant requiring the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included to require continued operation, maintenance, and monitoring of the subject system. The conditions and requirements will ensure that the new OWTS does not have the potential for adverse effects, either individually or cumulatively, on coastal resources. The project as conditioned has been found to meet the requirements of the Malibu Municipal Code (MMC) and LCP. Furthermore, the project is consistent with the certified LCP, including the resource protection policies, in that no native trees, environmentally sensitive habitat area (ESHA), public scenic views or cultural resources will be affected by the project. In addition, all OWTS components will be located in an adequate area that has been previously disturbed and would not result in any new or more significant impacts to natural or cultural resources, and which has the necessary percolation conditions. The OWTS is not located on a beachfront parcel and does not require protection by a shoreline protection device.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees, and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City’s expenses incurred in its defense of any lawsuit challenging the City’s actions concerning this project.

2. This approval is for the OWTS described under the Project Description section of this DMW.

3. Subsequent submittals for this project shall be in substantial compliance with plans as approved by Environmental Health dated **January 28, 2026.** In the event the project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes, and returns the **Acceptance of Conditions Affidavit** accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 10 working days of this decision and/or prior to issuance of any development permit.

5. The applicant shall email the final set of plans to the Planning Division for consistency review and approval prior to the issuance of an OWTS permit.

6. This decision signed Affidavit of Acceptance of Conditions, and all attached Department Review Sheets shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans submitted to the Building Safety Division for plan check.

7. A DMW shall expire and be of no further force and effect if the authorized OWTS has not commenced pursuant to a valid grading and/or building permit, as applicable, within five years of the effective date of the waiver. If expired, a coastal development permit or another waiver shall be required.

8. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

9. All development shall conform to requirements of the Community Development Department, City coastal engineer consultant reviewers, City geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29, and the Los Angeles County Fire Department, as applicable. Notwithstanding this review, all required permits shall be secured.

10. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and the LCP. An application with all required materials and fees may be required.

11. Pursuant to LIP Section 13.4.11, this permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission does not request that the project be processed as a coastal development permit.

12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease, and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Biology

15. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.

16. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

17. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

18. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

Environmental Health

19. The final OWTS plot plan should show all existing improvements, accepted improvements under the City of Malibu Planning Case APRWF No. 21-030, and proposed improvements under DMW 26-002. Any proposed future potential improvements (e.g., swimming pool) not yet submitted to the City should be omitted from the final OWTS site plan.

    Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

20. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage

review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

21. The final design report shall contain the following information (in addition to the items listed above).

    a. Revised Table 1 – Percolation rate, seepage pit capacity depths: The percolation rate "Table 1" on page 7 in the Earth Systems OWTS Design Report dated 5-13-2025 depicts the proposed seepage pits as B1, B3, B4, B6. However, the OWTS plot plan depicts Borings B5 and B6 to be used as the active seepage pit dispersal area, and B1 and B4 to be used as future expansion seepage pit dispersal area. Please revise the Boring Table 1 in the final OWTS Design Report to match the proposed Boring Numbers on the final OWTS plan set. Please also revise the percolation rate (gpsfd) for B6 as it was not calculated correctly.
    b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design;
    c. Sewage and effluent pump design calculations (as applicable).
    d. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and conceptual design for custom engineered systems;
    e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day and gallons per square foot per day. Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
    f. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by Environmental Health). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

22. Certified Fixture Unit Worksheet: The OWTS Designer must provide an updated Certified Fixture Unit Worksheet in the final OWTS design report that matches the approved bedroom and drainage fixture unit (DFU) count under APRWF 21-030 for the single-family residence and garage. Note: Water closets must be recalculated with a value of 3 DFU each.

23. Existing OWTS to be Abandoned: Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the MMC.

24. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace the existing OWTS components, an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

25. Proof of Ownership: Proof of ownership of the subject property shall be submitted to the City Environmental Health Administrator.

26. Operations and Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

27. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

28. Advanced OWTS Covenant: Prior to final Environmental Health approval, a covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of MMC. Said covenant shall be provided by the City of Malibu Environmental Health Administrator.

29. Los Angeles County Waterworks District No. 29 (WD29) Approval: WD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable

30. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

31. City of Malibu Geologist/Geotechnical Approval: City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

32. City of Malibu Planning Approval: City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

33. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

34. Operating Permit Application and Fee: In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

Geology

35. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

36. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved APRWF relative to construction, grading, sewage disposal and drainage.

Construction

37. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

38. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

Prior to Final Inspection

39. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Division. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

40. The applicant shall request a final Planning Division inspection prior to final inspection by the Building Safety Division.

Deed Restrictions

41. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

Fixed Conditions

42. This DMW runs with the land and binds all future owners of the property.

43. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

Appeals and Reporting

APPEALS – The Community Development Director's decision on whether to issue a DMW is not locally appealable. If, after consideration of the waiver and any public objections to it, the Planning Commission requests that the waiver not be effective, then the applicant shall be advised that a coastal development permit is required for the OWTS. Otherwise, the waiver is effective immediately after the Planning Commission meeting where the matter is heard. The project is not located in the Coastal Commission's Appealable Jurisdiction.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is scheduled to be reported at the **May 4, 2026** Planning Commission meeting. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to 14 California Code of Regulations Section 13153.

Notice of Determination: April 23, 2026

Prepared by:

Tonya Ward

Tonya Ward
Contract Planner

Issued by:

Tyler Eaton for

Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachment: Department Review Sheets including OWTS Plot Plan

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **De Minimis Waiver No. 26-002**, dated **April 23, 2026**, for the project located at **31205 Bailard Road, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of Los Angeles } SS

On _____, before me, Notary Public, personally appeared _____, who proved
(date) (name)

to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Notary Public's signature in and for said County and State) (seal)

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 website: www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 01/26/2026

PROJECT NUMBER: DMW 26-002

JOB ADDRESS: 31205 BAILARD RD

APPLICANT / CONTACT: Laura Nativo, The Preston's Planet Foundation

APPLICANT EMAIL: hello@prestonsplanet.org

PROJECT DESCRIPTION: New AOWTS

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $_____

_____ **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Matthew Spurgeon 1/28/2026

Signature **Date**

The applicant must submit to City of Malibu Environmental Health Staff to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Laura Nativo, The Preston's Planet Foundation hello@prestonsplanet.org		
Project Address:	**31205 Bailard Road** Malibu, California 90265		
Planning Case No.:	DMW 26-002		
Project Description:	New AOWTS		
Date of Review:	January 28, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	
Grading Plans:	
OWTS Plan:	Earth Systems: Plan (not dated) received 1-26-2026
OWTS, Geo, Perc. Test Report:	Earth Systems: OWTS Report, OWTS Supporting Geology Report, Percolation Test Report dated 5-13-2025
Miscellaneous:	City of Malibu: EH OWTS plot plan reference approval for APRWF 21-030 dated 4-23-2024
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review for OWTS Plan Check Approval:

1) ***Itemized Response to Conditions****: Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated submittal package*.

2) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** *The final OWTS plot plan should show all existing improvements, accepted improvements under the City of Malibu Planning Case # APRWF 21-030, and proposed improvements under DMW 26-002. Any potential proposed future improvements (e.g., swimming pool) not yet submitted to the City should be omitted from the final OWTS site plan*.

   A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

3) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of digital construction drawings with system specifications shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

   The final OWTS design submittal shall contain the following information (in addition to the items listed above).

   a. **Revised Table 1 – Percolation rate, seepage pit capacity depths:** *The percolation rate "Table 1" on page 7 in the Earth Systems OWTS Design Report dated 5-13-2025 depicts the proposed seepage pits as B1, B3, B4, B6. However, the OWTS plot plan depicts Borings B5 and B6 to be used as the active seepage pit dispersal area, and B1 and B4 to be used as future expansion seepage pit dispersal area. Please revise the Boring Table 1 in the final OWTS Design Report to match the proposed Boring Numbers on the final OWTS plan set. Please also revise the percolation rate (gpsfd) for B6 as it was not calculated correctly*.

   b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   c. Sewage and effluent pump design calculations (as applicable).

d. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

f. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

4) **Certified Fixture Unit Worksheet:** The OWTS Designer must provide an updated Certified Fixture Unit Worksheet in the final OWTS design report that matches the approved bedroom and drainage fixture unit (DFU) count under APRWF 21-030 for the single-family residence and garage. **Note:** Water closets must be recalculated with a value of 3 DFU each.

5) **Existing OWTS to be Abandoned:** Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the Malibu Municipal Code.

6) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with the OWTS final design: "*Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents.*"

7) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

8) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

9) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

10) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder**.

11) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable.

12) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

13) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

14) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.

15) **Environmental Health Final OWTS Plan Check Review Fee:** A final fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

16) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

31205 BAILARD ROAD (FIRE REBUILD)
MALIBU, CA 90265 (DMW 26-002)

S.F.D.:	3 Bedroom/43 Fixture Units (N) UNDER SEPARATE PERMIT
TREATMENT TANK:	Existing 1,500 Gallon Septic Tank to be replaced with 7,540 Gallon MicroSepTec ES25 with UV Disinfection Unit (N)
ACTIVE:	2 – 5′ x 45′ BI w/5′ Cap (N) (projected; B5, B6)
FUTURE:	2 – 5′ x 45′ BI w/5′ Cap (F) (projected; B1, B4)
PERC RATE:	6,766 gpd/9.6 gpsf (proj; B1,F-1)
	4,631 gpd/6.6 gpsf (proj; B4,F-2)
	6,508 gpd/9.2 gpsf (proj; B5,P-1)
	6,530 gpd/9.2 gpsf (proj; B6,P-2)
DESIGNER:	Christopher Allen, CEG 2648
REFERENCE:	Earth Systems: OWTS Report, Percolation Test Report, and OWTS Supporting Geology Report dated 5-13-2025

NOTES:

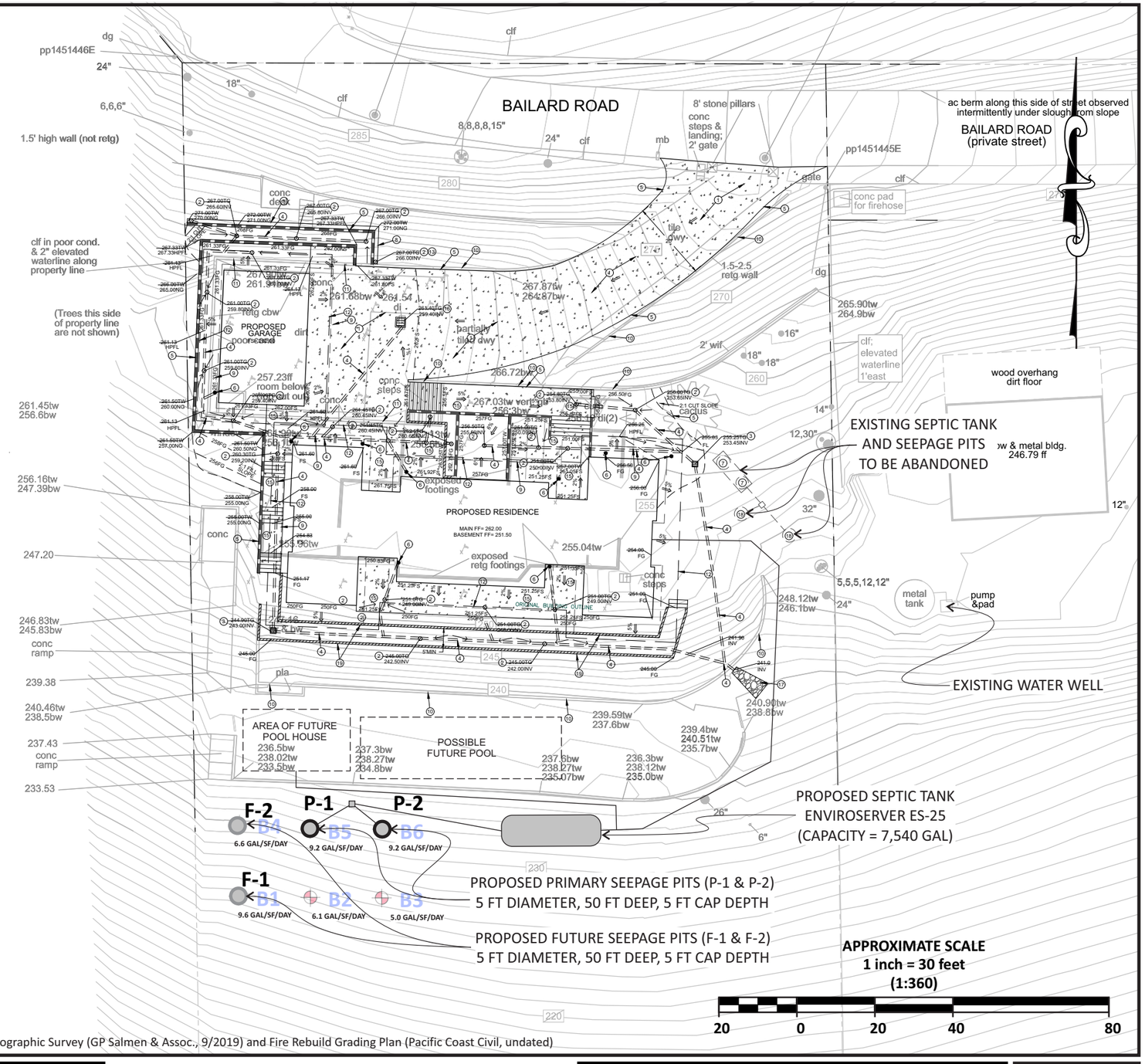
1. This conformance review is for a new advanced onsite wastewater treatment system (OWTS) to serve a fire rebuild of a single-family dwelling. The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
2. The fire rebuild of the single-family dwelling was approved under separate permit.
3. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
4. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 1/28/2026

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS



BASE MAP: Topographic Survey (GP Salmen & Assoc., 9/2019) and Fire Rebuild Grading Plan (Pacific Coast Civil, undated)

ON SITE WASTEWATER TREATMENT SYSTEM PLOT PLAN

PROPOSED SINGLE-FAMILY RESIDENCE
31205 BAILARD ROAD
MALIBU, CALIFORNIA
PREPARED FOR THE PRESTON'S PLANET FOUNDATION

DESIGNER DATE

JOB NUMBER: 303535-003 DRAWN BY: CA
DATE: MARCH 2025 REVISED:

Earth Systems
2122 E. WALNUT STREET, SUITE 200
PASADENA, CALIFORNIA 91107

SHEET 1
OF 1

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 01/26/2026

PROJECT NUMBER: DMW 26-002

JOB ADDRESS: 31205 BAILARD RD

APPLICANT / CONTACT: Laura Nativo, The Preston's Planet Foundation

APPLICANT EMAIL: hello@prestonsplanet.org

PLANNER: To Be Assigned

PROJECT DESCRIPTION: New AOWTS

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X

_____ **The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 1/29/26

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Laura Nativo, The Preston's Planet Foundation hello@prestonsplanet.org		
Project Address:	**31205 BAILARD RD** Malibu, CA 90265		
Planning Case No.:	DMW 26-002		
Project Description:	New AOWTS		
Date of Review:	January 29, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	1/26/26
Site Survey:	1/26/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	1/26/26
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The proposed AOWTS system was measured on the City of Malibu GIS at approximately 370 feet away from the nearby mapped ESHA. This is greater than the required 100-foot buffer and is in compliance with Chapter 4 of Malibu LIP.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   B. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Road · Malibu, California 90265-4861
(310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	February 3, 2026	**Review Log #:**	**725**
Site Address:	31205 Bailard Road		
Lot/Tract/PM #:		**Planning #:**	**DMW 26-002 P1**
Applicant/Contact:	Laura Nativo, hello@prestonsplanet.org Ely Simental, ejp95@verizon.net	**BPC/GPC #:**	
Contact Phone #:	310-567-3456 / 805-483-2000	**Planner:**	**Tonya Ward**
Project Type:	New Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Earth Systems Pacific (Allen, CEG 2648): **05-13-2025**; Ref: 9-29-2021 (revised 6-17-2022), 3-6-2020 (For APRWF 21-030) **1st Planning Submittal** **OWTS Plot Plan prepared by Earth Systems Pacific dated March 2025.**
Previous Reviews:	None; Ref: Environmental Health Review Letter dated 1-28-2026; Ref: 11-14-2023, 11-9-2022, 7-30-2021 (for APRWF 21-030 and TNWF 23-0126 to 0131).

Review Findings

Planning Stage Review

☒ The new OWTS project is **ACCEPTABLE** from a geotechnical perspective, with the following comments to be addressed prior to building plan check stage completion.

☐ The new OWTS project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline

Note to Project Geotechnical Consultant: Please provide a written response to this review letter that addresses each of the numbered comments presented below. Each response needs to clearly explain how the comment has been addressed, including reference to any revised report of plans, or other supporting response documents. This review letter may be annotated directly with responses, provided the responses remain clear, complete, and appropriately referenced.

Remarks

The referenced supporting geologic and percolation report, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. Based on the submitted information, the scope of the proposed project includes installation of a new onsite wastewater treatment system (OWTS) to serve the new residential development for the fire rebuild project described under Planning case numbers APRWF 21-030, which is not a part of this review. The new OWTS consists of a MicroSepTec Enviroserver ES25 treatment tank system housed in a 7,540-gallon tank with UV disinfection and two active 5' diameter x 45' BI seepage pits with 5' caps from EG (B-5 and B-6) and two future 5' diameter x 45' BI seepage pits with 5' caps from EG (Borings B-1 and B-4). The existing septic tank and two seepage pits will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Please include specific recommendations for proper abandonment of the existing OWTS components as notes on the OWTS plans.
2. Please provide reduced setback letters from the OWTS, geotechnical, architectural, and structural consultants for any reduced setbacks between the OWTS components and water wells/foundations, as applicable.
3. Include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
4. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Engineering Geology Review by: _____ 2-3-2026

Christopher Dean, C.E.G. #1751, Exp. 9-30-26
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Date

Geotechnical Engineering Reviewed by: _____ 2-3-2026

Sheryl Shatz, PE 44033, GE 2288 exp. 6-30-27
Geotechnical Engineering Reviewer (805-358-6813)
Email: sshatz@malibucity.org

Date

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

Commission Agenda Report

Planning Commission Meeting
05-04-26
Item 3.B.2.

To: Chair Peak and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: April 23, 2026 Meeting date: May 4, 2026

Subject: Approval of Minutes

RECOMMENDED ACTION: Approve the minutes of the April 20, 2026 Regular Planning Commission meeting.

DISCUSSION: Staff prepared draft minutes for the above-referenced Planning Commission meeting and hereby submits the minutes for the Commission's consideration.

ATTACHMENT:

April 20, 2026 Regular Planning Commission Meeting Minutes

MINUTES
MALIBU PLANNING COMMISSION
REGULAR MEETING
APRIL 20, 2026
COUNCIL CHAMBERS
6:30 P.M.

The following meeting was held in a hybrid format that allowed members of the public to participate in-person and remotely via Zoom when technically viable.

CALL TO ORDER

Chair Riddick called the meeting to order at 6:30 p.m.

ROLL CALL

The following persons were recorded in attendance by the Recording Secretary:

PRESENT: Chair Elizabeth Riddick, Vice Chair John G. Mazza and Commissioners Marni Kamins, Drew Leonard and Skylar Peak

ALSO PRESENT: Yolanda Bundy, Community Development Director; Kellan Martz, Assistant City Attorney; Tyler Eaton, Assistant Community Development Director; Patrick Achis, Senior Planner; Fletcher Allen, Senior Planner; Alexander da Silva, Associate Planner; Adriana Peralta, Assistant Planner; Larbi Azzaz, Associate Planner; Richard Greenbauer, Contract Planner; Magda Gonzalez, Contract Planner; Parker Davis, Media Technician; Gail Duncan, Management Analyst and Rebecca Evans, Recording Secretary

PLEDGE OF ALLEGIANCE

Assistant Community Development Director Eaton led the Pledge of Allegiance.

APPROVAL OF AGENDA

MOTION Vice Chair Mazza moved and Commissioner Peak seconded a motion to approve the agenda.

The question was called and the motion carried unanimously.

REPORT ON POSTING OF AGENDA

Recording Secretary Evans reported that the agenda for the meeting was properly posted on April 9, 2026.

ITEM 1 CEREMONIAL/PRESENTATIONS

A. Planning Commission Reorganization

Recommended Action: Conduct the election of Chair and Vice Chair
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

Chair Riddick opened nominations for Chair.

Commissioner Kamins nominated Vice Chair Mazza for election to Chair.

Commissioner Leonard nominated Commissioner Peak for election to Chair.

The question was called and Chair Peak was elected 3-2, Vice Chair Mazza and Commissioner Kamins dissenting.

Recording Secretary Evans administered the Oath of Office to newly appointed Chair Peak.

Chair Peak opened nominations for the election of Vice Chair

Vice Chair Mazza, Commissioner Leonard and Commissioner Riddick nominated Commissioner Kamins for election to Vice Chair.

The question was called and Vice Chair Kamins was elected by unanimous consensus.

Recording Secretary Evans administered the Oath of Office to newly appointed Vice Chair Kamins.

ITEM 2. WRITTEN AND ORAL COMMUNICATIONS

A. PUBLIC COMMENTS

Luis Tena provided a brief overview of beta versions of three tools available at no cost designed for rebuild support. The newArch beta prototype (https://www.newarch.com) was intended to help owners understand what could be built by right on a parcel by pulling data from publicly available information sites such as Los Angeles County Tax Assessor, United States Geographical Survey, and Los Angeles Region Imagery Acquisition Consortium. The Malibu Rebuild Navigator tool (https://luistenadesign.github.io/malibu-rebuild-navigator) offered a personalized flowchart of required permits, documents, and code references based on responses to fifteen questions. The Permit Tracker (https://maliburebuildtaskforce.github.io/permit-tracker) pulled information from the City's OnBase to generate a map, which indicates parcels with active building

permits and available reports. Mr. Tena invited comments on the three systems for further refinements.

Thomas Spencer commented on Commissioner Mazza's inattentiveness to his appointing Councilmember Uhring's code violations at his personal residence, which remained in violation after two years.

Jim Casey noted that both Commissioner Peak and former Commissioner Dennis Smith were completely exonerated by the Fair Political Practices Commission (FPPC) investigation. He alleged that Mayor Silverstein instigated the original FPPC complaint filed in cooperation with Jo Drummond. He stated that Ms. Drummond was motivated by the hope of claiming a Planning Commission seat should either Commissioner be removed.

Jo Drummond noted that once again Commissioner Mazza was passed over for Chair of the Planning Commission and stated he should have been elected based on his long service to the community. She alleged outside interest parties had been interfering with public meetings by Zoom commentary. Ms. Drummond stated residents would remember who stood with the community and who tolerated outside pressure at the ballot box. She expressed approval of Marni Kamins election to Vice Chair.

Commissioner Mazza alleged the virtual speakers were not residents of the community.

Vice Chair Kamins expressed concern regarding the public comments against Commissioner Mazza and noted his long tenure of service to the community. She urged virtual speakers to attend meetings in person to express their concerns.

Commissioner Riddick noted her appreciation of the value of Commissioner Mazza's in-depth analysis of projects, historical background and service to the Commission and stated his opinions would continue to be heard regardless of his role on the Commission.

Commissioner Leonard noted that the Planning Commission was not a political Commission and stated it was the Commission's responsibility to make critical findings and to serve the community as a whole.

B. COMMUNITY DEVELOPMENT DIRECTOR REPORT

Community Development Director Bundy thanked former Chair Riddick for her work and former Vice Chair Mazza for his time and institutional knowledge. She welcomed Chair Peak and Vice Chair Kamins. Ms. Bundy stated the General Plan

Amendment for the Safety Element was approved by City Council at their April 13, 2026 Regular meeting. The California Department of Housing and Community Development officially accepted the City's annual progress report which highlighted the City's progress with the certified Housing Element Implementation for the prior year. Ms. Bundy announced Community Development Department staff would finalize a Palisades Fire Rebuild Guide for with infographics for all stakeholders, which would be presented to the fire zone captains soon.

Associate Planner da Silva provided an update regarding rebuild statistics and upcoming rebuild meetings.

Recording Secretary Evans stated that any resolution or minutes adopted by the Commission that evening would be updated to reflect the name of the newly elected Chair.

ITEM 3 CONSENT CALENDAR

The following items were pulled: Item Nos. 3.B.1., 3B.2., 3.B.3., 3.B.4. and 3.B.5.

MOTION Commissioner Riddick moved and Commissioner Mazza seconded a motion to approve the balance of the Consent Calendar, Item Nos. 3.B.6, 3.B.7., and 3.B.8.

The question was called and the motion carried unanimously.

The Consent Calendar consisted of the following items:

A. Previously Discussed Items

None.

B. New Items

1. Formula Retail Clearance No. 26-001 - Cross Creek Ranch Shopping Center

Location:	23465 Civic Center Way, Unit 850
APN:	4458-022-032
Owner:	Cross Creek Ranch Malibu, LLC
Tenant:	Birkenstock
Case Planner:	Assistant Planner Peralta, 456-2489, ext. 315

Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-001.

The Commission determined Item Nos. 3.B.1 through 3.B.5 would be heard as a collective group.

The Commission directed questions to staff.

Assistant Planner Peralta presented the staff report.

Chair Peak opened public comment.

Speakers: Patt Healy, Bryan Gordon, Beth Gordie, Jeremy Fink, Jed August

Chair Peak closed the public comment portion of the hearing.

The Commission directed questions to staff.

Item Nos. 3.B.1. through 3.B.5 were received and filed by the Commission.

2. Formula Retail Clearance No. 26-002 – Cross Creek Ranch Shopping Center
   Location: 23465 Civic Center Way, Units 610 – 630
   APN: 4458-022-032
   Owner: Cross Creek Ranch Malibu, LLC
   Tenant: Restoration Hardware, Inc.
   Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
   Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-002.

3. Formula Retail Clearance No. 26-003 – Cross Creek Ranch Shopping Center
   Location: 23465 Civic Center Way, Unit 350
   APN: 4458-022-032
   Owner: Cross Creek Ranch Malibu, LLC
   Tenant: Brandy Melville

Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-003.

4. Formula Retail Clearance No. 26-004 – Cross Creek Ranch Shopping Center
Location: 23465 Civic Center Way, Unit 470
APN: 4458-022-032
Owner: Cross Creek Ranch Malibu, LLC
Tenant: Malbon Golf
Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-004.

5. Formula Retail Clearance No. 26-005 – Cross Creek Ranch Shopping Center
Location: 23465 Civic Center Way, Unit 370
APN: 4458-022-032
Owner: Cross Creek Ranch Malibu, LLC
Tenant: The Shop by Wheat
Case Planner: Assistant Planner Peralta, 456-2489, ext. 315
Recommended Action: Receive and file the Community Development Director's report on Formula Retail Clearance No. 26-005.

6. Approval of Minutes
Recommended Action: Approve the minutes of the March 16, 2026 Regular Planning Commission meeting.
Staff Contact: Senior Management Analyst Evans, MS, 456-2489, ext. 246

The Commission unanimously approved the minutes of the March 16, 2026 Regular Planning Commission meeting upon approval of the balance of the agenda.

7. Extension of Coastal Development Permit No. 15-002, Variance Nos. 16-019 and 17-052, Site Plan Review No. 16-041 and Minor Modification No. 21-005 – A request for an extension of time for construction of a new two-story single-family residence and associated development
Location: 28906 Verde Mesa Lane
APN: 4467-018-031

Owner: Maron Family Trust
Case Planner: Contract Planner Kinsella, 510-407-3062
Recommended Action: Adopt Planning Commission Resolution No. 26-14 granting a two-year extension of Coastal Development Permit No. 15-002 for the construction of a new 5,913 square foot, two-story single-family residence plus a 668 square foot attached garage, swimming pool, spa, deck, hardscape, fencing, grading, retaining walls, and landscape, onsite wastewater treatment system; including Variance No. 16-019 for fuel modification encroachment into the Environmentally Sensitive Habitat Area and Environmentally Sensitive Habitat Area Buffer, Variance No.17-052 for construction on slopes steeper than 2.5 to 1, Site Plan Review No. 16-041 for height over 18 feet but not to exceed 28 feet for a pitched roof, and Minor Modification No. 21-005 for a less than 50 percent reduction to the required front yard setback in the Rural Residential, Five-Acre zoning district located at 28906 Verde Mesa Lane (Maron Family Trust).

The Commission adopted Planning Commission Resolution No. 26-14 granting a two-year extension of Coastal Development Permit No. 15-002 for the construction of a new 5,913 square foot, two-story single-family residence plus a 668 square foot attached garage, swimming pool, spa, deck, hardscape, fencing, grading, retaining walls, and landscape, onsite wastewater treatment system; including Variance No. 16-019 for fuel modification encroachment into the Environmentally Sensitive Habitat Area and Environmentally Sensitive Habitat Area Buffer, Variance No.17-052 for construction on slopes steeper than 2.5 to 1, Site Plan Review No. 16-041 for height over 18 feet but not to exceed 28 feet for a pitched roof, and Minor Modification No. 21-005 for a less than 50 percent reduction to the required front yard setback in the Rural Residential, Five-Acre zoning district located at 28906 Verde Mesa Lane (Maron Family Trust) unanimously upon approval of the balance of the Consent Calendar.

8. <u>De Minimis Waiver No. 24-002 – An application for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire</u>
Location: 29960 Harvester Road, not within the appealable coastal zone
APN: 4469-013-037
Owner: Stacy Clunies-Ross Trust
Case Planner: Associate Planner Azzaz, 456-2489, ext. 302

Recommended Action: Receive and file the Community Development Director's report on the issuance of De Minimis Waiver No. 24-002 for a new onsite wastewater treatment system for a parcel affected by the Woolsey Fire.

The Commission received and filed the Community Development Director's report on the issuance of De Minimis Waiver No. 24-002 upon approval of the balance of the Consent Calendar.

RECESS Chair Peak recessed the meeting at 7:59 p.m. The meeting resumed at 8:15 p.m. with all Commissioners present.

ITEM 4 CONTINUED PUBLIC HEARINGS

None.

ITEM 5 NEW PUBLIC HEARINGS

A. Zoning Text Amendment No. 25-003 – An amended recommendation for Accessory Dwelling Unit regulations to include a reduced setback provision for fire rebuilds
Location: Citywide
Case Planner: Senior Planner Achis, AICP, 456-2489, ext. 247
Recommended Action: Adopt Planning Commission Resolution No. 26-16 amending the Commission's prior recommendation (Resolution No. 26-03) to include a setback provision for Accessory Dwelling Units attached to fire rebuild replacement structures and recommending that the City Council approve revised Zoning Text Amendment No. 25-003.

Senior Planner Achis presented the staff report.

As there were no questions for staff, Chair Peak opened the public hearing.

Speakers: Steve Parks, Chris Sorensen

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion. The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-16, as amended, 1) modifying the title to add "beachfront" before "fire rebuild replacement structures"; 2) adding to the

end of Section 3.B. "as amended to limit reduced Accessory Dwelling Unit setbacks to beachfront lots." 3) modifying Exhibit A, recital K to add "and adopted Resolution No. 26-03, as amended to limit the ADU fire rebuild setback exception to beachfront lots only, recommending City Council approval of ZTA No. 23-003."; 4) prefacing the proposed language in Exhibit A-1 for Malibu Municipal Code Section 17.44.090(B)(4) with "On a beachfront lot,"; and 5) amending the Commission's prior recommendation (Resolution No. 26-03) to include a setback provision for Accessory Dwelling Units attached to beachfront fire rebuild replacement structures and recommending that the City Council approve revised Zoning Text Amendment No. 25-003.

The question was called and the motion carried unanimously.

B. Coastal Development Permit No. 23-033 and Variance No. 26-004 – An application for the construction of a new potable water well with a reduced setback from an onsite wastewater treatment system

Location: 31255 Beach View Estates Drive, partially within the appealable coastal zone
APN: 4470-004-014
Owner: Conscious Choice, LLC
Case Planner: Contract Planner Greenbauer, 949-489-1442, ext. 132
Recommended Action: Adopt Planning Commission Resolution No. 26-17 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-033 for the construction of a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including Variance No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and an onsite wastewater treatment system, located in the Rural Residential, Five-Acre zoning district at 31255 Beach View Estates Drive (Conscious Choice, LLC).

Contract Planner Greenbauer presented the staff report.

Disclosures: None.

The Commission directed questions to staff.

As there were no further questions for staff, Chair Peak opened the public hearing.

Speakers: Martin Rasmussen, Jed August, (Matt Jewett was available to respond to questions)

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

The Commission directed questions to staff.

MOTION Commissioner Mazza moved and Vice Chair Kamins seconded a motion to adopt Planning Commission Resolution No. 26-17 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 23-033 for the construction of a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including Variance No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and an onsite wastewater treatment system, located in the Rural Residential, Five-Acre zoning district at 31255 Beach View Estates Drive (Conscious Choice, LLC).

The question was called and the motion carried unanimously.

C. Coastal Development Permit No. 21-045 and Variance 26-003 – An application to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit, including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad

Location: 24507 Vantage Point Terrace, partially within the appealable coastal zone
APN: 4458-033-006
Owner: Meissner Family Trust
Case Planner: Contract Planner Gonzalez, 929-789-7160
Recommended Action: Adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 and Variance No. 26-003 to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit; including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

Contract Planner Gonzalez presented the staff report.

Disclosures: Commissioners Riddick, Leonard, Mazza

As there were no questions for staff, Chair Peak opened the public hearing.

Speakers: Matt Jewett, Mark Baute, Helmut Meissner, Jed August

As there were no other speakers present, Chair Peak closed the public comment portion of the public hearing and returned the matter to the table for discussion.

MOTION Vice Chair Kamins moved to direct staff to return with a resolution for approval of Coastal Development Permit No. 21-045 and Variance No. 26-003.

The motion failed for lack of a second.

MOTION Commissioner Mazza moved to adopt Planning Commission Resolution No. 26-02 determining that the California Environmental Quality Act does not apply to projects that a public agency rejects or disapproves, and denying Coastal Development Permit No. 21-045 and Variance No. 26-003 to grade and construct a new 594 square-foot, approximately 11 foot 2-inch tall, detached Accessory Dwelling Unit/Second Unit; including a variance for relief from Malibu Country Estates Overlay District standards associated with a proposed second building pad, reduced rear yard setback, wall heights, and allowances for impermeable coverage, structure height, and grading outside the existing building pad on a parcel located in the Malibu Country Estates Overlay and Single Family Medium zoning district at 24507 Vantage Point Terrace (Meissner Family Trust).

The motion failed for lack of a second.

The Commission directed questions to staff and the applicant team.

STRAW POLL

The Commissioners conducted a straw poll regarding inclination toward finding a path to approval.

The straw poll concluded the Commission was inclined to pursue approval of the proposed development 3-2, Commissioners Mazza and Peak dissenting.

MOTION Chair Peak moved and Commissioner Mazza seconded a motion to continue the item to the June 1, 2026 Regular Planning Commission meeting.

The question was called and the motion carried 3-2, Commissioners Leonard and Kamins dissenting.

ITEM 6 OLD BUSINESS

None.

ITEM 7 NEW BUSINESS

None.

ITEM 8 PLANNING COMMISSION ITEMS

A. Planning Commission and Staff Comments and Inquiries

None.

ADJOURNMENT

CONSENSUS At 10:16 p.m., the meeting was adjourned by unanimous consensus.

Approved and adopted by the Planning Commission of the City of Malibu on May 4, 2026.

_____
SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

Commission Agenda Report

Planning Commission Meeting
05-04-26
Item 5.A.

To: Chair Peak and Members of the Planning Commission

Prepared by: Gina Paolini, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Assistant Community Development Director

Date prepared: April 23, 2026 Meeting date: May 4, 2026

Subject: Coastal Development Permit No. 15-070 and Demolition Permit No. 25-006 – An application to abandon the existing onsite wastewater treatment system (OWTS) and demolition of the existing driveway, retaining walls, swimming pool and spa, and the installation of a new Alternative OWTS and landscaping, grading, construction of retaining walls and driveway with shared access from 29140 Cliffside Drive

Location: 29150 Cliffside Drive, within the appealable coastal zone
APN: 4468-001-004
Owner: Nabisco Holdings, S.A.

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-15 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 15-070 and Demolition Permit (DP) No. 25-006 to abandon an existing onsite wastewater treatment system (OWTS) and demolition of an existing driveway, retaining walls, landscaping, hardscaping, decking, and an existing pool and spa, and the installation of a new alternative onsite wastewater treatment system (AOWTS), landscaping, grading, and the construction of retaining walls and a new driveway with shared access from an existing driveway on the northeast adjacent parcel at 29140 Cliffside Drive, located in the Rural Residential, One-Acre (RR-1) zoning district at 29150 Cliffside Drive (Nabisco Holdings, S.A.).

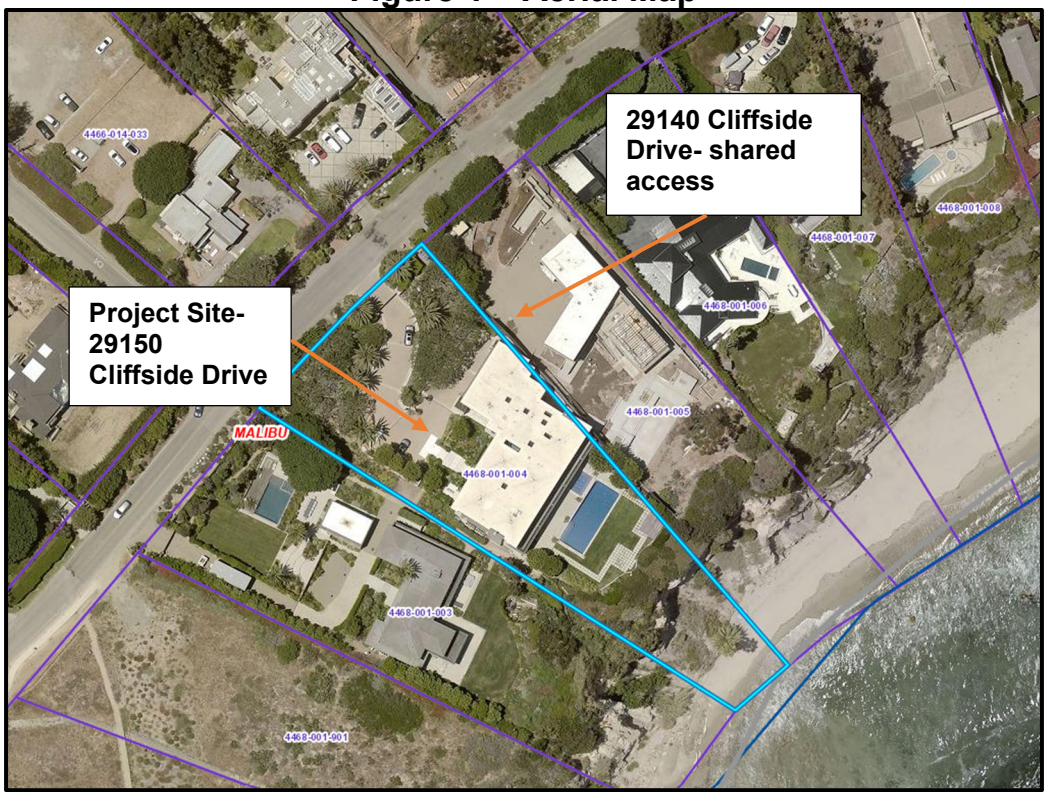
DISCUSSION: This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, an analysis of the project's consistency with applicable provisions of the Malibu Local Coastal Program (LCP) and

Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a developed, bluff-top property with a single-family residence originally built in 1999. On January 9, 1991, the California Coastal Commission (CCC) approved a CDP (No. 5-90-1057) for the construction of the two-story residence, OWTS, driveway/motor court, and other site improvements. The CCC CDP required a 10-foot-wide public view corridor along the southwest property line between Cliffside Drive and the ocean. Existing vehicular access to the subject parcel is taken from Cliffside Drive. An existing residence and driveway are located on the neighboring parcel to the northeast at 29140 Cliffside Drive. The driveway at 29140 Cliffside Drive was approved by the Planning Commission on May 4, 2020, with CDP No. 15-069.

Figure 1 – Aerial Map



Base Imagery: LA County GIS 2025

The project includes three main components: upgrading the existing OWTS to an AOWTS, installation of landscaping and removal of existing structures such as a swimming pool, spa, and deck from the rear of the residence, and relocating vehicular access to the subject parcel. Proposed development would maintain the 10-foot-wide view corridor along the

southwest property line and avoid encroachment onto slopes 4 to 1 or steeper (25 percent) in the Point Dume area pursuant to LIP Section 4.6.1(A).

The existing driveway from Cliffside Drive would be removed and replaced with landscaping and pedestrian features. A proposed driveway would be constructed to join with an existing driveway on the northeast adjacent parcel at 29140 Cliffside Drive and both parcels would utilize shared vehicular access, including required fire access, to Cliffside Drive. All proposed development is limited to the subject parcel only as the existing driveway on 29140 Cliffside Drive abuts the property line and complies with City and Los Angeles County Fire Department (LACFD) standards for vehicular and fire access requirements. The owner has demonstrated having a legal right via an easement for ingress, egress and utilities and drainage for shared access on 29140 Cliffside Drive. As required by LCP Local Implementation Plan (LIP) Section 13.6.2(C), where the applicant for a CDP is not the owner of a fee interest in the property on which a proposed development is to be located, but can demonstrate a legal right, interest, or other entitlement to use the property for the proposed development, the City shall not require the holder or owner of any superior interest in the property to join as a co-applicant. In this case, the owners of 29140 and 29150 Cliffside Drive hold title as separate entities; however, they are one owner. A co-application is not necessary.

Residential development is permitted on the subject parcel, subject to the non-beachfront residential development standards of the MMC and LCP. Beachfront development standards do not apply to the proposed development because it is not considered beachfront development due to its orientation at the top of a steep coastal bluff.

Over the years, various site improvements and remodels have occurred via City and CCC permits. Relevant CCC and City issued permits include the following: The residence has been remodeled several times over the years, with the following permits issued by the CCC and City subsequent to CDP No. 5-90-1057 in 1991:

- February 6, 1997, the City approved a Plot Plan Review (PPR) No. 92-026 for landscaping.
- May 25, 1997, the CCC approved CDP No. 5-90-1057-A1, amending the interior wall configuration, building entry, elevations, and re-adjusted the driveway/motor court.
- November 19, 2004, the CCC approved CDP No. 5-90-1057-A2, an after-the-fact approval for installation of a six-foot-high chain link gated fence across a 10-foot-wide public view corridor.
- January 22, 2015, the City approved Over-the-Counter (OC) No. 15-005 for the demolition of two existing entry columns and repair of rear balcony columns.
- March 4, 2015, the City approved OC No. 15-016 for an interior remodel only, with no demolition of exterior walls of the existing single-family residence.
- August 24, 2015, the City approved Administrative Plan Review (APR) No.15-035 for an interior remodel with exterior modifications to windows and doors.

- July 11, 2024, the City approved OC No. 24-202 for a new generator.
- April 15, 2025, the City approved OC No. 25-086 for an interior remodel and less than five percent demolition of exterior walls of the existing residence.

The approval of APR No. 15-035 did not include landscaping or upgrades to the OWTS. In 2016, the property owner determined that a new OWTS would be necessary.

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the dimensions and area of the subject parcel.

Table 1 – Parcel Data	
Lot Depth	446 feet
Lot Width	119 feet, 6 inches
Gross Lot Area	53,218 square feet (1.22 acre)
Area of 1:1 Slopes	1,019 square feet
Area of Public Street Easements	4,537 square feet
Net Lot Area*	47,662 square feet (1.09 acre)

*Net Lot Area = Gross Lot Area minus the area of 1 to 1 slopes and public street easements.

The subject parcel is located on the seaward side of Cliffside Drive in the Point Dume neighborhood. The upper two-thirds of the subject parcel gently slopes down from Cliffside Drive, then steeply descends into a coastal bluff located at the rear of the property, and down to the beach. The project site is within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed pursuant to the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea. The subject parcel does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map, except for the sandy beach which is well outside the project area. Additionally, the property is not located in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map. It was confirmed that the project area and bluff are located within the existing fuel modification zones of adjacent single-family residences. Bluff vegetation is dominated by non-native species and not found to include any species in support of ESHA; therefore, the bluff is not considered ESHA.

The front half of the parcel near Cliffside Drive has a recorded archaeological site (CA-LAN-2036) identified in 1992. A Final Archaeological Monitoring Report prepared on July 25, 2024 concluded that prior development inclusive of fencing, a driveway, landscaping features, parking area, retaining walls, and connection to underground utilities destroyed any remains of the former archaeological site within the boundaries of the subject property between 1997 and 1999 (authorized by CCC CDP No. 5-90-1057), and the extent of proposed development is not anticipated to result in any further impact. The report concluded that no additional testing or monitoring is required for this project, and an

alternative location is not necessary. Nonetheless, the project includes the City's standard conditions of approval in the event cultural resources are located during development.

The subject parcel is zoned RR-1 as are the surrounding parcels to the north, east, and west of the subject parcel which are developed with one and two-story single-family residences. The Pacific Ocean borders the south. Table 2 provides a summary of the neighboring surrounding land uses and lot sizes.

Table 2 – Adjacent Land Uses				
	Address	**Size**	**Zone**	**Land Use**
North	29151 Cliffside Drive	1.02 acres	RR-1	Single-Family Residential
East	29140 Cliffside Drive	1.10 acres	RR-1	Single-Family Residential
West	29208 Cliffside Drive	1.39 acres	RR-1	Single-Family Residential
South	Pacific Ocean			

Project Description

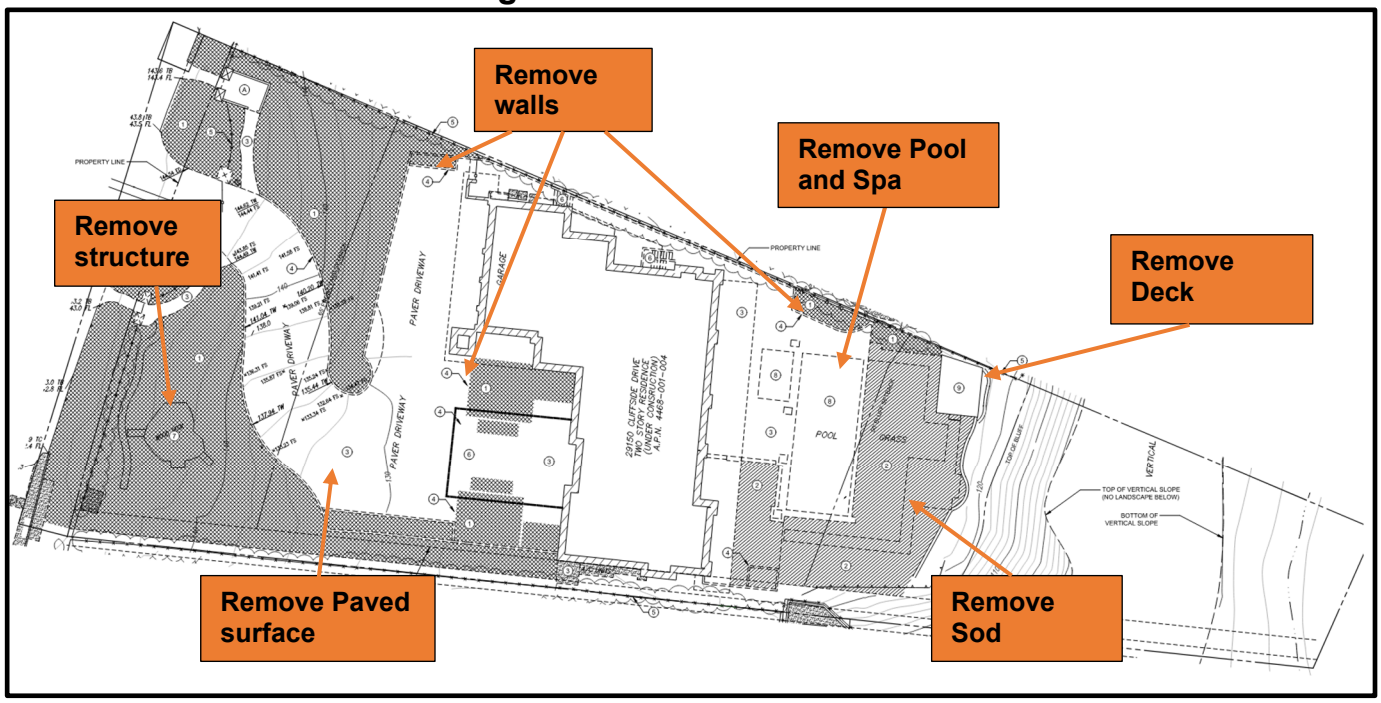
The proposed scope of work is as follows (Attachment 2 – Project Plans). All development is proposed on the subject parcel and no development is proposed or required on the adjacent parcel at 29140 Cliffside Drive.

Demolition
a. Abandonment of the existing OWTS;
b. Demolition of existing swimming pool and spa;
c. Demolition of existing driveway and associated hardscape; and,
d. Demolition of existing wood deck.

Construction
a. New retaining and garden walls (not to exceed six feet in height);
b. New driveway accessed from 29140 Cliffside Drive;
c. New AOWTS with a treatment tank and four seepage pits in the proposed driveway;
d. New landscaping; and,
e. 601 cubic yards of non-exempt grading.

Discretionary Request
a. DP No. 25-006 to abandon the existing OWTS and demolition of the existing driveway, retaining walls, landscaping, hardscaping, decking, and an existing pool and spa.

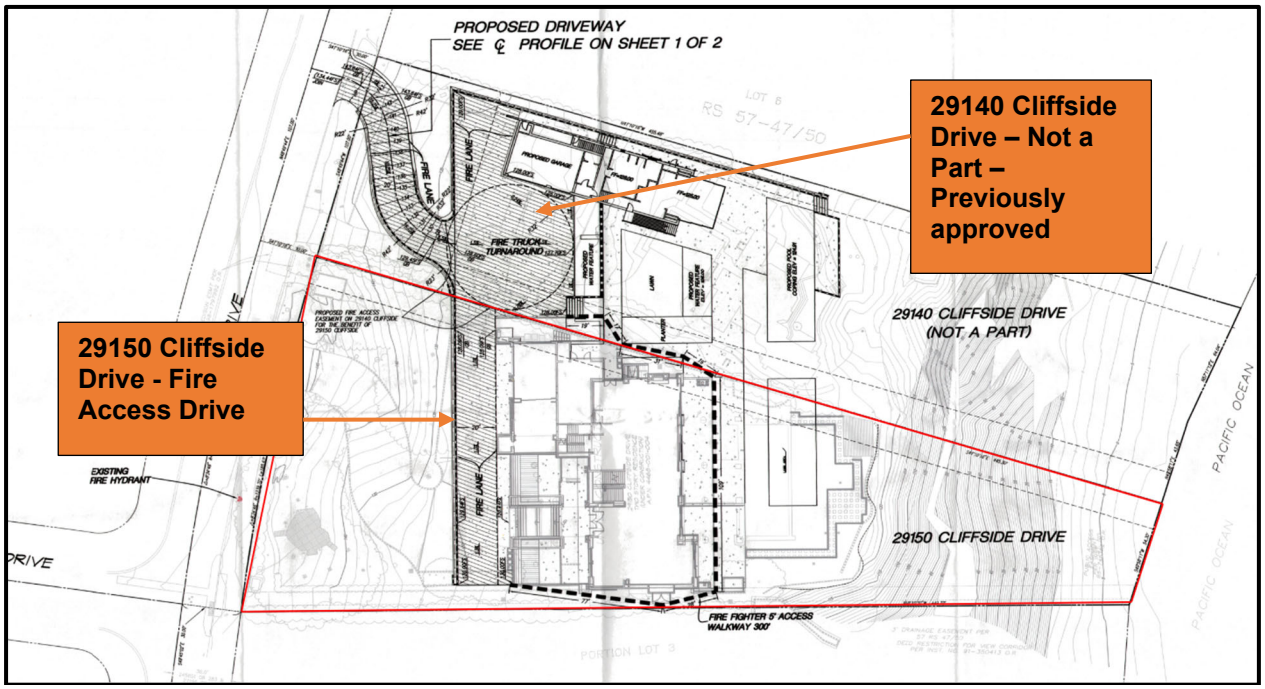
Figure 2 – Demolition Plan



Source: Project Plans (Attachment 2)

The existing driveway will be abandoned and a new shared driveway with 29140 Cliffside Drive is proposed. The proposed new Fire Access configuration with motor court/fire lane is shown below in Figure 3:

Figure 3 – Proposed Fire Access Plan



Source: Project Plans (Attachment 2)

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. Conformance with these LIP chapters is made below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed DP as required by the MMC.

The project has been reviewed by the Planning Division, City Biologist, City geotechnical consultant reviewers, the City Environmental Health Division, and the City Public Works Department, as well as the LACFD (Attachment 3 – Department Review Sheets). All conditions of approval from reviewers are included in the resolution. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies.

<u>Zoning (LIP Chapter 3)</u>

The project is subject to development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – LCP Non-Beachfront Zoning Conformance			
Development Requirement	**Allowed/Required**	**Proposed**	**Comments**
SETBACKS			
View Corridor (existing along southwest property line)	10 feet	10 feet	Complies
IMPERMEABLE COVERAGE (sq. ft.)	14,294	14,283	Complies
SITE OF DEVELOPMENT / PT DUME	Flatter than 4 to 1	Flatter than 4 to 1	Complies
NON-EXEMPT GRADING (cu. yd.)	1,000	601	Complies
FENCES/WALLS/HEDGES/GATES			
Front Yard	42 in. solid w/area up to 6 ft. to remain view permeable	42 in. solid w/area up to 6 ft. to remain view permeable	Landscaping acting as a hedge to be reduced to 42 in.; fencing and gate to comply
Retaining Walls	6 ft. max. 12 ft. cumulative	3 ft.	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residentially zoned parcel. The total amount of proposed non-exempt grading is approximately 601 cubic yards as provided for on the Total Grading Yardage Certificate on the civic plan cover sheet, which is less than the maximum allowable. No other grading is proposed. The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. In 1992, a site referenced as CA-LAN-2036 was identified on a portion of the subject parcel. Because there was the potential for the site to be affected by the proposed development, the Planning Division requested further evaluation on the subject parcel. A Final Archaeological Monitoring Report for 29150 Cliffside Drive was prepared by Historical, Environmental, Archaeological, Research, Team (H.E.A.R.T) on July 25, 2024. The H.E.A.R.T. report concluded that prior development inclusive of fencing, a driveway, landscaping features, parking area, retaining walls, and connection

to underground utilities destroyed any remains of the former archaeological site within the boundaries of the subject property between 1997 and 1999 (authorized by CCC CDP No. 5-90-1057), and that future improvements proposed with the project will have no direct adverse impacts to CA-LAN-2036. Therefore, no additional archaeological testing or monitoring is required.

Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices. With the implementation of these conditions, the project would conform to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new AOWTS to serve the existing residence, which includes a 7,540-gallon MicroSepTec ES25 treatment tank with an ultraviolet disinfection unit, four primary seepage pits, and two reserve pits to meet 100 percent expansion requirements. The treatment tank is sited underneath the new driveway, along with four gravity fed seepage pits. The AOWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the LCP and MMC. Required conditions of approval are included in the resolution to ensure continued operation, maintenance, and monitoring of onsite facilities.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15301(a) – Existing Facilities, 15303(e) – New Construction, and 15304(b) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of publication of this report, no correspondence has been received by the Planning Division.

PUBLIC NOTICE: On April 23, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500-foot radius of the subject property (Attachment 4).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the staff's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-15. The proposed project has been reviewed and conditionally approved for conformance with the LCP by staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-15
2. Project Plans
3. Department Review Sheets
4. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 15-070 AND DEMOLITION PERMIT NO. 25-006 TO ABANDON AN EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) AND DEMOLITION OF AN EXISTING DRIVEWAY, RETAINING WALLS, LANDSCAPING, HARDSCAPING, DECKING, AND AN EXISTING POOL AND SPA, AND THE INSTALLATION OF A NEW ALTERNATIVE OWTS AND LANDSCAPING, GRADING, AND THE CONSTRUCTION OF RETAINING WALLS AND A NEW DRIVEWAY WITH SHARED ACCESS FROM AN EXISTING DRIVEWAY ON THE NORTHEAST ADJACENT PARCEL AT 29140 CLIFFSIDE DRIVE LOCATED IN THE RURAL RESIDENTIAL, ONE-ACRE ZONING DISTRICT AT 29150 CLIFFSIDE DRIVE (NABISCO HOLDINGS, S.A.)

The Planning Commission of the City of Malibu does hereby find, order and resolve as follows:

SECTION 1. Recitals.

A. On December 15, 2015, an application for a Coastal Development Permit (CDP) No. 15-070 for the off-site treatment and disposal of wastewater to serve an existing single-family residence was submitted to the Planning Division, on behalf of the property owner, Nabisco Holdings, S.A.

B. On August 25, 2016, an application for Conditional Use Permit (CUP) No. 16-006 for conveyance of wastewater across parcels was submitted to the Planning Division, on behalf of the property owner, Nabisco Holdings, S.A.

C. On April 1, 2025, an application for a Demolition Permit (DP) No. 25-006 was added to the project.

D. On May 20, 2025, a Notice of Pending Coastal Development Permit was posted on the property.

E. On June 6, 2025, a site visit and photographs were taken of the project site.

F. On June 25, 2025, the application was deemed complete.

G. On August 7, 2025, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

H. On September 2, 2025, the Planning Commission continued the project to October 6, 2025.

I. On October 6, 2025, the Planning Commission continued the project to November 3, 2025.

J. On November 3, 2025, the Planning Commission continued the project to a date uncertain to allow the applicant to investigate whether the project could be redesigned to eliminate the need for the Conditional Use Permit.

K. On January 23, 2026, the application was modified to eliminate the need for the CUP, as the conveyance of wastewater across parcels was no longer necessary due to a redesigned system, and all components of the new AOWTS would be located onsite.

L. On February 27, 2026, an updated Notice of Pending Coastal Development Permit was posted on the property.

M. On April 23, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot radius of the subject property.

N. On May 4, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(a)-Existing Facilities, 15303(e)-New Construction and 15304(b)-Minor Alterations to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on May 4, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 15-070 and DP No. 25-006 for installation of a new AOWTS and abandonment of the existing OWTS, demolition of the existing driveway and access, removal of site retaining walls, demolition of the existing pool and spa, installation of new landscaping, and construction of a new shared driveway and fire lane with 29140 Cliffside Drive located in the Rural Residential, One-Acre (RR-1) zoning district.

A. General Coastal Development Permit (LIP Chapter 13)

1. *That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Malibu Local Coastal Program.*

The project is located in the RR-1 zoning district, an area designated for rural residential uses. Uses associated with residential development are permitted uses. The Planning Division, City

Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, and the Los Angeles County Fire District (LACFD) reviewed the proposed project for conformance with the LCP. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards.

2. *If the project is located between the first public road and the sea, that the project is in conformity to the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).*

The project is located between the first public road parallel to the sea and the sea. However, the proposed project will not adversely affect public access or recreation due to the orientation of the project site atop a coastal bluff, that adequate vertical access between Cliffside Drive and the beach exists in the vicinity, and that the subject parcel offers no direct or indirect public blufftop or beach access. No trails or recreational areas are shown on or adjacent to the subject parcel according to the LCP Park Lands Map. The sandy beach exists to the south of the parcel at the toe of the coastal bluff and far away from the project site. The project will not impact the sandy beach as all proposed development is located atop a coastal bluff and setback from the bluff edge. No development is proposed or required on the bluff or beach. Adequate vertical public access from Cliffside Drive to the beach exists approximately 500 feet west of the project site at the Point Dume Natural Preserve parking area, which provides access public blufftop and beach access to Big Dume State Beach. As adequate public access exists nearby and no proposed development would adversely affect existing or planned public access in the vicinity or along the shoreline, the project conforms to the public access and recreation policies of the Coastal Act.

3. The project is the least environmentally damaging alternative.

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of improvements to the onsite OWTS system by replacing an existing OWTS with a new AOWTS that includes a treatment tank, four onsite seepage pits, and two future seepage pits. The proposed project would consolidate the current vehicular access on the subject parcel with the existing access on the northeast adjacent parcel at 29140 Cliffside Drive, thereby reducing one ingress/egress point on Cliffside Drive near the parking area for the Point Dume Natural Preserve. The proposed project also includes a relocated driveway, new retaining walls, and new landscaping, and the demolition of the existing pool, spa, driveway, associated hardscape, and wood decking.

Locating an alternate placement for the AOWTS onsite would be problematic due to various constraints. The front half of the parcel near Cliffside Drive is a recorded archeological site identified in 1992 referenced as CA-LAN-2036. Building restrictions exist such as a 10-foot public view corridor along the southwest property line. The existing residence is located atop a bluff, which precludes the placement of an OWTS at the rear of the property. Additionally, the existing septic tank is too close to the house, eliminating replacement options due to City code requirements.

An alternate location was considered where two new seepage pits and two new future seepage pits serving the residence would be located on the adjacent parcel at 29140 Cliffside Drive; however, the applicant was able to redesign the system to contain all components of the AOWTS on the project site in compliance with the LIP and MMC. The proposed location, including all

development proposed therewith and the recorded archaeological site, was further evaluated in a Final Archaeological Monitoring Report for 29150 Cliffside Drive, prepared by H.E.A.R.T on July 25, 2024. The H.E.A.R.T report concluded that prior development inclusive of fencing, a driveway, landscaping features, parking area, retaining walls, and connection to underground utilities destroyed any remains of the former archaeological site within the boundaries of the subject property between 1997 and 1999 (authorized by CCC CDP No. 5-90-1057), and that future improvements proposed with the project will have no direct adverse impacts to CA-LAN-2036.. Therefore, no additional archaeological testing or monitoring was required and an alternative project was not identified or required that would substantially lessen any potential significant adverse impacts of the development on the environment, including cultural resources. All proposed development is in compliance with the required 10-foot onsite public view corridor and slope stability setback requirements in the LIP.

The proposed development is consistent with the RR-1 land use and zoning designations. Adjacent properties to the east, north, and west are developed with similar single-family residences and associated uses similar to the proposed development. The City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers reviewed the project, and these specialists found the project to meet the non-beachfront residential development standards of the LCP and MMC. The proposed project, as conditioned, will comply with all applicable requirements of State and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

4. *If the project is located in or adjacent to an environmentally sensitive habitat area pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay), that the project conforms with the recommendations of the Environmental Review Board, or if it does not conform with the recommendations, findings explaining why it is not feasible to take the recommended action.*

The subject property is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, Environmental Review Board review was not required, and this finding does not apply.

B. Environmentally Sensitive Habitat Area Overlay (LIP Chapter 4)

The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the findings of LIP Section 4.7.6 do not apply.

C. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

D. Scenic, Visual and Hillside Resource Protection (LIP Chapter 6)

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications

concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is located on a blufftop property that is along the ocean side of Cliffside Drive, which is considered a scenic area. A 10-foot-wide public view corridor had been established on the southwestern side of the property pursuant to CCC CDP No. 5-90-1057, which continues to remain in effect. The public view corridor would be maintained with the proposed development. The subject parcel is within vicinity of the Point Dume Natural Preserve, which provides public blufftop and beach access to Big Dume State Beach. However, the subject parcel is separated from the Point Dume Natural Preserve by existing residential development at 29208 Cliffside Drive. The Planning Division evaluated public visual impacts through site visits, and review of surrounding development patterns. LIP Section 6.4 requires that the following five findings be made.

1. *The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site, or other reasons.*

An analysis of the project's potential visual impact to public views was conducted through site inspections and a review of the surrounding development and project plans. Existing residential development in the vicinity of the subject parcel was found to currently impede upon potential public views to the ocean from Cliffside Drive. The proposed development consists of low-lying and subsurface development that would offer little to no visual benefit to public views from Cliffside Drive. The existing 10-foot-wide public view corridor along the southwestern property line would be maintained and not be impacted by the proposed development.

The project, as proposed, is not expected to result in significant adverse scenic or visual impacts to areas visible from scenic roads or public viewing areas, consistent with LIP Section 6.5.

2. *The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.*

As conditioned, the project will not have significant adverse scenic or visual impacts. Conditions are included requiring the existing 10-foot-wide public view corridor to be maintained and all proposed development would be low-lying or subsurface and is not anticipated to significantly benefit or impede upon existing public views from Cliffside Drive. The subject parcel is within vicinity of the Point Dume Natural Preserve, which provides public blufftop and beach access to Big Dume State Beach. However, the subject parcel is separated from the Point Dume Natural Preserve by existing residential development at 29208 Cliffside Drive. Modifications to existing lighting are not proposed with this project, however, the project has been conditioned to include limitations on lighting to prevent any visual impact to scenic areas. With these conditions, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As discussed in Finding A.3, the project, as proposed or conditioned, is the least environmentally damaging alternative.

4. *There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.*

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

5. *Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.*

As conditioned, development on the project site will not have significant adverse impacts on scenic and visual resources inclusive of the public view corridor being maintained. All proposed development is low-lying or subsurface and is not anticipated to significantly benefit or impede upon existing public views from Cliffside Drive. The subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist. Therefore, the proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies.

E. Transfer of Development Credits (LIP Chapter 7)

The proposed project does not include a land division or multi-family development. Therefore, the findings of LIP Chapter 7 are not applicable.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity.

The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and LACFD. The required findings are made as follows.

1. The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.

Analysis for potential hazards included review of the submitted geotechnical reports prepared by GeoConcepts, Inc. dated April 4, 2016, May 24, 2016, May 31, 2016, September 20, 2024, January 30, 2025, and a report prepared by Michael K. Nunley & Associates, Inc. dated May 24, 2016. The referenced reports evaluated site-specific conditions and recommendations and are provided to address any pertinent issues. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by City Environmental Health Administrator, City

Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defied by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

2. The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.

As stated in Finding F.1, the project, as designed, conditioned, and approved by the City geotechnical consultant reviewers and City Public Works Department, does not have any significant adverse impacts on site stability or structural integrity from geologic or fire hazards due to the project design.

3. The project, as proposed or as conditioned, is the least environmentally damaging alternative.

As previously stated in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative.

4. There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works

Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Section A, Finding 3, there are no feasible alternatives to development due to site constraints, and any other project alternative would require development in areas that are constrained due to an onsite view corridor or to the rear of the residence near the bluff.

5. Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated as the subject property is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA and Marine Resources Map or was determined to be ESHA pursuant to information provided by the applicant and review conducted by the City Biologist.

G. Shoreline and Bluff Development (LIP Chapter 10)

LIP Section 10.3 requires that shoreline and bluff development findings be made if the proposed project is located on a parcel of land located on or along the shoreline, a coastal bluff or a blufftop fronting the shoreline and the project is anticipated to result in potentially significant adverse impacts on coastal resources, such as public access and shoreline sand supply. While all proposed development will be located landward of the required blufftop setback and no adverse impacts to slope stability or shoreline are expected, the requirements of LIP Chapter 10 are applicable to the project and the required findings are made as follows.

1. The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.

The GeoConcepts Inc. report dated January 30, 2025, determined the 100-year bluff setback according to LIP Section 10.4(K). The distance the bluff might reasonably be expected to erode over a period of 100 years was determined based on an average erosion rate of one inch per year. The 100-year bluff erosion distance of (8.3 feet) was added to the 1.5 factor of safety line in order to get the 100-year bluff setback line. The removal of the pool, spa, wood deck, and sod would protect the slope from future erosion. There would be no development within the 100-year bluff setback, following removal of the project components.

The proposed project complies with the development standards detailed in LIP Section 10.4(K) and will have no significant adverse impacts on public access, shoreline sand supply, or other resources due to extent of development proposed and the location of the development on the subject parcel. The City geotechnical reviewers found that surficial stability of the proposed development was included in the evaluation of bluff retreat on the subject parcel. Accordingly, drainage improvement measures to prevent saturation of and surface runoff from eroding the bluff edge are included in the project. The proposed project complies with the required bluff setback, does not include or require any bluff or shoreline protection device, and therefore is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources.

2. The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.

As explained in Finding D.1 above, as designed, conditioned, and approved by the City staff, the project will not have any significant adverse impacts on public access or shoreline sand supply or other resources. All development is sited away from the bluff except for demolition activities which will improve the stability of the bluff over time.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As discussed in Finding A.3, the proposed project, as conditioned, is the least environmentally damaging alternative. No other alternative would substantially lessen potential impacts to the bluff.

4. There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.

As discussed in Finding A.3, project alternatives were considered; however, due to site constraints, siting a replacement AOWTS on another location was not feasible. As proposed, there are no impacts to public access shoreline sand supply, or other sensitive resources as described in LIP Chapter 10 related to bluff and shoreline protection.

5. In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum feasible extent adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.

The project does not propose a shoreline protection device, therefore, this finding is not applicable.

H. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline and adequate vertical public access from Cliffside Drive to the beach exists at the Point Dume Natural Preserve parking area providing access to Big Dume State Beach (approximately 500 feet west of the project site).
B. Blufftop Access - Adequate vertical public access from Cliffside Drive to the beach, including blufftop access, exists at the Point Dume Natural Preserve parking area providing access to Big Dume State Beach (approximately 500 feet west of the project site).
C. Trail Access - The project site does not include any existing or planned trails as indicated on the LCP Park Lands Map; therefore, no condition for trail access is required by the LCP.
D. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at Big Dume State Beach; therefore, no condition for recreational access is required by the LCP.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access

and recreational policies in of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

I. Land Division (LIP Chapter 15)

This project does not include a land division. Therefore, the findings of LIP Chapter 15 are not applicable.

J. Demolition Permit Findings (MMC Section 17.70.060)

MMC Section 17.70.060 requires that a DP be issued for projects that result in the demolition of any building or structure. The project includes the demolition of the existing driveway and access, abandoning the existing OWTS, removing site retaining walls, demolition of the pool, spa and wood decking. The findings for DP No. 25-006 are made as follows:

1. *The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.*

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. *A development plan has been approved or the requirement waived by the City.*

This CDP application is being processed concurrently with DP No. 25-006, and approval of the demolition permit is subject to the approval of CDP No. 15-070.

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 15-070 and DP No. 25-006, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

1. The property owner and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

2. Approval of this application is to allow for the project described herein. The scope of work approved includes:

Demolition

a. Abandonment of existing OWTS;
b. Demolition of existing swimming pool/spa;
c. Demolition of existing driveway and associated hardscape; and,
d. Demolition of existing wood deck.

Construction

a. New retaining and garden walls (not to exceed six feet in height);
b. New driveway accessed from 29140 Cliffside Drive;
c. New AOWTS with a treatment tank and four seepage pits in the proposed driveway;
d. New landscaping; and,
e. 601 cubic yards of non-exempt grading.

Discretionary Request

a. DP No. 25-006 to abandon the existing OWTS and demolition of the existing driveway, retaining walls, landscaping, hardscaping, decking, and an existing pool and spa.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 20, 2025**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.

6. The CDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

8. All development shall conform to requirements of the City of Malibu Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical engineering consultant reviewers, Public Works Department, and the LACFD as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the Malibu Municipal Code and the Local Coastal Program. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

11. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

12. The property owner shall comply with all provisions of the MMC and LIP.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Lighting

15. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);

b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

16. Night lighting for sports courts or other private recreational facilities shall be prohibited.

17. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

18. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. High intensity lighting of the shore is prohibited.

19. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

20. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

21. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

22. Up-lighting of landscaping is prohibited.

Biology

23. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building Safety Division.

24. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

25. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Section 17.53.030. (form attached)

26. Prior to final plan check approval, provide landscape water use approval from the Los Angeles County Waterworks District 29 (WD29).

27. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

28. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth). The vegetation shall also be maintained to preserve the view corridor on the property.

29. Invasive plant species, as determined by the City of Malibu, are prohibited.

30. The turf is limited to 1,500 square feet.

31. All palm trees on the property are existing to remain. No relocation is permitted with this application.

32. No non-native plant species shall be approved greater than 50 feet from the residential structure. No non-native plant species shall be approved within 50 feet of the top of bluff.

33. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

34. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

35. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

36. Upon completion of planting, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Demolition/Solid Waste

37. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

38. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

39. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Environmental Sustainability Division. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

40. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

41. No demolition permit shall be issued until building permits are approved for issuance. Demolition of existing structures and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

42. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, disposed of in full compliance with all applicable federal, state and local regulations.

43. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

44. Upon completion of demolition activities, the applicant shall request a final inspection by the Building Safety Division and the Planning Division.

Construction / Framing

45. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right-of-way. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

46. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

47. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

48. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the

volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
b. Grading activities shall be planned during the southern California dry season (April through October).
c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

49. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on State highways, the applicant / property owner is required to obtain a transportation permit from the California Department of Transportation.

Waste Management

50. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals and drywall.

51. Prior to issuance of a building/demolition permit an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) shall be signed by the Owner or Contractor and submitted to the Environmental and Sustainability Division. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

Public Works

52. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.
    c. Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

53. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

54. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project.

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

55. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

56. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations

Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance with the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

57. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

58. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

- The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
- There are sufficient BMPs in place to prevent soil erosion; and
- The discharge does not reach into the MS4 or to the ASBS (including tributaries).

59. Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

60. A new sign stating "It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)." shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

Geology

61. All recommendations from City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of permits.

62. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Onsite Wastewater Treatment System (OWTS)

63. OWTS on Architectural, Grading and Retaining Wall Plans: The final project plans must show the existing and proposed OWTS, including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

64. Building Plans: All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

65. Architectural Plans:

    a. The final architectural plans must show no more than 8 bedrooms and 81 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.

    b. Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.

66. Proof of 1.28 Gallon or Less Flushometer Water Closet: The 2022 California Plumbing Code permits water closets to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

    Provide the make and model number of the water closet and incorporate the specification sheet into the final architectural plan set and final OWTS design report.

67. Final Onsite Wastewater Treatment System (OWTS) Plot Plan: A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

68. Final OWTS Design Report, Plans, and System Specifications: A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

    The final OWTS design submittal shall contain the following information (in addition to the items listed above).

    a. Onsite Wastewater System Seepage Pit Depths: The EPD OWTS plot plan dated 1-6-2026 Seepage Pit Elevation section labeled Table "6" depicts seepage pits P-1 and P-3 with depths of 50 feet. However, the EPD OWTS Design Report dated 1-8-2026 Section 2.4 Dispersal depicts seepage pits P-1 and P-3 with depths of 40 feet. The

final OWTS plot plan and full size OWTS plan seepage pit tables must be revised to match the final OWTS design report.

b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

c. Sewage and effluent pump design calculations (as applicable).

d. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

f. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

69. Existing OWTS to be Abandoned: Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the Malibu Municipal Code.

70. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System

(OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

71. Traffic-Rated Slab Plan(s): All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

72. Engineer Certification for Reduction in Setbacks to Structures: All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

• Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

73. Proof of Ownership: Proof of ownership of subject property shall be submitted.

74. Operations & Maintenance Manual: An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

75. Maintenance Contract: A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. Please note only original "wet signature" documents are acceptable.

76. Advanced Onsite Wastewater Treatment System (OWTS) Covenant: A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office.

Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. Please submit a certified copy issued by the City of Malibu Recorder.

77. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

78. City of Malibu Geologist/Geotechnical Approval: City of Malibu geotechnical consultant reviewers final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

79. City of Malibu Public Works Approval: City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

80. WD29 Approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WD29.

81. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

82. City of Malibu Planning Approval: City of Malibu Planning Division final approval of the OWTS plan shall be obtained.

83. Environmental Health Final Building Plan Check, OWTS Plan Check Review and Reduction in Setback Fee: A final fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications and reduction in setbacks.

84. Operating Permit Application and Fee: In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

Site-Specific Conditions

85. The trash enclosure located within the front setback shall be removed or reduced in height to 42 inches. Complete details shall be provided to the Planning Division prior to issuance of a building permit.

86. The property owner shall continue to comply with and maintain the 10-foot-wide public view corridor from Cliffside Drive to the Pacific Ocean established by California Coastal Commission CDP 5-90-1057.

87. The applicant must obtain a letter of authorization from the property owner of 29140 Cliffside Drive for use of the easement and submit it to the Planning Division prior to building permit issuance.

Prior to Occupancy

88. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

89. The applicant shall request a final Planning Division inspection prior to final inspection by the City of Malibu Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this coastal development permit. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

90. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Deed Restrictions

91. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning Division approval.

Fixed Conditions

92. This CDP shall run with the land and bind all future owners of the property.

93. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

SECTION 6. The Planning Commission shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 4th day of May 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

LOCAL APPEAL - Pursuant to Local Coastal Program Local Implementation Plan (LIP) Section 13.20.1 (Local Appeals) a decision made by the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within 10 days and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, ext. 246.

COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or by calling (805) 585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

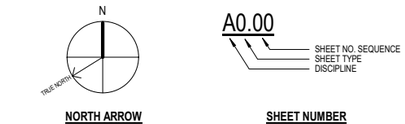
Any action challenging the final decision of the City made as a result of the public hearing on this application must be filed within the time limits set forth in Section 1.12.010 of the MMC and Code of Civil Procedure. Any person wishing to challenge the above action in Superior Court may be limited to raising only those issues they or someone else raised at the public hearing, or in written correspondence delivered to the City of Malibu at or prior to the public hearing.

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-15 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 4th day of May 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

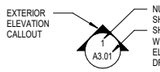
_____
REBECCA EVANS, Recording Secretary

SYMBOLOGY LEGEND

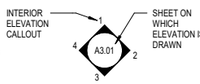


NORTH ARROW

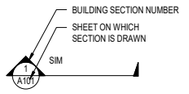
SHEET NUMBER



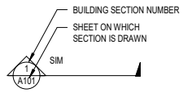
ELEVATION REFERENCE



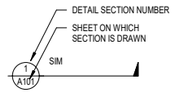
INTERIOR ELEVATION REFERENCE



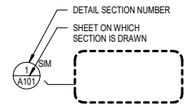
BUILDING SECTION REFERENCE



WALL SECTION REFERENCE



DETAIL SECTION REFERENCE



DETAIL CALLOUT REFERENCE

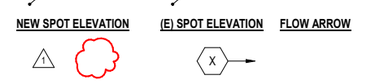
MASTER BEDROOM 101 150 SF **MASTER BEDROOM 101** **KITCHEN 101**

FL-01 BS-01 WL-01 CG-01

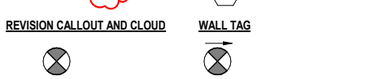
ROOM NAME W/ ROOM # **W/AREA** **W/ ROOM FINISHES**



DOOR TAG **WINDOW TAG** **FIXTURE TAG** **MATERIAL TAG**



EQUIPMENT **ELECTRICAL** **MECHANICAL** **PLUMBING**



CEILING TAG **KEYNOTE** **LEVEL HEADS** **DATUM/WORK POINT**



MATCHLINE REFERENCE **CENTERLINE** **STEP SYMBOL**

NEW SPOT ELEVATION **(E) SPOT ELEVATION** **FLOW ARROW**

REVISION CALLOUT AND CLOUD **WALL TAG**

EXIT SIGN [NON-DIRECTIONAL] **EXIT SIGN [DIRECTIONAL]**

GENERAL NOTES

A. GENERAL NOTES

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.

2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION IN WRITING BEFORE PROCEEDING WITH HIS WORK.

4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.

8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE. REMOVING ALL PLASTER SPOTS. STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED WASH AND POLISH ALL GLASS.

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

ABBREVIATIONS

&	AND	FIN	FINISH(ED)	PRCST	PRE-CAST
@	AT	FIXT	FIXTURE	PREFAB	PREFABRICATED
¢	PENNY	FL	FLOOR	PROP	PROPERTY
∠	ANGLE	FLASH	FLASH(ING)	PSF	POUNDS PER SQUARE FOOT
⊥	PERPENDICULAR	FLUOR	FLUORESCENT	PSI	POUNDS PER SQUARE INCH
		FOC	FACE OF CONCRETE	PT	POINT
A/C	AIR CONDITIONER / CONDITIONING	FOF	FACE OF FINISH	PTDF	PRESSURE TREATED DOUGLAS FIR
AB	ANCHOR BOLT	FOM	FACE OF MASONRY		
ABV	ABOVE	FOP	FACE OF PLYWOOD	Q	QUARTZ
AC	ASPHALTIC CONCRETE	FOS	FACE OF STUDS	QT	QUARRY TILE
AD	AREA DRAIN	FOW	FACE OF WALL	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FP	FIREPROOF; FIREPLACE		
ADJ	ADJUSTABLE / ADJACENT	FT	FOOT OR FEET	R	RISER
AFF	ABOVE FINISHED FLOOR	FTG	FOOTING	RAD	RADIUS
AFG	ABOVE FINISHED GRADE	FURR	FURRING	RCP	REFLECTED CEILING PLAN
AFS	ABOVE FINISHED SLAB			RD	ROOF DRAIN
AL / ALUM	ALUMINUM	G	GAUGE	REF	REFERENCE; REFRIGERATOR
ALT	ALTERNATE	GALV	GALVANIZE(D)	REG	REGISTER
ANOD	ANODIZED	GC	GENERAL CONTRACTOR	REINF	REINFORCE(D)
AP	ACCESS PANEL	GL	GLASS / GLAZING	REQ	REQUIRED
APPROX	APPROXIMATELY	GR	GRADE	REV	REVISE / REVISION
ARCH	ARCHITECT(URAL)	GYP	GYPSUM	RFL	REFLECTED
ASPH	ASPHALT	GYP BD	GYPSUM BOARD	RH	RIGHT HAND; ROUND HEAD
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	HB	HOSE BIB	RM	ROOM
		HDR	HEADER	RO	ROUGH OPENING
AUTO	AUTOMATIC	HDWR	HARDWARE	RWD	REDWOOD
AVG	AVERAGE	HOR / HORIZ	HORIZONTAL	S	SOUTH
BD	BOARD	HP	HIGH POINT; HORSEPOWER	SCHED	SCHEDULE
BET	BETWEEN	HR	HANDRAIL; HOUR	SD	STORM DRAIN
BITUM	BITUMINOUS	HT	HEIGHT	SECT	SECTION
BLDG	BUILDING	HTR	HEATER	SF	SQUARE FEET
BLK	BLOCK	HVAC	HEATING / VENTILATION / AIR CONDITIONING	SHT	SHEET
BLKG	BLOCKING	HW (R)	HOT WATER (RETURN)	SHTG	SHEATHING
BN	BOUNDARY NAILING			SHWR	SHOWER
BOT	BOTTOM	ID	INSIDE DIAMETER	SIM	SIMILAR
		IN	INCH / INCHES	SMACNA	RE: THE ARCH SHEET METAL MANUAL
CAB	CABINET	INCL	INCLUDE(D) / INCLUDING	SOG	SLAB ON GRADE
CB	CATCH BASIN	INSUL	INSULATE / INSULATION	SPEC	SPECIFY / SPECIFICATION
CF	CUBIC FOOT	INT	INTERIOR	SQ	SQUARE
CI	CAST IRON/CONTRACTOR INSTALLED	JT	JOINT	SQFT	SQUARE FEET
CIP	CAST IN PLACE			SQIN	SQUARE INCH(ES)
CJ	CONTROL JOINT; CEILING JOIST	LAM	LAMINATE(D)	SS	STAINLESS STEEL
CL	CENTER LINE	LAV	LAVATORY	ST	STONE
CLG	CEILING	LB	LAG BOLT	STD	STANDARD
CLOS	CLOSET	LB(S)	POUND(S)	STL	STEEL
CLR	CLEAR	LF	LINEAR FOOT (FEET)	STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	LH	LEFT HAND	STRUCT	STRUCTURE / STRUCTURAL
CO	CLEAN/CLEAR OUT	LIB	LIBRARY	SUSP	SUSPENDED
COL	COLUMN	LP	LOW POINT	SYM	SYMMETRICAL
CONC	CONCRETE	LT	LIGHT	SYN	SYNTHETIC
CONST	CONSTRUCTION	LVR	LOUVER	SYS	SYSTEM
CONT	CONTINUOUS				
CORR	CORROOR	MACH	MACHINE	T&B	TOP AND BOTTOM
CSK	COUNTERSINK	MAINT	MAINTENANCE	T&G	TONGUE AND GROOVE
		MAS	MASONRY	TBD	TO BE DETERMINED
DBL	DOUBLE	MATL	MATERIAL	TBS	TO BE SELECTED
DEMO	DEMOLISH / DEMOLITION	MAX	MAXIMUM	TEL	TELEPHONE
DF	DOUGLAS FIR	MB	MACHINE BOLT	TEMP	TEMPORARY / TEMPERATURE
DIA	DIAMETER	MECH	MECHANICAL	THK	THICK
DIAG	DIAGONAL	MEMB	MEMBRANE	THRU	THROUGH
DIM	DIMENSION	MEZZ	MEZZANINE	TOC	TOP OF CONCRETE
DIV	DIVISION	MFR	MANUFACTURER(R)	TOS	TOP OF SLAB
DN	DOWN	MIN	MINIMUM	TOW	TOP OF WALL
DS	DOWNSPOUT	MISC	MISCELLANEOUS	TV	TELEVISION
DWG	DRAWING	MR	MOISTURE RESISTANT	TYP	TYPICAL
		MTL	METAL		
(E)	EXISTING			UL	UNDERWRITER'S LABORATORY
E	EAST	(N)	NEW	UNF	UNFINISHED
EA	EACH	N	NORTH	UNFN	
EJ	EXPANSION JOINT	NA OR N/A	NOT AVAILABLE / APPLICABLE	UNO	UNLESS NOTED OTHERWISE
EL	ELEVATION	NIC	NOT IN CONTRACT	UON	UNLESS OTHERWISE NOTED
ELEC	ELECTRICAL	NO / #	NUMBER	UPS	UNINTERRUPTIBLE POWER SUPPLY
ELEV	ELEVATOR	NOM	NOMINAL		
EMER	EMERGENCY	NTS	NOT TO SCALE	V	VOLT
EN	EDGE NAIL			VB	VAPOR BARRIER
ENG	ENGINEER	OC	ON CENTER	VERT	VERTICAL
EQ	EQUAL(LY)	OD	OUTSIDE DIAMETER	VEST	VESTIBULE
EQPT	EQUIPMENT	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VGDF	VERTICAL GRAIN DOUGLAS FIR
EQUIP	EQUIPMENT			VIF	VERIFY IN FIELD
EST	ESTIMATE	OPG / OPNG	OPENING	VNR	VENEER
EXIST	EXISTING			VOL	VOLUME
EXP	EXPANSION	OZ	OUNCE	VTR	VENT THRU ROOF
EXT	EXTERIOR				
		P	PAINT (NUMBER - SEE SPECS)	W	WEST
FAST	FASTEN(ER)	PED	PEDESTAL	W/	WITH
FAU	FORCED AIR UNIT	PER	PERIMETER	W/O	WITHOUT
FBO	FURNISHED BY OWNER	PERF	PERFORATED	WC	WATER CLOSET
FCE	FINISHED CEILING ELEVATION	PERP	PERPENDICULAR	WD	WOOD
FCO	FLOOR CLEAN OUT	PL	PROPERTY LINE	WF	WIDE FLANGE
FD	FLOOR DRAIN	PLAS	PLASTER	WH	WATER HEATER
FF	FINISHED FLOOR	PLYWD	PLYWOOD	WI	WROUGHT IRON
FG	FINISHED GRADE	POC	POINT OF CONNECTION	WIN	WINDOW
FH	FLAT HEAD	PR	PAIR	WP	WATERPROOF(ING)
				WPT	WORK POINT
				WWF	WELDED WIRE FABRIC
				YD	YARD

DRAWING INDEX

1	2	CDP SET 02/20/2025	CDP SET 09/13/2024	CONST SET 00/00/0000	BID SET 00/00/0000	SHEET NO.	SHEET TITLE
							GENERAL
		●	●			A0.00*	COVER SHEET
		●	●			A 0.02	FIXTURE UNIT WORKSHEET
							LANDSCAPE
						L0.00	TITLE SHEET
		●	●			L0.T1	TREE INVENTORY
		●	●			L0.T2	TREE RETENTION
						L1.01	DEMOLITION PLAN
		●	●			L2.00	IRRIGATION PLAN
		●	●			L3.10	HARDSCAPE PLAN
		●				L3.20	HARDSCAPE PLAN
		●				L5.10	PLANTING PLAN
		●	●			L5.20	PLANTING PLAN
		●				L5.30	TREE PLAN
		●	●			L8.10	DETAIL ENTRY DRIVE
		●				L8.20	DETAILS - HARDSCAPE
		●				L9.10	HARDSCAPE SCHEDULE
		●	●			L9.20	PLANT SCHEDULE 150
		●				L9.21	PLANT SCHEDULE 150
							ARCHITECTURAL
		●				A 1.00*	OVERALL SITE PLAN
		●	●			A 2.10*	FIRST FLOOR PLAN - FOR REFERENCE
		●	●			A 2.20*	SECOND FLOOR PLAN - FOR REFERENCE
		●	●			A 2.30*	ROOF PLAN - FOR REFERENCE
							CIVIL
		●	●			C1	GRADING PLAN COVER SHEET
		●	●			C2	KEY MAP / CONSTRUCTION NOTES
		●	●			C3	GRADING PLAN
		●	●			C4	DRAINAGE DETAILS
		●	●			C5	DRAINAGE DETAILS
		●	●			C6	SWPP/WWEOP PLAN COVER SHEET
							FIRE ACCESS PLAN
		●	●			1 OF 2	FIRE ACCESS PLAN
		●	●			2 OF 2	FIRE ACCESS PLAN
						1 OF 1	SITE PLAN - SITE SURVEY
						1 OF 1	SITE PLAN - SLOPE RANGES
							SEWAGE PUMP SYSTEM
		●				W3.00	TITLE SHEET AND NOTES
		●				W3.01	SEWAGE PUMP SYSTEM PLAN
		●				W3.02	SYSTEM DETAILS
							TRAFFIC CONTROL PLAN
		●	●			TR-1	TITLE SHEET AND NOTES
		●	●			TR-2	STRUCTURAL GENERAL NOTES
		●	●			TR-3	TRAFFIC SLAB PLAN
		●	●			TR-4	TRAFFIC SLAB DETAILS
							STRUCTURAL
						S001	GENERAL NOTES
						S002	DETAILS
						S100	SITE PLAN

● ORIGINAL ISSUE
● REVISION ISSUE
X REMOVED FROM SET

PROJECT DESCRIPTION

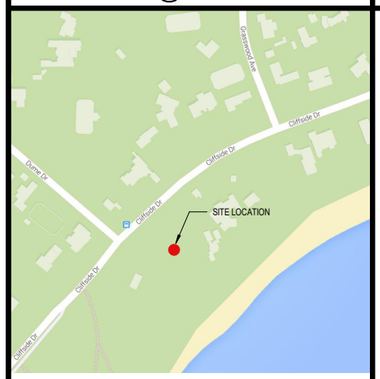
- **NO** PROPOSED ADDITIONAL SQUARE FEET
- **NO** CHANGE TO THE EXISTING STRUCTURE

DEMOLITION PERMIT
- REMOVE (E) SITE RETAINING WALLS, ADD NEW SITE WALLS (L1.01*)
- REMOVE (E) POOL AND SPA (L1.01*)
- REMOVE (E) WOOD DECK (L1.01*)
- REMOVE AND REPLACE EXTERIOR PAVERS (L1.01*)

COASTAL DEVELOPMENT PERMIT
- NEW GRADING
- NEW RETAINING AND GARDEN WALLS
- ADDITION OF NEW LANDSCAPING (L5.10, 5.20*)
- ADDITION OF NEW SEPTIC TANK (D8.0*)

CONDITIONAL USE PERMIT
- PORTION OF THE REQUIRED OWS SITE ON THE ADJACENT PROPERTY OF 29140 CLIFFSIDE DRIVE

VICINITY MAP



LEGAL DESCRIPTION

THAT PORTION OF RANCHO TOPANGA MALIBU SEQUIT, IN THE CITY OF MALIBU, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGE 487 BY PATENT RECORDED IN BOOK 1, PAGE 407 EQ SEQ. OF PATENTS SHOWN AS PARCEL 4 ON A RECORD OF SURVEY MAP FILED IN BOOK 57, PAGES 47 TO 50 INCLUSIVE OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

EXCEPT ANY PORTION OF SAID LAND WHICH AT ANY TIME WAS TIDE OR SUBMERGED LAND AND BECAME UPLAND BY ANY OTHER THAN FROM NATURAL CAUSES.

CODE COMPLIANCE

THE PROJECT SHALL COMPLY WITH
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
AND APPLICABLE LOCAL CODES.

PROJECT TEAM

ARCHITECT
DONALDSON+ ARCHITECTS
3751 ROBERTSON BLVD
CULVER CITY, CA
CONTACT: TIFFANY DANG-RADONI
T 310 894 8705

GENERAL CONTRACTOR
CECI CONSTRUCTION INC
CONTACT: ALEX BUENROSTRO
T 310623 9607

STRUCTURAL ENGINEER
LABIB FUNK
T 213 239-9700
CONTACT: JOHN LABIB

CIVIL ENGINEER
PEAK SURVEYS INC
2468 TOWNSGATE RD DUITE D
T [805] 497 0102
F [805] 495 7014
CONTACT: ROBERTO RANGEL

LANDSCAPE DESIGNER
ELYSIAN LANDSCAPES
2340 THIRD STREET
LA CA 90057
T [213] 380 3185
CONTACT: JUDY KAMEON

SEPTIC ENGINEER
EPD Consultants, Inc.
20722 MAIN STREET
CARSON, CA 90745
T [310] 241 6565
CONTACT: JAMIE PARTIDA

SOIL / GEOTECHNICAL ENGINEER
GEOCONCEPTS
14428 HAMLIN STREET #200
VAN NUYS, CA 91401
T [818] 994-8895
F [818] 994-8599
CONTACT: MARK BARRETT

AREA CALCULATIONS

TOTAL IMPERMEABLE LOT COVERAGE TABLE	
GROSS AREA:	53,218SF
NET ALLOWABLE IMPERMEABLE AREA:	
(NET AREA X 30%)	15,965SF
EXISTING IMPERMEABLE AREA:	22,810 SF
EXTERIOR HARDSCAPE:	14,540 SF
BUILDING:	8,270 SF
DEMOLISHED IMPERMEABLE AREA:	15,230SF
PROPOSED IMPERMEABLE AREA:	14,283 SF
EXTERIOR HARDSCAPE:	6,013 SF
BUILDING:	0 SF
IMPERVIOUS REDUCTION	8,527 SF

2

PROJECT DATA

OWNER:	**NABISCO HOLDINGS, LLC. LE FORUM 1ER ETAGE, GRAND'RUE 3 CP 317, 1820 MONTREUX 2 SWITZERLAND**
PROJECT ADDRESS:	**29150 CLIFFSIDE DRIVE MALIBU, CA 90265**
A.P.N.	**4468-001-004**
ZONING	**RR-1**
CONSTRUCTION TYPE:	**V-B**
OCCUPANCY:	**R-1**
SPRINKLERED:	**NO**
HIGH FIRE HAZARD AREA:	**VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)**
NUMBER OF STORIES:	**2**

ATTACHMENT 2

ShubinDonaldson
ShubinDonaldson Architects LLC

SANTA BARBARA OFFICE
3890 LA CUMBRE PLAZA LANE, SUITE 200, SANTA BARBARA, CA 93105 / 805.682.7000

CULVER CITY OFFICE
3751 ROBERTSON BLVD., CULVER CITY, CA 90232 / 310.204.0688

NEWPORT BEACH OFFICE
888 SAN CLEMENTE DRIVE #200, NEWPORT BEACH, CA 92660 / 949.375.4964

REGISTERED ARCHITECT ROBERT A. DONALDSON No. C19207 Exp. 06/30/25 RENEWAL DATE STATE OF CALIFORNIA

29150 CLIFFSIDE
29150 CLIFFSIDE DR. MALIBU, CA
JOB NO. 1446

PERMIT SET
SCALE: As indicated
DATE: 1/17/2025

REV.	DATE	DESCRIPTION
	12/15/2015	CDP SET
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

COVER SHEET
A0.00*

2/20/2025 12:43:56 PM

ISSUED FOR PERMIT

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

ONSITE WASTEWATER TREATMENT SYSTEM BEDROOM AND FIXTURE UNIT WORKSHEET

This worksheet shall be used to determine the existing fixture unit count and the proposed fixture unit count for all planned alterations to existing structures. Floor plans may be required to confirm both existing and proposed conditions. When a new OWTS system only is proposed, complete only the proposed column of the worksheet. The completed worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, City of Malibu Registered Practitioner, or an "A", "C-42", "C-36" Licensed Contractor.

Date: 1/2/25

Applicant:

Project Address: 29150 Cliffside Drive

Number of Bedrooms (Existing): 8

Number of Bedrooms (Future): 8

Planning Division Reference Number:

Worksheet Certification by

Kevin Poffenbarger, PE
Print name

Signature

Applicable California State License or Registration Type

State License or Registration Number

Expiration Date

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "A+B"	x	Unit Value "C"	=	Existing Fixture Units "A x C"	Total Future Fixture Units "(A + B) x C"
Bathtub or Combination Bath/Shower	3	+	0	=	3	x	2	=	6	6
Bidet	0	+	0	=	0	x	2	=	0	0
Bar Sink	3	+	0	=	3	x	1	=	3	3
Clothes Washer	2	+	0	=	2	x	3	=	6	6
Dishwasher	2	+	1	=	3	x	2	=	4	6
Laundry Sink	1	+	0	=	1	x	2	=	2	2
Lavatory (Wash Basin)	11	+	0	=	11	x	1	=	11	11
Kitchen Sink	3	+	0	=	3	x	2	=	6	6
Shower (Single Head)	6	+	0	=	6	x	2	=	12	12
Water Closet (Flush Toilet)[4]	0	+	0	=	0	x	6	=	0	0
Water Closet (Flush Toilet)[5]	9	+	0	=	9	x	3	=	27	27
Other (MPC Table 702.1)	0	+	0	=	0	x	0	=	0	0

TOTAL EXISTING FIXTURE UNITS 77

TOTAL FUTURE FIXTURE UNITS 79

Notes

*The fixture units listed on this form may not reflect the permitted number of fixture units on file with the City. Please consult with City staff to determine the approved number of fixture units for the building(s).

1. In completing this form, a room is considered a bedroom if it provides privacy, has an associated closet, and is in close proximity to a bathroom with bathtub and/or shower fixtures.
2. If an existing fixture is to be deleted from the project, indicate the fixture with a minus sign (-) next to the proposed fixture quantity in column "B".
3. For plumbing fixtures not shown in this table please refer to California Plumbing Code.
4. When determining septic tank sizes based on Appendix H of the California Plumbing Code, California Code of Regulations, Title 24, Part 5, water closets shall be computed as 6 fixture units.
5. A water closet shall be computed as 3 fixture units if the proposed water closet is categorized as a flushometer tank with a 1.6 GPF. Specifications of the flushometer tank shall be submitted to the City for verification.

Fixture Unit Worksheet 180919

Recycled Paper

EPD consultants
sustainable water systems & solutions

Table 1: First Floor

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "A+B"	x	Unit Value "C"	=	Existing Fixture Units "(A x C)"	Total Fixture Units "(A+B) x C"
Bathtub or Combination Bath/Shower	0	+	0	=	0	x	2	=	0	0
Bidet	0	+	0	=	0	x	2	=	0	0
Bar Sink	2	+	0	=	2	x	1	=	2	2
Clothes Washer	2	+	0	=	2	x	3	=	6	6
Dishwasher	2	+	1	=	3	x	2	=	4	6
Laundry Sink	1	+	0	=	1	x	2	=	2	2
Lavatory (Wash Basin)	2	+	0	=	2	x	1	=	2	2
Kitchen Sink	3	+	0	=	3	x	2	=	6	6
Shower (Single Head)	1	+	0	=	1	x	2	=	2	2
Water Closet (Flush Toilet)[4]	0	+	0	=	0	x	6	=	0	0
Water Closet (Flush Toilet)[5]	2	+	0	=	2	x	3	=	6	6
Other (MPC Table 702.1)	0	+	0	=	0	x	2	=	0	0

TOTAL EXISTING FIXTURE UNITS 30
TOTAL EXISTING BEDROOMS 1

TOTAL FUTURE FIXTURE UNITS 32
TOTAL FUTURE BEDROOMS 1

Table 2: Second Floor

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "A+B"	x	Unit Value "C"	=	Existing Fixture Units "(A x C)"	Total Fixture Units "(A+B) x C"
Bathtub or Combination Bath/Shower	3	+	0	=	3	x	2	=	6	6
Bidet	0	+	0	=	0	x	2	=	0	0
Bar Sink	1	+	0	=	1	x	1	=	1	1
Clothes Washer	0	+	0	=	0	x	3	=	0	0
Dishwasher	0	+	0	=	0	x	2	=	0	0
Laundry Sink	0	+	0	=	0	x	2	=	0	0
Lavatory (Wash Basin)	9	+	0	=	9	x	1	=	9	9
Kitchen Sink	0	+	0	=	0	x	2	=	0	0
Shower (Single Head)	5	+	0	=	5	x	2	=	10	10
Water Closet (Flush Toilet)[4]	0	+	0	=	0	x	6	=	0	0
Water Closet (Flush Toilet)[5]	7	+	0	=	7	x	3	=	21	21
Other (MPC Table 702.1)	0	+	0	=	0	x	2	=	0	0

TOTAL EXISTING FIXTURE UNITS 47
TOTAL EXISTING BEDROOM 7

TOTAL FUTURE FIXTURE UNITS 47
TOTAL FUTURE BEDROOMS 7

ShubinDonaldson
ShubinDonaldson Architects LLC

SANTA BARBARA OFFICE
3890 LA CUMBRE PLAZA LANE, SUITE 200, SANTA BARBARA, CA 93105 / 805.682.7000

CULVER CITY OFFICE
3751 ROBERTSON BLVD., CULVER CITY, CA 90232 / 310.204.0688

NEWPORT BEACH OFFICE
888 SAN CLEMENTE DRIVE #200, NEWPORT BEACH, CA 92660 / 949.375.4964

REGISTERED PROFESSIONAL ENGINEER ROBERT A. DONALDSON No. C19207 Exp. 09/30/25 RENEWAL DATE STATE OF CALIFORNIA

29150 CLIFFSIDE
29150 CLIFFSIDE DR. MALIBU, CA

JOB NO. 1446

PERMIT SET
SCALE: As indicated
DATE: 1/17/2025

REV.	DATE	DESCRIPTION
	12/15/2015	CDP SET
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

ISSUED FOR PERMIT

FIXTURE UNIT WORKSHEET

A 0.02

12/31/2024 3:01:09 PM



NORTH

1 VICINITY MAP

PROJECT DESCRIPTION

TOTAL NEW LANDSCAPE AREA:	18,853 SF
TOTAL NEW IRRIGATED LANDSCAPE:	18,853 SF
TOTAL LOW WATER USE AREA:	17,335 SF
TOTAL MEDIUM WATER USE AREA:	0 SF
TOTAL HIGH WATER USE AREA (POOL):	19 SF
TOTAL HIGH WATER USE AREA (TURF):	1,499 SF

WATER SUPPLY: POTABLE

TOTAL IMPERMEABLE LOT COVERAGE TABLE	
GROSS AREA:	53,218SF
NET ALLOWABLE IMPERMEABLE AREA: (NET AREA X 30%)	15,965SF
EXISTING IMPERMEABLE AREA:	22,810 SF
EXTERIOR HARDSCAPE:	14,540 SF
BUILDING:	8,270 SF
DEMOLISHED IMPERMEABLE AREA:	15,230SF
PROPOSED IMPERMEABLE AREA:	14,283 SF
EXTERIOR HARDSCAPE:	6,013 SF
BUILDING:	0 SF
IMPERVIOUS REDUCTION	8,527 SF

LANDSCAPE SHEET INDEX

L0.00 TITLE SHEET
L0.10 TREE INVENTORY
L0.T2 TREE RETENTION
L1.00 OVERALL SITE PLAN
L1.01 DEMOLITION PLAN
L2.00 IRRIGATION PLAN
L3.10 HARDSCAPE PLAN
L3.20 HARDSCAPE PLAN
L5.10 PLANTING PLAN
L5.20 PLANTING PLAN
L5.30 TREE PLAN
L8.20 DETAILS - HARDSCAPE
L9.10 HARDSCAPE SCHEDULE
L9.20 PLANT SCHEDULE 150
L9.21 PLANT SCHEDULE 150

PROJECT INFORMATION

PROJECT ADDRESS:
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265
APN:4468-001-005

PROJECT DESCRIPTION:
RESIDENTIAL LANDSCAPE

LOT AREA GROSS: 53,218 SF
LOT AREA NET: 47,649 SF

ZONING: RR1
OCCUPANCY GROUP: R-1
FIRE ZONE: VHFHSZ

PROJECT PARTICIPANTS

OWNER:
EZ PROPERTIES INC.
C/O MABANTE DEVELOPMENT
543 N. LA CIENEGA BLVD.
WEST HOLLYWOOD, CA 90048
TEL: 323 424 3484

APPLICANT:
DONALDSON + PARTNERS
3751 ROBERTSON BLVD.
CULVER CITY, CA 90232
TEL: 310 204 0688

CIVIL ENGINEER:
PEAK SURVEYS INC.
2488 TOWNSGATE RD. SUITE D
WESTLAKE VILLAGE, CA 91361
TEL: 805 497 0102

LANDSCAPE DESIGN:
ELYSIAN LANDSCAPES
2340 WEST THIRD STREET
LOS ANGELES, CA 90057
TEL: 213 380 3185

STATEMENT OF COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE WATER CONSERVATION ORDINANCE, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THIS PROJECT.

LANDSCAPE DESIGNER: ELYSIAN LANDSCAPES

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 750155
STATE OF CALIFORNIA

ISSUE DATES:

1	2019-05-17	CDP SUBMITTAL
2	2023-07-19	CDP RESUBMITTAL
3	2024-08-15	CDP RESUBMITTAL
4	2025-02-19	CDP RESUBMITTAL
5	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES INC.

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

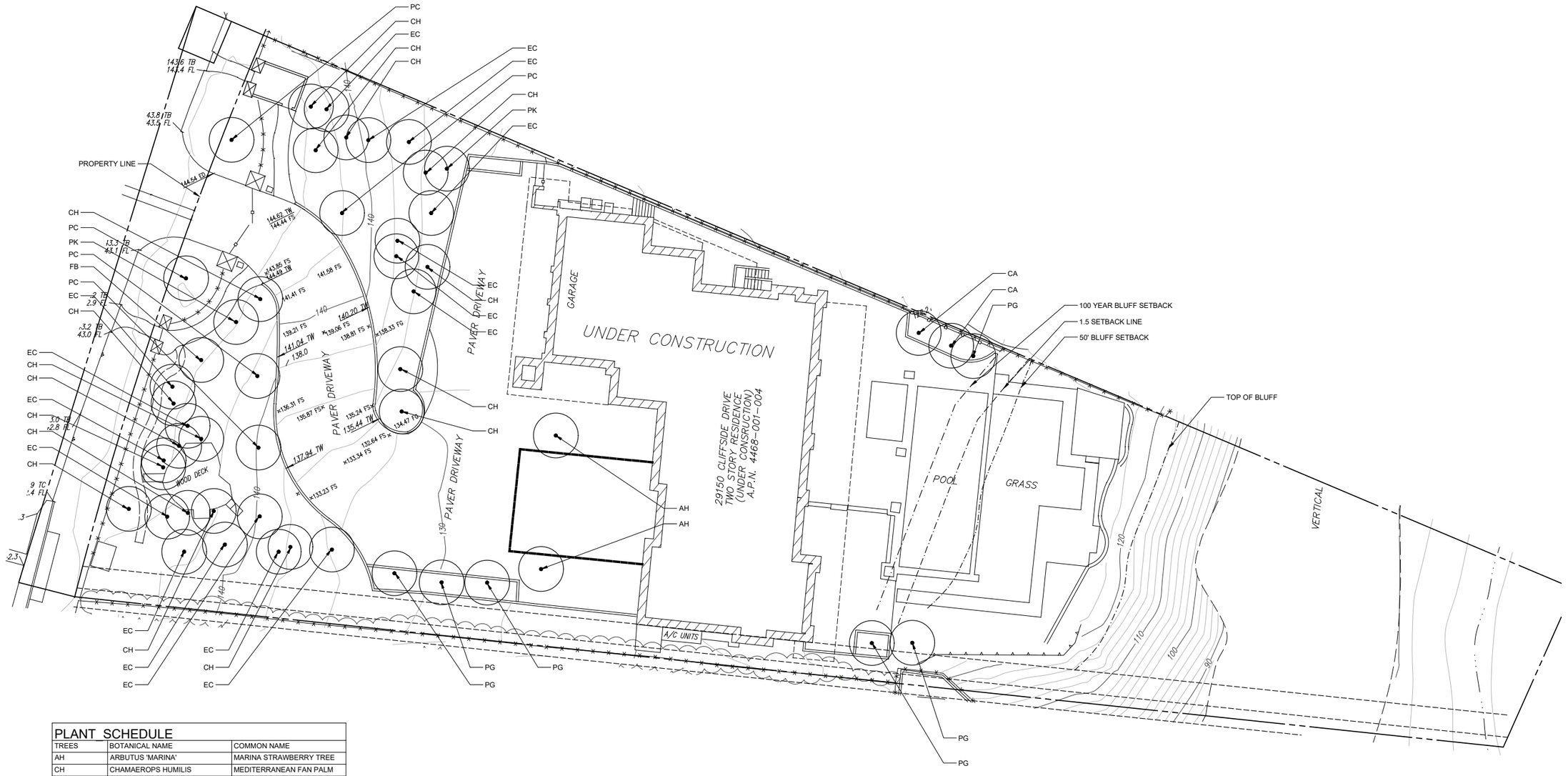
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

SCALE: N/A

TITLE SHEET
PHASE: CDP

L0.00



PLANT SCHEDULE		
TREES	BOTANICAL NAME	COMMON NAME
AH	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE
CH	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
CA	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD
EC	ERYTHRINA CAFFRA	KAFFIRBOOM CORAL TREE
FB	FICUS BENJAMINA	WEEPING FIG
PC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM
PG	PODOCARPUS GRACILIOR	FERN PINE
PK	PYRUS KAWAKAMII	EVERGREEN PEAR

1 TREE INVENTORY PLAN

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

0 8' 16' 32'

NORTH

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 790155
STATE OF CALIFORNIA

ISSUE DATES:

1	2019-05-17	CDP SUBMITTAL
2	2023-07-19	CDP RESUBMITTAL
3	2024-08-15	CDP RESUBMITTAL
4	2025-02-19	CDP RESUBMITTAL
5	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

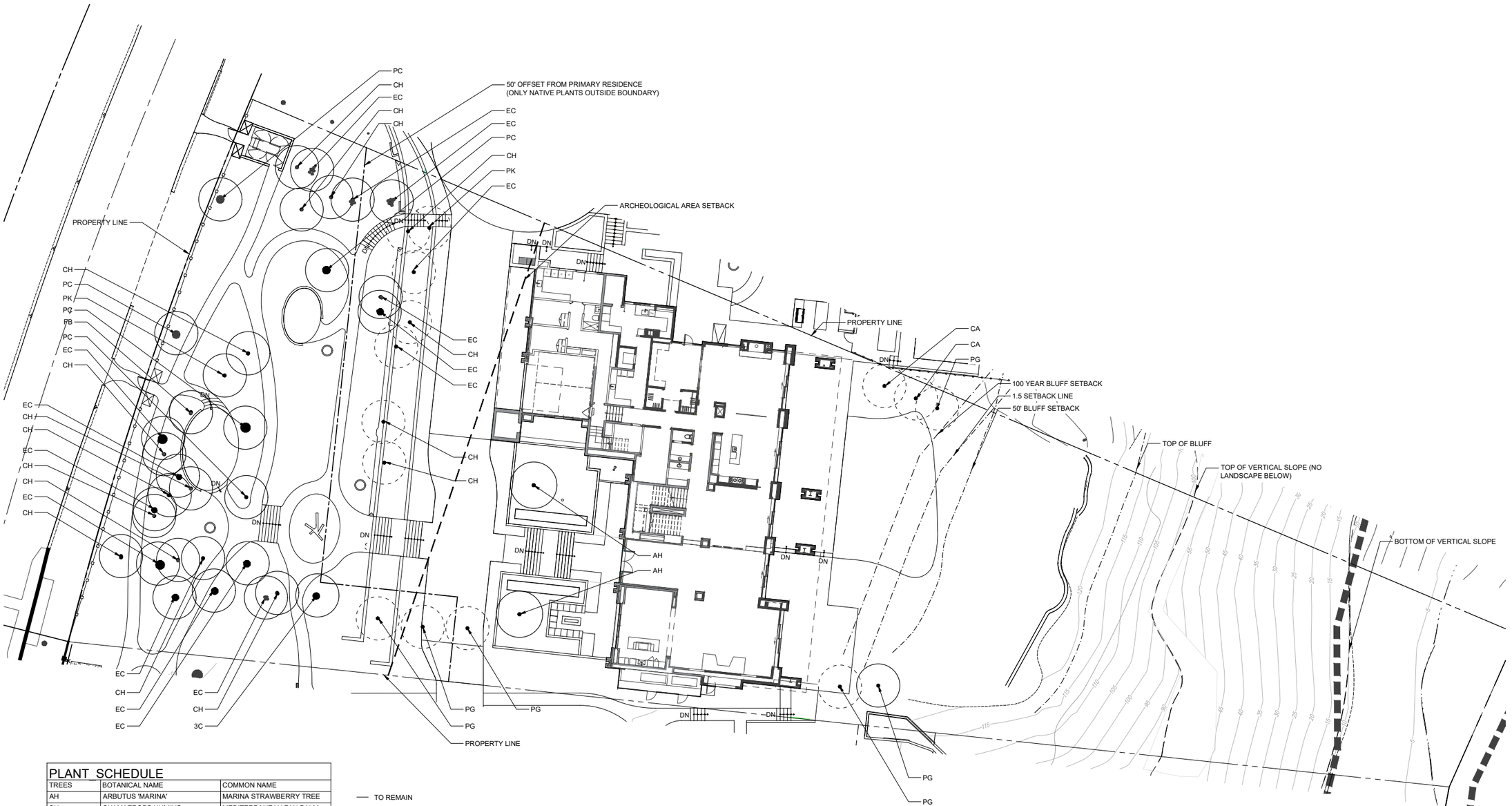
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

TREE INVENTORY 150

L0.T1



PLANT SCHEDULE		
TREES	BOTANICAL NAME	COMMON NAME
AH	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE
CH	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM
CA	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD
EC	ERYTHRINA CAFFRA	KAFFIRBOOM CORAL TREE
FB	FICUS BENJAMINA	WEEPING FIG
PC	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM
PG	PODOCARPUS GRACILIOR	FERN PINE
PK	PYRUS KAWAKAMII	EVERGREEN PEAR

TO REMAIN

TO REMOVE

1 TREE RETENTION PLAN

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

0 8' 16' 32'

NORTH

FOR ESTIMATING MATERIAL & COST - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 750135
STATE OF CALIFORNIA

ISSUE DATES:

•	2019-05-17	CDP SUBMITTAL
•	2023-07-19	CDP RESUBMITTAL
•	2024-08-15	CDP RESUBMITTAL
•	2025-02-19	CDP RESUBMITTAL
•	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

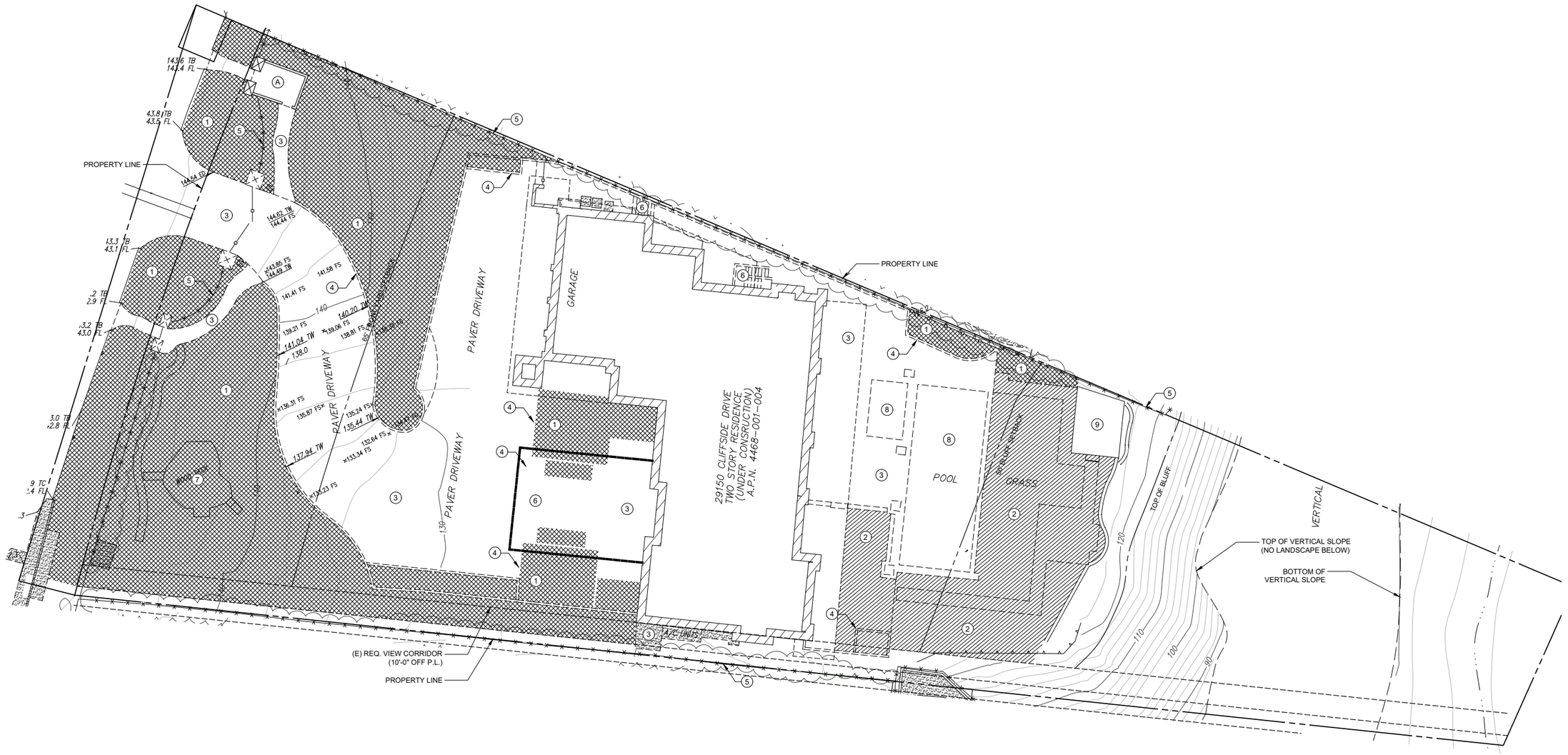
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

TREE RETENTION 150

L0.T2



Ⓐ EXISTING TRASH ENCLOSURE, SAVE AND PROTECT

① VEGETATED AREA, CLEAR AND GRUB TREES TO BE EVALUATED SEPARATELY
② EXISTING SOD, REMOVE
③ EXISTING PAVED SURFACE, REMOVE
④ EXISTING WALL, REMOVE
⑤ EXISTING FENCE
⑥ EXISTING STAIR, REMOVE
⑦ EXISTING STRUCTURE, REMOVE
⑧ EXISTING POOL OR SPA, REMOVE
⑨ EXISTING DECK, REMOVE

VEGETATED AREA, CLEAR AND GRUB

EXISTING SOD, REMOVE

1 DEMOLITION PLAN

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

0 8' 16' 32'

NORTH

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 790155
STATE BOARD OF CALIFORNIA

ISSUE DATES:

•	2019-05-17	CDP SUBMITTAL
•	2023-07-19	CDP RESUBMITTAL
•	2024-08-15	CDP RESUBMITTAL
•	⚠1 2025-02-19	CDP RESUBMITTAL
•	⚠2 2025-04-28	CDP CORRECTIONS

REVISIONS:

⚠

CLIENT: EZ PROPERTIES INC.

ADDRESS: 29140 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

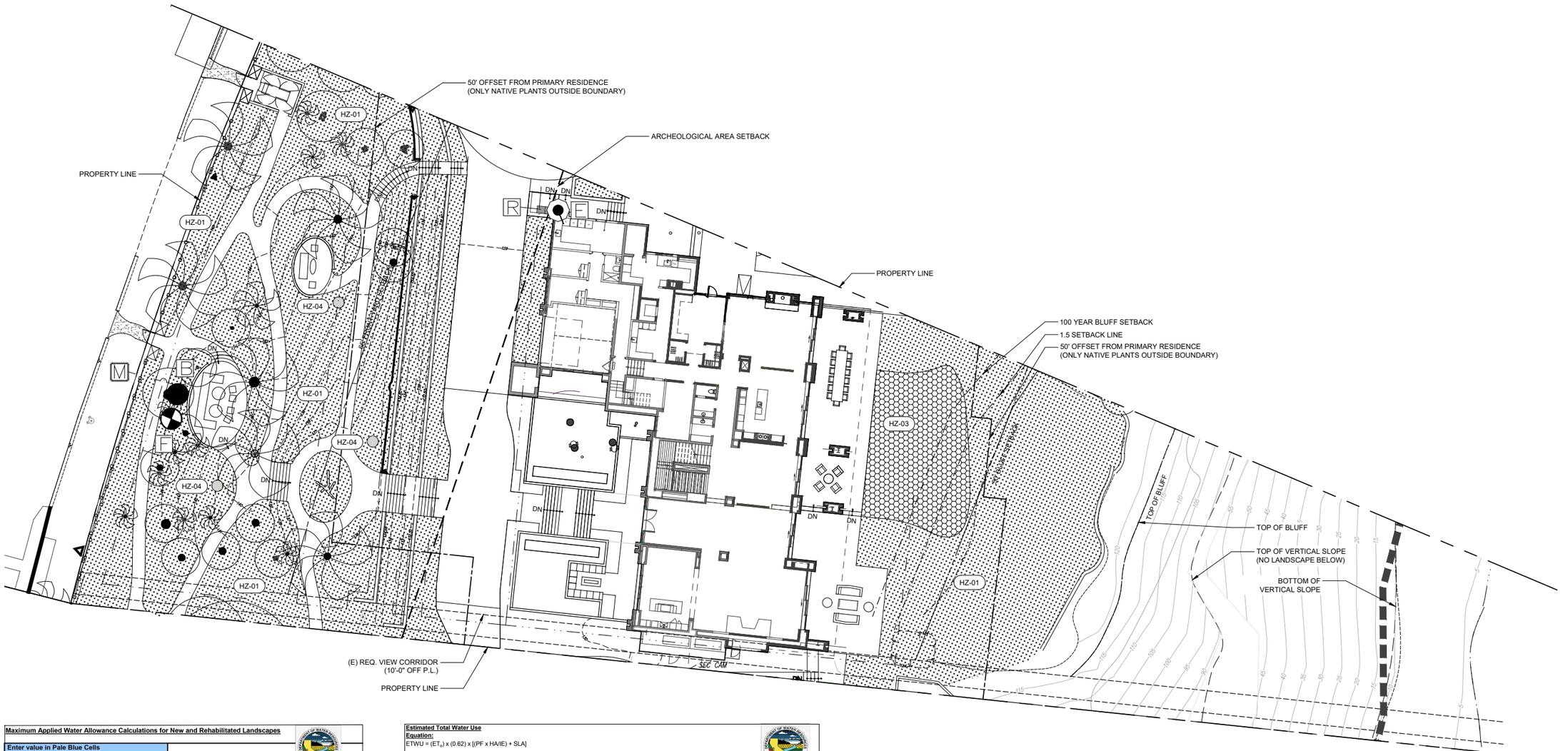
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

DEMO PLAN
PHASE: CDP

L1.01



Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	Santa Monica	Name of City
ET_o of City from Appendix A	44.20	ET_o (inches/year)
Enter total landscape including SLA	18,853.00	LA (ft^2)
Enter Special Landscape Area	0.00	SLA (ft^2)
Results:		
MAWA = (ET_o) x (0.62) x [(0.55 x LA)+(0.3 x SLA)]	284,114.71	Gallons
	37,980.74	Cubic Feet
	379.81	HCF
	0.87	Acre-feet
	0.28	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

ET_o of City from Appendix A	44.10	ET_o (inches/year)
Landscape Area	18,853.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
Enter Effective Precipitation		Eppt (in/yr)
Results:		
MAWA=$(ET_o$ - Eppt) x (0.62) x [(0.55 x LA)+(0.3 x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Estimated Total Water Use
Equation:
ETWU = (ET_o) x (0.62) x [(PF x HA/IE) + SLA]

Enter values in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Enter Irrigation Efficiency (equal to or greater than 0.71)	0.00	
Irrigation Efficiency Default Value	0.71	

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2)	PF x HA (ft^2)
1	Low	0.30	17,335	5,201
2	Med	0.40	0	0
3	High	1.00	1,499	1,499
4	High	1.00	19	19
				0
				0
				0
				0
				0
				0
				0
				0
				0
				6,719
	SLA	1	0	0
		Sum	18,853	

Results				
MAWA =	284,115	ETWU=	259,286	Gallons
			34,662	Cubic Feet
			347	HCF
			0.80	Acre-feet
			0.26	Millions of Gallons

ETWU complies with MAWA

EXISTING TREE / PALM

NOTE: ALL DRIPLINE BY NETAFIM

- HZ-01 — LOW WATER USE (0.3 PF) 17,335 SF
- HZ-02 — MEDIUM WATER USE (0.4 PF) 0 SF
- HZ-03 — HIGH WATER USE (1.0 PF) 1,499 SF
- HZ-04 — HIGH WATER USE (1.0 PF) 19 SF

- M — METER - BY MEP
- B — BACKFLOW PREVENTER - BY MEP
- PRESSURE REGULATOR - BY MEP
- MASTER VALVE - BY MEP

- F — FLOW SENSOR - BY HUNTER
- CONTROLLER - BY HUNTER
- R — RAIN SENSOR - BY HUNTER
- E — ELECTRICAL POWER FOR CONTROLLER - BY MEP
- MAIN LINE - 1 1/2" PVC

FOR RESIDENTIAL AREAS, 75% OF LANDSCAPE, EXCLUDING EDIBLES AND AREAS USING RECYCLED WATER, SHALL CONSIST OF CLIMATE-ADAPTED PLANTS THAT REQUIRE OCCASIONAL, LITTLE OR NO SUMMER WATER AND WHICH HAVE AN AVERAGE WUCOLS PLANT FACTOR OF 0.3.

17,335 SF (LOW WATER 0.3 PF) / 18,853 SF (TOTAL) = 92% (COMPLIANT)

1 IRRIGATION PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

NORTH

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC
CLASSIFICATION C-27
LICENSE No. 790155
STATE OF CALIFORNIA

ISSUE DATES:

0	2019-05-17	CDP SUBMITTAL
1	2023-07-19	CDP RESUBMITTAL
2	2024-08-15	CDP RESUBMITTAL
3	2025-02-19	CDP RESUBMITTAL
4	2025-04-28	CDP CORRECTIONS

REVISIONS:

CLIENT: EZ PROPERTIES INC.

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

IRRIGATION PLAN
PHASE: CDP

L2.00

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	DRIVEWAY
2	FENCE
3	(E) GATE PILASTER
4	(E) PEDESTRIAN GATE
5	PLANTING AREA
6	BUILT-IN SEATING
8	(E) UTILITIES ENCLOSURE

MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
PAVING			
	P-101	CHIP SEAL	9/L8.20
	P-102	PIGMENTED SAND FINISH CONCRETE	1/L8.20
	P-103	DECOMPOSED GRANITE	8/L8.20
	P-104	COBBLESTONE	7/L8.20
	P-105	CIP CONCRETE STEPS	3/L8.20
	P-106	DURO STONE PAVER UNIT	
	P-107	DURO MONOLITHIC STEPS	
WALL			
	W-101	MASONRY WALL - PLASTER	4/L8.20
	W-105	MASONRY WALL - SKIM COAT WITH COLOR	
SITE FURNISHINGS			
	S-101	WATER FEATURE	10/L8.20

(E) TREE

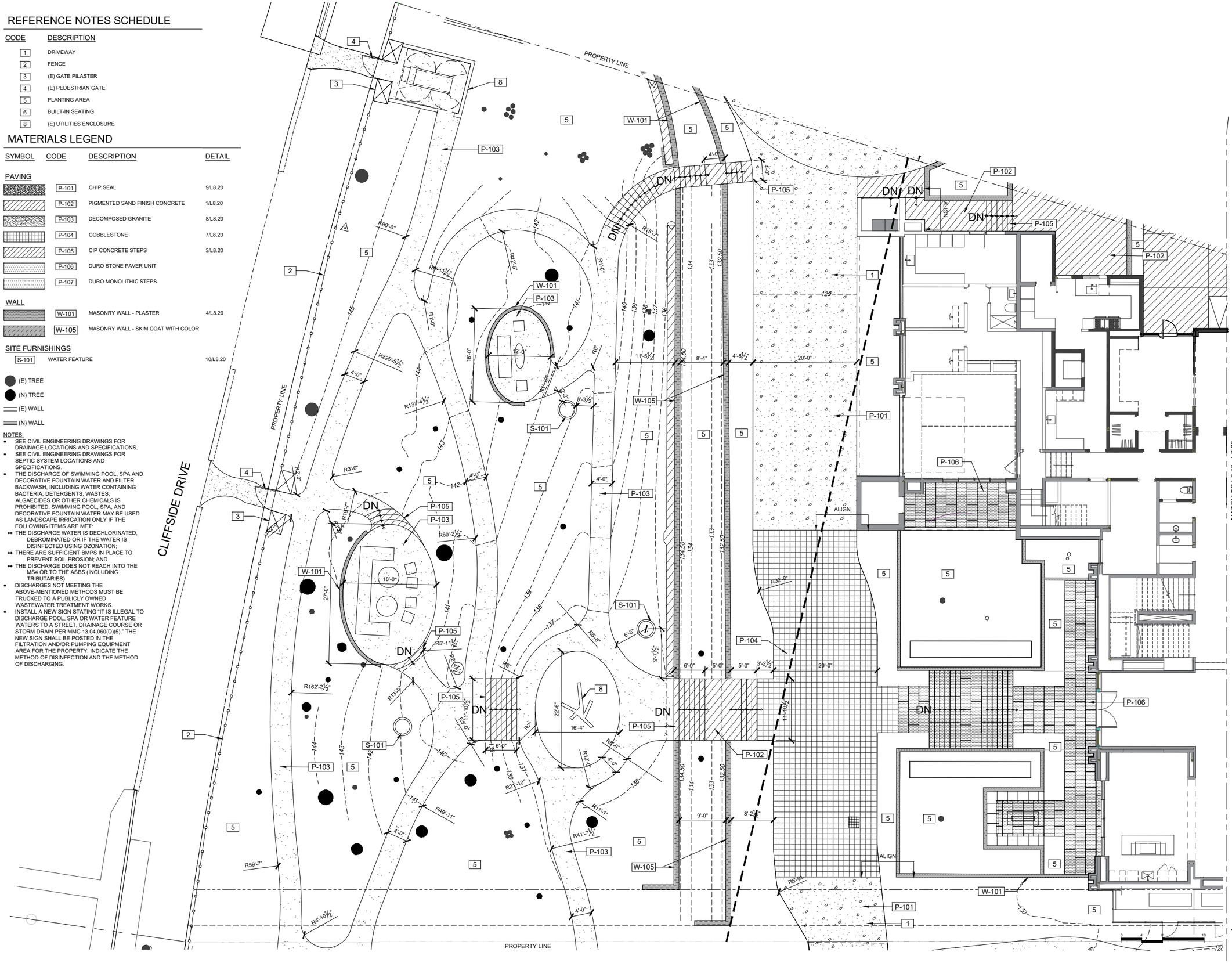
(N) TREE

(E) WALL

(N) WALL

NOTES:

- SEE CIVIL ENGINEERING DRAWINGS FOR DRAINAGE LOCATIONS AND SPECIFICATIONS.
- SEE CIVIL ENGINEERING DRAWINGS FOR SEPTIC SYSTEM LOCATIONS AND SPECIFICATIONS.
- THE DISCHARGE OF SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN WATER AND FILTER BACKWASH, INCLUDING WATER CONTAINING BACTERIA, DETERGENTS, WASTES, ALGAECIDES OR OTHER CHEMICALS IS PROHIBITED. SWIMMING POOL, SPA, AND DECORATIVE FOUNTAIN WATER MAY BE USED AS LANDSCAPE IRRIGATION ONLY IF THE FOLLOWING ITEMS ARE MET:
  - THE DISCHARGE WATER IS DECHLORINATED, DEBROMINATED OR IF THE WATER IS DISINFECTED USING OZONATION;
  - THERE ARE SUFFICIENT BMPS IN PLACE TO PREVENT SOIL EROSION; AND
  - THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)
- DISCHARGES NOT MEETING THE ABOVE-MENTIONED METHODS MUST BE TRUCKED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS.
- INSTALL A NEW SIGN STATING "IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060(D)(5)." THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY. INDICATE THE METHOD OF DISINFECTION AND THE METHOD OF DISCHARGING.



FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR — ELYSIAN LANDSCAPES INC. — CLASSIFICATION C-27 — LICENSE No. 1067135 — STATE OF CALIFORNIA

ISSUE DATES:

2019-05-17	CDP SUBMITTAL
2023-07-19	CDP RESUBMITTAL
2024-08-15	CDP RESUBMITTAL
2025-02-19	CDP RESUBMITTAL
2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

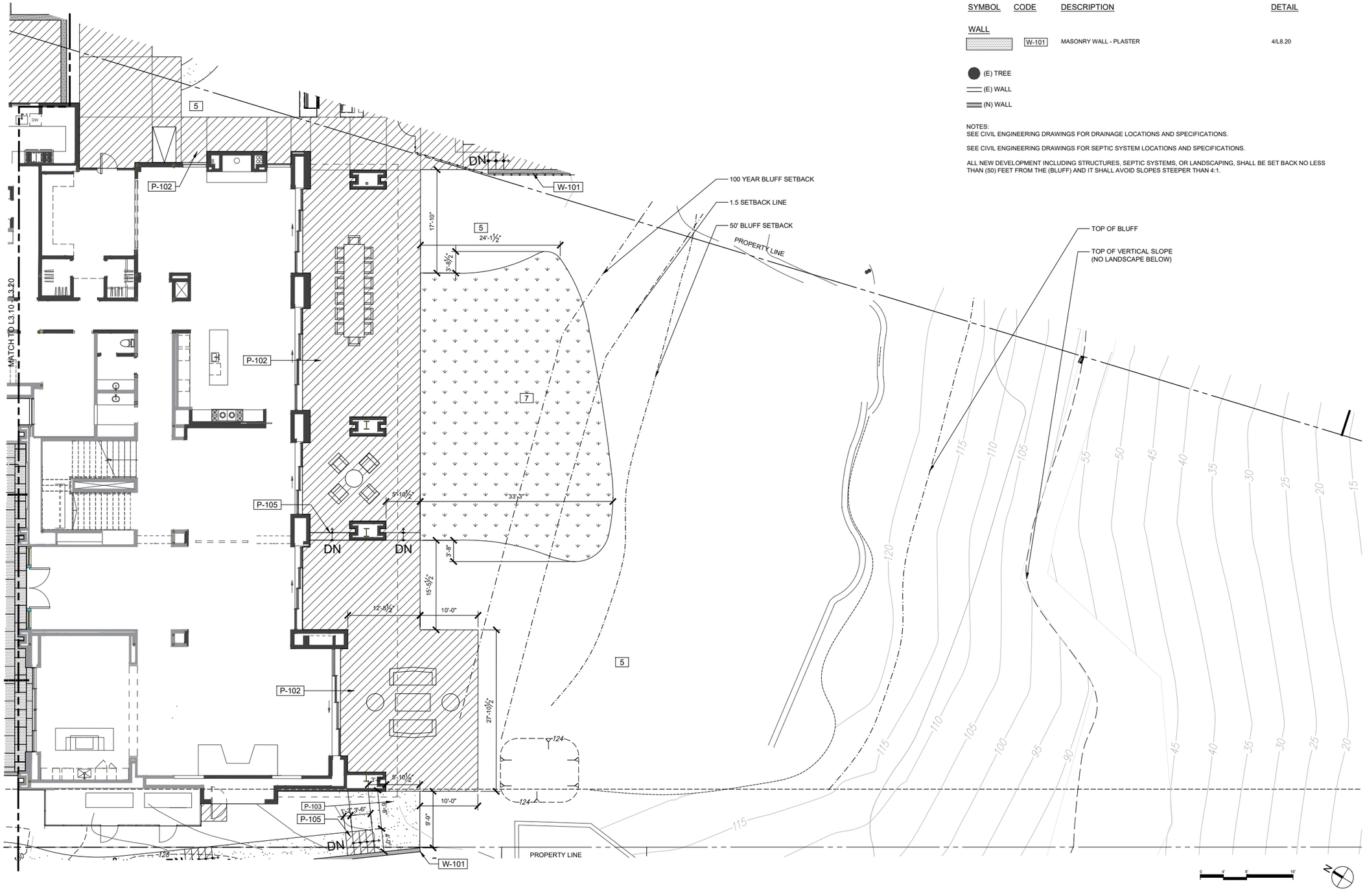
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

HARDSCAPE PLAN
150 - CDP

L3.10



MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	DETAIL
	5	PLANTING AREA	
	7	LAWN	

SYMBOL	CODE	DESCRIPTION	DETAIL
PAVING			
	P-102	PIGMENTED SAND FINISH CONCRETE	1/L8.20
	P-103	DECOMPOSED GRANITE	8/L8.20
	P-105	CIP CONCRETE STEPS	3/L8.20

SYMBOL	CODE	DESCRIPTION	DETAIL
WALL			
	W-101	MASONRY WALL - PLASTER	4/L8.20

(E) TREE
(E) WALL
(N) WALL

NOTES:
SEE CIVIL ENGINEERING DRAWINGS FOR DRAINAGE LOCATIONS AND SPECIFICATIONS.

SEE CIVIL ENGINEERING DRAWINGS FOR SEPTIC SYSTEM LOCATIONS AND SPECIFICATIONS.

ALL NEW DEVELOPMENT INCLUDING STRUCTURES, SEPTIC SYSTEMS, OR LANDSCAPING, SHALL BE SET BACK NO LESS THAN (50) FEET FROM THE (BLUFF) AND IT SHALL AVOID SLOPES STEEPER THAN 4:1.

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 750155
STATE OF CALIFORNIA

ISSUE DATES:

1	2019-05-17	CDP SUBMITTAL
2	2023-07-19	CDP RESUBMITTAL
3	2024-08-15	CDP RESUBMITTAL
4	2025-02-19	CDP RESUBMITTAL
5	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

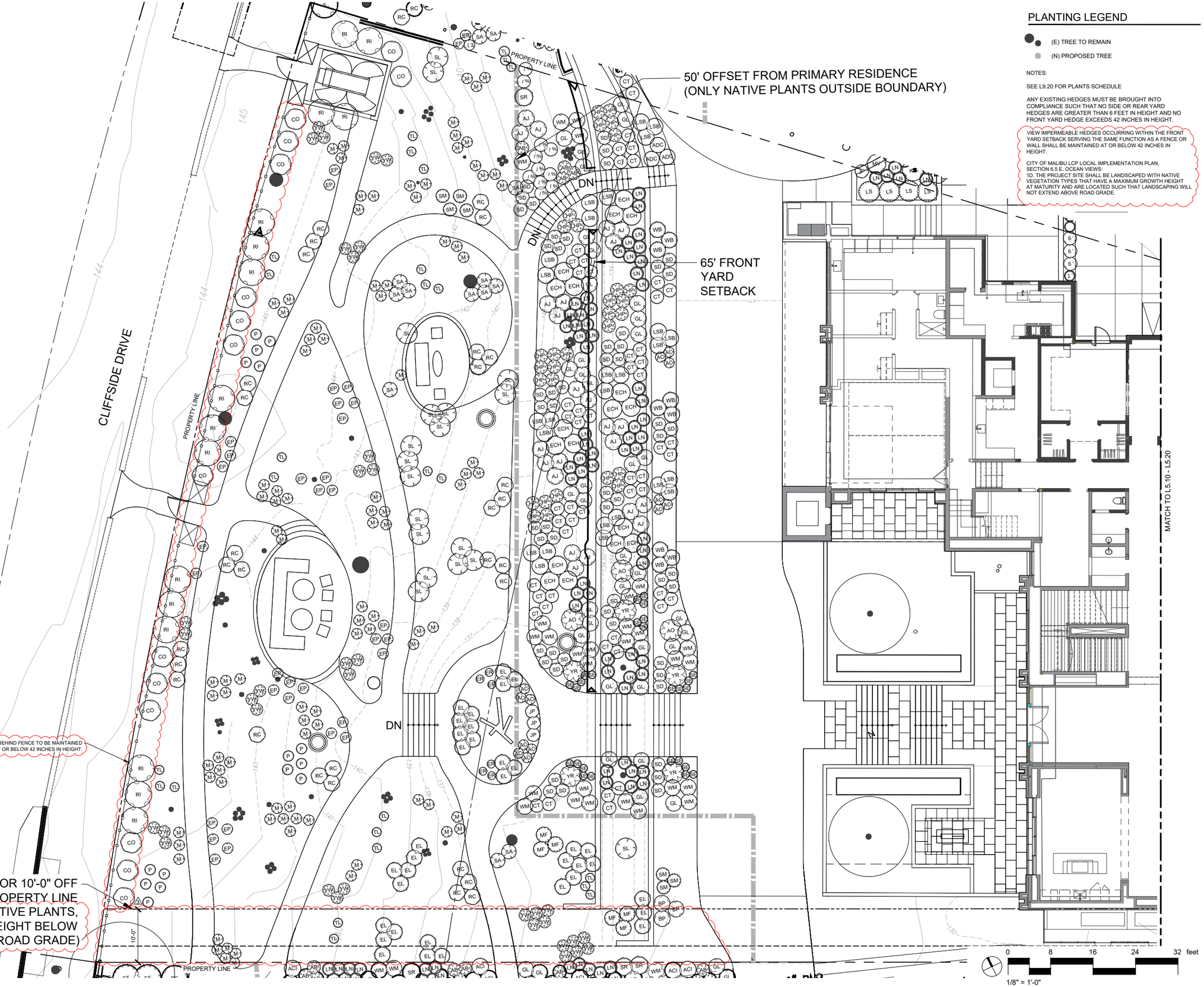
NOTES:
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

HARDSCAPE
PLAN
150

L3.20



PLANTING LEGEND

(E) TREE TO REMAIN

(N) PROPOSED TREE

NOTES:

SEE L9.20 FOR PLANTS SCHEDULE

ANY EXISTING HEDGES MUST BE BROUGHT INTO COMPLIANCE SUCH THAT NO SIDE OR REAR YARD HEDGES ARE GREATER THAN 6 FEET IN HEIGHT AND NO FRONT YARD HEDGE EXCEEDS 42 INCHES IN HEIGHT.

VIEW IMPERMEABLE HEDGES OCCURRING WITHIN THE FRONT YARD SETBACK SERVING THE SAME FUNCTION AS A FENCE OR WALL SHALL BE MAINTAINED AT OR BELOW 42 INCHES IN HEIGHT.

CITY OF MALIBU LCP LOCAL IMPLEMENTATION PLAN, SECTION 6.5 E. OCEAN VIEWS:
1D. THE PROJECT SITE SHALL BE LANDSCAPED WITH NATIVE VEGETATION TYPES THAT HAVE A MAXIMUM GROWTH HEIGHT AT MATURITY AND ARE LOCATED SUCH THAT LANDSCAPING WILL NOT EXTEND ABOVE ROAD GRADE.

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

ISSUE DATES:

- 2024-08-15 CDP RESUBMITTAL
- 2024-11-22 CDP RESUBMITTAL
- 2025-02-19 CDP RESUBMITTAL
- 2025-08-04 CDP

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

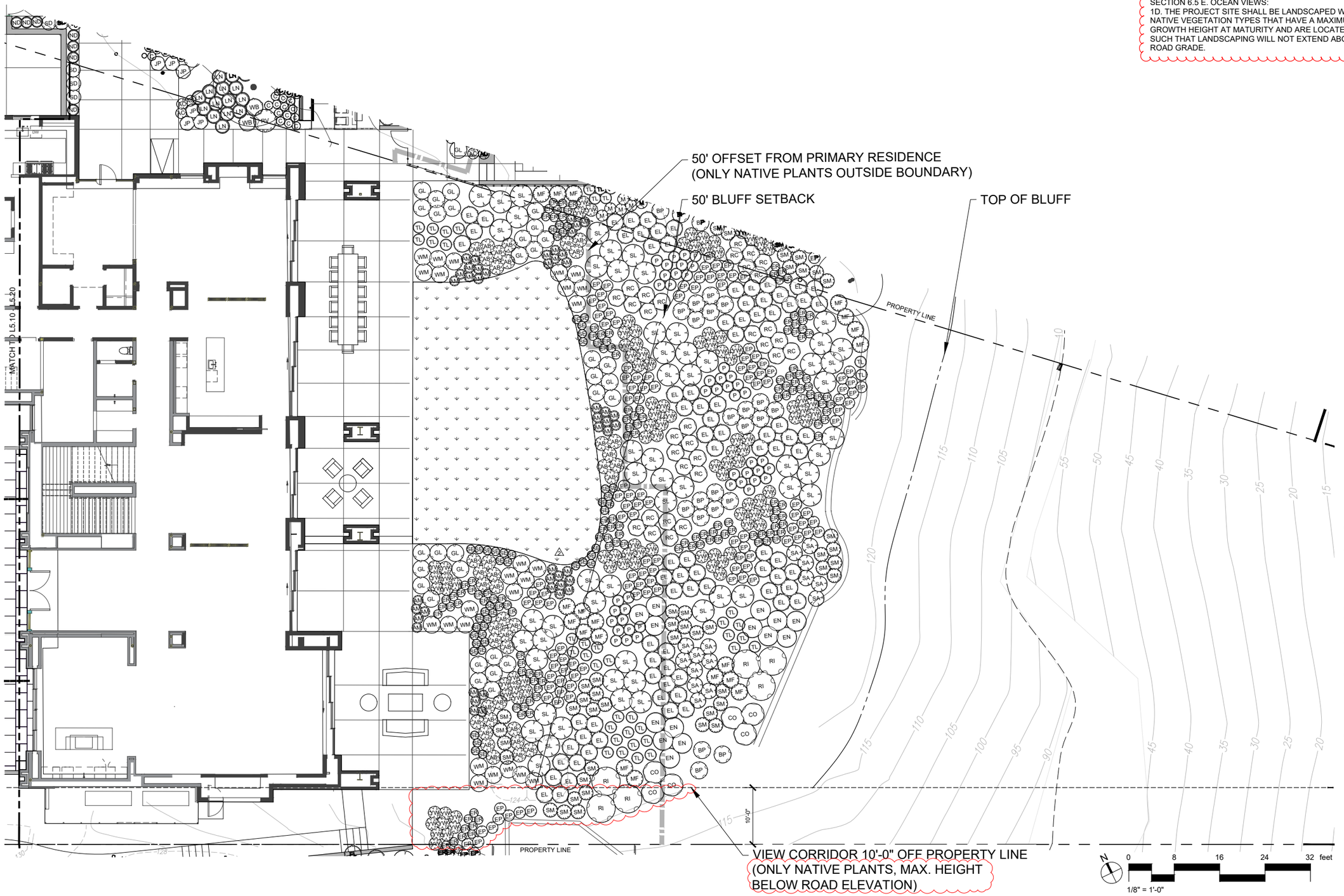
This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

PLANTING PLAN 150

L5.10

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION



PLANTING LEGEND

(E) TREE TO REMAIN

(N) PROPOSED TREE

NOTES:

SEE L9.20 FOR PLANTS SCHEDULE

CITY OF MALIBU LCP LOCAL IMPLEMENTATION PLAN, SECTION 6.5 E. OCEAN VIEWS:
1D. THE PROJECT SITE SHALL BE LANDSCAPED WITH NATIVE VEGETATION TYPES THAT HAVE A MAXIMUM GROWTH HEIGHT AT MATURITY AND ARE LOCATED SUCH THAT LANDSCAPING WILL NOT EXTEND ABOVE ROAD GRADE.

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

ISSUE DATES:

- 2024-08-15 CDP RESUBMITTAL
- 2025-02-19 CDP RESUBMITTAL
- 2025-08-04 CDP

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

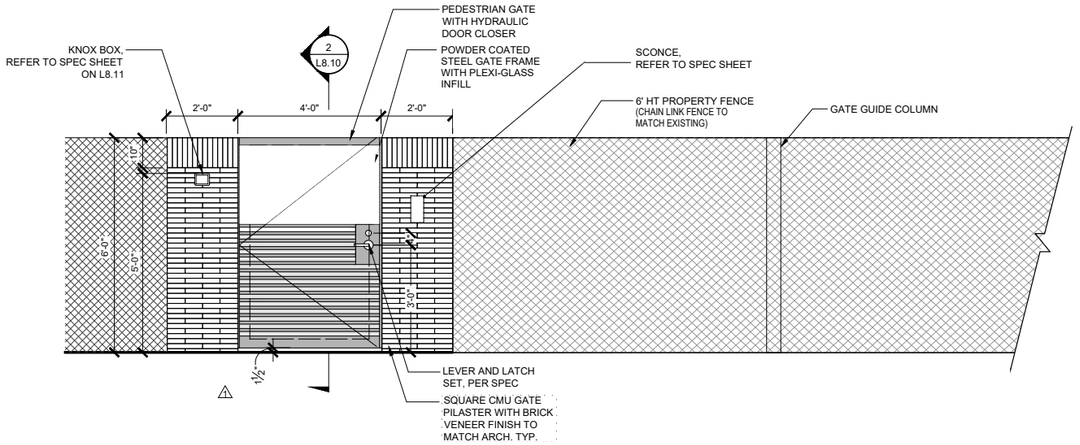
This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

PLANTING
PLAN
150

L5.20

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION



3 140 VEHICULAR GATE - ELEVATION

1/2" = 1'-0"

NOTES:
1. GATE SHALL BE CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200
2. GATE TO BE MAINTAINED TO BE OPERATIONAL AT ALL TIMES
3. FABRICATOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE DESIGNER FOR COORDINATION
4. PROVIDE PAINT COLORS FOR LANDSCAPE DESIGNER APPROVAL
5. SCONCE ILLUMINATION TO BE DIRECTED DOWNWARD TO COMPLY WITH DARK SKY ORDINANCE

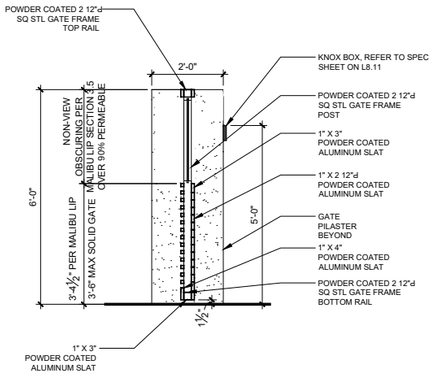
P-RE-CLF140-22



GATE FINISH:
DARK BRONZE
POWDER COATED ALUMINUM



GATE PILASTER:
BRICK VENEER TO MATCH
ARCHITECTURAL FINISH



2 150 PEDESTRIAN GATE

1/2" = 1'-0"

P-RE-CLF140-27

⚠

Wall luminaire - single-sided light output

BEGA

Application
Wall luminaires with single-sided light output designed to provide ~~up-or-~~down lighting effects for ~~interior and~~ exterior locations.*

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 4.4lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	7.9W
System wattage	10.5 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	652 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4 (*EXPRESS*)**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3 (*EXPRESS*)**
☐ 2700K - Product number + **K27**
☒ Amber - Product number + **AMB**

Wildlife friendly amber LED - Optional
Luminaire is optionally available with a narrow bandwidth, amber LED source (585-600nm) approved by the FWC. This light output is suggested for use within close proximity to sea turtle nesting and hatching habitats. Electrical and control information may vary from standard luminaire.

LED module wattage	9.0W (Amber)
System wattage	11.6 W (Amber)
Luminaire lumens	220 lumens (Amber)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☒ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

*FIXTURE TO BE INSTALLED TO ILLUMINATE IN THE DOWNWARD DIRECTION AND WILDLIFE FRIENDLY AMBER LED TO COMPLY WITH DARK SKY ORDINANCE

Available Accessories
☐ **79547** Suface mounted wiring box
See individual accessory spec sheet for details.



Wall luminaire - single-sided output								
	LED	β	A	B	C	D		Required wiring box
66 655	7.9W	19.5°	4½	9	6½	1½		**19537**

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us .com
© copyright BEGA 2019 Updated 05/19/19

3 SCONCE SPECIFICATIONS

N.T.S.

KNOX When seconds matter™

KNOXBOX® 3200

The KnoxBox 3200 is the number one high-security key lock box trusted by first responders and property owners. Store up to 10 keys to quickly gain rapid access to commercial properties.

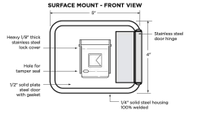


Available in 3 colors:
Black Aluminum Dark Bronze

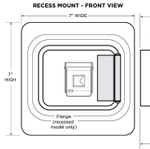
WEIGHT:
Surface Mount - 8 lbs
Recessed Mount - 9 lbs

DIMENSIONS:
Surface Mount Body - 4"H x 5"W x 3-7/8"D
Recessed Mount Flange - 7"H x 7"W

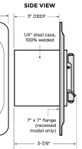
SURFACE MOUNT - FRONT VIEW



RECESS MOUNT - FRONT VIEW



SIDE VIEW



FEATURES
- Stores maximum 10 keys. Access cards and small entry items may also fit in interior compartment but will reduce Key capacity.
- Built Knox-Rugged and secure: UL 1037, UL 1610, UL 1332, UL 437
- Available in Aluminum, Black or Dark Bronze Knox-Coat finish that is more durable than standard powder coat
- Weather-resistant door gasket
- Hinged door

BENEFITS
- Allows rapid property access
- Reduces property damage
- Prevents forced entry into buildings
- Minimizes first responder injury
- Compliant to National Fire Code (NFPA, IFC, IBC)

OPTIONS
- Knox Tamper Alert connects to building's alarm system for extra security
- Mount types: Recessed and Surface
- 3 color options: Black, Aluminum, Dark Bronze

ACCESSORIES
- Multi-Purpose Switch for use on electrical doors, gates and other electrical equipment
- Recess Mounting Kit for new concrete or masonry construction
- Public Safety Labels
- Tag-Out Tamper Seals
- Key Tags
- Key Rings

ORDERING SPECIFICATIONS
To insure procurement and delivery of the KnoxBox 3200, it is suggested that following specification paragraph is used:

KnoxBox surface/recessed mount with hinged door, with/without UL Listed Knox Tamper Alert. 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.

Exterior Dimensions: Surface Mount Body - 4"H x 5"W x 3-7/8"D Recessed Mount Flange - 7"H x 7"W

Lock: UL Listed. Double-action rotating tumblers and hardened steel pins accessed by a biased cut key.

Finish: Knox-Coat proprietary finishing process

Color: Black, Dark Bronze or Aluminum

P/N: KnoxBox 3200 (mfr's cat. ID)

Mfr's Name: KNOX COMPANY

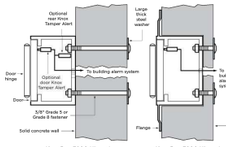
1601 W. DEER VALLEY RD, PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | **KNOXBOX.COM**
©Knox Company. All rights reserved.
MKT-KBSPEC-0019-E

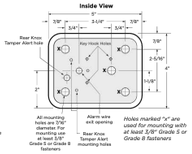
KNOX When seconds matter™

KNOXBOX® 3200

GENERAL MOUNTING INSTRUCTIONS
Suggested minimum mounting height, 6 feet above ground.

ATTENTION: KnoxBox is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.

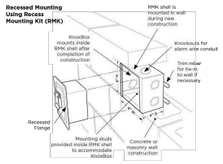




RECESS MOUNTING KIT AND INSTALLATION INSTRUCTIONS
The Recess Mounting Kit (RMK) includes shell housing and mounting hardware, which may only be used for recessed models to cast-in-place within new concrete or masonry construction. The KnoxBox is mounted into the shell housing after construction is completed.

RECESS MOUNTING KIT DIMENSIONS
Rough-in Dimensions:
6-1/2"H x 6-1/2"W x 0"D

Recessed Mounting Using Recess Mounting Kit (RMK)



IMPORTANT:
Care should be taken to ensure the front of the Recess Mounting Kit (RMK) shell housing, including the cover plate and screw heads, is flush with the wall. The RMK must be plumbed to ensure vertical alignment of the box.

ABOUT KNOX COMPANY
Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.

Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

KNOX COMPANY
1601 W. DEER VALLEY RD
PHOENIX, AZ 85027

T. 800.552.5669
F. 623.687.2290

KNOXBOX.COM
INFO@KNOXBOX.COM

2 KNOX BOX SPECIFICATIONS

N.T.S.

ISSUED FOR PERMIT

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC
CLASSIFICATION C-27
LICENSE No. 790155
STATE OF CALIFORNIA

ISSUE DATES:

•	2019-05-17	CDP SUBMITTAL
•	2023-07-19	CDP RESUBMITTAL
•	2024-08-15	CDP RESUBMITTAL
• ⚠1	2025-02-19	CDP RESUBMITTAL
• ⚠2	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

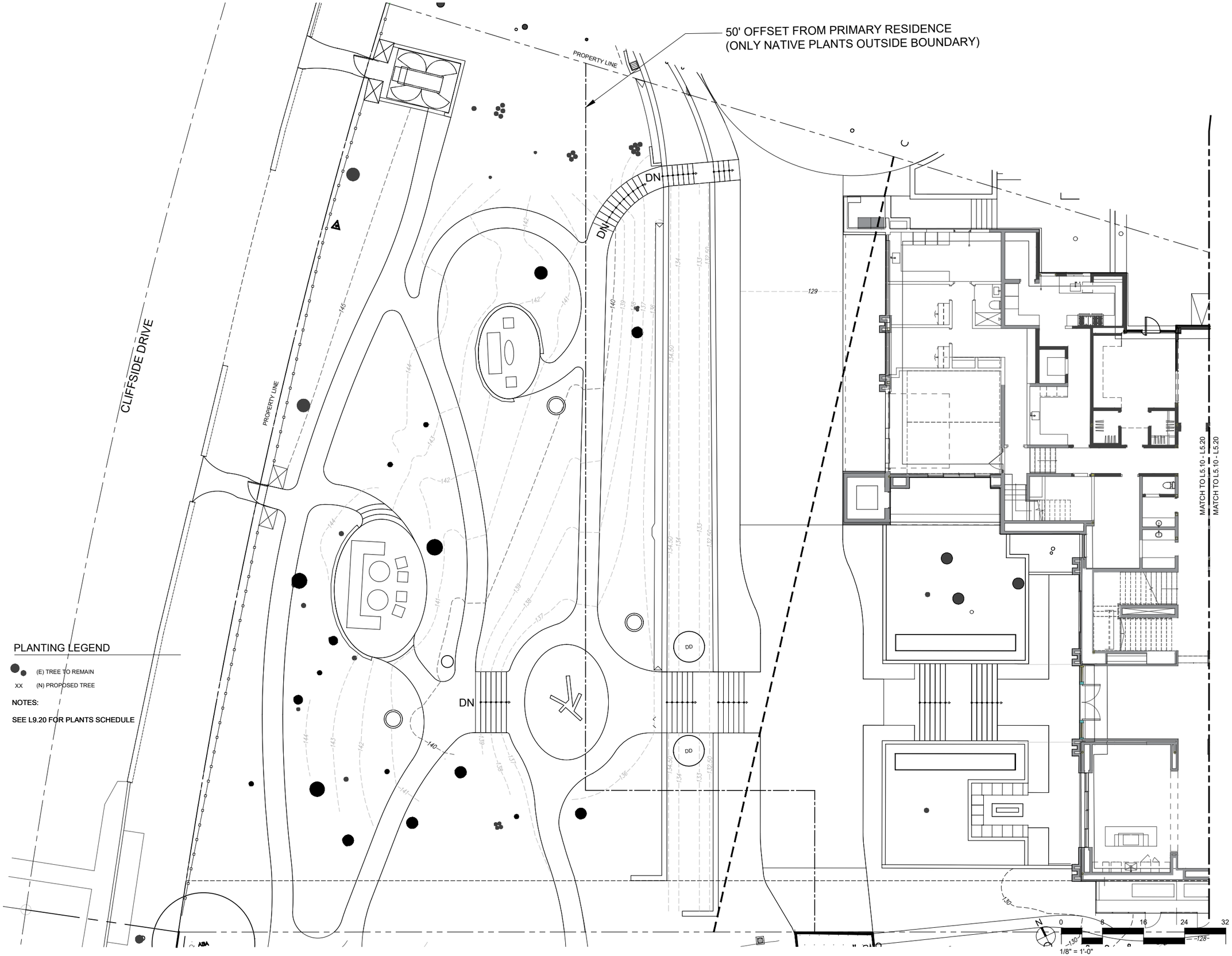
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

SCALE: AS NOTED

DETAILS
ENTRY DRIVE
150

L8.10



CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 750155
STATE OF CALIFORNIA

ISSUE DATES:

2019-05-17	CDP SUBMITTAL
2023-07-19	CDP RESUBMITTAL
2024-08-15	CDP RESUBMITTAL
2025-02-19	CDP RESUBMITTAL
2025-04-28	CDP CORRECTIONS
2021-06-11	UPDATE ENTRY PLANTER

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

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

TREE
PLAN
150

L5.30

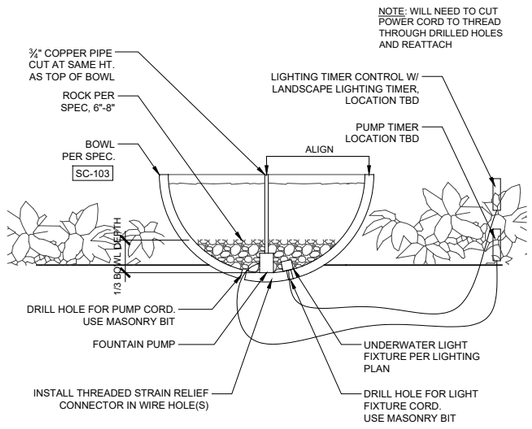
FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

NOTE:
THE DISCHARGE OF DECORATIVE FOUNTAIN WATER AND FILTER BACKWASH, INCLUDING WATER CONTAINING BACTERIA, DETERGENTS, WASTES, ALAGECIDES OR OTHER CHEMICALS IS PROHIBITED. DECORATIVE FOUNTAIN WATER MAY BE USED AS LANDSCAPE IRRIGATION ONLY IF THE FOLLOWING ITEMS ARE MET:

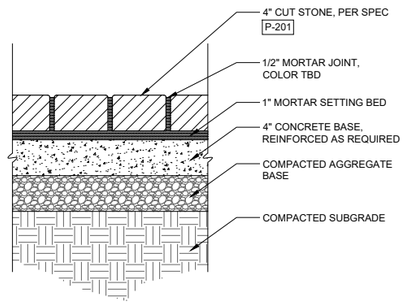
- THE DISCHARGE WATER IS DECHLORINATED, DEBROMINATED OR IF THE WATER IS DISINFECTED USING OZONATION;
- THERE ARE SUFFICIENT BMPS IN PLACE TO PREVENT SOIL EROSION; AND
- THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)

DISCHARGES NOT MEETING THE ABOVE-MENTIONED METHODS MUST BE TRUCKED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS.

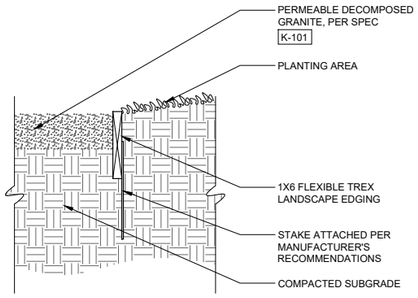
INSTALL A NEW SIGN STATING "IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060(D)(5)." THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY. INDICATE THE METHOD OF DISINFECTION AND THE METHOD OF DISCHARGING.



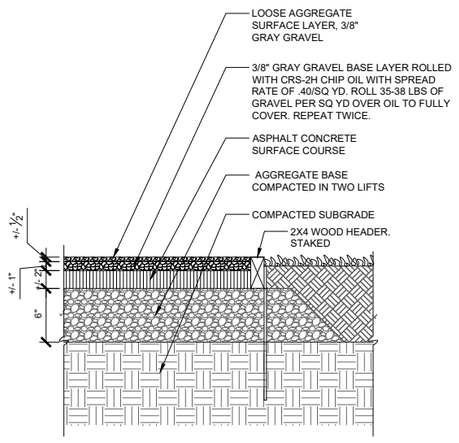
10 WATER FEATURE
1" = 1'-0" P-RE-CLF-44



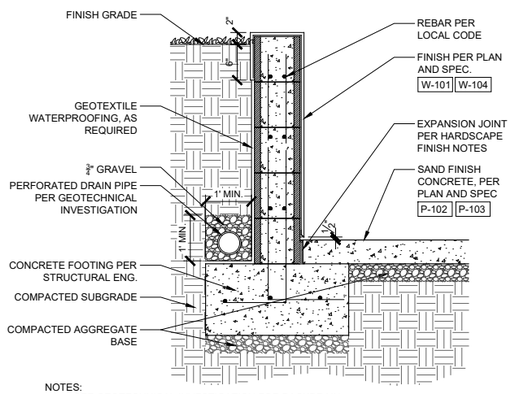
7 CUT STONE PAVERS
1 1/2" = 1'-0" P-RE-CLF150-02



8 DECOMPOSED GRANITE W/ FLEX EDGE
1 1/2" = 1'-0" P-RE-CLF-25

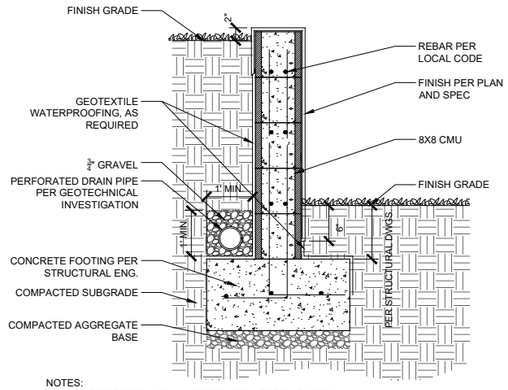


9 CHIPSEAL
1 1/2" = 1'-0" P-RE-CLF150-05



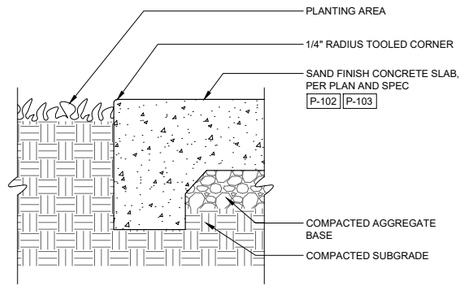
NOTES:
1. SEE GEOTECHNICAL INVESTIGATION FOR BACKDRAIN AND BACKFILL DESIGN RECOMMENDATIONS.

4 MASONRY WALL @ CONCRETE PAVING
1" = 1'-0" P-RE-CLF-22

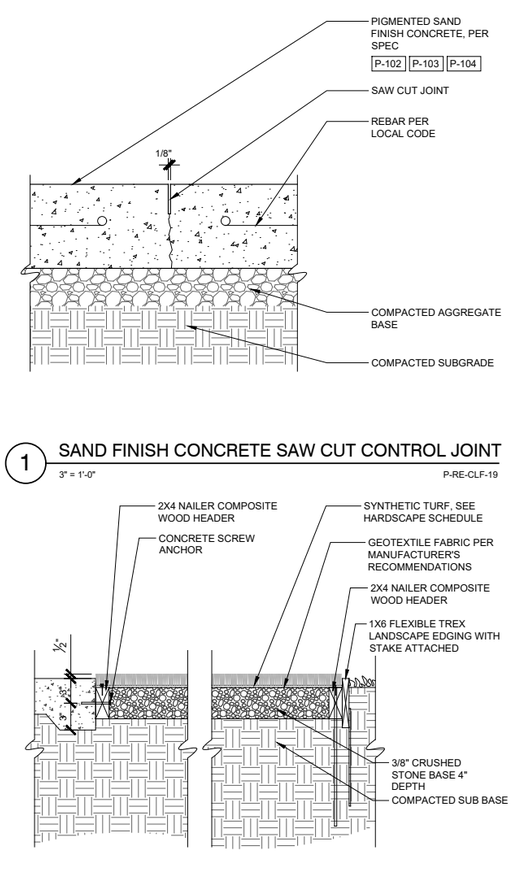


NOTES:
1. SEE GEOTECHNICAL INVESTIGATION FOR BACKDRAIN AND BACKFILL DESIGN RECOMMENDATIONS.
2. MAX. TOP OF FOOTING DEPTHS AND MIN. FOOTING WIDTHS IN PROPOSED PLANTING AREAS.

5 MASONRY WALL @ PLANTING
1" = 1'-0" P-RE-CLF-21

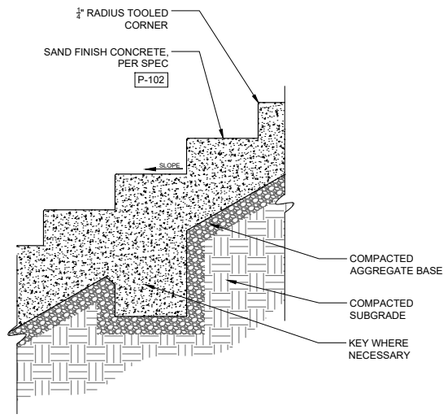


6 SAND FINISH CONCRETE PLANTING EDGE
3" = 1'-0" P-RE-CLF-20



1 SAND FINISH CONCRETE SAW CUT CONTROL JOINT
3" = 1'-0" P-RE-CLF-19

2 SYNTHETIC TURF
1 1/2" = 1'-0" P-RE-CLF150-19



3 C.I.P. CONCRETE STEPS
1" = 1'-0" P-RE-CLF-17

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

~~APPROVAL:~~
APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 790705
STATE OF CALIFORNIA

ISSUE DATES:

1	2019-05-17	CDP SUBMITTAL
2	2023-07-19	CDP RESUBMITTAL
3	2024-08-15	CDP RESUBMITTAL
4	2025-02-19	CDP RESUBMITTAL
5	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

SCALE: AS NOTED

DETAILS
HARDSCAPE
150 - CDP

L8.20

PAVING SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL	MANUFACTURER	PRODUCT	UNIT SIZE	FINISH	COLOR	THICKNESS	JOINTS	NOTES
	P-101	CHIP SEAL	9/L8.20								PROVIDES SAMPLE FOR DESIGNER APPROVAL
	P-102	PIGMENTED SAND FINISH CONCRETE	1/L8.20	BY OTHERS		PER PLAN	SAND	PER APPROVED SAMPLE	4" D	1/8" SAW CUT	PROVIDE SAMPLE FOR DESIGNER APPROVAL
	P-103	DECOMPOSED GRANITE	8/L8.20				FINE	MOJAVE GOLD			PROVIDE SAMPLE FOR DESIGNER APPROVAL
	P-104	COBBLESTONE	7/L8.20	ECO OUTDOOR		4"X4"	SESAME		1-1/4"	3/4"	
	P-105	CIP CONCRETE STEPS	3/L8.20	BY OTHERS			SAND	PER APPROVED SAMPLE		1/8" SAW CUT	PROVIDE SAMPLE FOR DESIGNER APPROVAL
	P-106	DURO STONE PAVER UNIT	1/L8.22	ECO OUTDOOR	DURO LIMESTONE	24"X36"	SANDBLASTED		3/4"	1/8"	INSTALLED PER MANUFACTURER RECOMMENDATIONS ON 4" THICK REINFORCED CONCRETE FOUNDATION.
	P-107	DURO MONOLITHIC STEPS	2/L8.22	ECO OUTDOOR	DURO LIMESTONE MONOLITHIC STEP TREAD	15"X60"	SANDBLASTED			1/8"	

SITE_FURNISHINGS_SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SIZE	MANUFACTURER	COLOR	MATERIAL
S-101	WATER FEATURE	10/L8.20	48"X18"	CONCRETE CREATIONS	EBONY	SIMPLICITY WATER BOWL WITH SS LITTLE GIANT PUMP 517012 S1200T-20
S-102	FIREPIT	4/L8.10				

WALL SCHEDULE

SYMBOL	CODE	DESCRIPTION	DETAIL	MATERIAL	FINISH	COLOR	NOTES
	W-101	MASONRY WALL - PLASTER	4/L8.20	PLASTER	SMOOTH TROWEL	PER APPROVED SAMPLE	MATCH LOT 208 - PROVIDE SAMPLE FOR DESIGNER APPROVAL
	W-105	MASONRY WALL - SKIM COAT WITH COLOR	4/L8.20	SKIM COAT	SMOOTH TROWEL	PER APPROVED SAMPLE	MATCH LOT 208 - PROVIDE SAMPLE FOR DESIGNER APPROVAL

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 790155
STATE OF CALIFORNIA

ISSUE DATES:

1	2019-05-17	CDP SUBMITTAL
2	2023-07-19	CDP RESUBMITTAL
3	2024-08-15	CDP RESUBMITTAL
4	2025-02-19	CDP RESUBMITTAL
5	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

SCALE: N.T.S.

HARDSCAPE
SCHEDULE
150 - CDP

L9.10

TREE SCHEDULE MOTORCOURT - 150 - INSIDE 50' SETBACK

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
TREES							
DD	DD	DRACAENA DRACO	DRAGON TREE	36" BOX	15-25' H X 15-25' W	L	2

PLANT SCHEDULE SMM NATIVES ONLY STROLLING GARDEN 150

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
SHRUBS							
BP	BP	BACCHARIS PILULARIS CONSANGUINEA	COYOTE BRUSH	5 GAL.	3-9' H X 3-12' W	L	3
CO	CO	CEANOTHUS OLIGANTHUS	HAIRY CEANOTHUS	5 GAL.	6-12' H X 6-9' W	L	15
EL	EL	ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL.	3-6' H X 2-8' W	L	35
EP	EP	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	5 GAL.	1 1/2-2' H X 3-4' W	L	33
ER	ER	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL.	1 1/2-2' H X 1 1/2-2' W	VL	6
MF	MF	MALACOTHAMNUS FASCICULATUS	BUSH MALLOW	5 GAL.	4-6' H X 4-6' W	VL	6
M	M	MELICA IMPERFECTA	IMPERFECT MELIC	5 GAL.	<1' H X 2-3' W	VL	96
P	P	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	3-6' H X 3-6' W	L	15
RC	RC	RHAMNUS CROCEA	REDBERRY	1 GAL.	2-3' H X 4-6' W	VL	30
RI	RI	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL.	3-6' H X 3-18' W	VL	16
SA	SA	SALVIA APIANA	WHITE SAGE	5 GAL.	5' H X 5' W	VL	11
SL	SL	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	5 GAL.	2-4' H X 6-8' W	VL	19
SM	SM	SALVIA MELLIFERA	BLACK SAGE	5 GAL.	3-5' H - 3-5' W	VL	7
YW	YW	YUCCA WHIPPLEI	CHAPARRAL YUCCA	15 GAL.	2-3' H X 3-4' W	VL	36

PLANT SCHEDULE MOTORCOURT 150

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
SHRUBS							
ADC	ADC	ADENANTHOS X CUNNINGHAMII	ALBANY WOOLLYBUSH	5 GAL.	3-5' H X 4-6' W	L	3
AC	AC	AEONIUM X `CAROL`	AEONIUM	5 GAL.	1-2' H X 2-3' W	L	13
AO	AO	AGAVE OVATIFOLIA	AGAVE	2 GAL.	3-4' H X 3-4' W	L	3
ABX	AB	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	15 GAL.	2-3' H X CLUMPING	L	4
AJ	AJ	ARCTOSTAPHYLOS X `JOHN DOURLEY`	JOHN DOURLEY MANZANITA	5 GAL.	1-3' H X 4-6' W	L	24
CT	CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	2-3' H X 3-4' W	L	52
ECH	ECH	ECHIUM CANDICANS	PRIDE OF MADEIRA	5 GAL.	4-6' H X 4-6' W	L	18
GL	GL	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	5 GAL.	1-2' H X 4-5' W	L	36
HP	HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	3-4' H X 3-4' W	VL	30
JP	JP	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	5 GAL.	<1' H X 4-6' W	L	3
LSB	LSB	LEUCADENDRON SALIGNUM `BLUSH`		15 GAL.	2-3' H X 2-4' W	L	26
LB	LB	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	5 GAL.	2'-3' H X 2'-3' W	L	11
LN	LN	LOMANDRA LONGIFOLIA `NYALLA`	NYALLA BREEZE GRASS	5 GAL.	2-3' H X 2-4' W	L	58
SE	SE	SEDUM ADOLPHI	GOLDEN GLOW STONECROP	1 GAL.	<1' H X 2-3' W	L	26
SD	SD	SENECIO DECARYI	MADAGASCAR SENECIO	5 GAL.	4-5' H X 4-5' W	L	54
SR	SR	STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL.	3-4' H X 3-4' W	L	1
WB	WB	WESTRINGIA FRUTICOSA `BLUE GEM`	COAST ROSEMARY	5 GAL.	4-6' H X 3-4' W	L	9
WM	WM	WESTRINGIA FRUTICOSA 'MUNDI'	ROSEMARY 'MUNDI'	5 GAL.	1-2' H X 4-5' W	L	28
YR	YR	YUCCA RECURVIFOLIA	SPINELESS YUCCA	15 GAL.	6-8' H X 6-8' W	L	5

PLANT SCHEDULE MEADOW 150

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
SHRUBS							
ABX	AB	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	15 GAL.	2-3' H X CLUMPING	L	39
AM	AM	ALOE X 'MOONGLOW''	ALOE 'MOONGLOW'	5 GAL.	2-3' H X1'-2' W	L	46
EL	EL	ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL.	3-6' H X 2-8' W	L	7
EP	EP	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	5 GAL.	1 1/2-2' H X 3-4' W	L	40
ER	ER	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL.	1 1/2-2' H X 1 1/2-2' W	VL	61
GL	GL	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	5 GAL.	1-2' H X 4-5' W	L	31
MF	MF	MALACOTHAMNUS FASCICULATUS	BUSH MALLOW	5 GAL.	4-6' H X 4-6' W	VL	3
P	P	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	3-6' H X 3-6' W	L	10
RC	RC	RHAMNUS CROCEA	REDBERRY	1 GAL.	2-3' H X 4-6' W	VL	6
SL	SL	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	5 GAL.	2-4' H X 6-8' W	VL	20
SM	SM	SALVIA MELLIFERA	BLACK SAGE	5 GAL.	3-5' H - 3-5' W	VL	4
SE	SE	SEDUM ADOLPHI	GOLDEN GLOW STONECROP	1 GAL.	<1' H X 2-3' W	L	46
TL	TL	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL.	3-4' H X 3-4' W	VL	8
WM	WM	WESTRINGIA FRUTICOSA 'MUNDI'	ROSEMARY 'MUNDI'	5 GAL.	1-2' H X 4-5' W	L	25
YW	YW	YUCCA WHIPPLEI	CHAPARRAL YUCCA	15 GAL.	2-3' H X 3-4' W	VL	31
	-	SOD	SOD	ROLL	<3" H X SPREADING	H	1,499 SF

PLANT SCHEDULE SMM NATIVES ONLY BLUFF 150

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
SHRUBS							
BP	BP	BACCHARIS PILULARIS CONSANGUINEA	COYOTE BRUSH	5 GAL.	3-9' H X 3-12' W	L	21
CO	CO	CEANOTHUS OLIGANTHUS	HAIRY CEANOTHUS	5 GAL.	6-12' H X 6-9' W	L	6
EL	EL	ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL.	3-6' H X 2-8' W	L	71
EN	EN	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL.	3-4' H X 6-8' W	VL	14
EP	EP	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	5 GAL.	1 1/2-2' H X 3-4' W	L	83
ER	ER	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL.	1 1/2-2' H X 1 1/2-2' W	VL	73
MF	MF	MALACOTHAMNUS FASCICULATUS	BUSH MALLOW	5 GAL.	4-6' H X 4-6' W	VL	13
P	P	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	3-6' H X 3-6' W	L	35
RC	RC	RHAMNUS CROCEA	REDBERRY	1 GAL.	2-3' H X 4-6' W	VL	20
RI	RI	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL.	3-6' H X 3-18' W	VL	6
SA	SA	SALVIA APIANA	WHITE SAGE	5 GAL.	5' H X 5' W	VL	15
SL	SL	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	5 GAL.	2-4' H X 6-8' W	VL	36
SM	SM	SALVIA MELLIFERA	BLACK SAGE	5 GAL.	3-5' H - 3-5' W	VL	32
TL	TL	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL.	3-4' H X 3-4' W	VL	27
YW	YW	YUCCA WHIPPLEI	CHAPARRAL YUCCA	15 GAL.	2-3' H X 3-4' W	VL	54

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

ISSUE DATES:

- 2024-08-15 CDP RESUBMITTAL
- 2025-02-19 CDP RESUBMITTAL
- 2025-08-04 CDP

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

NOTES:

ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

SCALE: N.T.S.

PLANT SCHEDULE 150

L9.20

PLANT SCHEDULE MEADOW - 150 - INSIDE 50' SETBACK

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
SHRUBS							
AB	AB	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	15 GAL.	2-3` H X CLUMPING	L	39
AM	AM	ALOE X 'MOONGLOW''	ALOE 'MOONGLOW'	5 GAL.	2-3` H X1`-2` W	L	54
EL	EL	ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL.	3-6` H X 2-8` W	L	7
EP	EP	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	5 GAL.	1 1/2-2` H X 3-4` W	L	37
ER	ER	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL.	1 1/2-2` H X 1 1/2-2` W	VL	56
GL	GL	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	5 GAL.	1-2` H X 4-5` W	L	35
MF	MF	MALACOTHAMNUS FASCICULATUS	BUSH MALLOW	5 GAL.	4-6` H X 4-6` W	VL	3
P	P	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	3-6` H X 3-6` W	L	10
RC	RC	RHAMNUS CROCEA	REDBERRY	1 GAL.	2-3` H X 4-6` W	VL	6
SL	SL	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	5 GAL.	2-4` H X 6-8` W	VL	20
SM	SM	SALVIA MELLIFERA	BLACK SAGE	5 GAL.	3-5` H - 3-5` W	VL	4
SE	SE	SEDUM ADOLPHI	GOLDEN GLOW STONECROP	1 GAL.	<1` H X 2-3` W	L	46
TL	TL	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL.	3-4` H X 3-4` W	VL	8
WM	WM	WESTRINGIA FRUTICOSA `MUNDI` TM	LOW COAST ROSEMARY	5 GAL.	1-2` H X 4-5` W	L	29
YW	YW	YUCCA WHIPPLEI	CHAPARRAL YUCCA	15 GAL.	2-3` H X 3-4` W	VL	24
	-	SOD	SOD	ROLL	<3" H X SPREADING	H	1,499 SF

PLANT SCHEDULE MEADOW - 150 - OUTSIDE 50' BLUFF SETBACK (ALL SMM NATIVE REQUIRED)

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	WUCOLS	QTY
SHRUBS							
BP	BP	BACCHARIS PILULARIS CONSANGUINEA	COYOTE BRUSH	5 GAL.	3-9` H X 3-12` W	L	21
CO	CO	CEANOTHUS OLIGANTHUS	HAIRY CEANOTHUS	5 GAL.	6-12` H X 6-9` W	L	6
EL	EL	ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL.	3-6` H X 2-8` W	L	71
EN	EN	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL.	3-4` H X 6-8` W	VL	14
EP	EP	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	5 GAL.	1 1/2-2` H X 3-4` W	L	83
ER	ER	ERIOPHYLLUM CONFERTIFLORUM	GOLDEN YARROW	1 GAL.	1 1/2-2` H X 1 1/2-2` W	VL	73
MF	MF	MALACOTHAMNUS FASCICULATUS	BUSH MALLOW	5 GAL.	4-6` H X 4-6` W	VL	13
P	P	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	1 GAL.	3-6` H X 3-6` W	L	35
RC	RC	RHAMNUS CROCEA	REDBERRY	1 GAL.	2-3` H X 4-6` W	VL	20
RI	RI	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL.	3-6' H X 3-18' W	VL	6
SA	SA	SALVIA APIANA	WHITE SAGE	5 GAL.	5` H X 5` W	VL	15
SL	SL	SALVIA LEUCOPHYLLA	PURPLE LEAF SAGE	5 GAL.	2-4` H X 6-8` W	VL	36
SM	SM	SALVIA MELLIFERA	BLACK SAGE	5 GAL.	3-5` H - 3-5` W	VL	32
TL	TL	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL.	3-4` H X 3-4` W	VL	27
YW	YW	YUCCA WHIPPLEI	CHAPARRAL YUCCA	15 GAL.	2-3` H X 3-4` W	VL	54

FOR COMMENT/APPROVAL - NOT FOR CONSTRUCTION

CLIFFSIDE

ELYSIAN LANDSCAPES

2340 WEST THIRD STREET
LOS ANGELES, CA 90057
Tel: (213) 380-3185 Fax: (213) 380-9087
Email: INFO@ELYSIANLANDSCAPES.COM

WWW.ELYSIANLANDSCAPES.COM

APPROVAL:

LICENSED LANDSCAPE CONTRACTOR
ELYSIAN LANDSCAPES INC.
CLASSIFICATION C-27
LICENSE No. 750155
STATE OF CALIFORNIA

ISSUE DATES:

1	2019-05-17	CDP SUBMITTAL
2	2023-07-19	CDP RESUBMITTAL
3	2024-08-15	CDP RESUBMITTAL
4	2025-02-19	CDP RESUBMITTAL
5	2025-04-28	CDP CORRECTIONS

CLIENT: EZ PROPERTIES

ADDRESS: 29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

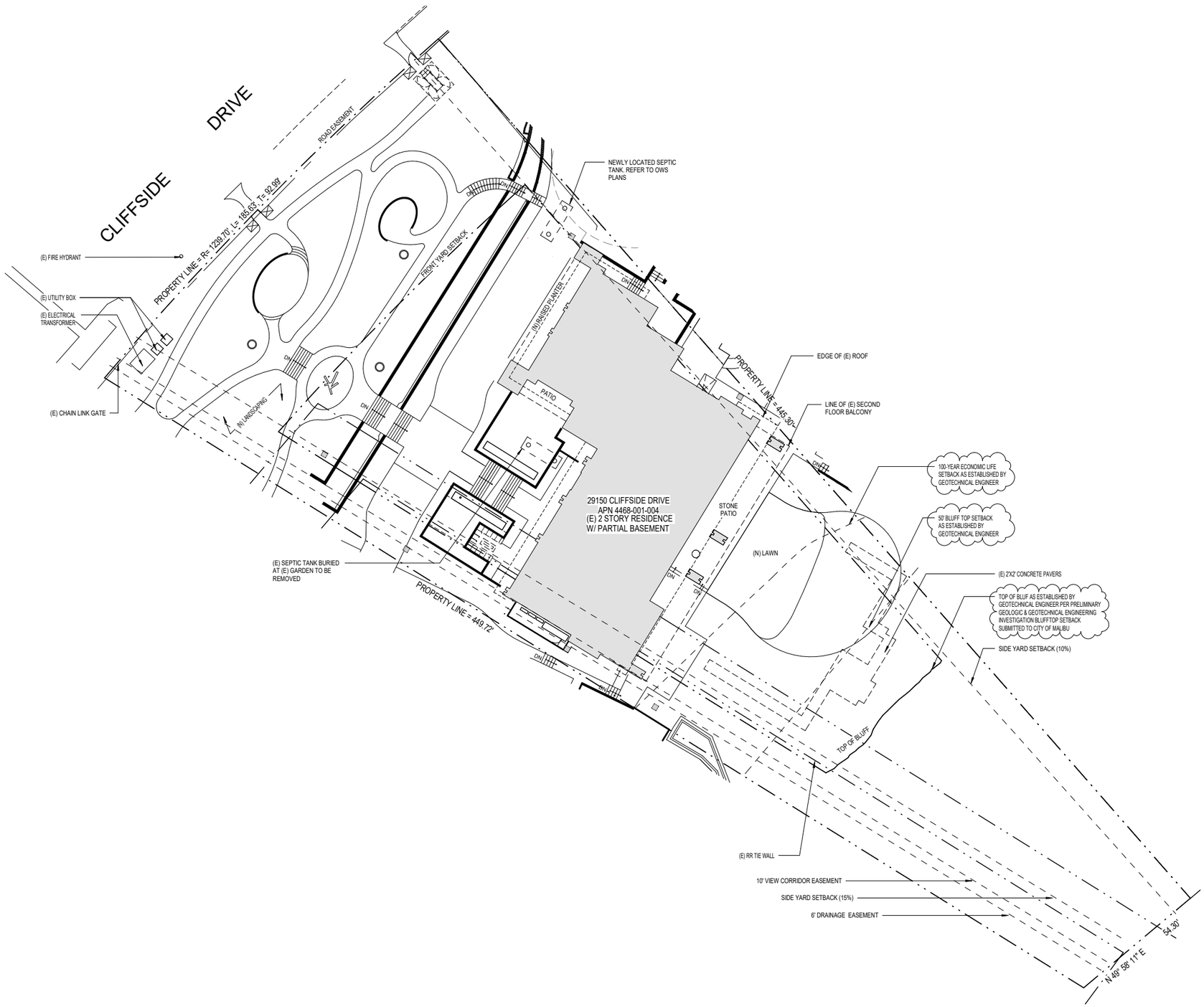
NOTES:
ALL DIMENSIONS AND GRADING ELEVATIONS TO BE VERIFIED IN THE FIELD

This document has been created by Elysian Landscapes, Inc. which retains all copyrights to the document. It may not be reproduced, distributed, displayed, modified, or used by any person for any purpose without the express written consent of the Landscape Designer.

SCALE: N.T.S.

PLANT SCHEDULE
150 - BACK
PHASE: CDP

L9.21



SITE PLAN

SCALE: 1" = 20'-0"

N

ShubinDonaldson
ShubinDonaldson Architects LLC

ROBERT DONALDSON
No. C19207
Exp. 06/30/25
RENEWAL DATE
STATE OF CALIFORNIA

29150 CLIFFSIDE
29150 CLIFFSIDE DR. MALIBU, CA
JOB NO. 1446

PERMIT SET
SCALE: 1" = 20'-0"
DATE: 1/17/2025

REV.	DATE	DESCRIPTION
1	12/5/2025	ARPP SET- 1
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

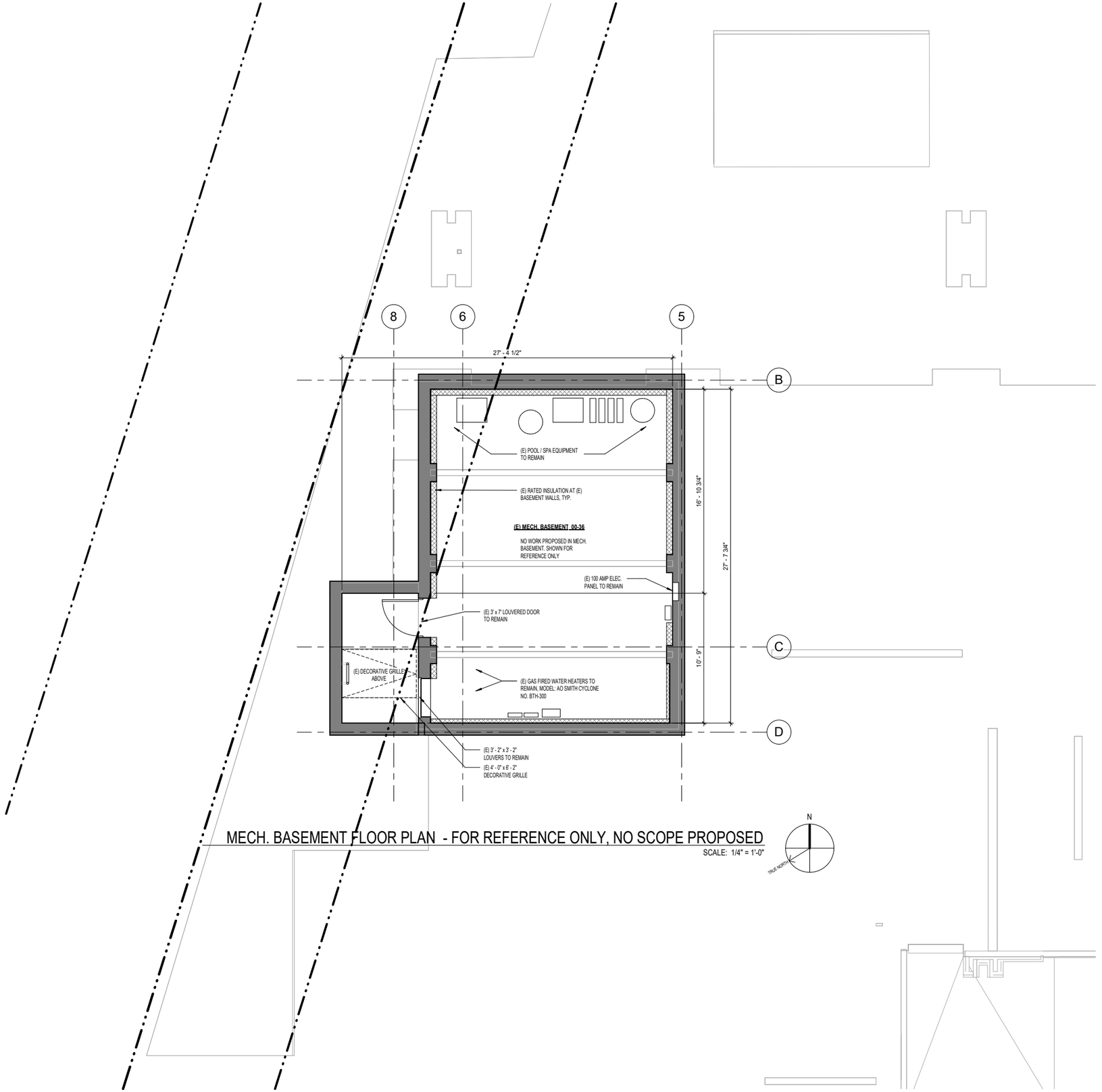
THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

OVERALL SITE PLAN

A1.00*

2/20/2025 12:44:06 PM

ISSUED FOR PERMIT



MECH. BASEMENT FLOOR PLAN - FOR REFERENCE ONLY, NO SCOPE PROPOSED

SCALE: 1/4" = 1'-0"

ShubinDonaldson

ShubinDonaldson Architects LLC

PLUMBING SCHEDULE

WC-1

Manufacturer: Toto
Series: Aquia IV
Description: 1.28 GPF Dual Flush Two Piece Elongated Chair
Model: MS446124CEMFGN#01

LICENSED ARCHITECT ROBERT A. DONALDSON No. C19207 Exp. 06/30/25 RENEWAL DATE STATE OF CALIFORNIA

29150 CLIFFSIDE
29150 CLIFFSIDE DR. MALIBU, CA

JOB NO. 1446

PERMIT SET
SCALE: 1/4" = 1'-0"
DATE: 1/17/2025

REV.	DATE	DESCRIPTION
	12/13/2023	CDP SET
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

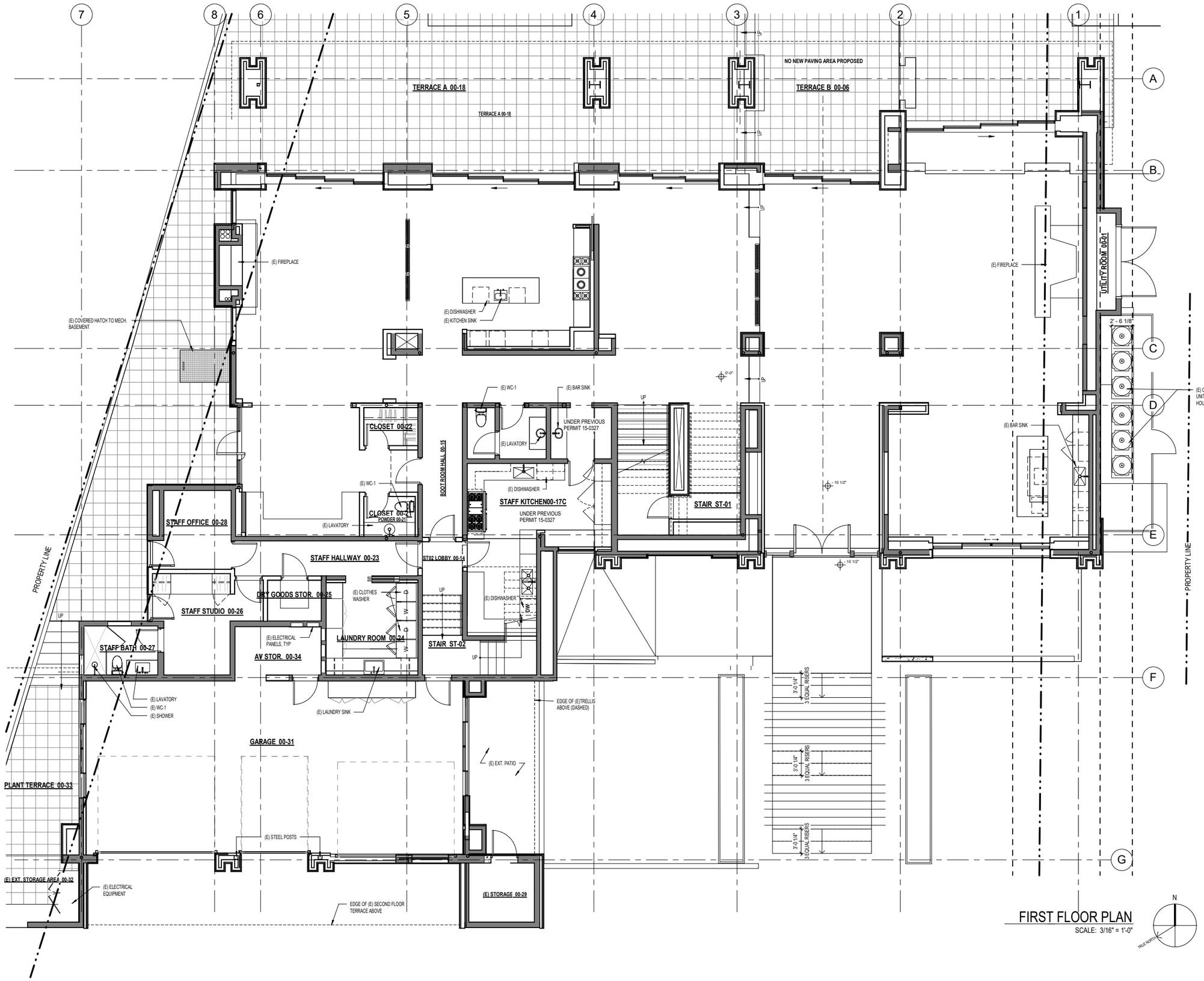
THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

MECH. BASEMENT PLAN - FOR REFERENCE

A2.01*

2/20/2025 12:43:56 PM

ISSUED FOR PERMIT



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

ShubinDonaldson

ShubinDonaldson Architects LLC

PLUMBING SCHEDULE

WC-1

Manufacturer: Toto
Series: Aquia IV
Description: 1.28 GPF Dual Flush Two Piece Elongated Chair
Model: MS446124CEMFGN#01

ROBERT JOHN DONALDSON III
No. C19207
Exp. 06/30/25
RENEWAL DATE
STATE OF CALIFORNIA
ARCHITECT

29150 CLIFFSIDE

29150 CLIFFSIDE DR. MALIBU, CA

JOB NO. 1446

PERMIT SET

SCALE: 3/16" = 1'-0"
DATE: 1/17/2025

REV.	DATE	DESCRIPTION
	12/15/2015	CDP SET
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

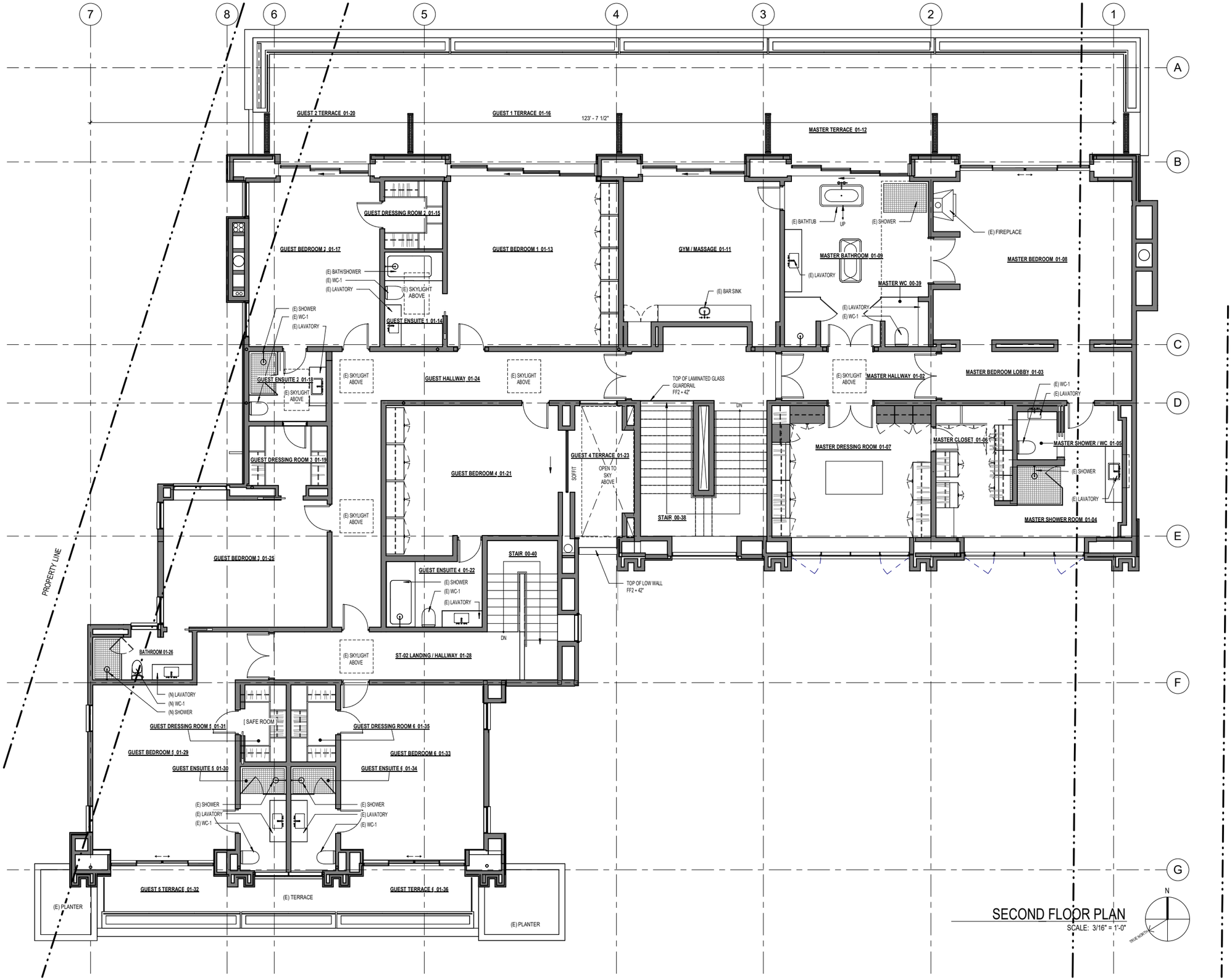
THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

FIRST FLOOR PLAN

A2.10*

2/20/2025 12:43:59 PM

ISSUED FOR PERMIT



ShubinDonaldson
ShubinDonaldson Architects LLC

PLUMBING SCHEDULE

WC-1

Manufacturer: Toto
Series: Aquia IV
Description: 1.28 GPF Dual Flush Two Piece Elongated Chair
Model: MS446124CEMFGN#01

LICENSED ARCHITECT ROBERT ALAN DONALDSON No. C19207 Exp. 06/30/25 RENEWAL DATE STATE OF CALIFORNIA

29150 CLIFFSIDE
29150 CLIFFSIDE DR. MALIBU, CA
JOB NO. 1446

PERMIT SET
SCALE: 3/16" = 1'-0"
DATE: 1/17/2025

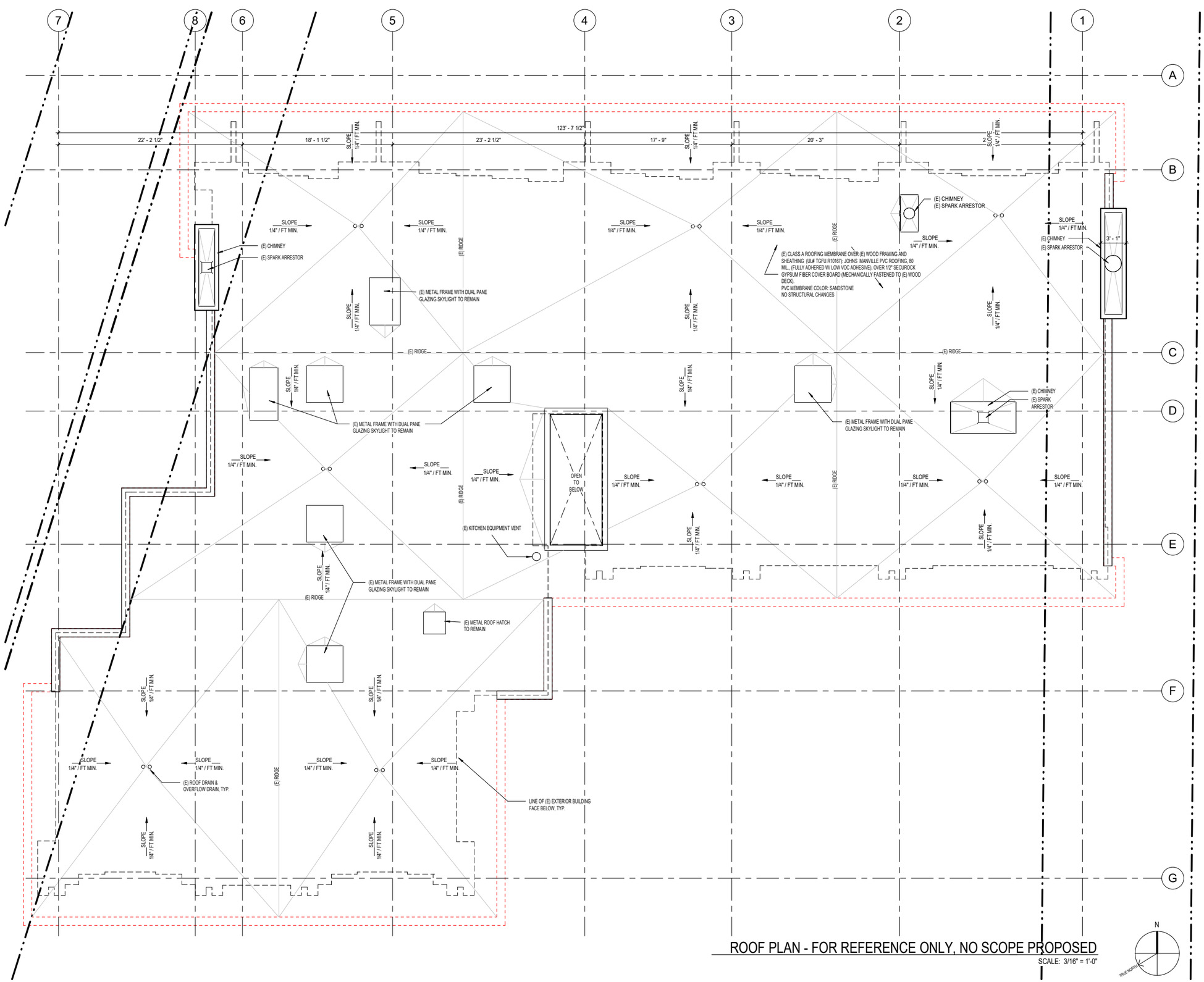
REV.	DATE	DESCRIPTION
1	12/03/2025	ADSP 3/8/2025
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

SECOND FLOOR PLAN
A2.20*

2/20/2025 12:44:01 PM

ISSUED FOR PERMIT



ROOF PLAN - FOR REFERENCE ONLY, NO SCOPE PROPOSED

SCALE: 3/16" = 1'-0"

ShubinDonaldson

ShubinDonaldson Architects LLC

LICENSED ARCHITECT ROBERT ALAN SHUBIN DONALDSON No. C19207 Exp. 09/30/25 RENEWAL DATE STATE OF CALIFORNIA

29150 CLIFFSIDE

29150 CLIFFSIDE DR. MALIBU, CA

JOB NO. 1446

PERMIT SET

SCALE: 3/16" = 1'-0"

DATE: 1/17/2025

REV.	DATE	DESCRIPTION
	12/15/2015	CDP SET
1	09/13/2024	CDP SET
2	02/20/2025	CDP SET

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

ROOF PLAN - FOR REFERENCE

A2.30*

2/20/2025 12:44:05 PM

ISSUED FOR PERMIT

GENERAL NOTES:

1. All grading and construction shall conform to Chapters 70 and 71 (Latest addition) of the Los Angeles County. Building Code unless specifically noted on these plans (7013.1).

2. Any modifications of or changes to approved grading plans must be approved by the Building Official (7006.4).

3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the archeologist or other jurisdictional agencies. Permittee or his agent are responsible for arranging Pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.

4. Approval of these plans reflect solely the review of plans in accordance with the Los Angeles County Building Code and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements may be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.

5. All grading and construction activities shall comply with Los Angeles County Code, Title 12, Section 12.12.030 that controls and restricts noise from the use of construction and grading equipment from the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times may govern, as required by the Department of Regional Planning and should be shown **on the grading plans** when applicable.)

6. California Public Resources Code (section 5097.98) and Health and Safety Code (section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until:

A. The County Coroner has been informed and has determined that no-investigation of the cause of death is required, and

B. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods.

7. The location and protection of all utilities is the responsibility of the permittee.

8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dump site. Receipts for acceptance of excess material by a dump site are required and must be provided to the Building Official upon request.

9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.

10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.

11. No grading or construction shall occur within the protected zone of any oak tree. (Chapter 22.56, Planning and Zoning Code) The protected zone shall mean that area within the dripline of an oak tree extending there from a point at least five feet outside the dripline, or 15 feet from the trunk(s) of a tree, whichever is greater.
If an oak tree permit is obtained. (Add the followingNote:)

All grading and construction within the protected zone of all oak trees shall be per oak tree permit no.
All recommendations in the permit and associated oak tree report must be complied with and are a part of the grading plan. A copy of the oak tree permit and associated reports shall be maintained in the possession of a responsible person and available at the site at all times.

12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked under, permitted or inspected per the Grading Permit. A separate retaining wall permit is required for all standard **retaining walls.**

Note: *this note only applies to standard retaining walls. Geogrid fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.*

13. A preventive program to protect the slopes from potential damage from burrowing rodents is required. Owner to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal. (Section 7019.5 of the Los Angeles County Building Code,) '

14. If grading authorized by this plan is to extend through the rainy season, November 1 Through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October. (Section 7010 & 7011 of the Los Angeles County Building Code)

15. Engineer must set grade stakes for all drainage devices and the contractor shall obtain inspection before pouring.
16. 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 no later than November 1 and maintained in operable condition until April 15.
17. 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 (3318.1)
18. 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 recommendations were incorporated in plans. (Must be signed and stamped by the Design Engineer.)
19. Fill shall be benched into competent material per City of Malibu Standard or Soils Engineer's recomendations.
20. The Building Official shall approved stock piling of excess material prior to excavation.
21. 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 witness stakes set at the drainage swale high point reflecting the high point elevation for Preliminary Permits.
22. All trench backfills shall be tested and approvedby Soils Engineer.
23. The compaction report and approval from the Soils Engineer shall indicate the type of field-testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or nuclear gauge, and shall be so noted for each test.
24. The Engineer submit a Letter of Certification to the Building official stating that the grading was done in compliance with the approved grading plan.

INSPECTION NOTES:

1. The permittee or his agent shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section 7020 of the Building Code.)

(A) Initial . When the site has been cleared of vegetation and unapproved# has been scarified, benched or otherwise prepared for# shall not have been placed prior to this inspection. Note: Prior to any construction activities, including grading, all storm water pollution prevention measures including erosion control devices which contain sediments must be installed.

(B) Rough . When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.

(C) Final . When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.

2. In addition to the Inspection required of the Building' Official for regular grading, reports and statements shall be submitted to the Building Official in accordance with Sections 7020 and 7021 of the Building Code. '

3. All graded sites must have drainage swales, berms, and other drainage devices prior to approval of rough grading. (Section 7020.3.2 of the Building Code,)

4. The grading contractor shall submit the statement to the grading Inspector as required by Section 7021 of the Building Code at the completion of rough grading.

5. Final grading must be approved before occupancy of buildings will be allowed. (Section 7021 of the Building Code.)

DRAINAGE NOTES:

1. Roof drainage must be diverted from graded slopes. (Section 7018.6 of the Building Code,)
2. Provisions shall be made for contributory drainage at all times.
3. All construction and grading within a storm drain easement are to be done per Private Drain PD No. or miscellaneous Transfer Drain MTD No.
4. All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the City Building Department.
5. All recommendations included in the consultant's soil and geology reports must be complied with and are a part of the grading specifications.

AGENCY NOTES:

1. An encroachment permit from (Los Angeles County Department of Public Works) (Caltrans)
(City of MALIBU) is required for all work within or affecting road right of way. All work within Road right of way shall conform to (Los Angeles County Department of Public Works)(Caltrans) (City of MALIBU) encroachment permit.
2. An encroachment permit /connection permit is required from the Los Angeles County Flood Control District for all work within the Los Angeles County Flood Control District Right of Way. All work shall conform to Permit.
3. Permission to operate in Fire Zone 4 must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
4. All work within the streambed and areas outlined on grading plans shall conform to:
Army Corp 404 Permit Number
California Fish & Game Permit No. :

NOTE TO CONTRACTOR:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR WILL FURTHER DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES + USES:

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

NOTE TO CONTRACTOR:

ALL JOIN ELEVATIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THIS OFFICE PRIOR TO CONSTRUCTION.

SEE ARCHITECT'S DRAWINGS FOR SECTIONS.

STORM WATER RUNOFF WILL BE COLLECTED FROM ALL TERRACE DRAINS AND BE ROUTED TO THE STORM DRAIN FILTER.

NOTE TO OWNER:

OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS AT ALL TIMES.

GENERAL GEOTECHNICAL NOTES:

1. All recommendations included in the consultant's geotechnical report(s) must be complied with and are part of the grading plans and specifications.

2. Grading operations must be conducted under periodic geologic inspections with monthly inspection reports to be submitted to the Geology and Soils Section.

3. 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.

4. The Consulting Geologist and Geotechnical Engineer must state in a final report, prior to the approval of rough grading by the Materials Engineering Division, that geotechnical hazards have been removed, mitigated or designated as "Restricted **Use Areas". The final report must be submitted to the Materials Engineering Division for their review and approval and must include an As-Built Geotechnical Map.**

5. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and geotechnical engineer, prior to the placing of steel or concrete.

6. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

FILL NOTES:

1. All fill shall be compacted to the following minimum relative compaction criteria;
   a. **90 percent of maximum dry density within 40 feet below finish grade.**
   b. **93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.**

The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91, Method "D", where applicable: Where not applicable, a test acceptable to the Building Official shall be used. (Section 7016.1 of the Building Code.)
2. Field density shall be determined by a method acceptable to the Building Official. (Section 7016.1 of the Building Code,) However, not less than 10ft of the required density test, uniformly distributed, shall be obtained by the Sand Cone Method.
3. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
a. One test for each two-foot vertical lift.
b. One test for each 1,000 cubic yards of material placed. .
c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
d. One test in the vicinity of each building pad for each four-foot vertical lift or portion thereof.
4. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Geotechnical Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:
a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
b. Shear test results for the proposed fill material must meet or exceed the design values. used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
c. Fill soils shall be free of deleterious materials.
5. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Geotechnical Engineer. The Building Official may require a "Standard Test Method for moisture, ash; organic matter, peat or other organic soils" ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the use of such material is approved by the soils engineer.
6. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Geotechnical Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As-Graded" grading plan.
7. Continuous inspection by the Geotechnical Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface steeper than 2:1. (7016.7)
8. Continuous inspection by the Geotechnical Engineer, or a responsible representative, shall be provided during all subdrain installations. (7016.2)
9. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As-Graded" grading plan.
10. 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 demonstrated to the satisfaction of the Building Official that the anFe of slope, construction method and other factors will have equivalent effect. (Section 7016.1 of the Building Code.)

PLANTING AND IRRIGATION NOTES:

1. All cut slopes over five (5) feet and fill slopes over three (3) feet shall be planted with an approved ground cover and provided with an irrigation system as soon as practical after rough grading. (7019.2 & 7019.6)

2. Prior to final grading approval all required slope planting must be well established. (7020.3.3 & 7020.4.6)

3. This project requires a landscape plan per Chapter 71 of the Los Angeles County Building Code. Prior to rough grade approval Landscape Plans must be submitted and approved by the Department of Public Works, Land Development Division. (900 S. Fremont Ave, Alhambra – 3R° Floor, CA 91803 (626) 458-4921)

ATTACHMENT A NOTES - STORMWATER POLLUTION:

1. Every effort should be made to eliminate the discharge of non stormwater from the project site oat all times.
2. 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 courses or wind.
3. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing ad are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
5. Excess or waste concrete may not be washed into the puclic way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other material may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the puclic way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

ESTIMATED START DATE OF THE PROJECT: _____

ESTIMATED FINISH DATE OF THE PROJECT: _____

NOTE:
-EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

-CLEARING AND GRADING DURING THE RAINY SEASON (EXTENDING FROM NOVEMBER 1 TO MARCH 31) SHALL BE PROHIBITED FOR DEVELOPMENT UP SECTION 17.3.1. THAT:
- **IS LOCATED WITHIN OR ADJACENT TO ESHA, OR**
- **INCLUDES GRADING ON SLOPES GREATER THAN 4:1**
- **APPROVED GRADING FOR DEVELOPMENTS THAT IS LOCATED WITHIN OR ADJACENT TO ESHA OR ON SLOPES GREATER THAN 4:1 SHALL NOT BE UNDERTAKEN UNLESS THERE IS SUFFICIENT TIME TO COMPLETE GRADING OPERATIONS BEFORE THE RAINY SEASON BEGINS, GRADING SHALL BE HALITED AND TEMPORARY EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE TO MINIMIZE EROSION UNTIL GRADING RESUMES AFTER MARCH 31, UNLESS THE 'CITY DETERMINES THAT COMPLETION OF GRADING WOULD BE MORE PROTECTIVE OF RESOURCES.**

-CONTRACTOR TO INSTALL A NEW SIGN IN THE EQUIPMENT AREA STATING:
IT IS ILLEGAL TO DISCHARGE POOL, SPA OR WATER FEATURE WATERS TO A STREET DRAINAGE COURSE OR STORM DRAIN PER MMC 13.04.060(D)(5). THE NEW SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.

-CHLORINATED WATER FROM POOLS OR SPAS WILL BE TRUCKED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS (P.O.T.W.) FOR DISCHARGE.

-THE DISCHARGE OF THE SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN WATER AND FILTER BACKWASH, INCLUDING WATER CONTAINING BACTERIA, DETERGENTS, WASTES, ALAGECIDES OR OTHER CHEMICALS IS PROHIBITED. SWIMMING POOLS, SPA, AND DECORATIVE FOUNTAIN WATER MAY BE USED AS LANDSCAPE IRRIGATION ONLY IF THE FOLLOWING ITEMS ARE MET:
- **THE DISCHARGE WATER IS DECHLORINATED, DEBROMINATED OR IF THE WATER IS DISINFECTED USING OZONATION;**
- **THERE ARE SUFFICIENT BMP's IN PLACE TO PREVENT SOIL EROSION; AND**
- **THE DISCHARGE DOES NOT REACH INTO THE MS4 OR TO THE ASBS (INCLUDING TRIBUTARIES)**

DISCHARGES NOT MEETING THE ABOVE-MENTIONED METHODS MUST BE TRUCKED TO A PUBLICLY OWNED WASTEWATER TREATMENT WORKS.

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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 (SSPWC) "Green Book."

2. Contractors shall comply with all applicable Division of Industrial Regulations (Cal-OSHA) 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 341 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. 341 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 dimensions and shall report any discrepancies to the Engineer prior to the commencement of any work.

9. Contractor shall locate, protect, and save any and all survey monuments that will be or may 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 notification and approval of the City Engineer. As a minimum, construction work zone traffic signs and striping shall be furnished, installed, and maintained in accordance with the "Work Area Traffic Control Handbook" (the "WATCH Manual"), published by BNI Building News, Inc. 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 at 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 reports 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 (RCP).~~

~~18. Terrace drains, interceptor drains, and down drains shall be constructed of 3" P.C.C. reinforced with 6"x6"x#10 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 SEE CHART cu.yd. Fill SEE CHART cu.yd.
Export SEE CHART cuyd. Import SEE CHART cu.yd.

20. Total Disturbed Area 0.83 acres
(including grading, clearing, and landscaping area)
Total Existing Impervious Surface Area 22,910 sq. ft. (within disturbed area only)
Existing hardscape Area 14,540 sq. ft.
Existing Building Area 8,270 sq. ft.
Total Proposed Impervious Surface Area 14,283 sq. ft. (within disturbed area only)
Proposed hardscape Area 6,013 sq. ft.
Proposed Building Area 0 sq. ft.
Total Impervious Surface Area (REDUCTION) 8,527 sq. ft. (within disturbed area only)

21. All slopes on private property adjoining streets, 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. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template.

LEGEND:

CATV	CABLE TV
CB	CATCH BASIN
C/O	CLEAN OUT
EDS.	EDISON
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
P	PLANTER
PP	POWER POLE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	FREESTANDING WALL
	FENCE
	STORM DRAIN PIPE
	ROOF DRAIN PIPE ARCH.
	FLOW LINE
	AREA DRAIN
	CATCH BASIN
120	PROPOSED CONTOUR
	OVER-EX PER SOILS ENGR.
	DAYLIGHT LINE
	HARDSCAPE
	SEPTIC SYSTEM BY OTHERS
	100 YEAR BLUFF SETBACK PER SOILS ENGR.
	1.5 SETBACK LINE PER SOILS ENGR.
	50' TOP OF BLUFF SETBACK PER SOILS ENGR.
	SLOT DRAIN
	TRENCH DRAIN

PREPARED FOR:

EZ PROPERTIES INC.
C/O FRANK MABANTE
MABANTE DEVELOPMENT
623-910-7764 MOBIL
323-424-3484 OFFICE

LEGAL DESCRIPTION:

APN: 4468-001-005

BENCH MARK:

BM DUME ECC1 (EW 4215) NAVD 88 LOS ANGELES DATUM
ELEVATION 206.7 FEET USGS QUAD POINT DUME (1995)

SOILS ENGINEER:

GEO CONCEPTS, INC.
14428 HAMLIN STREET, #200
VAN NUYS, CA 91401
818-994-8895

NOTES:

SITE, TOPOGRAPHY AND BOUNDARY SURVEY PREPARED BY CHRIS NELSON & ASSOCIATES. PEAK SURVEYS HAS NOT VERIFIED ANY GRADES, OR IMPROVEMENTS, LOCATIONS OR ELEVATIONS.

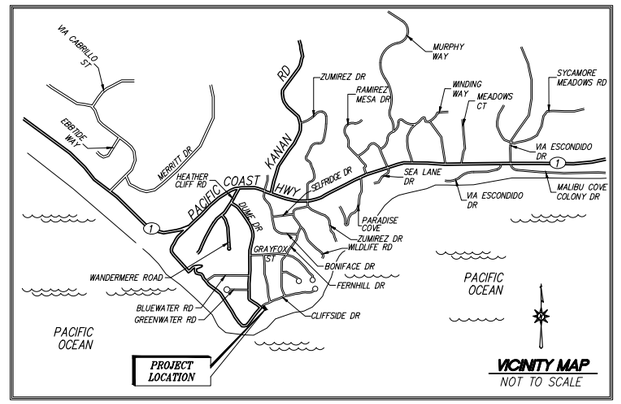
EASEMENTS SHOWN HEREON PER TITLE REPORT NO. LA15331051 PREPARED BY EQUITY TITLE COMPANY AND DATED MAY 8, 2015.

NOTES:

GRADING, EXCAVATION AND REMOVAL SCHEDULED BETWEEN FEBRUARY 1 AND SEPTEMBER 15 WILL REQUIRE NESTING BIRD SURVEY BY A QUALIFIED BIOLOGIST PRIOR TO INITIATION OF GRADING ACTIVITIES. SURVEYS SHALL BE COMPLETED NO MORE THAN FIVE DAYS FROM PROPOSED INITIATION OF SITE PREPARATION ACTIVITIES. SHOULD ACTIVE NESTS BE IDENTIFIED, A BUFFER AREA NO LESS THAN 150 FEET (300 FEET FOR RAPTORS) SHALL BE FENCED OFF UNTIL IT IS DETERMINED BY A QUALIFIED BIOLOGIST THAT THE NEST IS NO LONGER ACTIVE. A REPORT DISCUSSING THE RESULTS OF THE SURVEYS SHALL BE TURNED IN TO THE CITY WITHIN TWO BUSINESS DAYS OF COMPLETION OF SURVEY.

NOTE: *ALL EXPORT MATERIAL FROM SITE MUST GO TO A PERMITTED SITE APPROVED BY THE CITY OF MALIBU.*

NOTE: *ASBS INFILTRATION SYSTEM IS NOT RECOMMENDED BY THE GEOTECHINAL ENGINEER. SEE REPORT FOR DETAILS.*



VICINITY MAP
NOT TO SCALE

The following stamped sheets of the plans have been reviewed by GeoConcepts, Inc. from a geology and geotechnical engineering standpoint and appear to be in general conformance with the report(s) prepared by GeoConcepts, Inc.
The reports should be considered a part of the plans; therefore, more restrictive recommendations within the report(s), or if there are conflicts between the reports and plans, the more restrictive shall govern and should be followed. This review is not to be construed as an authentication of any dimensions, calculations, or elevations shown on the plans.





January 19, 2026

CITY OF MALIBU
EARTHQUAKE READY

City of Malibu

23815 Stuart Ranch Road ● Malibu, California ● 90265-4861
Phone (310) 456-2489 ● Fax (310) 456-7650 ● www.ci.malibu.ca.us

TOTAL GRADING VARDAGE VERIFICATION CERTIFICATE
PLANNING DIVISION REVIEW LEVEL

PLANNING APPLICATION NUMBER:
PROJECT ADDRESS: 29150 CLIFFSIDE DRIVE

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 yardage 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	Total
	R&R	Understructure	Safety			
Cut	0	0	0	125 CY	0	125 CY
Fill	0	0	0	476 CY	0	476 CY
Total	0	0	0	601 CY	0	601 CY
Import	0	0	0	351 CY	0	351 CY
Export	0	0	0	0	0	0

All quantities indicated shall be in Cubic Yards only.
R&R = Removal and Recompaction - R&R must be balanced.
Safety Grading is required grading for L.A. County Fire Department access approval beyond the fifteen foot minimum access and may include terraces, turnarounds, 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.
Import: any excess soil that is brought on to the site. Estimated excess soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Gareth W. Orites
PRINT NAME
GARETH W. ORITES
SIGN NAME
DATE: 12/15/2025



THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE. CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING, STRUCTURAL MEMBERS OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEERS AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1 OF C5	GRADING PLAN COVER SHEET
C2 OF C5	KEY MAP / CONSTRUCTION NOTES
C3 OF C5	GRADING PLAN
C4 OF C5	DRAINAGE DETAILS
C5 OF C5	DRAINAGE DETAILS

APN: 4468-001-005

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.8182 F: 805.495.7814
www.peakinc.com

REGISTERED ENGINEER RCE DATE

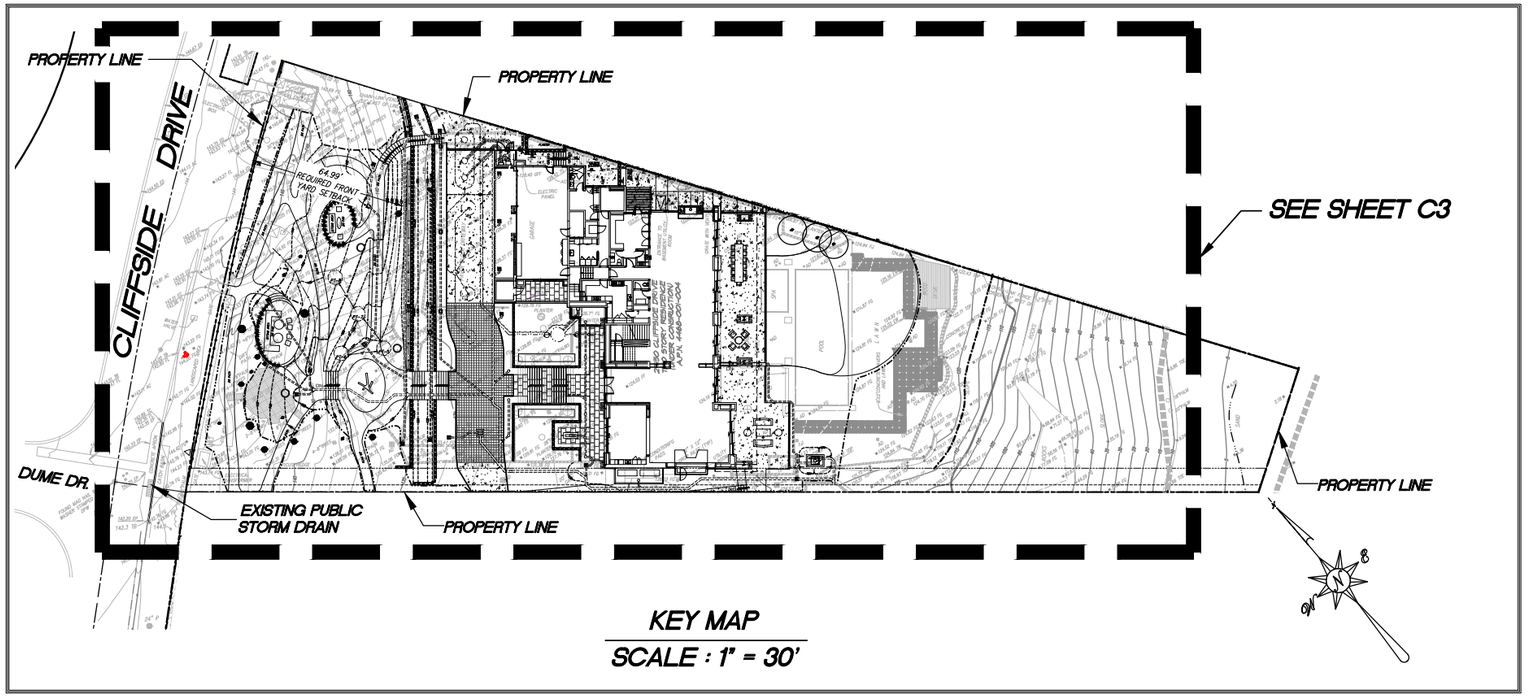
CITY OF MALIBU

GRADING PLAN COVER SHEET

29150 CLIFFSIDE DRIVE

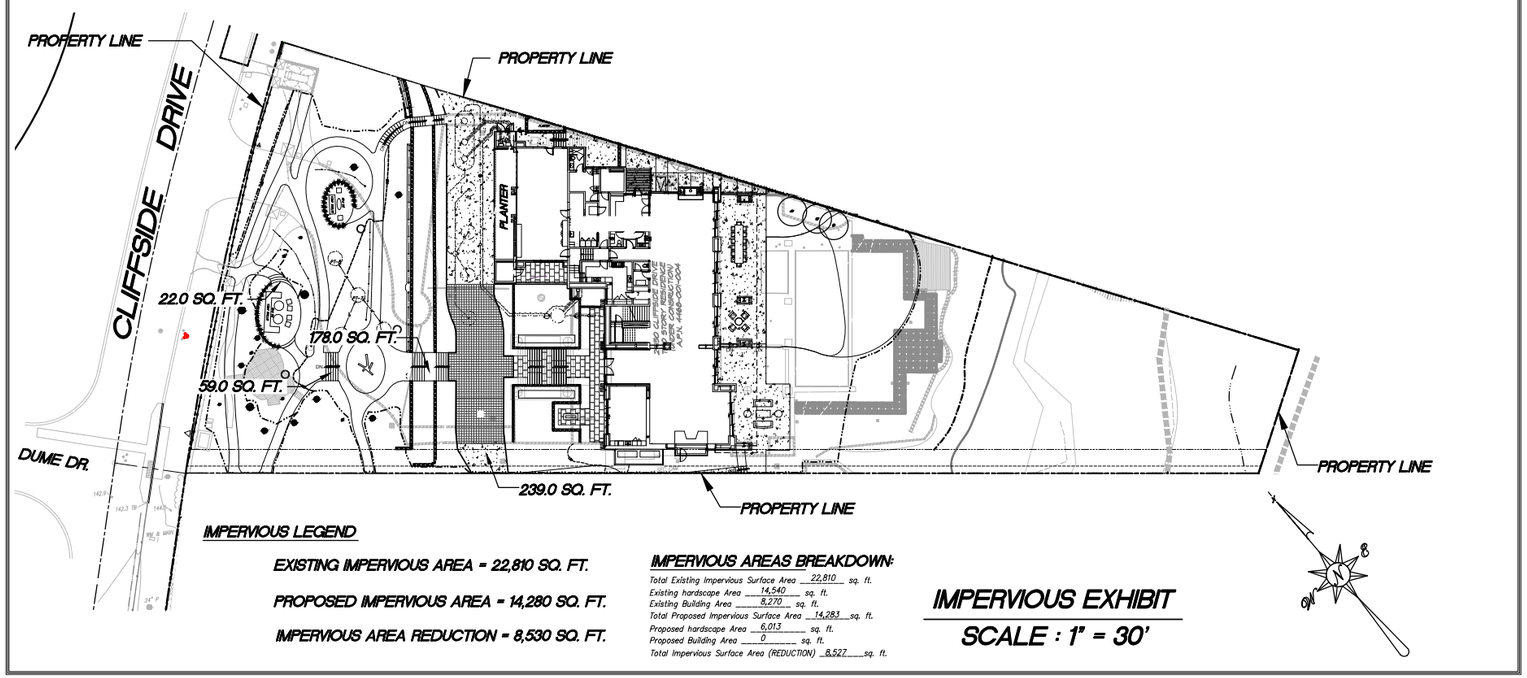
DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET C1 OF C5
RR 12/15/2025	RR 12/15/2025	JF 12/15/2025	

G:\PROJECTS\18-6255\DWG\GRADING PLAN.dwg 12/15/2025



KEY MAP

SCALE : 1" = 30'



IMPERVIOUS LEGEND

EXISTING IMPERVIOUS AREA = 22,810 SQ. FT.

PROPOSED IMPERVIOUS AREA = 14,280 SQ. FT.

IMPERVIOUS AREA REDUCTION = 8,530 SQ. FT.

IMPERVIOUS AREAS BREAKDOWN:

Total Existing Impervious Surface Area 22,810 sq. ft.
Existing hardscape Area 14,540 sq. ft.
Existing Building Area 8,270 sq. ft.
Total Proposed Impervious Surface Area 14,283 sq. ft.
Proposed hardscape Area 6,013 sq. ft.
Proposed Building Area 0 sq. ft.
Total Impervious Surface Area (REDUCTION) 8,527 sq. ft.

IMPERVIOUS EXHIBIT

SCALE : 1" = 30'

CONSTRUCTION NOTES

1. EXISTING IMPROVEMENTS TO REMAIN.
2. PROPOSED LIMITS OF AREA TO BE DISTURBED.
3. INSTALL 6"ø PVC (SDR 35) PIPE AT 1% MIN. SLOPE (TYP).
4. EXISTING RESIDENCE TO BE REMODELED PER SEPARATE PERMIT (TYP).
5. EXISTING POOL AND SPA TO BE REMOVED PER SEPARATE PERMITS.
6. PROPOSED LAWN AREA AT GRADE PER ARCHITECT'S PLANS.
7. PROPOSED RETAINING WALL PER SEPARATE PLANS AND PERMITS. INSTALL GUARD RAIL ON WALL OVER 30" IN HEIGHT PER 2016 CALIFORNIA RESIDENTIAL CODE R312.1.1 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 mm) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 mm) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
8. INSTALL 6"ø AREA DRAIN PER NDS PRODUCTS. SEE DETAIL 1, ON SHEET C4. OR APPROVED EQUAL (TYP).
9. INSTALL 8"ø PVC (SDR 35) PIPE AT 1% MIN. SLOPE (TYP).
10. PROPOSED 8" WIDE TRENCH DRAIN PER "NDS PRODUCTS" TRAFFIC GRADE LOAD CLASS "B". SEE DETAIL 2, ON SHEET C4. OR APPROVED EQUAL.
11. INSTALL 18"X18" CATCH BASIN PER "NDS PRODUCTS". SEE DETAIL 3, ON SHEET C4. OR APPROVED EQUAL.
12. INSTALL 12" WIDE CONCRETE V-DITCH. SEE DETAIL 4, ON SHEET C4. OR APPROVED EQUAL.
13. PROPOSED WATER FEATURES PER LANDSCAPE PLANS (TYP).
14. PROPOSED SEPTIC SYSTEM PER SEPARATE PLANS AND PERMIT.
15. INSTALL 24"X24" CATCH BASIN PER "JENSEN PRECAST" (TRAFFIC GRATE). SEE DETAIL 7, ON SHEET C4. OR APPROVED EQUAL.
16. PROPOSED PLANTER PER LANDSCAPE ARCHITECTURAL PLANS (TYP).
17. PROPOSED SCULPTURE PER LANDSCAPE ARCHITECTURAL PLANS (TYP).
18. INSTALL 12"X12" CATCH BASIN PER "NDS PRODUCTS" (ATRIUM GRATE). SEE DETAIL 6, ON SHEET C4. OR APPROVED EQUAL.
19. PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT (TYP).
20. PROPOSED DRIVEWAY STRUCTURAL SECTION PER SOILS ENGINEER RECOMMENDATIONS (TYP).
21. PROPOSED OVER-EX PER GEOTECHNICAL RECOMMENDATIONS, PROJECT 4917, DATED: AUGUST 24, 2018. REMEDIAL GRADING IS RECOMMENDED WITHIN THE PROPOSED BUILDING AREAS IN ORDER TO REMOVE THE EXISTING ARTIFICIAL FILL AND TO CREATE A UNIFORM BEARING MATERIAL FOR THE PROPOSED GUEST HOUSE STRUCTURE. BASE ON THE CONDITIONS ENCOUNTERED IN THE EXPLORATIONS THE RECOMMENDED REMOVALS ARE ANTICIPATED TO DEPTHS OF ABOUT 5 FEET FROM THE PROPOSED GRADES. THE OVER-EXCATION SHOULD EXTEND A MINIMUM OF 5 FEET BEYOND THE BUILDING PERIMETERS, AND TO AN EXTENT EQUAL TO THE DEPTH OF FILL BELOW THE NEW FOUNDATIONS. IF PROPOSED STRUCTURES INCORPORATES EXTERIOR COLUMNS (SUCH AS FOR AN OVERHANG) THE OVER-EXCAVATION SHOULD ALSO ENCOMPASS THESE AREAS.
22. CONNECT PROPOSED ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM W/ 4"ø PVC @ 1% MIN. SLOPE (TYP).
23. PROPOSED FIRE PIT AREA PER ARCHITECT'S PLANS.
24. PROPOSED FILCOTEN Tec V 100 SLOT TOP GRATE DRAIN PER "NDS PRODUCTS" PEDESTRIAN GRADE LOAD CLASS "A". SEE DETAIL 8, ON SHEET C4. OR APPROVED EQUAL.
25. EXISTING TREE TO BE PROTECTED IN PLACE.
26. PROPOSED PERMEABLE PAVERS DRIVEWAY. STRUCTURAL SECTION PER MANUFACTURER AND SOILS ENGINEER RECOMMENDATIONS.
27. CONNECT OUTLET TO EXISTING CONCRETE OUTLET STRUCTURE.

REGISTERED PROFESSIONAL ENGINEER — HAIG DERMENJIAN — CIVIL — STATE OF CALIFORNIA

CERTIFIED ENGINEERING GEOLOGIST — MARK A. BARRETT — STATE OF CALIFORNIA

January 19, 2026

GEOTECHNICAL PLAN-CHECK NOTE:

- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF REINFORCING STEEL.
- SUBGRADE SOILS SHALL BE TESTED FOR EXPANSION INDEX PRIOR TO POURING FOOTINGS OR SLABS; FOUNDATION PLANS SHALL BE REVIEWED AND REVISED BY THE PROJECT GEOTECHNICAL CONSULTANT, AS APPROPRIATE.
- THE FOUNDATION PLANS FOR THE PROPOSED PROJECT SHALL CLEARLY DEPICT THE EMBEDMENT MATERIAL AND MINIMUM DEPTH OD EMBEDMENT FOR THE FOUNDATIONS IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS.
- PRIOR TO FINAL APPROVAL OF THE PROJECT, AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACK DRAINS, AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
- THE STRUCTURAL ENGINEER MUST SHOW RETAINING WALL BACKDRAIN AND BACKFILL DESIGN, AS RECOMMENDED BY THE GEOTECHNICAL CONSULTANT, ON THE PLANS.
- THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.
- PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOILS SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOILS SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.

APN: 4468-001-005

NOTE: REFER TO ARCHITECTURAL SET OF PLANS FOR ITEMS (TRESS/CULTURE) TO REMAIN, TO BE REMOVED, OR TO BE RELOCATED.

DIGALERT — DIAL TOLL FREE 1-800-422-4133 — AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0905 F: 805.495.7014
www.peakinc.com

REGISTERED ENGINEER RCE DATE

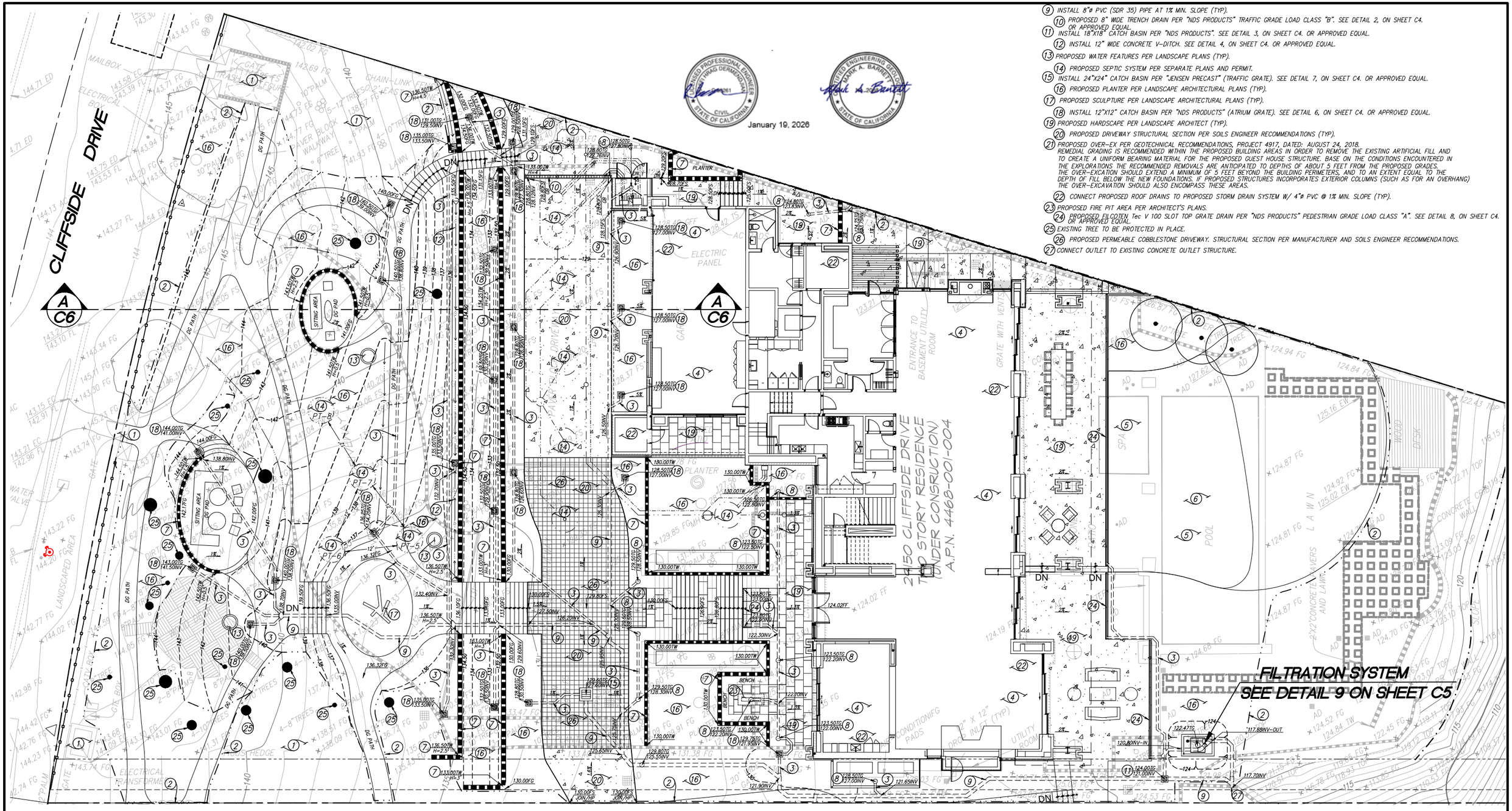
CITY OF MALIBU

KEY MAP / CONSTRUCTION NOTES

29150 CLIFFSIDE DRIVE

DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET C2 OF C5
RR 12/15/2025	RR 12/15/2025	JF 12/15/2025	

G:\PROJECTS\18-6255\DWG\GRADING PLAN.dwg 12/15/2025



January 19, 2026

9 INSTALL 8"ø PVC (SDR 35) PIPE AT 1% MIN. SLOPE (TYP).
10 PROPOSED 8" WIDE TRENCH DRAIN PER "NDS PRODUCTS" TRAFFIC GRADE LOAD CLASS "B". SEE DETAIL 2, ON SHEET C4. OR APPROVED EQUAL.
11 INSTALL 18"X18" CATCH BASIN PER "NDS PRODUCTS". SEE DETAIL 3, ON SHEET C4. OR APPROVED EQUAL.
12 INSTALL 12" WIDE CONCRETE V-DITCH. SEE DETAIL 4, ON SHEET C4. OR APPROVED EQUAL.
13 PROPOSED WATER FEATURES PER LANDSCAPE PLANS (TYP).
14 PROPOSED SEPTIC SYSTEM PER SEPARATE PLANS AND PERMIT.
15 INSTALL 24"X24" CATCH BASIN PER "JENSEN PRECAST" (TRAFFIC GRATE). SEE DETAIL 7, ON SHEET C4. OR APPROVED EQUAL.
16 PROPOSED PLANTER PER LANDSCAPE ARCHITECTURAL PLANS (TYP).
17 PROPOSED SCULPTURE PER LANDSCAPE ARCHITECTURAL PLANS (TYP).
18 INSTALL 12"X12" CATCH BASIN PER "NDS PRODUCTS" (ATRIUM GRATE). SEE DETAIL 6, ON SHEET C4. OR APPROVED EQUAL.
19 PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT (TYP).
20 PROPOSED DRIVEWAY STRUCTURAL SECTION PER SOILS ENGINEER RECOMMENDATIONS (TYP).
21 PROPOSED OVER-EX PER GEOTECHNICAL RECOMMENDATIONS, PROJECT 4917, DATED: AUGUST 24, 2018. REMEDIAL GRADING IS RECOMMENDED WITHIN THE PROPOSED BUILDING AREAS IN ORDER TO REMOVE THE EXISTING ARTIFICIAL FILL AND TO CREATE A UNIFORM BEARING MATERIAL FOR THE PROPOSED GUEST HOUSE STRUCTURE. BASE ON THE CONDITIONS ENCOUNTERED IN THE EXPLORATIONS THE RECOMMENDED REMOVALS ARE ANTICIPATED TO DEPTHS OF ABOUT 5 FEET FROM THE PROPOSED GRADES. THE OVER-EXCATION SHOULD EXTEND A MINIMUM OF 5 FEET BEYOND THE BUILDING PERIMETERS, AND TO AN EXTENT EQUAL TO THE DEPTH OF FILL BELOW THE NEW FOUNDATIONS. IF PROPOSED STRUCTURES INCORPORATES EXTERIOR COLUMNS (SUCH AS FOR AN OVERHANG) THE OVER-EXCAVATION SHOULD ALSO ENCOMPASS THESE AREAS.
22 CONNECT PROPOSED ROOF DRAINS TO PROPOSED STORM DRAIN SYSTEM W/ 4"ø PVC @ 1% MIN. SLOPE (TYP).
23 PROPOSED FIRE PIT AREA PER ARCHITECT'S PLANS.
24 PROPOSED FILCOTEN Tec V 100 SLOT TOP GRATE DRAIN PER "NDS PRODUCTS" PEDESTRIAN GRADE LOAD CLASS "A". SEE DETAIL 8, ON SHEET C4. OR APPROVED EQUAL.
25 EXISTING TREE TO BE PROTECTED IN PLACE.
26 PROPOSED PERMEABLE COBBLESTONE DRIVEWAY. STRUCTURAL SECTION PER MANUFACTURER AND SOILS ENGINEER RECOMMENDATIONS.
27 CONNECT OUTLET TO EXISTING CONCRETE OUTLET STRUCTURE.

CONSTRUCTION NOTES

1 EXISTING IMPROVEMENTS TO REMAIN.
2 PROPOSED LIMITS OF AREA TO BE DISTURBED.
3 INSTALL 6"ø PVC (SDR 35) PIPE AT 1% MIN. SLOPE (TYP).
4 EXISTING RESIDENCE TO BE REMODELED PER SEPARATE PERMIT (TYP).
5 EXISTING POOL AND SPA TO BE REMOVED PER SEPARATE PERMITS.
6 PROPOSED LAWN AREA AT GRADE PER ARCHITECT'S PLANS.
7 PROPOSED RETAINING WALL PER SEPARATE PLANS AND PERMITS. INSTALL GUARD RAIL ON WALL OVER 30" IN HEIGHT PER 2016 CALIFORNIA RESIDENTIAL CODE R312.1.1 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 mm) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 mm) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
8 INSTALL 6"ø AREA DRAIN PER NDS PRODUCTS. SEE DETAIL 1, ON SHEET C4. OR APPROVED EQUAL (TYP).

GRAPHIC SCALE: 1" = 10'

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE: REFER TO ARCHITECTURAL SET OF PLANS FOR ITEMS (TRESS/CULTURE) TO REMAIN, TO BE REMOVED, OR TO BE RELOCATED.

APN: 4468-001-005

#	REVISIONS	DATE

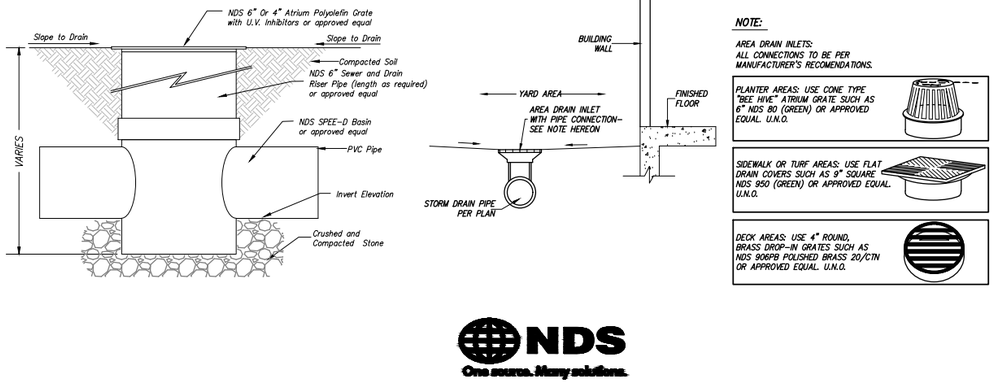
Prepared by:
PEAK SURVEYS INC.
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.6705 F: 805.495.7014
www.peakinc.com
REGISTERED ENGINEER RCE DATE

CITY OF MALIBU

GRADING PLAN

29150 CLIFFSIDE DRIVE

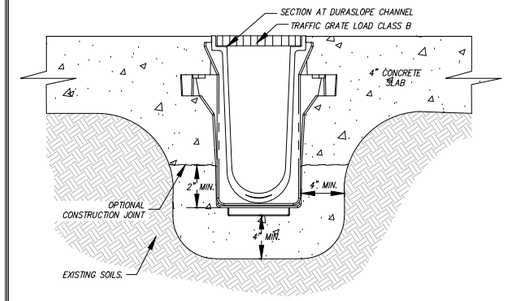
DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET C3 OF C5
RR 12/15/2025	RR 12/15/2025	JF 12/15/2025	



NDS
One source. Many solutions.

6"ϕ AREA DRAIN

SCALE: NOT TO SCALE — 1

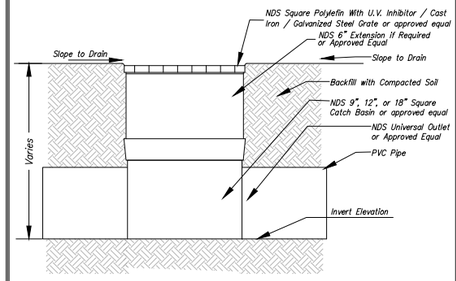


SET TRENCH DRAIN IN CHANNEL SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I.

NDS
One source. Many solutions.

8" WIDE DURA SLOPE TRENCH DRAIN (TRAFFIC GRATE, LOAD CLASS B)

SCALE — 2

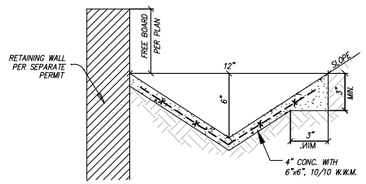


NDS
One source. Many solutions.

18"X18" CATCH BASIN

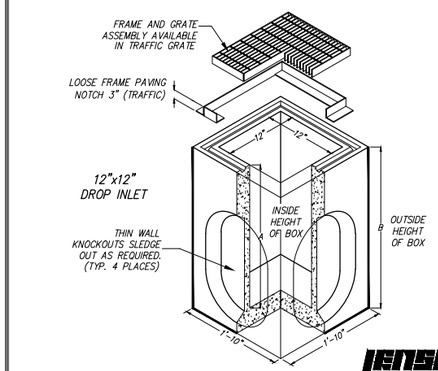
NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN

SCALE: NOT TO SCALE — 3



12" WIDE CONCRETE V-DITCH

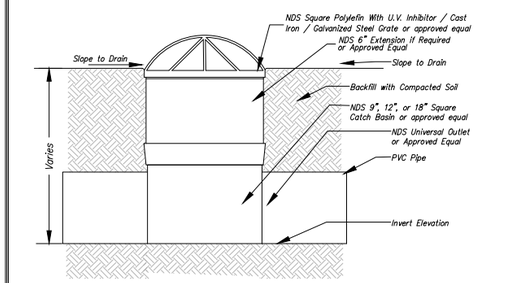
SCALE: NOT TO SCALE — 4



JENSEN PRECAST

12"X12" CATCH BASIN TRAFFIC GRATE

SCALE: NOT TO SCALE — 5

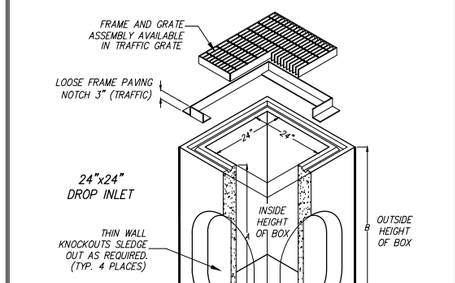


NDS
One source. Many solutions.

12"X12" CATCH BASIN ATRIUM GRATE

NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN

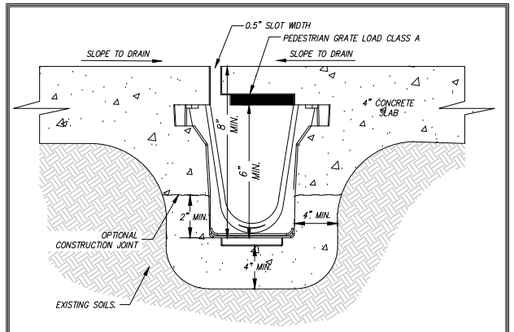
SCALE: NOT TO SCALE — 6



JENSEN PRECAST

24"X24" CATCH BASIN TRAFFIC GRATE

SCALE: NOT TO SCALE — 7



SET SLOT DRAIN CHANNEL SURROUNDED BY 4" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MINIMUM OF 2,500 P.S.I.

NDS
One source. Many solutions.

FILCOTEN Tec V 100 SLOT TOP GRATE

SCALE: NOT TO SCALE — 8

REGISTERED PROFESSIONAL ENGINEER — HRAG DERMEDJIAN — CIVIL — STATE OF CALIFORNIA

REGISTERED ENGINEERING GEOLOGIST — MARK A. BARRETT — STATE OF CALIFORNIA

January 19, 2026

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

REGISTERED ENGINEER RCE DATE

APN: 4468-001-005

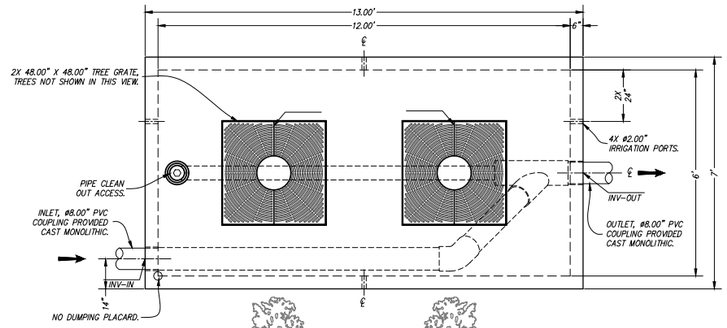
CITY OF MALIBU

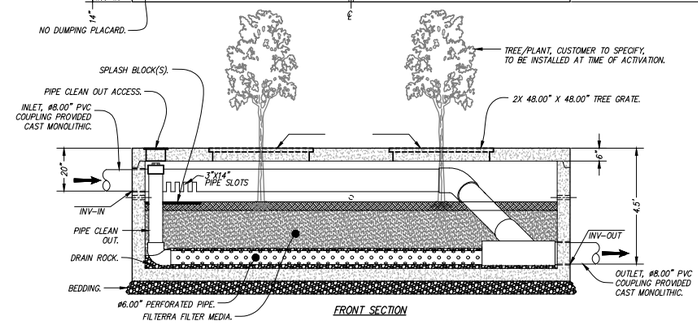
DRAINAGE DETAILS

29150 CLIFFSIDE DRIVE

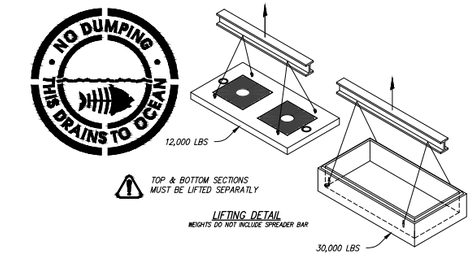
DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET C4 OF C5
RR 12/15/2025	RR 12/15/2025	JF 12/15/2025	

G:\PROJECTS\18-6255\DWG\GRADING PLAN.dwg 12/15/2025

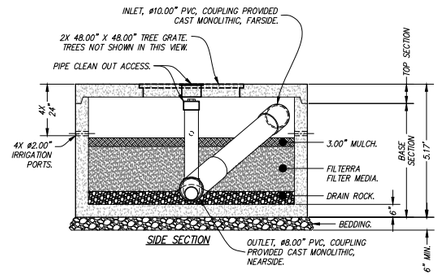




FRONT SECTION



CUSTOMER SPECIFIED TREE/PLANT TYPE
Common Name: _____
Latin Name: _____



SIDE SECTION

NOTES:
1. MAXIMUM PICK WEIGHT: BASE SECTION, UN-CHARGED WITH OUT SOIL/FILTER MEDIA = ~30,000 LBS [15.00 TONS] (RC).
2. INLET/OUTLET ARE ø10.00" PVC COUPLER PROVIDED, ADAPTORS/ANJFES AND EXTERNAL PIPING BY OTHERS.
3. FILTERRA TREE BOX FILTER SYSTEMS ARE MANUFACTURED BY KRISTAR UNDER AGREEMENT WITH AMERICAST, INC.
4. US PATENT NUMBERS 6,277,274, 6,569,321 AND OTHER PATENTS PENDING.
5. SEE FSD-0081 (BASE) & FSD-0083 (TOP) FOR SHOP DETAILS.

BIOFILTRATION / BIORETENTION SYSTEM

CONTECH
ENGINEERED SOLUTIONS

filterra®
US PAT 6,277,274 AND 6,569,321

12' X 6' SUSMP FILTRATION SYSTEM AND ASBS TREATMENT SYSTEM

SCALE: NOT TO SCALE

9

CHARLES HRAG DERMERDJIAN — No. 39261 — CIVIL — STATE OF CALIFORNIA

CERTIFIED ENGINEERING GEOLOGIST — MARK A. BARRETT — No. 2026 — STATE OF CALIFORNIA

January 19, 2026

APN: 4468-001-005

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2486 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

REGISTERED ENGINEER RCE DATE

CITY OF MALIBU

DRAINAGE DETAILS

29150 CLIFFSIDE DRIVE

DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET C5 OF C5
RR 12/15/2025	RR 12/15/2025	JF 12/15/2025	

G:\PROJECTS\18-6255\DWG\GRADING PLAN.dwg 12/15/2025

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES:

1. IN CASE OF EMERGENCY, CALL FRANK MABANTE AT 623-910-7764.
2. TOTAL DISTURBED AREA 0.83 WDID # N/A

I. RISK LEVEL 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE)

3. A STAND-BY CREW FOR EMERGENCY WORK SHALL 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 IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER 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.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. 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.
8. THE PLACEMENT OF ADDITIONAL 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.
9. 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 OFFICIAL.
10. 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 OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. 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 COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. 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 WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

_____ _____
CIVIL ENGINEER/QSD SIGNATURE DATE

21. THE FOLLOWING NOTES MUST BE ON THE PLAN:

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A 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 SUBMITTED 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 (PERMITTEE) DATE

1. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.
2. THE FOLLOWING BMPS FROM THE "CASQA CONSTRUCTION BMP ONLINE HANDBOOK" MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL" MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

EC1 – SCHEDULING
EC2 – PRESERVATION OF EXISTING VEGETATION
EC3 – HYDRAULIC MULCH
EC4 – HYDROSEEDING
EC5 – SOIL BINDERS
EC6 – STRAW MULCH
EC7 – GEOTEXTILES & MATS
EC8 – WOOD MULCHING
EC9 – EARTH DIKES AND DRAINAGE SWALES EC10 – VELOCITY

DISSIPATION DEVICES

EC11 – SLOPE DRAINS
EC12 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION\ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

WIND EROSION CONTROL

WE1 – WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

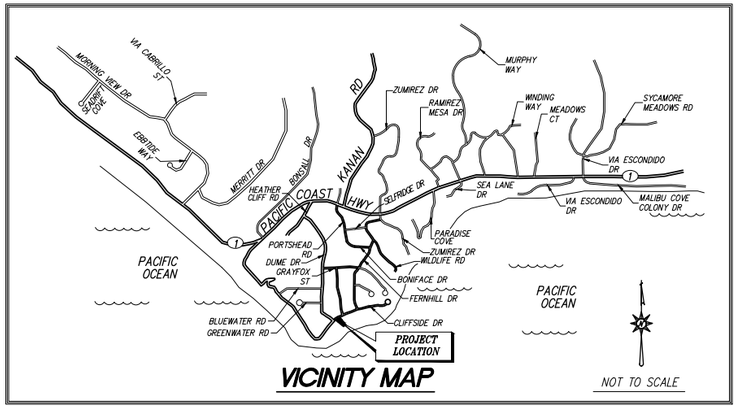
TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 – STABILIZED CONSTRUCTION ROADWAY
TC3 – ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 – WATER CONSERVATION PRACTICES
NS2 – DEWATERING OPERATIONS
NS3 – PAVING AND GRINDING OPERATIONS
NS4 – TEMPORARY STREAM CROSSING
NS5 – CLEAR WATER DIVERSION
NS6 – ILLICIT CONNECTION/DISCHARGE
NS7 – POTABLE WATER/IRRIGATION
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



VICINITY MAP

NOT TO SCALE

DEVELOPERS/CONTRACTOR SELF-INSPECTION FORM

INSPECTION LOG
The site shall be inspected before and after storm events with 0.25 inches or greater predicted or actual precipitation, and documented on the Construction Site Inspection Checklist Form. Incidents of noncompliance must be reported to the Field Engineer. A log of all inspections, as shown below, shall be kept current and maintained at the job sites at all times.

DATE	INSPECTOR	TYPE OF INSPECTION			OBSERVATIONS – IF POST-STORM – INSPECTION, NOTE SIZE OF STORM IN INCHES
		ROUTINE	PRE-STORM	POST-STORM	

CONSTRUCTION SITE INSPECTION CHECKLIST

Inspected By: _____

Project: _____

Contractor: _____

Date: _____

Check "Yes" or "No" or "N/A" if not applicable.

YES	NO	N/A	
q	q	q	1. Has there been rain at the site since the last inspection?
q	q	q	2. Are all sediment barriers (e.g., sandbags, straw bales, and silt fences) in place in accordance with the Plan and are they functioning prop
q	q	q	3. If present, are all exposed slopes protected from erosion through the implementation of acceptable soil stabilization practices?
q	q	q	4. If present, are all sediment traps/basins installed and functioning properly?
q	q	q	5. Are all material handling and storage areas reasonably clean and free of spills, leaks, or other deleterious materials?
q	q	q	6. Are all equipment storage and maintenance areas reasonably clean and free of spills, leaks, or any other deleterious materials?
q	q	q	7. Are all materials and equipment properly covered?
q	q	q	8. Are all external discharge points (i.e., outfalls) reasonably free of any noticeable pollutant discharges?
q	q	q	9. Are all internal discharge points (i.e., storm drain inlets) provided with inlet protection?
q	q	q	10. Are all external discharge points reasonably free of any significant erosion or sediment transport?
q	q	q	11. Are all BMPs identified on the Plan installed in the proper locations and according to the specifications for the Plan?
q	q	q	12. Are all structural control practices in good repair and maintained in functional order?

Check "Yes" or "No" or "N/A" if not applicable.

YES	NO	N/A	
q	q	q	13. Are all on-site traffic routes, parking, and storage of equipment and supplies restricted to areas designated in the Plan for those uses?
q	q	q	14. Are all locations of temporary soil stockpiles or construction materials in approved areas and properly contained?
q	q	q	15. Are all seeded or landscaped areas properly maintained?
q	q	q	16. Are sediment controls in place at discharge points from the site?
q	q	q	17. Are slopes free of significant erosion?
q	q	q	18. Are all points of ingress and egress from the site provided with stabilized construction entrances?
q	q	q	19. Is sediment, debris, or mud being cleaned from public roads at intersections with site access roads?
q	q	q	20. Does the Plan reflect current site conditions?

PREPARED FOR:

EZ PROPERTIES INC.
C/O FRANK MABANTE
MABANTE DEVELOPMENT
623-910-7764 MOBIL
323-424-3484 OFFICE

APN: 4468-001-005

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2468 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.8100 F: 805.495.7014
www.peaksc.com

REGISTERED ENGINEER RCE DATE

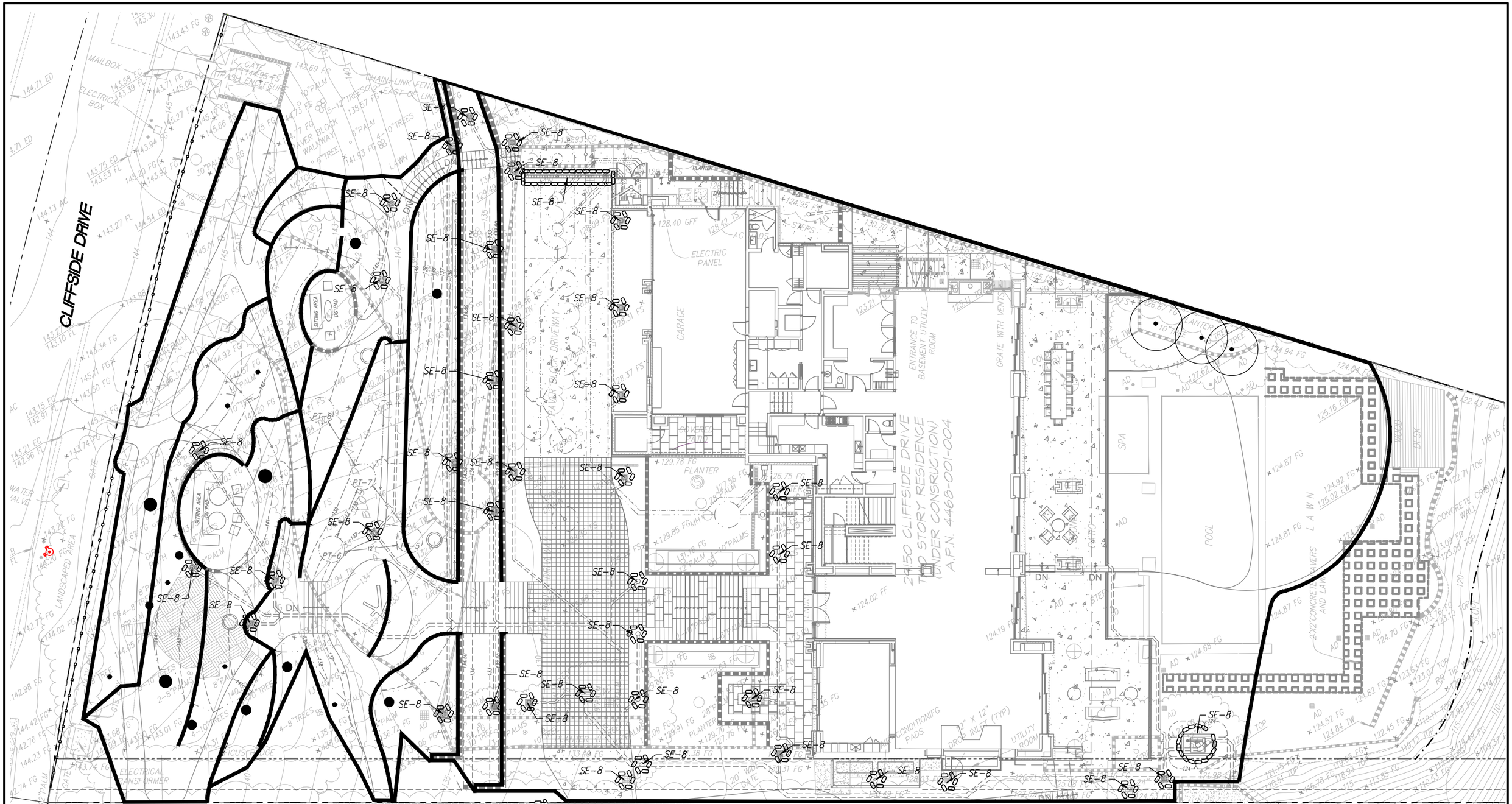
CITY OF MALIBU

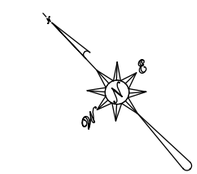
SWPPP|WWECP PLAN COVER SHEET

29150 CLIFFSIDE DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 3
RR 12/15/2025	JF 12/15/2025	

G:\PROJECTS\18-6255\DWG\EROSION CONTROL PLAN.dwg 12/15/2025





APN: 4468-001-005

NOTE:
- CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TRAFFIC LEAVING THE SITE SHOULD BE FREE FROM SEDIMENT TO KEEP ADJACENT STREETS CLEAN AT ALL TIMES.
- REDUCING TRACKING OF SEDIMENTS AND OTHER POLLUTANTS ONTO PAVED ROADS HELP PREVENT DEPOSITION OF SEDIMENTS INTO LOCAL STORM DRAINS AND PRODUCTION OF AIRBORNE DUST.
- IMPLEMENT SE-7, STREET SWEEPING AND VACUUMING, AS NEEDED.

#	REVISIONS	DATE

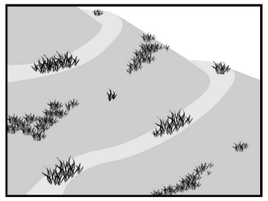
Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
24955 TOWN & COUNTRY RD, Suite D
WESTLAKE VILLAGE, CA 91361
P. 805.497.0100 F. 805.495.7914
www.peakinc.com

REGISTERED ENGINEER RCE DATE

CITY OF MALIBU
SWPPP|WWECP PLAN
29150 CLIFFSIDE DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	
RR 12/15/2025	JF 12/15/2025	SHEET 2 OF 3

Hydroseeding EC-4



Description and Purpose

Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic mulcher, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

Categories

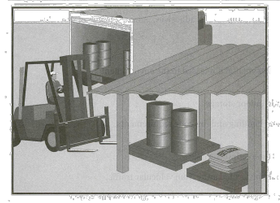
EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
❒ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Material Delivery and Storage WM-1



Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in a designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Objectives

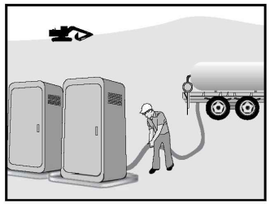
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	✓

Legend:
✓ Primary Objective
✓ Secondary Objective

Targeted Constituents

Sediment	✓
Nutrients	✓
Trash	✓
Metals	✓
Bacteria	
Oil and Grease	✓

Sanitary/Septic Waste Management WM-9



Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Categories

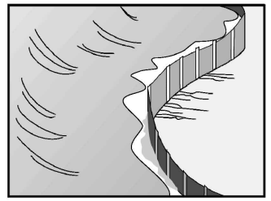
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Silt Fence SE-1



Description and Purpose

A silt fence is made of a woven geotextile that has been entrenched, attached to supporting poles, and sometimes backed by a plastic or wire mesh for support. The silt fence detains water, promoting sedimentation of coarse sediment behind the fence. Silt fence does not retain soil fine particles like clays or silts.

Categories

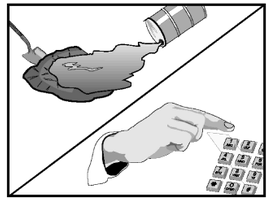
EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
❒ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment (coarse sediment)	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	

Spill Prevention and Control WM-4



Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

Objectives

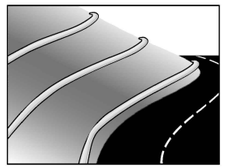
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	

Fiber Rolls SE-5



Description and Purpose

A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural. Additionally, gravel core fiber rolls are available, which contain an imbedded ballast material such as gravel or sand for additional weight when staking the rolls are not feasible (such as use as inlet protection). When fiber rolls are placed at the toe and on the face of slopes along the contours, they intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff (through sedimentation). By interrupting the length of a slope, fiber rolls can also reduce sheet and rill erosion until vegetation is established.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
❒ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

Street Sweeping and Vacuuming SE-7

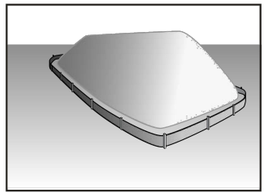


Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Stockpile Management WM-3



Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Categories

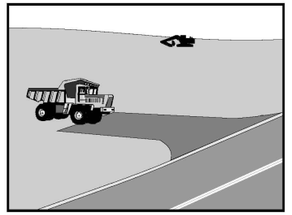
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Stabilized Construction Entrance/Exit TC-1



Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Categories

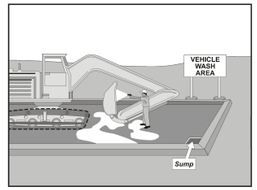
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
❒ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	

Vehicle and Equipment Cleaning NS-8



Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Categories

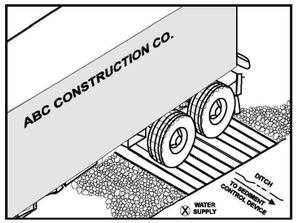
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

Entrance/Outlet Tire Wash TC-3

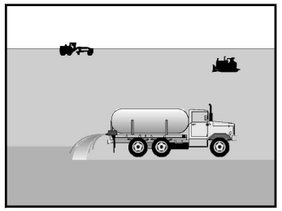


Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Objective
☒ Secondary Objective

Wind Erosion Control WE-1



Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

Categories

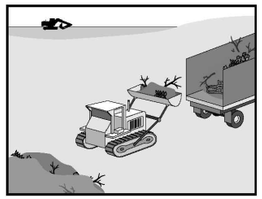
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
❒ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	

Solid Waste Management WM-5



Definition and Purpose

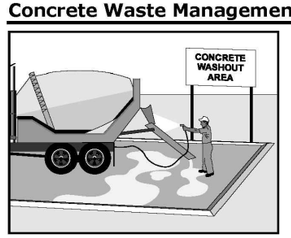
Solid waste management procedures and practices are designed to minimize or eliminate the discharge of pollutants to the drainage system or to watercourses as a result of the creation, stockpiling, or removal of construction site wastes.

SWM
Standard Symbol

BMP Objectives

- ○ Soil Stabilization
- ○ Sediment Control
- ○ Tracking Control
- ○ Wind Erosion Control
- ● Non-Storm Water Management
- ● Materials and Waste Management

Concrete Waste Management WM-8



Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

Categories

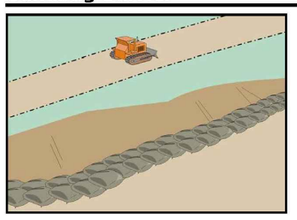
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑

Sandbag Barrier SE-8



Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Categories

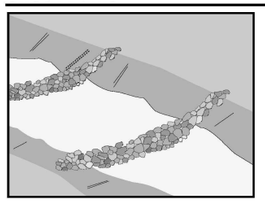
EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	

Check Dams SE-4



Description and Purpose

A check dam is a small barrier constructed of rock, gravel bags, sandbags, fiber rolls, or other proprietary products, placed across a constructed swale or drainage ditch. Check dams reduce the effective slope of the channel, thereby reducing scour and channel erosion by reducing flow velocity and increasing residence time within the channel, allowing sediment to settle.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
❒ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

APN: 4468-001-005
APN: 4468-001-003

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
CIVIL · SURVEY · DESIGN
2486 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.9103 F: 805.495.7014
www.peaksurveys.com

REGISTERED ENGINEER RCE DATE

CITY OF MALIBU
SWPPP|WWECP DETAILS
29150 CLIFFSIDE DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 3 OF 3
RR 12/15/2025	JF 12/15/2025	

G:\PROJECTS\18-6255\DWG\EROSION CONTROL PLAN.dwg 12/15/2025

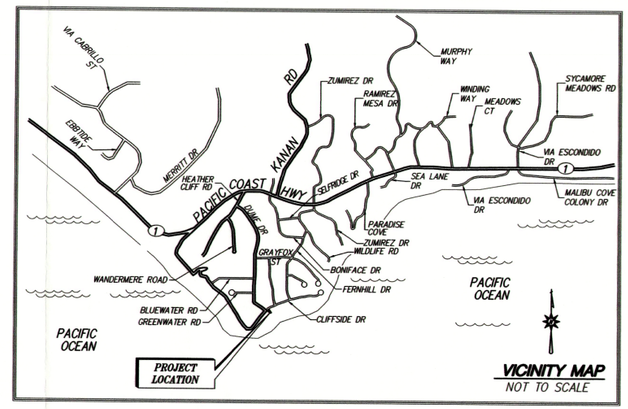
FIRE DEPARTMENT NOTES:

1. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4
2. THE REQUIRED FIRE FLOW FOR PUBLIC FIRE HYDRANTS AT THIS LOCATION IS 1,750 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND FIRE DEPARTMENT REGULATION 8.
3. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
4. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE FIRE SPRINKLER PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. FIRE CODE 901.5
5. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 903.1
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.8
7. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. FIRE CODE 4710.1.4
8. EXTERIOR WALL VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE STRUCTURE OR VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH OPENINGS. FIRE CODE 4715.2.1
9. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 317.2.
10. PRIVATE ACCESS ROADWAYS HAVING A GRADE OF 10% OR GREATER WITH A MAX CROSS SLOPE OF 5% SHALL HAVE A PAVED SURFACE MEASURED FROM FLOW LINE TO FLOW LINE. THE PAVING WILL BE CONSISTENT WITH THE STANDARD OF THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS. ALSO THE MAXIMUM PERMITTED SHALL NOT EXCEED 2% AT THE FIRE DEPARTMENT APPARATUS TURNAROUND AREA.
11. PROVIDED AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
    REASON: RESIDENTIAL CODE & FIRE CODE 903.1
    TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3

LOS ANGELES COUNTY FIRE DEPARTMENT APPROVED
FIRE LANE INSCRIPTION AND INSTALLATION REQUIREMENTS

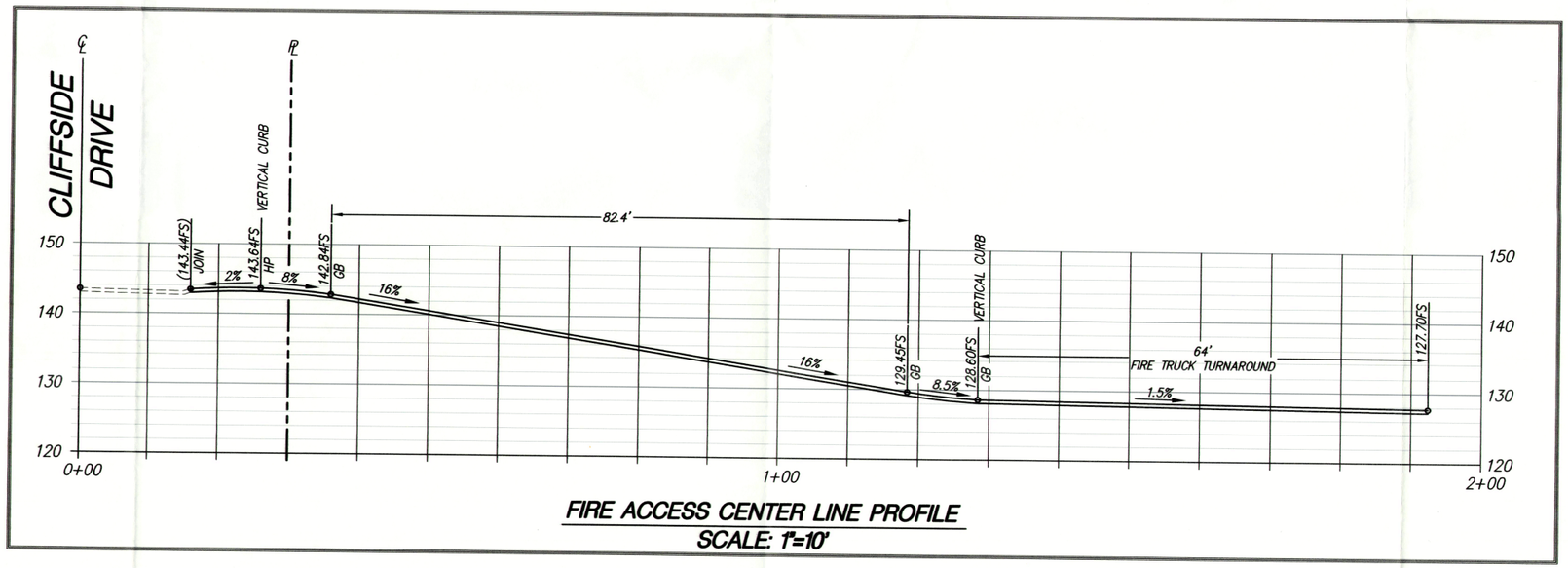


1. Metal reflectorized sign
2. Size: Minimum 12" X 18"
3. Minimum 3 inch lettering
4. White background with red lettering
5. Bottom of the sign shall be 7 feet above ground level



REQUIRED FIRE FLOW CALCULATION

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:



FIRE ACCESS CENTER LINE PROFILE
SCALE: 1"=10'

LEGEND

FIRE DEPARTMENT TRUCK ACCESS

ALL WEATHER FIRE ACCESS:
PER THE ALL WEATHER ACCESS REQUIREMENTS OF THE COUNTY OF LOS ANGELES FIRE DEPARTMENT, AREAS LESS THAN A 10% SLOPE GRADIENT SHOULD HAVE THE EXISTING SOILS AND FILL REMOVED DOWN TO ALLUVIUM AND REPLACED AS COMPACTED FILL. THE COMPACTED FILL MAY RECEIVE A MIN. OF 6 (SIX) INCHES OF CRUSHED AGGREGATE BASE COMPACTED TO 95% OR GREATER. THE DRIVEWAY AREAS WITH LESS THAN A 10% SLOPE AND THE RECOMMENDED COMPACTED FILL AND THE COMPACTED CRUSHED AGGREGATE BASE WILL SUPPORT THE IMPOSED LOADS OF A FIRE APPARATUS DURING INCLEMENT WEATHER, INCLUDING RAINFALL PROVIDED IT IS MAINTAINED AS COMPACTED LEVEL SURFACE. AS RECOMMENDED BY GeoConcepts, Inc. (SOILS ENGINEER).

29150 CLIFFSIDE DRIVE
FIRE FIGHTER ACCESS
WALKWAY 300' AS SHOWN

PREPARED FOR:
C/O STONEMARK CONSTRUCTION MANAGEMENT
2815 TOWNSGATE RD, STE. 133
WESTLAKE VILLAGE, CAL 91361
ATTN: BLAZE BARTOLI

LEGAL DESCRIPTION:
PARCEL 4, RECORD OF SURVEY, 57 RS 47/50

BENCH MARK:
BM DUME ECC1 (EW 4215) NAVD 88 LOS ANGELES DATUM
ELEVATION 206.7 FEET USGS QUAD POINT DUME (1995)

DIGALERT
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

REGISTERED ENGINEER RCE DATE

RECEIVED
DEC 15 2015
PLANNING DEPT.

COUNTY OF LOS ANGELES

FIRE ACCESS PLAN

29150 CLIFFSIDE DRIVE

DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET 1 OF 2
RR 12/07/2015	RR 12/07/2015		

G:\PROJECTS\15-5790\DWG\FIRE ACCESS PLAN.dwg 12/14/2015

PROPOSED DRIVEWAY
SEE ℄ PROFILE ON SHEET 1 OF 2

FIRE LANE

PROPOSED GARAGE

FF=128.00

FF=126.00

FIRE TRUCK 35' TURNAROUND

PROPOSED WATER FEATURE

LAWN

PROPOSED WATER FEATURE ELEV = 125.00

PROPOSED POOL COPING ELEV = 124.91

PLANTER

PROPOSED FIRE ACCESS EASEMENT ON 29140 CLIFFSIDE FOR THE BENEFIT OF 29150 CLIFFSIDE

29140 CLIFFSIDE DRIVE
(NOT A PART)

29150 CLIFFSIDE DRIVE

CLIFFSIDE DRIVE

EXISTING FIRE HYDRANT

DUME DRIVE

PACIFIC OCEAN

FIRE FIGHTER 5' ACCESS WALKWAY 300'

LOT 6
RS 57-47/50

PORTION LOT 3

3' DRAINAGE EASEMENT PER 57 RS 47/50
DEED RESTRICTION FOR VIEW CORRIDOR PER INST. NO. 91-350413 O.R.

LEGEND

FIRE DEPARTMENT TRUCK ACCESS

ALL WEATHER FIRE ACCESS:
ALL WEATHER ACCESS REQUIREMENTS OF THE COUNTY OF LOS ANGELES FIRE DEPARTMENT. AREAS LESS THAN A 10% SLOPE GRADIENT SHOULD HAVE THE EXISTING SOILS AND FILL REMOVED DOWN TO ALLUVIUM AND REPLACED AS COMPACTED FILL. THE COMPACTED FILL MAY RECEIVE A MIN. OF 6 (SIX) INCHES OF CRUSHED AGGREGATE BASE COMPACTED TO 95% OR GREATER. THE DRIVEWAY AREAS WITH LESS THAN A 10% SLOPE AND THE RECOMMENDED COMPACTED FILL AND THE COMPACTED CRUSHED AGGREGATE BASE WILL SUPPORT THE IMPOSED LOADS OF A FIRE APPARATUS DURING INCLEMENT WEATHER, INCLUDING RAINFALL PROVIDED IT IS MAINTAINED AS COMPACTED LEVEL SURFACE, AS RECOMMENDED BY GeoConcepts, Inc. (SOILS ENGINEER).

29150 CLIFFSIDE DRIVE
FIRE FIGHTER ACCESS
WALKWAY 300' AS SHOWN

GRAPHIC SCALE: 1" = 10'

#	REVISIONS	DATE

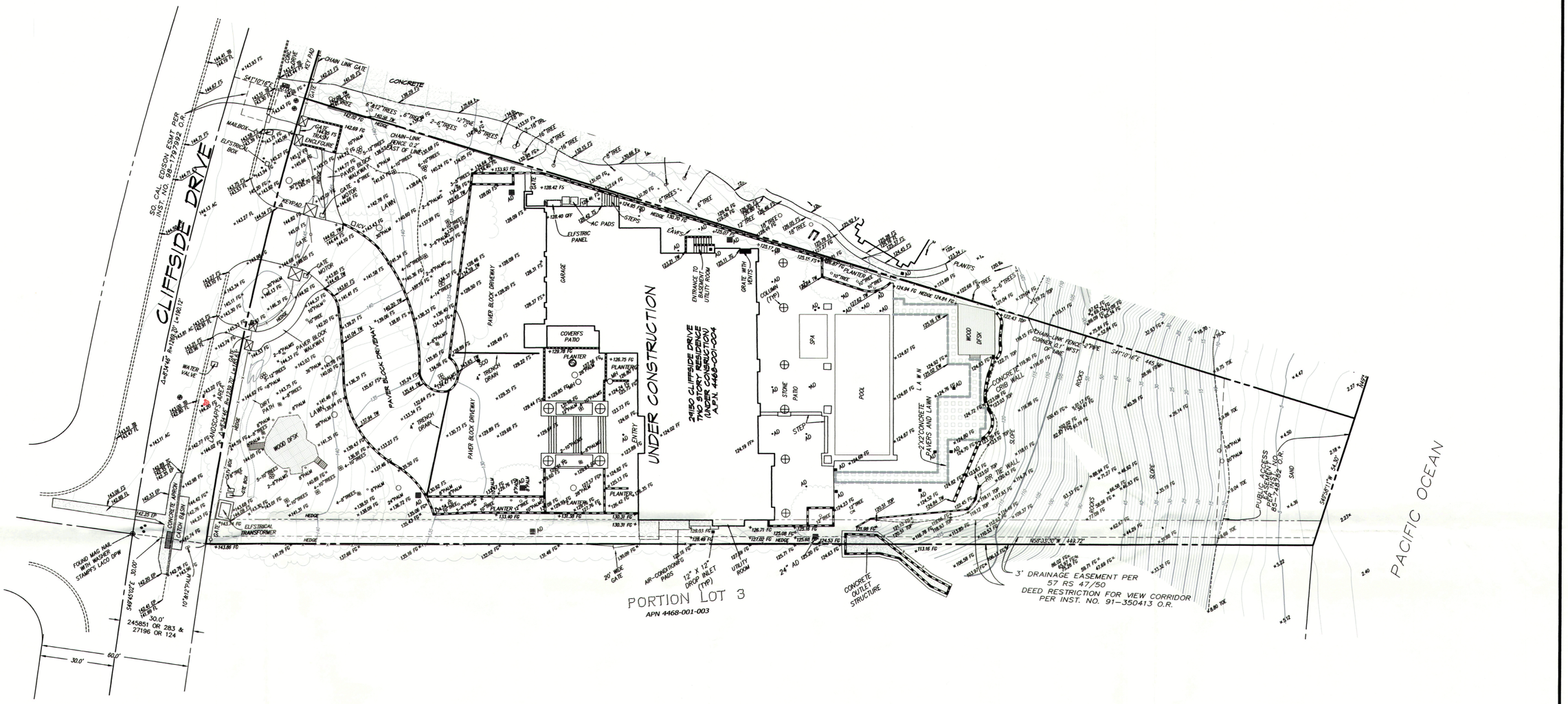
Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

REGISTERED ENGINEER RCE DATE

COUNTY OF LOS ANGELES
FIRE ACCESS PLAN
29150 CLIFFSIDE DRIVE

DRAWN BY/DATE	DESIGNED BY/DATE	CHECKED BY/DATE	SHEET 2 OF 2
RR 12/07/2015	RR 12/07/2015		

G:\PROJECTS\15-5790\DWG\FIRE ACCESS PLAN.dwg 12/14/2015



ATTENTION: IF, THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO PEAK SURVEYS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE AS SHOWN HEREON. THIS DOCUMENT AND/OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF PEAK SURVEYS, INC.
ALL RIGHTS RESERVED
COPYRIGHT 2015

THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GRAPHIC SCALE 1"=20'
0 20 40 60 80

LEGEND

AD	AREA DRAIN
CB	CATCH BASIN
C/O	CLEAN OUT
EDS	EDISON
EG	FSGE OF GUTTER
EP	FSGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	FENCE

PREPARED FOR:

C/O STONEMARK CONSTRUCTION MANAGEMENT
2815 TOWNSGATE RD. STE. 133
WESTLAKE VILLAGE, CAL 91361
ATTN: BLAZE BARTOLI

LEGAL DESCRIPTION

PARCEL 4, RECORD OF SURVEY, 57 RS 47/50

BENCH MARK

BM DUME ECC1 (EW 4215) NAVD 88 LOS ANGELES DATUM
ELEVATION 206.7 FEET USGS QUAD POINT DUME (1995)

NOTES:

SITE, TOPOGRAPHY AND BOUNDARY SURVEY PREPARED BY CHRIS NELSON & ASSOCIATES. PEAK SURVEYS HAS PERFORMED AN UP-DATED FIELD EDIT OF THE EXISTING SITE CONDITIONS.

EASEMENTS SHOWN HEREON PER TITLE REPORT NO. LA1531051 PREPARED BY EQUITY TITLE COMPANY AND DATED MAY 8, 2015.

SITE AREA:

GROSS AREA = 53,218 SQ. FT. (1.22 AC.)

EXCLUDE STREET R.O.W. = 4,537 SQ. FT.
EXCLUDE SLOPES 1:1 AND GREATER = 1,019 SQ. FT.
NET AREA = 47,662 SQ. FT. (1.09 AC.)

PLANNING PROFILE INFORMATION:

THOMAS BROTHERS GRID	E4-667
ASSESSOR PARCEL NO. (APN)	4468-001-004
ZONE	RR1
ZONE DESIGNATION	RURAL RESIDENTIAL-1 ACRE
PARCEL/LOT AREA	53,218 SQ. FT. AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

PROFESSIONAL LAND SURVEYOR — KENNETH W. CHITEA — No. 6573 — Exp. 9-30-17 — STATE OF CALIFORNIA

RECEIVED
DEC 15 2015
PLANNING DEPT.

#	REVISIONS	DATE

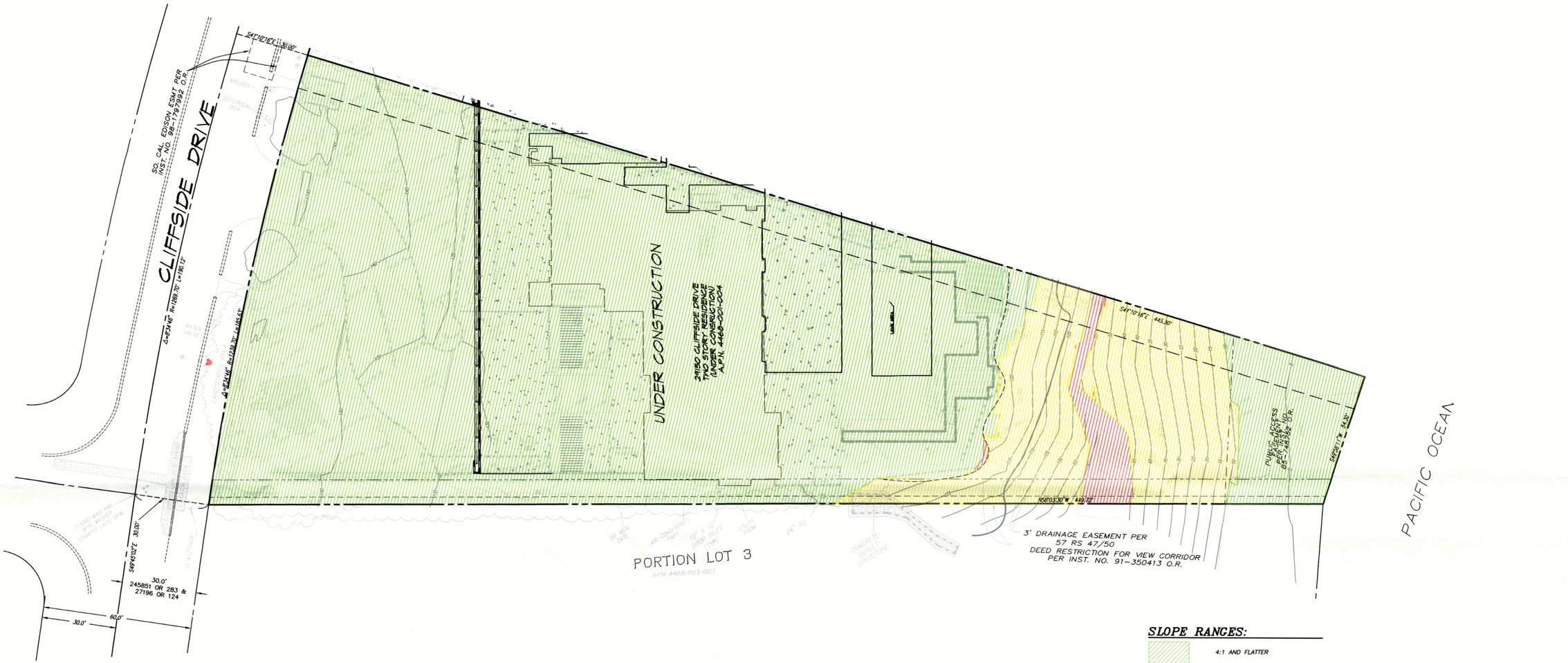
Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

A.P.N. 4468-001-004

CITY OF MALIBU
SITE PLAN
29150 CLIFFSIDE DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
CG 09/17/15	EC 09/17/15	

G:\projects\15-5790\15-5790.1.dwg 09\16\2015



SLOPE RANGES:

- 4:1 AND FLATTER
- 4:1 TO 1:1
- 1:1 AND STEEPER

LEGEND

AD	AREA DRAIN
CB	CATCH BASIN
C/O	CLEAN OUT
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HP	HIGH POINT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	BOUNDARY LINE
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	FENCE

GRAPHIC SCALE 1"=20'

0 20 40 60 80

PREPARFS FOR:

C/O STONEMARK CONSTRUCTION MANAGEMENT
2815 TOWNSGATE RD. STE. 133
WESTLAKE VILLAGE, CAL 91361
ATTN: BLAZE BARTOLI

LEGAL DESCRIPTION

PARCEL 4, RECORD OF SURVEY, 57 RS 47/50

BENCH MARK

BM DUME ECC1 (EW 4215) NAVD 88 LOS ANGELES DATUM
ELEVATION 206.7 FEET USGS QUAD POINT DUME (1995)

NOTES:

SITE, TOPOGRAPHY AND BOUNDARY SURVEY PREPARED BY CHRIS NELSON & ASSOCIATES, PEAK SURVEYS HAS UP-DATED FIEDL EDIT OF THE EXISTING SITE CONDITIONS.

EASEMENTS SHOWN HEREON PER TITLE REPORT NO. LA1531051 PREPARED BY EQUITY TITLE COMPANY AND DATED MAY 8, 2015.

PLANNING PROFILE INFORMATION:

THOMAS BROTHERS GRID	E4-667
ASSESSOR PARCEL NO. (APN)	4468-001-004
ZONE	RR1
ZONE DESIGNATION	RURAL RESIDENTIAL-1 ACRE
PARCEL/LOT AREA	53,218 SQ. FT. AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://OCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://OCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

ATTENTION: IF, THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO PEAK SURVEYS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE AS SHOWN HEREON. THIS DOCUMENT AND/OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF PEAK SURVEYS, INC.
ALL RIGHTS RESERVED
COPYRIGHT 2015

THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

PROFESSIONAL LAND SURVEYOR GREGORY W. CARTER No. 6573 Exp. 9-30-17 STATE OF CALIFORNIA

RECEIVED
DEC 15 2015
PLANNING DEPT.

A.P.N. 4468-001-004

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
SITE PLAN
29150 CLIFFSIDE DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
CE 09/17/15	EC 12/14/15	

G:\projects\15-5790\15-5790.1.dwg 12/14/15

SEWAGE PUMP SYSTEM
FOR
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

PREPARED FOR:

FRANK MABANTE DEVELOPMENT
543 N LA CIENEGA BLVD STE 200
WEST HOLLYWOOD, CA 90048
ATTN: FRANK MABANTE

PREPARED BY:

EPD CONSULTANTS, INC.
20722 MAIN STREET
CARSON, CA 90745
TEL. (310) 241-6565

GENERAL NOTES

1. WHEN APPLICABLE, WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE UNIFORM BUILDING CODE (EXCAVATION AND GRADING), AND LOCAL ORDINANCES AS APPLICABLE.
2. THE RECOMMENDATIONS OF THE PLANS & REPORTS LISTED UNDER REFERENCES ON THIS SHEET SHALL BE MADE A PART OF THESE PLANS.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY THE OWNER.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND UTILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND UTILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NONE ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
8. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
9. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
10. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
11. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
12. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
13. ALL STORM DRAIN AND SANITARY SEWER PIPE, FITTINGS AND JOINTS SHALL BE POLYVINYL CHLORIDE SDR 35 IN ACCORDANCE WITH SECTION 207-17 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
14. ALL WATER LINES SHALL BE POLYVINYL CHLORIDE CLASS 150 AND SHALL MEET THE REQUIREMENTS OF AWWA C900 PVC PRESSURE PIPE, UNLESS OTHERWISE NOTED.
15. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE STANDARD PLAN METRIC 508-1 THRUST BLOCKS FOR PLASTIC PIPE.
16. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
17. THE CONTRACTOR SHALL BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
18. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
19. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE APPROPRIATE LOCAL REGULATOR FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
20. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
21. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL CONSTRUCTION SURVEYING THAT MAY BE REQUIRED. ALL CONSTRUCTION STAKING, AS REQUIRED, SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. THE WORK SHALL BE CERTIFIED IN WRITING AS TO LINE AND GRADE PER APPROVED PLANS TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
22. THE DRAWINGS AND SPECIFICATIONS BY THE ENGINEER REPRESENT THE COMPLETED CONSTRUCTION. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
23. ALL PIPING ABOVE-GRADE FOR THE PUMPS AND EQUIPMENT, AND PIPING MANIFOLDS, SHALL BE STRUCTURALLY SUPPORTED BY ADEQUATE PIPE SUPPORTS OR HANGERS, PER LOCAL CODES AND ORDINANCES.
24. ALL PIPE AND CONDUIT TRENCH BACKFILL, MATERIAL, AND COMPACTION SHALL CONFORM TO LOCAL STANDARDS. BORING OR TUNNELING UNDER EXISTING IMPROVEMENTS IS NOT ALLOWED. NO OPEN EXCAVATIONS SHALL BE ALLOWED OVERNIGHT. BEFORE THE END OF EVERY WORK DAY, THE CONTRACTOR SHALL BACKFILL OR PLATE OVER ALL OPEN EXCAVATIONS, TO THE SATISFACTION AND APPROVAL OF THE OWNER AND/OR ENGINEER.
25. ALL PIPING SHALL BE COMPLETELY CONCEALED, WHEREVER POSSIBLE. ANY EXPOSED PVC PIPE AND FITTINGS SHALL BE ULTRAVIOLET-RESISTANT (UVR-PVC) OR SHALL BE PAINTED, SUBJECT TO APPROVAL OF THE ENGINEER.
26. ALL PUMPS, VAULTS, VALVE BOXES, OTHER STRUCTURES, PIPELINES, ETC., MUST BE INSTALLED OUTSIDE OF THE UTILITY EASEMENTS, AND OUTSIDE OF ANY OTHER PROHIBITED EASEMENTS AND AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME KNOWLEDGEABLE OF, AND TO COMPLETELY UNDERSTAND, THESE EASEMENTS AND AREAS, AND TO AVOID CONSTRUCTION THEREIN; AS POSSIBLE. FOR THE SAKE OF CLARITY IN THESE DESIGN PLANS, PUMPS, VAULTS, VALVE BOXES, PIPELINES, ETC., MAY NOT ALL BE SHOWN OUTSIDE OF THE EASEMENTS, AS SUCH DEPICTIONS ARE SCHEMATIC ONLY.
27. ALL PIPING LOCATIONS SHOWN ON THESE DESIGN PLANS ARE SCHEMATIC ONLY, AND ARE SUBJECT TO MINOR RELOCATION(S). PIPELINE CIRCUITRY/LAYOUT (BRANCHING), HOWEVER, SHALL BE EXACTLY AS PER THE PLANS. PIPELINES SHOULD BE INSTALLED IN THE MOST DIRECT ROUTE(S) POSSIBLE; FROM INTAKES TO PUMPS, AND FROM PUMPS TO DISCHARGE POINTS. A COPY OF AS-BUILT CONDITIONS SHALL BE MAINTAINED ON THE JOB SITE, AND SHALL BE DELIVERED TO THE OWNER AND TO THE ENGINEER WHENEVER REQUESTED, AND WHEN CONSTRUCTION IS COMPLETED; FOR APPROVAL.
28. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
29. PIPING SHALL BE INSTALLED IN TRENCHES IN THE MOST UNIFORM GRADE AS IS POSSIBLE, AND SHALL HAVE NO LOCAL HIGH OR LOW POINTS.
30. HORIZONTAL PIPE RUNS SHALL HAVE 18" MINIMUM COVER WHEN UNDER PAVED SURFACES AND 24" MINIMUM COVER OTHERWISE.
31. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, AT (800) 227-2600, AT LEAST TWO WORKING DAYS BEFORE ANY DIGGING. NOTE THAT THE USA CENTER ONLY NOTIFIES THOSE UTILITIES BELONGING TO THE CENTER. THERE MAY BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.
32. ALL WORK SPECIFIED HEREIN SHALL, AT ALL TIMES, COMPLY WITH ALL APPLICABLE CURRENT BUILDING CODES, PLUMBING CODES, ELECTRICAL CODES, ADA REQUIREMENTS, AND WITH ALL LOCAL REGULATIONS AND ORDINANCES. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS TO DESIGN AND CONSTRUCTION, AND THE CURRENT CBC AND CCR TITLE 24 PERTAINING TO "DISABLED ACCESS REGULATIONS.
33. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL, OR EQUIPMENT NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, INCLUDING THE PLANS AND SPECIFICATIONS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN OR SYSTEM, SHALL BE FURNISHED AND INSTALLED, AS BASED ON THE INDUSTRY STANDARDS; AS SHOWN OR PROVIDED FOR IN THE CONSTRUCTION DOCUMENTS.
34. INTERPRETATION OF THE DESIGN DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS, SHALL BE MADE BY THE AUTHOR, ARCHITECT, OR ENGINEER OF RECORD OF THE RESPECTIVE DOCUMENT. SUCH INTERPRETATION(S) SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION(S) OF THE ARCHITECT OR ENGINEER OF RECORD AS THE CORRECT AND FINAL INTERPRETATION(S).
35. ALL OMISSIONS, DISCREPANCIES, ERRORS, AND CONFLICTS IN THE DRAWINGS INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, THE OWNER, AND ITS DESIGNATED REPRESENTATIVE(S) BEFORE PROCEEDING WITH WORK.
36. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS, ARE INTENDED TO FACILITATE THE CONTRACTOR, BY PROVIDING GENERAL GUIDELINES OF THE DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT CONSTRUCTION WORK BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY, AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, AND EQUIPMENT IN ORDER TO FULFILL THE DESIGN INTENT.
37. THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PROTECTIVE FENCING FOR OPEN TRENCH EXCAVATION AND AS REQUIRED IN WORK AREAS FOR PEDESTRIAN AND VEHICULAR SAFETY, TO SECURE EQUIPMENT AND PERSONNEL FROM PUBLIC AT ALL TIMES FOR JOBSITE SECURITY. NEW OR USED MATERIAL MAY BE FURNISHED.
38. THE CONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE TO PROVIDE DIRECTIONAL, IDENTIFICATION, AND CONTACT INFORMATION TO CONSTRUCTION PERSONNEL AND PUBLIC.
39. EPD CONSULTANTS, INC ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
40. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK OUTLINED IN THESE PLANS. NO WORK IS TO PROCEED WITHOUT OBTAINING A VALID PERMIT FROM THE LOCAL DEPARTMENT OF ENVIRONMENTAL HEALTH. SHOULD A SUBCONTRACTOR BE UTILIZED IN ORDER TO MEET THE EXPERIENCE REQUIREMENT, QUALIFYING SUBCONTRACTOR SHALL BE REQUIRED TO MAINTAIN PERSONNEL IN A RESPONSIBLE SUPERVISORY POSITION AT ALL TIMES.
41. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT; EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
42. SANITARY WASTEWATER AND PROCESS WASTEWATER SYSTEMS TO OBSERVE ALL SETBACKS REQUIRED BY THE CITY & DEPARTMENT OF ENVIRONMENTAL HEALTH.
43. NO VEHICULAR TRAFFIC, CUTS OR FILLS TO OCCUR WITHIN THE BOUNDARY OF CONSTRUCTION FENCING, CONSTRUCTION FENCING TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION PROJECT. INCLUSIVE OF WORK OUTSIDE OF THE SCOPE OF THIS PROJECT
44. ENGINEERS REQUIRED SUBMITTALS PRIOR TO ORDERING SEWAGE PUMP SYSTEM SHALL BE AS FOLLOWS: (A) GRAVITY FLOW LINE FROM STRUCTURES TO INVERT/DEPTH OF PUMP BASIN, (B) PIPING AND APPURTENANCES, (C) TANKS AND APPURTENANCES, (D) SOIL AMENDMENTS, (E) PUMPS, (F) CONTROL PANEL, (G) A WRITTEN REPORT OF THE HYDROSTATIC AND LEAKAGE TEST PROCEDURE AND RESULTS, (H) WATER TABLE ANALYSIS TO WAIVE TANK ANCHOR REQUIREMENT; (I) FILTER FABRIC.
45. ENGINEER REQUIRED INSPECTIONS:
(A) SYSTEM DESIGNER (EPD) TO CONDUCT PERIODIC INSPECTIONS, INCLUDING AT A MINIMUM VERIFICATION OF STAKED SITE LAYOUT, OBSERVATION OF INSTALLED PUMPS, PUMP BASIN, SEPTIC TANK(S), AND ALL PIPING PRIOR TO BURIAL, AND SYSTEM STARTUP. IF SYSTEM DESIGNER DOES NOT OBSERVE THE CONSTRUCTION, ALL LIABILITY IS RELEASED TO THE INSTALLER.

REFERENCES:

1. PEAK SURVEYS INC.: (a) SITE PLAN, DATED SEPTEMBER 17, 2015; (b) GRADING & DRAINAGE PLANS, DATED MARCH 12, 2024.
2. SHUBIN + DONALDSON ARCHITECTS INC.: ARCHITECTURAL PLANS, DATED JULY 10, 2024.
3. GEOCONCEPTS INC.: (a) PRIVATE SEWAGE DISPOSAL SYSTEM, DATED MAY 24, 2016; (b) PRELIMINARY GEOLOGIC AND GEOTECHNICAL ENGINEERING INVESTIGATION REPORT, DATED MAY 31, 2016; (c) SUPPLEMENTAL REPORT NO. 2, DATED AUGUST 15, 2024.
4. CITY OF MALIBU: (a) ENVIRONMENTAL HEALTH CONFORMANCE REVIEW, DATED JULY 21, 2016; (b) ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET, DATED NOVEMBER 30, 2023; (c) OPERATING PERMIT, DATED JULY 23, 2024 TO MAY 7, 2029; (d) ENVIRONMENTAL HEALTH CONFORMANCE REVIEW, DATED OCTOBER 10, 2024.
5. MICHAEL K. NUNELY & ASSOCIATES, INC.: ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM SUMMARY REPORT, DATED MAY 24, 2016.
6. EPD CONSULTANTS, INC.: (a) FINAL ENGINEERING REPORT, DATED AUGUST 22, 2024; (b) OWS PLANS DATED, AUGUST 22, 2024; (c) ADDENDUM I FINAL ENGINEERING REPORT, DATED OCTOBER 17, 2024; (d) TRAFFIC SLAB PLANS, DATED OCTOBER 17, 2024.

SCOPE OF WORK:

SEWAGE EJECTOR PUMP SYSTEM, TO BE INCORPORATED INTO PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM (PER SEPARATE PLANS & PERMIT- SEE REFERENCE 6(b). CONTRACTOR TO MEET DESIGN ENGINEER ONSITE PRIOR TO START OF CONSTRUCTION. SEE NOTES 44 AND 45.

VICINITY MAP



CONSULTANT

SURVEYOR AND CIVIL ENGINEER:
PEAK SURVEYS INC.
2488 TOWNSGATE ROAD, SUITE D
WESTLAKE VILLAGE, CA 91361
TEL. 805.495.7014

ARCHITECT:
SHUBIN + DONALDSON ARCHITECTS INC.
3890 LA CUMBRE PLAZA LN SUITE 200
SANTA BARBARA, CA 93105
TEL. 805.682.7000

GEOLOGIST:
GEOCONCEPTS, INC.
14428 HAMLIN STREET, # 200
VAN NUYS, CA 91401
TEL. 818.994.8895

MANUFACTURER:
MICROSEPTEC, INC.
C/O GREEN TECHNOLOGY SOLUTIONS, INC.
23352 MADERO, SUITE C
MISSION VIEJO, CA 92691
TEL: 949.305.0651

DRAWING INDEX

SHT. NO.	DESCRIPTION
W3.00	TITLE SHEET AND NOTES
W3.01	SEWAGE PUMP SYSTEM PLAN
W3.02	SYSTEM DETAILS

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:	BY:

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POPPENHEIM
No. 69084
CIVIL
STATE OF CALIFORNIA

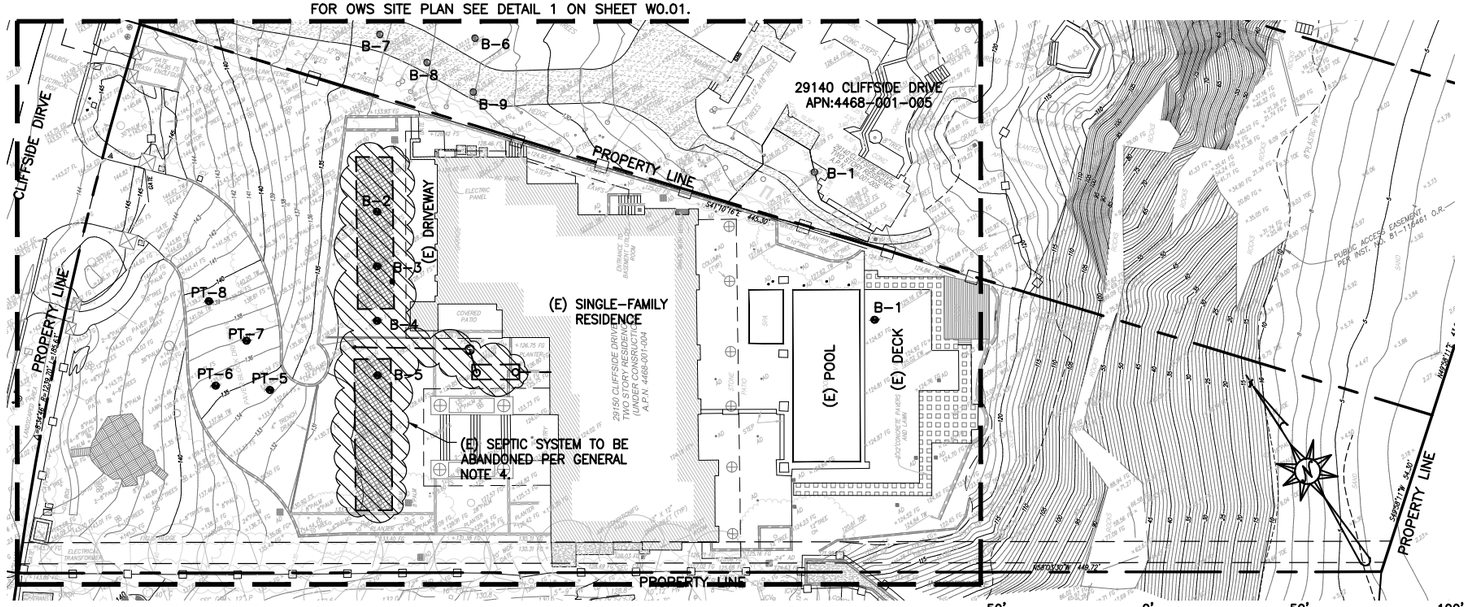
All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall not be used on any other work except by written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: TITLE SHEET & NOTES
PROJECT: SEWAGE PUMP SYSTEM
ADDRESS: 29150 CLIFFSIDE DRIVE MALIBU, CA 90265
DATE: 10/17/24
SCALE: AS SHOWN
DRAWN BY: AF

PROJECT NO. K970
DRAWING NO. W3.00
SHEET 1 OF 3 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES: (DESIGN STAGE ONLY)



1 ONSITE WASTEWATER SYSTEM DEMOLITION & OVERALL SITE PLAN

Scale: 1"=50'

50' 0' 50' 100'

GRAPHIC SCALE: 1"=50'

KEY:

- PROPERTY LINE
- EASEMENT
- (E) OWS COMPONENTS
- (E) RESIDENCE
- (P) AREA OF DEMOLITION
- GEOLOGIC BORINGS (B-X), APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED MAY 2016
- GEOLOGIC BORINGS (PT-X) APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED DECEMBER 2025

1. THIS PLAN IS ACCURATE FOR ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION & OVERALL SITE PLAN ONLY. SITE PLAN PROVIDED BY PEAK SURVEYS, INC., DATED SEPTEMBER 17, 2015. GRADING & DRAINAGE PLANS PROVIDED BY PEAK SURVEYS INC., DATED MARCH 12, 2024, ARCHITECTURAL PLANS PROVIDED BY DEREAUX STUDIO, DATED JULY 28, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
2. GEOLOGICAL BORINGS BORINGS (B-X, PT-X) ARE APPROX. PER GEOCONCEPTS INC., REPORTS, DATED MAY 24, 2016 & DATED DECEMBER 22, 2025.
3. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF FINAL PROJECT FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL APPROVED FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. ALL (E) SEPTIC SYSTEM COMPONENTS SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. CONTRACTOR TO VERIFY LOCATIONS BEFORE DEMOLITION BEGINS. ALL (E) SEPTIC COMPONENT LOCATIONS ARE APPROXIMATE PER THE SITE PLAN, DATED SEPTEMBER 17, 2015 AND THE CITY OF MALIBU OPERATING PERMIT, DATED JULY 23, 2024 TO MAY 7, 2029. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS
5. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.

2 OWS GENERAL NOTES

Scale: N.T.S.

TOTAL BEDROOMS: 8
TOTAL DRAINAGE FIXTURE UNITS: 81

SINGLE FAMILY RESIDENCE: 8 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
7 BEDROOMS @ 150 GPD/BED = 1,050 GPD

PEAK DESIGN DAILY FLOWRATE: 1,350 GPD
AVERAGE DESIGN DAILY FLOWRATE: 750 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES25 TERTIARY TREATMENT TANK: 7,540 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,800-GALLONS
(BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 3,250-GALLONS
(BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 9,750-GALLONS
(BASED UPON DFU COUNT ONLY)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:

B-2 = 6.5 GPD/SF (3,687 GPD/6'ø PIT)
B-3 = 9.0 GPD/SF (5,100 GPD/6'ø PIT)
B-4 = 10.5 GPD/SF (5,928 GPD/6'ø PIT)
B-5 = 5.7 GPD/SF (3,207 GPD/6'ø PIT)
TOTAL = 17,922 GPD/4-6'ø PITS

(CITY OF MALIBU ENVIRONMENTAL HEALTH CONFORMANCE REVIEW, DATED OCTOBER 10, 2024)

PERC RATE FUTURE:

PT-7 = 13.4 GPD/SF (8,839 GPD/6'ø PIT)
PT-6 = 14.2 GPD/SF (9,396 GPD/6'ø PIT)
TOTAL = 18,235 GPD/2-6'ø PITS

(EPD CONSULTANTS, INC. 1/8/26 PERCOLATION TEST REPORT)

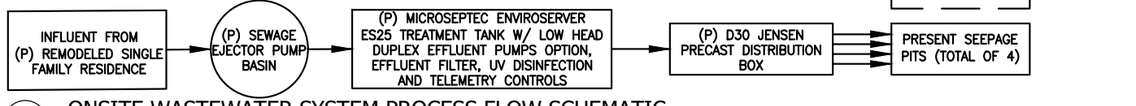
PRESENT SEEPAGE PITS: 4 TOTAL
(4 TOTAL 6'ø X 30' BI PITS W/10.0' CAP DEPTHS FROM EG @ B-2, B-3, B-4, B-5)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'ø X 35' BI PITS W/10.0' CAP DEPTHS FROM EG @ PT-7 & PT-8)

PEAK DESIGN DISPERSAL LOADING RATE: 0.60 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.33 GPD/SF

3 OWS CALCULATIONS

Scale: N.T.S.



4 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES25 TREATMENT TANK HOUSED IN A 7,540-GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR, LOW HEAD DUPLEX EFFLUENT PUMPS OPTION, EFFLUENT FILTER, UV DISINFECTION AND TELEMETRY CONTROLS. TANK SHALL BE CONSTRUCTED UNDERNEATH H-20 TRAFFIC RATED SLAB W/ THREE (3) 30"ø H-20 TRAFFIC RATED MANHOLE COVERS TO GRADE (PSP). SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT CP-1 TO CP-2 FOR SEWAGE EJECTOR PUMPS.
3. (P) PUMP BASIN CONTROL PANEL (CP-2) FOR (P) SEWAGE EJECTOR PUMP BASIN. REQUIRES POWER TO THE PANEL. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT PUMP BASIN CONTROL PANEL (CP-2) TO MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1).
4. (P) TWO MICROSEPTEC HIBLOW HP-200 AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES FURNISHED BY CONTRACTOR PER MFR RECOMMENDATIONS.
5. (P) AIR VENT W/ 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE. CONSTRUCT EVERY 100' PER MPC.
7. (P) PRESSURE TO GRAVITY CLEANOUT. CONSTRUCT W/ "WYE" FITTING PRECEDING MINIMUM 10-FT GRAVITY PIPING.
8. (P) JENSEN PRECAST CONCRETE MODEL D30 H-20 TRAFFIC RATED DISTRIBUTION BOX OR APPROVED EQUAL WITH (1) 24"ø H-20 TRAFFIC RATED LID/RISER AND WATERTIGHT MANHOLE TO GRADE. NUMBER OF OUTLETS PER PLAN.
9. (P) PRESENT FOUR (4) 6'ø X 30' BI SEEPAGE PITS WITH 10.0' CAP DEPTHS FROM EG @ B-2, B-3, B-4 & B-5. CONSTRUCT WITH 8"ø INSPECTION PORTS IN H-20 TRAFFIC RATED ENCLOSURES TO GRADE.
10. (P) FUTURE TWO (2) 6'ø X 35' BI SEEPAGE PITS WITH 10.0' CAP DEPTHS FROM EG @ PT-7 & PT-8.
11. (P) 6'ø TOPP INDUSTRIES SEWAGE EJECTOR PUMP BASIN. DESIGN BY OTHERS PER SEPARATE PLANS (PSP). PUMP BASIN TO RECEIVE WASTEWATER FROM THE RESIDENCE AND PUMP TO THE (P) MICROSEPTEC ES25 TREATMENT TANK. VENT TO ROOF PER MPC.
12. (P) BACKWATER VALVE.
13. (P) PRESSURE CLEANOUT TO GRADE. CONSTRUCT PRESSURE CLEANOUTS EVERY 100' PER LACPC.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
POC	POINT OF CONNECTION
SFR	SINGLE-FAMILY RESIDENCE
PSPS	PER SEPARATE PLAN & PERMIT
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

PRELIMINARY - NOT FOR CONSTRUCTION

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-2	50.00	128.00	129.05	10.00	11.05	118.00	128.15	30.00	88.00	78.00	10.00
	P-2	B-3	40.00	128.20	129.25	10.00	11.05	118.20	128.50	30.00	88.20	78.00	10.20
	P-3	B-4	50.00	128.50	129.40	10.00	10.90	118.50	127.00	30.00	88.50	78.00	10.50
	P-4	B-5	40.00	129.30	129.60	10.00	10.30	119.30	127.00	30.00	89.30	78.00	11.30
FUTURE SEEPAGE PITS	F-1	PT-7	45.00	136.90	137.90	10.00	11.00	126.90	135.00	35.00	91.90	79.25	12.65
	F-2	PT-8	45.00	139.25	141.25	10.00	12.00	129.25	137.90	35.00	94.25	79.25	15.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 68089
CIVIL
STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	9/4/25	SM
2	ADD'L FUTURE PITS	10/27/25	MD
3	REV PT LOCATIONS	12/18/25	SM
4	NEW FUTURE PITS	1/8/26	SM

ADDRESS:
APN: 4468-001-004
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION & OVERALL SITE PLAN

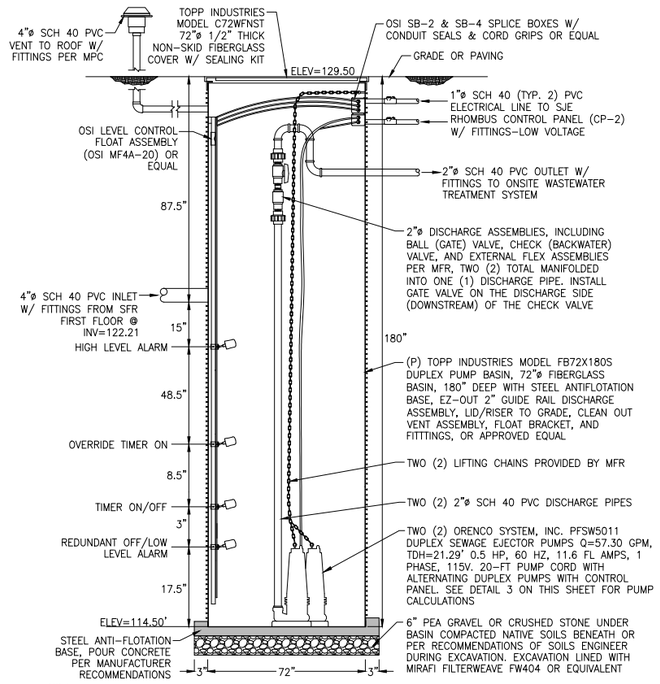
PROJECT:
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
1/6/26	AS_SHOWN	SM

PROJECT NO.
K970

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS



NOTE:
1. SEE DETAIL 2 ON THIS SHEET FOR TYPICAL PUMP BASIN FOR SEWAGE EJECTOR NOTES.
2. SEE CONSTRUCTION NOTES PER DETAIL 8 ON THIS SHEET.

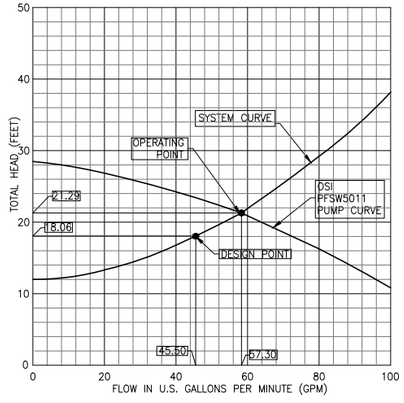
1 PUMP BASIN WITH DUPLEX SEWAGE EJECTOR PUMPS DETAIL

Scale: N.T.S.

1. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS.
2. ALL PENETRATIONS THROUGH PUMP BASIN SHALL BE WATERTIGHT. INSTALLER SHALL USE EPOXY OR OTHER APPROVED METHOD.
3. ACCESS TO PUMP BASIN SHALL BE WATER TESTED AFTER INSTALLATION IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS.
4. IF GROUNDWATER IS ENCOUNTERED GEOTECHNICAL ENGINEER SHOULD BE CONSULTED FOR SUBSURFACE AND DEWATERING RECOMMENDATIONS.
5. EACH CONDUIT RUN TO CONTROL PANEL SHALL BE INSTALLED WITH TWO (2) CONDUIT SEALS (O-Z/GEDNEY CAT NO EYA-125) ONE (1) EACH AT CONTROL PANEL AND SPLICE BOX (TYP.).
6. PUMP BASIN SHALL BE WATER AND GAS-TIGHT VENTED TO THE ROOF IN ACCORDANCE WITH THE MALIBU PLUMBING CODE (MPC).
7. CONTRACTOR TO VERIFY EXACT LOCATION & ELEVATION OF SEWER PIPE. GRAVITY SEWER PIPE SHALL SLOPE A MINIMUM OF 2% TOWARDS PUMP BASIN.
8. CONTRACTOR SHALL INSTALL VALVES AND ELECTRICAL AT CONTROL PANEL AND SPLICE BOX (TYP.). CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ENGINEER APPROVAL PRIOR TO PROCEEDING WITH WORK. (SEE GENERAL NOTES 44 & 45).
9. A 24"ø VALVE BOX IS STRONGLY RECOMMENDED (NOT SHOWN). CONTRACTOR MAY ELIMINATE THE VALVE BOX AS LONG AS THE PIPING, ELECTRICAL COMPONENTS, AND ALL CONNECTIONS LOCATED INSIDE CAN BE INSTALLED WITHIN THE PUMP BASIN WITH ENGINEERS APPROVAL. CONTROL PANEL SHALL BE TIMER-DOSED, WITH TIMER SETTINGS TO BE PROVIDED BY THE DESIGN ENGINEER AT THE TIME OF COMMISSIONING OF THE SYSTEM.
10. THESE MATERIALS SPECIFICATIONS ARE INTENDED TO ASSIST THE CONTRACTOR IN THE SELECTION OF MATERIALS NECESSARY AND APPROPRIATE TO COMPLETE THE INSTALLATION OF A SEWAGE PUMPING SYSTEM(S) AT THE SUBJECT PROPERTY. ADDITIONAL COMPONENTS WILL BE NECESSARY, THAT INCLUDE BUT ARE NOT LIMITED TO PIPING, ELECTRICAL CONDUIT, FITTINGS AND BACKFILL MATERIALS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY ESTIMATE THE TYPE AND QUANTITY OF MATERIALS THAT WILL BE NECESSARY TO COMPLETE THE INSTALLATION PER THE SYSTEM DESIGNER'S, MANUFACTURER'S, AND PERTINENT REGULATORY AGENCIES SATISFACTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT SHOP DRAWINGS AND A LIST OF ALL MATERIALS TO THE SYSTEM DESIGNER FOR APPROVAL PRIOR TO PURCHASE.

2 TYPICAL PUMP BASIN WITH DUPLEX SEWAGE EJECTOR NOTES

Scale: N.T.S.



Pipe diameter in inches, d =			2	inches
Diameter of Pipe (in)	Type of Fitting	Number of Fittings	Equivalent length per fitting (ft)	Equiv. Pipe Length (ft)
2	1/4 bend (45°)	2	4	8
2	1/2 bend (90°)	4	7	28
2	Gate valve	1	1.3	1.3
2	Backwater valve	1	11	11
Fitting equivalent length =			48.3	ft
Developed (actual) pipe length =			105	ft
TOTAL EQUIV LENGTH, l =			153	ft

Friction head, $h_f = \frac{10.51 + C^{1.85}}{C^{1.85} * d^{4.87}} l$ Q = flow (g.p.m.)

C for plastic pipe C = 150

Elevation from sump bottom to gravity line, h = 12 feet static head

System Curve: Total dynamic head (TDH), $h_{tot} = h_f + h$

Q (g.p.m.)	20	45.5	**57.3**	80	100
h (feet)	12	12	12	12	12
h_f (feet)	1.33	6.06	**9.29**	17.22	26.02
h_{tot} (feet)	13.33	18.06	**21.29**	29.22	38.02

3 PUMP CALCULATIONS, SPECIFICATIONS AND CURVES

Scale: N.T.S.

PUMP BASIN PUMP SPECIFICATIONS:

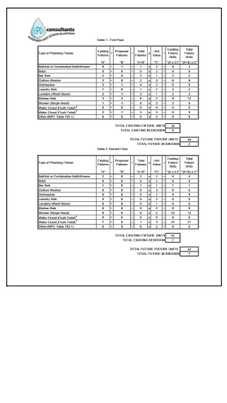
MAKE:	OSI
MODEL NO:	PFSW5011
RATING:	57.30 GPM 21.29 TDH
MOTOR:	0.5 HP
ELEC:	1 ϕ 60 HZ 115 VAC
ELEC:	11.6 FL AMPS

PUMP BASIN TO SERVE: SFR FIRST FLOOR

9-BED W/ A TOTAL OF 91 DFU

PER MPC SECTION 703.2,
DESIGN FLOW FOR 91 DFU = 45.5 GPM
REQUIRED MIN. PUMPING RATE = 20.00 GPM
DESIGN PRESSURE (TDH IN FEET) = 18.06
PUMP OPERATING DISCHARGE = 57.30 GPM
OPERATING PRESSURE (TDH IN FEET) = 21.29
RECOMMENDED PUMP BASIN USABLE VOLUME >=
2X THE VOLUME THAT IS EJECTED IN ONE MINUTE BY THE PUMP

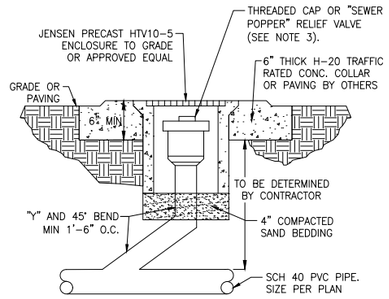
RECOMMENDED PUMP BASIN MIN. USABLE VOLUME = 114.60-GAL
PROPOSED USABLE VOLUME = 1,321.83-GAL (VIF)
THEREFORE, OK.



3 PUMP CALCULATIONS, SPECIFICATIONS AND CURVES

Scale: N.T.S.

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.



NOTES :
1. CONTRACTOR SHALL INSTALL CLEANOUTS ONE PER EVERY 100' OF TOTAL DEVELOPED PIPE LENGTH, OR AS NECESSARY PER LOCAL CODE.
2. CLEANOUT TO BE CONSTRUCTED SUCH THAT THE SURFACE LOAD WILL NOT BE TRANSFERRED TO THE DRAIN LINE. IF CLEANOUT IS LOCATED IN NON-TRAFFIC AREA, CONTRACTOR MAY INSTALL WITH NON-TRAFFIC RATED ENCLOSURE WITH ENGINEERS APPROVAL.
3. AS REQUIRED, REPLACE CAP/PLUG WITH JONES STEPHENS CORPORATION " SEWER" POPPER" CLEANOUT AND RELIEF VALVE (PART NO. S62-304) OR EQUAL.

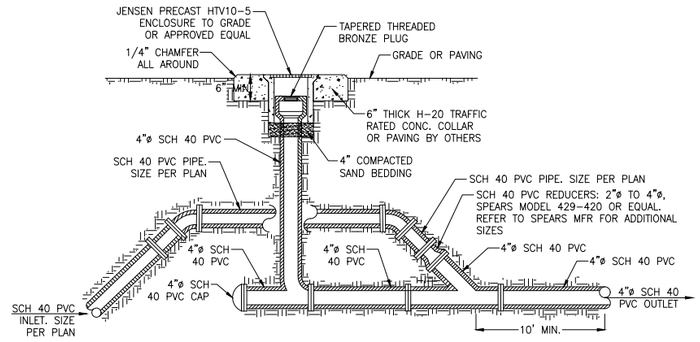
4 GRAVITY CLEANOUT TYPICAL DETAIL

Scale: N.T.S.

NOTES:
1. CONTRACTOR SHALL INSTALL CLEANOUTS ONE PER EVERY 100' OF TOTAL DEVELOPED PIPE LENGTH, OR AS NECESSARY PER LOCAL CODE.
2. CLEANOUT TO BE CONSTRUCTED SUCH THAT THE SURFACE LOAD WILL NOT BE TRANSFERRED TO THE DRAIN LINE. IF CLEANOUT IS LOCATED IN NON-TRAFFIC AREA, CONTRACTOR MAY INSTALL WITH NON-TRAFFIC RATED ENCLOSURE WITH ENGINEER'S APPROVAL.
3. AS REQUIRED, REPLACE BALL VALVE AND THREADED CAP.

5 PRESSURE CLEANOUT TYPICAL DETAIL

Scale: N.T.S.



NOTES :
1. CLEANOUT TO BE CONSTRUCTED SUCH THAT THE SURFACE LOAD WILL NOT BE TRANSFERRED TO THE DRAIN LINE. IF CLEANOUT IS LOCATED IN NON-TRAFFIC AREA, CONTRACTOR MAY INSTALL WITH NON-TRAFFIC RATED ENCLOSURE WITH ENGINEERS APPROVAL.

6 PRESSURE TO GRAVITY CLEANOUT TYPICAL DETAIL

Scale: N.T.S.

NOTES:
1. CONTRACTOR SHALL FOLLOW BACKWATER MANUFACTURER'S INSTALLATION INSTRUCTIONS. FOR COMPLETE DESIGN AND PRODUCT INFORMATION CONTACT JAY R. SMITH MFG. CO.
2. BACKWATER VALVE TO BE CONSTRUCTED SUCH THAT THE SURFACE LOAD WILL NOT BE TRANSFERRED TO THE DRAIN LINE. IF CLEANOUT IS LOCATED IN NON-TRAFFIC AREA, CONTRACTOR MAY INSTALL WITH NON-TRAFFIC RATED ENCLOSURE WITH ENGINEERS APPROVAL.
3. BACKWATER VALVES OFFER PROTECTION AGAINST BACKWATER SURGES. BACKFLOW IS PREVENTED WHEN VALVE IS NOT OBSTRUCTED BY DEBRIS OR SLUDGE. USE FOR GRAVITY FLOW ONLY, NOT FOR PRESSURIZED APPLICATIONS.
4. BACKWATER VALVE FLAPPER SET AT FACTORY TO HANG IN CLOSED POSITION. PIN CAN BE MOVED TO PERMIT FLAPPER TO HANG IN OPEN 1/4" TO PERMIT AIR CIRCULATION.

7 BACKWATER VALVE DETAIL

Scale: N.T.S.

Ⓐ CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
Ⓑ ALL DIMENSIONS AND ELEVATIONS SHALL BE FIELD-VERIFIED BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING DESIGNER IN WRITING IN THE EVENT OBSERVED DIMENSIONS DIFFER FROM DIMENSIONS SHOWN ON THE ONSITE WASTEWATER TREATMENT SYSTEM PLANS.
Ⓒ ANY CHANGES IN PLANS OR SPECIFICATIONS SHALL BE MADE ONLY WITH THE WRITTEN AUTHORIZATION OF SYSTEM DESIGNER.
Ⓓ ALL EXCAVATIONS SHALL COMPLY WITH OSHA STANDARDS.
Ⓔ IF APPLICABLE, A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE.
Ⓕ ALL ONSITE WASTEWATER TREATMENT SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT UNIFORM PLUMBING CODE, INCLUDING BUT NOT LIMITED TO VENTING OF SYSTEM COMPONENTS AND INSTALLING OF CLEANOUTS.
Ⓖ LICENSED ELECTRICIAN SHALL VERIFY CONDUCTOR AND CONDUIT SIZES PRIOR TO SYSTEM INSTALLATION USING MANUFACTURER'S PUBLISHED FULL LOAD AMPS (FLA) FOR CONDUCTOR SHALL BE SIZED PER LATEST NATIONAL ELECTRIC CODE.
Ⓗ ALL ELECTRICAL EQUIPMENT AND APPURTENANCES RELATED TO ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH LATEST NATIONAL ELECTRIC CODE, LOCAL UTILITY COMPANY REGULATIONS AND ALL STATE AND MUNICIPAL CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE UNDERWRITER LABORATORY (UL) LISTED.
Ⓘ AS NECESSARY AND UPON COMPLETION OF INSTALLATION, CONTRACTOR TO THOROUGHLY FLUSH ALL PIPELINES TO REMOVE ANY DIRT, SCALE, OR OTHER MATERIAL.
Ⓙ PRIOR TO SYSTEM STARTUP, CONTRACTOR TO PRESSURE TEST ALL LINES, INCLUDING AIR VENTS (USE STIRRED VALVES FOR EASY READINGS). PRESSURE TESTING TO BE CONDUCTED IN THE PRESENCE OF OWNER OR SYSTEM DESIGNER.
Ⓚ SYSTEM DESIGNER TO BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK.
Ⓛ SYSTEM DESIGNER OR AUTHORIZED AGENT TO CONDUCT PERIODIC INSPECTIONS, INCLUDING AT A MINIMUM VERIFICATION OF STAKED SITE LAYOUT, OBSERVATION OF INSTALLED PIPING PRIOR TO BURIAL, AND SYSTEM STARTUP. IF SYSTEM DESIGNER DOES NOT OBSERVE THE CONSTRUCTION, ALL LIABILITY IS RELEASED TO THE INSTALLER.
Ⓜ CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT SPECIFICATIONS FROM THE SYSTEM DESIGNER PRIOR TO PROCEEDING WITH WORK.
Ⓝ CONTRACTOR SHALL PROVIDE A COMPLETE WORKING SYSTEM, & WARRANT ALL MATERIALS FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN 1 YEAR.
Ⓞ THESE PLANS ACCURATE FOR ONSITE WASTEWATER TREATMENT SYSTEM ONLY.
Ⓟ EXISTING SEPTIC SYSTEM COMPONENTS REQUIRING REMOVAL (IF APPLICABLE) SHALL BE ABANDONED PER UPC.
Ⓠ ALL PLUMBING FIXTURES SHALL BE LOW-FLOW.
Ⓡ CONTRACTOR SHALL VERIFY LOCATION OF PRESSURE PUBLIC WATER MAIN PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND MAINTAIN ALL APPLICABLE SETBACKS PER UPC.

8 CONSTRUCTION NOTES

Scale: N.T.S.

epd consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:	BY:

REGISTERED PROFESSIONAL ENGINEER
KEITH L. POPPLEWELL
No. 69080
CIVIL
STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall neither be used on any other work whatsoever to other persons for use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: SYSTEM DETAILS
PROJECT: SEWAGE PUMP SYSTEM
ADDRESS: 29150 CLIFFSIDE DRIVE MALIBU, CA 90265
DATE: 10/17/24
SCALE: AS SHOWN
DRAWN BY: AF

PROJECT NO. K970
DRAWING NO. W3.02
SHEET 3 OF 3 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

TRAFFIC SLAB PLAN

FOR

29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

PREPARED FOR:

FRANK MABANTE DEVELOPMENT
543 N LA CIENEGA BLVD STE 200
WEST HOLLYWOOD, CA 90048
ATTN: FRANK MABANTE

PREPARED BY:

EPD CONSULTANTS, INC.
20722 MAIN STREET
CARSON, CA 90745
TEL. (310) 241-6565

GENERAL NOTES

1. WHEN APPLICABLE, WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," LATEST EDITION AND SUPPLEMENTS, THE UNIFORM BUILDING CODE (EXCAVATION AND GRADING), AND LOCAL ORDINANCES AS APPLICABLE.
2. THE RECOMMENDATIONS OF THE PLANS & REPORTS LISTED UNDER REFERENCES ON THIS SHEET SHALL BE MADE A PART OF THESE PLANS.
3. EXISTING TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY THE OWNER.
4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
5. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND UTILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND UTILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
6. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
7. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NONE ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
8. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
9. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
10. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
11. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
12. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
13. ALL STORM DRAIN AND SANITARY SEWER PIPE, FITTINGS AND JOINTS SHALL BE POLYVINYL CHLORIDE SDR 35 IN ACCORDANCE WITH SECTION 207-17 OF THE STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
14. ALL WATER LINES SHALL BE POLYVINYL CHLORIDE CLASS 150 AND SHALL MEET THE REQUIREMENTS OF AWWA C900 PVC PRESSURE PIPE, UNLESS OTHERWISE NOTED.
15. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE STANDARD PLAN METRIC 508-1 THRUST BLOCKS FOR PLASTIC PIPE.
16. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
17. THE CONTRACTOR SHALL BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
18. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
19. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE APPROPRIATE LOCAL REGULATOR FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
20. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
21. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL CONSTRUCTION SURVEYING THAT MAY BE REQUIRED. ALL CONSTRUCTION STAKING, AS REQUIRED, SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. THE WORK SHALL BE CERTIFIED IN WRITING AS TO LINE AND GRADE PER APPROVED PLANS TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
22. THE DRAWINGS AND SPECIFICATIONS BY THE ENGINEER REPRESENT THE COMPLETED CONSTRUCTION. ALL BRACING, TEMPORARY SUPPORTS, SHORING, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
23. ALL PIPING ABOVE-GRADE FOR THE PUMPS AND EQUIPMENT, AND PIPING MANIFOLDS, SHALL BE STRUCTURALLY SUPPORTED BY ADEQUATE PIPE SUPPORTS OR HANGERS, PER LOCAL CODES AND ORDINANCES.
24. ALL PIPE AND CONDUIT TRENCH BACKFILL MATERIAL, AND COMPACTION SHALL CONFORM TO LOCAL STANDARDS. BORING OR TUNNELING UNDER EXISTING IMPROVEMENTS IS NOT ALLOWED. NO OPEN EXCAVATIONS SHALL BE ALLOWED OVERNIGHT. BEFORE THE END OF EVERY WORK DAY, THE CONTRACTOR SHALL BACKFILL OR PLATE OVER ALL OPEN EXCAVATIONS, TO THE SATISFACTION AND APPROVAL OF THE OWNER AND/OR ENGINEER.
25. ALL PIPING SHALL BE COMPLETELY CONCEALED, WHEREVER POSSIBLE. ANY EXPOSED PVC PIPE AND FITTINGS SHALL BE ULTRAVIOLET-RESISTANT (UVR-PVC) OR SHALL BE PAINTED, SUBJECT TO APPROVAL OF THE ENGINEER.
26. ALL PUMPS, VAULTS, VALVE BOXES, OTHER STRUCTURES, PIPELINES, ETC., MUST BE INSTALLED OUTSIDE OF THE UTILITY EASEMENTS, AND OUTSIDE OF ANY OTHER PROHIBITED EASEMENTS AND AREAS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME KNOWLEDGEABLE OF, AND TO COMPLETELY UNDERSTAND, THESE EASEMENTS AND AREAS, AND TO AVOID CONSTRUCTION THEREIN; AS POSSIBLE. FOR THE SAKE OF CLARITY IN THESE DESIGN PLANS, PUMPS, VAULTS, VALVE BOXES, PIPELINES, ETC., MAY NOT ALL BE SHOWN OUTSIDE OF THE EASEMENTS, AS SUCH DEPICTIONS ARE SCHEMATIC ONLY.
27. ALL PIPING LOCATIONS SHOWN ON THESE DESIGN PLANS ARE SCHEMATIC ONLY, AND ARE SUBJECT TO MINOR RELOCATION(S). PIPELINE CIRCUITRY/LAYOUT (BRANCHING), HOWEVER, SHALL BE EXACTLY AS PER THE PLANS. PIPELINES SHOULD BE INSTALLED IN THE MOST DIRECT ROUTE(S) POSSIBLE; FROM INTAKES TO PUMPS, AND FROM PUMPS TO DISCHARGE POINTS. A COPY OF AS-BUILT CONDITIONS SHALL BE MAINTAINED ON THE JOB SITE, AND SHALL BE DELIVERED TO THE OWNER AND TO THE ENGINEER WHENEVER REQUESTED, AND WHEN CONSTRUCTION IS COMPLETED; FOR APPROVAL.
28. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
29. PIPING SHALL BE INSTALLED IN TRENCHES IN THE MOST UNIFORM GRADE AS IS POSSIBLE, AND SHALL HAVE NO LOCAL HIGH OR LOW POINTS.
30. HORIZONTAL PIPE RUNS SHALL HAVE 18" MINIMUM COVER WHEN UNDER PAVED SURFACES AND 24" MINIMUM COVER OTHERWISE.
31. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, AT (800) 227-2600, AT LEAST TWO WORKING DAYS BEFORE ANY DIGGING. NOTE THAT THE USA CENTER ONLY NOTIFIES THOSE UTILITIES BELONGING TO THE CENTER. THERE MAY BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.
33. ALL WORK SPECIFIED HEREIN SHALL, AT ALL TIMES, COMPLY WITH ALL APPLICABLE CURRENT BUILDING CODES, PLUMBING CODES, ELECTRICAL CODES, ADA REQUIREMENTS, AND WITH ALL LOCAL REGULATIONS AND ORDINANCES. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE (UBC) AS TO DESIGN AND CONSTRUCTION, AND THE CURRENT CBC AND CCR TITLE 24 PERTAINING TO "DISABLED ACCESS REGULATIONS.
34. INTERPRETATION OF THE DESIGN DOCUMENTS, INCLUDING PLANS AND SPECIFICATIONS, SHALL BE MADE BY THE AUTHOR, ARCHITECT, OR ENGINEER OF RECORD OF THE RESPECTIVE DOCUMENT. SUCH INTERPRETATION(S) SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION(S) OF THE ARCHITECT OR ENGINEER OF RECORD AS THE CORRECT AND FINAL INTERPRETATION(S).
35. ALL OMISSIONS, DISCREPANCIES, ERRORS, AND CONFLICTS IN THE DRAWINGS INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, THE OWNER, AND ITS DESIGNATED REPRESENTATIVE(S) BEFORE PROCEEDING WITH WORK.
36. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS, ARE INTENDED TO FACILITATE THE CONTRACTOR, BY PROVIDING GENERAL GUIDELINES OF THE DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT CONSTRUCTION WORK BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY, AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, AND EQUIPMENT IN ORDER TO FULFILL THE DESIGN INTENT.
37. THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PROTECTIVE FENCING FOR OPEN TRENCH EXCAVATION AND AS REQUIRED IN WORK AREAS FOR PEDESTRIAN AND VEHICULAR SAFETY, TO SECURE EQUIPMENT AND PERSONNEL FROM PUBLIC AT ALL TIMES FOR JOBSITE SECURITY. NEW OR USED MATERIAL MAY BE FURNISHED.
38. THE CONTRACTOR SHALL PROVIDE AND INSTALL SIGNAGE TO PROVIDE DIRECTIONAL, IDENTIFICATION, AND CONTACT INFORMATION TO CONSTRUCTION PERSONNEL AND PUBLIC.
39. EPD CONSULTANTS, INC ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
40. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK OUTLINED IN THESE PLANS. NO WORK IS TO PROCEED WITHOUT OBTAINING A VALID PERMIT FROM THE LOCAL DEPARTMENT OF ENVIRONMENTAL HEALTH. SHOULD A SUBCONTRACTOR BE UTILIZED IN ORDER TO MEET THE EXPERIENCE REQUIREMENT, QUALIFYING SUBCONTRACTOR SHALL BE REQUIRED TO MAINTAIN PERSONNEL IN A RESPONSIBLE SUPERVISORY POSITION AT ALL TIMES.
41. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT; EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
42. SANITARY WASTEWATER AND PROCESS WASTEWATER SYSTEMS TO OBSERVE ALL SETBACKS REQUIRED BY THE CITY & DEPARTMENT OF ENVIRONMENTAL HEALTH.
43. ENGINEERS REQUIRED SUBMITTALS PRIOR TO ORDERING TRAFFIC RATED SLAB SHALL BE AS FOLLOWS: (A) GRAVITY FLOW LINE FROM STRUCTURES TO INVERT/DEPTH OF SEPTIC TANK(S), (B) PIPING AND APPURTENANCES, (C) TANKS AND APPURTENANCES, (D) DETAILING TANK PENETRATIONS, BRACKETS, & OTHER APPURTENANCES (E) SOIL AMENDMENTS, (F) TREATMENT SYSTEM & PUMPS, (G) CONTROL PANEL, (H) FLOAT AND CONTROL WIRING (I) A WRITTEN REPORT OF THE HYDROSTATIC AND LEAKAGE TEST PROCEDURE AND RESULTS, (J) WATER TABLE ANALYSIS TO WAIVE TANK ANCHOR REQUIREMENT, (K) FILTER FABRIC, (L) GEOLOGIC OBSERVATION MEMORANDUM OF SEEPAGE PIT INSTALLATION.
44. ENGINEER REQUIRED INSPECTIONS:
(A) SYSTEM DESIGNER (EPD) TO CONDUCT PERIODIC INSPECTIONS, INCLUDING AT A MINIMUM VERIFICATION OF STAKED SITE LAYOUT, OBSERVATION OF INSTALLED OWS COMPONENTS, DISPERSAL SYSTEM AND ALL PIPING PRIOR TO BURIAL, AND SYSTEM STARTUP. IF SYSTEM DESIGNER DOES NOT OBSERVE THE CONSTRUCTION, ALL LIABILITY IS RELEASED TO THE INSTALLER.
(B) PRIOR TO ORDERING THE OWS COMPONENTS, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE AT THE JOBSITE TO DETERMINE ALL FINAL ELEVATIONS AND LOCATIONS OF ALL OWS COMPONENTS.

REFERENCES:

1. PEAK SURVEYS INC.: (a) SITE PLAN, DATED SEPTEMBER 17, 2015; (b) GRADING AND DRAINAGE PLANS, DATED MARCH 12, 2024.
2. SHUBIN + DONALDSON ARCHITECTS INC.: ARCHITECTURAL PLANS, DATED JULY 10, 2024.
3. GEOCONCEPTS INC.: (a) PRIVATE SEWAGE DISPOSAL SYSTEM, DATED MAY 24, 2016; (b) PRELIMINARY GEOLOGIC AND GEOTECHNICAL ENGINEERING INVESTIGATION REPORT, DATED MAY 31, 2016; (c) SUPPLEMENTAL REPORT NO. 2, DATED AUGUST 15, 2024.
4. CITY OF MALIBU: (a) ENVIRONMENTAL HEALTH CONFORMANCE REVIEW, DATED JULY 21, 2016; (b) ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET, DATED NOVEMBER 30, 2023; (c) OPERATING PERMIT, DATED JULY 23, 2024 TO MAY 7, 2029; (d) ENVIRONMENTAL HEALTH CONFORMANCE REVIEW, DATED OCTOBER 10, 2024.
5. MICHAEL K. NUNELY & ASSOCIATES, INC.: ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM SUMMARY REPORT, DATED MAY 24, 2016.
6. EPD CONSULTANTS, INC.: (a) FINAL ENGINEERING REPORT, DATED AUGUST 22, 2024; (b) OWS PLANS DATED, AUGUST 22, 2024; (c) ADDENDUM I FINAL ENGINEERING REPORT, DATED OCTOBER 17, 2024; (d) SEWAGE PUMP SYSTEM PLANS, DATED OCTOBER 17, 2024.

SCOPE OF WORK:

PROPOSED H-20 TRAFFIC RATED CONCRETE SLAB, TO BE INCORPORATED INTO PROPOSED ONSITE WASTEWATER TREATMENT SYSTEM (PER SEPARATE PLANS & PERMIT- SEE REFERENCE 6(b). CONTRACTOR TO MEET DESIGN ENGINEER ONSITE PRIOR TO START OF CONSTRUCTION. SEE NOTES 43 AND 44.

VICINITY MAP



CONSULTANT

SURVEYOR AND CIVIL ENGINEER:
PEAK SURVEYS INC.
2488 TOWNSGATE ROAD, SUITE D
WESTLAKE VILLAGE, CA 91361
TEL. 805.495.7014

ARCHITECT:
SHUBIN + DONALDSON ARCHITECTS INC.
3890 LA CUMBRE PLAZA LN SUITE 200
SANTA BARBARA, CA 93105
TEL. 805.682.7000

GEOLOGIST:
GEOCONCEPTS, INC.
14428 HAMLIN STREET, # 200
VAN NUYS, CA 91401
TEL. 818.994.8895

MANUFACTURER:
MICROSEPTEC, INC.
C/O GREEN TECHNOLOGY SOLUTIONS, INC.
23352 MADERO, SUITE C
MISSION VIEJO, CA 92691
TEL: 949.305.0651

DRAWING INDEX

SHT. NO.	DESCRIPTION
TR-1	TITLE SHEET AND NOTES
TR-2	STRUCTURAL GENERAL NOTES
TR-3	TRAFFIC SLAB PLAN
TR-4	TRAFFIC SLAB DETAILS

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:	BY:

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 60084
CIVIL
STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall not be used on any other work and shall not be loaned, copied or disclosed without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE:	TITLE SHEET & NOTES
PROJECT:	TRAFFIC SLAB
ADDRESS:	29150 CLIFFSIDE DRIVE MALIBU, CA 90265
DATE	10/17/24
SCALE	AS SHOWN
DRAWN BY	AF

PROJECT NO.
K970

DRAWING NO.
TR-1

SHEET 1 OF 4 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES
(DESIGN STAGE ONLY)

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS AND TO MINIMUM STANDARDS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND ANY OTHER REGULATORY AGENCIES WHO MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY PROVISIONS. ANY DEVIATION MUST BE APPROVED PRIOR TO ERECTION.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY STRUCTURAL ENGINEER.
4. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
5. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALL OUT.
6. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
7. THE STAMPED SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND SHALL BE AVAILABLE TO THE AUTHORIZED REPRESENTATIVES OF THE BUILDING AND SAFETY DEPARTMENT. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS WITHOUT AN APPROVED CHANGE ORDER.
8. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF PROJECT FINAL PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL PROJECT PLANS & SPECIFICATIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH WORK. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
9. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
10. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CEnC).
11. THE CONTRACTOR SHALL ALLOW REASONABLE TIME FOR THE ENGINEER OF RECORD TO RESOLVE CONFLICTS AND/OR MAKE REVISIONS TO THE DRAWINGS AND/OR SPECIFICATIONS. REVISIONS TO THE DRAWINGS SHALL BE REVIEWED AND APPROVED BY BUILDING OFFICIAL.
12. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS NEEDED, THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO COMMENCING THE WORK.
13. CONTRACTOR SHALL REVIEW EXISTING UTILITY PLANS AND SHALL VERIFY THE LOCATION OF ALL UTILITY LINES IN THE AREA TO BE EXCAVATED PRIOR EXCAVATIONS FOR NEW FOUNDATIONS.

CONCRETE

1. CONCRETE SPECIFICATIONS: THE CONCRETE STRENGTHS SHOWN IN THE TABLE BELOW ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS. THE AGGREGATE (AGG) SHOWN IS THE MAXIMUM SIZE. THE SLUMP IS THE MAXIMUM ALLOWABLE SLUMP PRIOR TO ADDING WATER – REDUCING ADMIXTURES. THE WATER / CEMENT RATIO (W/C) IS THE MAXIMUM RATIO.

ITEM	28 DAY STRENGTH MAX. F'c (PSI)	MAX. SIZE AGGREGATE	MAX. SLUMP.	DENSITY
ALL CONCRETE	4,500	3/4"	4"	150 PCF

NOTE: A HIGHER GRADE OF CONCRETE MAY BE SUBSTITUTED FOR THOSE SHOWN ABOVE BUT WILL BE SUBJECT TO CODE REQUIREMENTS OF THE HIGHER GRADE.

2. CEMENT SHALL CONFORM TO ASTM C150, TYPE II AND V, CEMENT U.N.O. CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE MIX. FINE.
3. TYPICAL CONCRETE COVERAGE OF REINFORCING: .....3"
   CONCRETE CAST AGAINST EARTH .....#6 AND LARGER.....2"
   EXPOSED TO EARTH OR TO WEATHER .....#5 AND SMALLER.....2½"
4. PLACEMENT OF CONCRETE SHALL CONFORM WITH THE REQUIREMENTS OF ACI 301.
5. CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE AND TO THE PROVISIONS OF ACI 318, LATEST EDITION.
6. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C 33.
7. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE ENGINEER. MIX DESIGN METHOD FIELD EXPERIENCE OR TRIAL MIXTURES IN ACCORDANCE WITH ACI 318 SECTION 5.3 SHALL BE USED TO PROPORTION CONCRETE.
8. WHERE CONCRETE IS PLACED AGAINST EXISTING CONCRETE SURFACES, THE EXISTING CONCRETE SURFACES SHALL BE THOROUGHLY CLEANED AND ROUGHENED TO A MINIMUM AMPLITUDE OF ¼ INCH, A CONCRETE BONDING AGENT SHALL BE APPLIED TO THE EXISTING CONCRETE SURFACE.
9. THE WATER CEMENT RATIO SHALL NOT EXCEED 0.50.
10. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
11. SUBMIT MIX DESIGN FOR APPROVAL BEFORE CONCRETE IS PLACED. THE MIX DESIGN SHALL BE PREPARED BY AN APPROVED TESTING LABORATORY AND SIGNED BY THE MANUFACTURERS LICENSED REGISTERED CIVIL OR STRUCTURAL ENGINEER. ALL MIXES THAT INCLUDE FLY ASH SHALL BE TYPE "F" ONLY AND BE ACCOMPANIED BY HISTORICAL TEST DATA WHEN SUBMITTED FOR APPROVAL.
12. FORM WORK SHALL COMPLY WITH STANDARD PUBLICATION ACI(347) AND THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF THE FORM WORK AND SHORES. NO STAKES, STEEL OR WOOD WILL BE PERMITTED IN ANY CONCRETE POUR. SUSPEND FORMS FROM ABOVE THE POUR.
13. ALL CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS AFTER POURING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CURING OF CONCRETE.
14. PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED ON PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATIONS OF ALL PIPES, DUCTS, CHASES, ETC. ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

FOUNDATIONS

1. THE RECOMMENDATIONS OF THE SOILS EXPLORATION PREPARED BY GEOCONCEPTS INC., DATED MAY 31, 2016 AND AUGUST 15, 2024. ARE A PART OF THESE PLANS AND ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS THEREIN.
2. DESIGN CRITERIA:
   A) SURFICIAL SOILS: THE PROPOSED DRIVEWAY AND HARDSCAPE SHOULD BE SUPPORTED ON MARINE TERRACE DEPOSITS OR COMPACTED FILL. IF ARTIFICIAL FILL IS ENCOUNTERED AT THE DRIVEWAY SUBGRADE THE EXISTING ARTIFICIAL FILL AND COMPACTED FILL SHOULD BE REMOVED TO EXPOSE MARINE TERRACE DEPOSITS AND REPLACED AS COMPACTED FILL. IN ADDITION, THE PROPOSED REMOVALS SHOULD EXTEND A MINIMUM OF TWO FEET BELOW THE PROPOSED DRIVEWAY SUBGRADE. CONFIRM THAT THE NATIVE MATERIAL IS A MINIMUM OF 85 PERCENT OF RELATIVE COMPACTION PRIOR TO PROCEEDING OPERATIONS.

   B) COMPACTED FILL: SOIL PROPOSED FOR USE AS COMPACTED FILL SHALL BE INORGANIC, FREE FROM DELETERIOUS MATERIALS, AND CONTAIN NO MORE THAN FIFTEEN (15) PERCENT BY WEIGHT OF ROCKS WITH A LARGEST DIMENSION GREATER THAN FOUR (4) INCHES IN THE UPPER THREE (3) FEET, AND SIX (6) INCHES BELOW THAT TO THE EXTENT OF REMOVAL AND REPLACEMENT. APPROVED MATERIAL SHALL BE PLACED IN LAYERS LESS THAN OR EQUAL TO SIX (6) INCHES IN DEPTH, BEFORE COMPACTION, WITH MOISTURE CONTENT APPROXIMATELY 2% ABOVE OPTIMUM.

3. FOOTINGS SHALL BEAR A MINIMUM 24" INTO TERRACE DEPOSITS OR COMPACTED SOIL OR AS NOTED IN THE PLANS. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM S-1557 OR PER APPROVED SOILS REPORT. EXCAVATIONS FOR THE FOOTINGS SHALL BE FREE OF WATER PRIOR TO PLACING THE CONCRETE.
4. ALL WORK SHOULD BE DONE UNDER DIRECT OBSERVATION OF THE SOILS ENGINEER.
5. SOILS ENGINEER SHALL VERIFY IN WRITING THAT SITE SOIL WORK COMPLIES WITH ALL OF THE RECOMMENDATIONS AND CONCLUSIONS OF THE SOILS REPORT.
6. BACKFILL FOR ALL CONCRETE SHALL BE NON-EXPANSIVE PERVIOUS MATERIAL APPROVED BY THE SOILS ENGINEER AND SHALL NOT BE PLACED UNTIL MASONRY OR CONCRETE RETAINING MEMBERS HAVE BEEN IN PLACE A MINIMUM OF 14 DAYS OR HAVE OBTAINED 75% OF THE DESIGN STRENGTH.
7. NO PERSON SHALL DESCEND INTO TRENCHES OR EXCAVATIONS WITH A DEPTH GREATER THAN 5 FEET, UNLESS NECESSARY PERMITS HAVE BEEN OBTAINED.
8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ANY ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL CURRENT NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
9. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION,THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   A) THE DISTURBED AREA WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT;
   B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED; AND
   C) THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.

REINFORCING STEEL

1. REINFORCING STEEL SHALL CONFORM TO ASTM 615, GRADE 60, U.N.O. ALL DETAILING OF REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ACI 318.
2. CONTRACTOR SHALL USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT THE REINFORCING BARS OR WELDED WIRE MESH PRIOR TO PLACING CONCRETE.
3. REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND WALL TIES SHALL BE SECURED IN POSITION AND INSPECTED BY THE BUILDING INSPECTOR PRIOR TO POURING OF ANY CONCRETE OR GROUTING MASONRY.
4. ALL WELDS SHALL BE DONE IN AN APPROVED SHOP IN ACCORDANCE WITH AWS D1.1-94. ALL FIELD WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER AND BE CONTINUOUSLY INSPECTED BY AN APPROVED DEPUTY INSPECTOR.
5. WELDING SHALL BE DONE BY ELECTRIC SHIELDED ARC PROCESS USING E-70XX ELECTRODES.
6. STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE PAINTED WITH ONE COAT OF ZINC CHROMATE OR GALVANIZED.
7. CLEAR DISTANCE BETWEEN PARALLEL REINFORCEMENT IN A LAYER SHALL NOT BE LESS THAN 1-1/2 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT, OR 1-1/3 TIMES THE MAXIMUM SIZE AGGREGATE, NOR LESS THAN 1-1/2".

SPECIAL INSPECTIONS

1. SPECIAL INSPECTION PROVISIONS AS SPECIFIED IN SECTION 1704 SHALL BE PROVIDED FOR PORTIONS OF THE STRUCTURAL WORK NOTED IN THE STRUCTURAL DRAWINGS.

2. THE SPECIAL INSPECTOR
   A. BE UNDER THE SUPERVISION OF A CALIFORNIA REGISTERED CIVIL ENGINEER.
   B. OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS.
   C. FURNISH INSPECTION REPORTS TO THE ENGINEER AND BUILDING DEPARTMENT DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION: THEN IF NOT CORRECTED, TO THE ENGINEER AND BUILDING DEPARTMENT.
   D. SUBMIT TO THE ENGINEER AND BUILDING DEPARTMENT A FINAL REPORT, SIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER, STATING THAT THE WORK WAS IN CONFORMANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CBC.

3. INSPECTION NOTES:
   A. CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY CBC SECTION 110, APPENDIX CHAPTER 1. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY BUILDING OFFICIAL. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT APPROVAL OF THE BUILDING OFFICIAL IS SUBJECT TO REMOVAL OR EXPOSURE.
   B. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING PERFORMANCE OF THE WORK UNLESS SPECIFICALLY NOTED.
   C. SPECIAL INSPECTORS MUST BE CERTIFIED BY THE BUILDING DEPARTMENT TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED.
   D. IT IS THE RESPONSIBILITY OF THE OWNER TO INFORM THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY BEFORE PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

TABLE 1705.6 PER CBC 2022
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

TABLE 1705.8 PER CBC 2022
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.		
2. VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	X	
3. FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	IN ACCORDANCE WITH SECTION 1705.3	

TABLE 1705.3 PER CBC 2022
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD[a]	CBC REFERENCE
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.		X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND C. INSPECT ALL OTHER WELDS.	 X	X X	AWS D1.4 ACI 318: 26.6.4	
3. INSPECT ANCHORS CAST IN CONCRETE.		X	ACI 318: 17.8.2	
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.[b] A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.[c] B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A.	X	 X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	
5. VERIFY USE OF REQUIRED DESIGN MIX.		X	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C31 ASTM C172 ACI 318: 26.5, 26.12	
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI 318: 26.5	
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI 318: 26.5.3-26.5.5	
9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS.	X X		ACI 318: 26.10	
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.		X	ACI 318: CH. 26.9	
11. FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C,D,E, OR F, INSPECT SUCH CONNECTIONS AND REINFORCEMENT IN THE FIELD FOR: A. INSTALLATION OF THE EMBEDDED PARTS B. COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS C. COMPLETION OF CONNECTIONS IN THE FIELD	 X X X		ACI 318: 26.13.1.3 ACI 550.5	
12. INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5.		X	ACI 318: 26.13.1.3	
13. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.		X	ACI 318: 26.11.2	
14. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X	ACI 318: 26.11.1.2(b)	

GENERAL NOTES FOR STRUCTURAL OBSERVATION

1. STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH SECTION 1709 OF THE LOS ANGELES COUNTY BUILDING CODE. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR.
2. THE OWNER SHALL EMPLOY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER REGISTERED DESIGN PROFESSIONAL DESIGNATED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE STRUCTURAL DESIGN TO PERFORM STRUCTURAL OBSERVATIONS.
3. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND SPECIAL INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.
4. THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED SPECIAL INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.
5. A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED SPECIAL INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS.
6. WHEN THE OWNER ELECTS TO CHANGE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:
   A. NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING THE COMPLETED STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER FORM.
   B. ALL AN ADDITIONAL PRECONSTRUCTION MEETING
   C. FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS.

   THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
7. THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING OFFICIAL SHALL REVIEW AND APPROVED ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

20722 Main Street
Carson, CA 90745
Phone: (310) 241-6565
Fax: (310) 241-6566

STRUCTURAL OBSERVATION REPORT

STRUCTURAL OBSERVATION is the visual observation of the structural system by a registered design professional for general conformance to the approved construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by CBC Sections 110, 1701, 1704 or other Sections of the Code.

This report includes all construction work through _____ day of _____, 20___ Page No. ___ of ___

Project Address: 29150 CLIFFSIDE DRIVE MALIBU, CA 90265	Structural Observer of Record (SOR):	Phone No. of SOR:
Building Permit No.:	Structural Observation performed by:	Professional Lic./Reg. No. of Observer: Phone No. of Observer:

OBSERVED STRUCTURAL ELEMENTS AND THEIR CONNECTIONS

FOUNDATIONS	WALL	FRAMES	FLOOR	PORTION OBSERVED, IF NOT WHOLE
☐ Footing, Stem Wall	☐ Concrete	☐ Steel Moment	☐ Concrete	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck	
☐ Caissons, Piles, Grade Beams	☐ Wood	☐ Concrete Moment Frame	☐ Wood	☐ Steel Deck
☐ Retaining Foundation Hillside Special Anchors	☐ Others:	☐ Masonry Wall	☐ Others:	
☒ Others: Traffic Slab		☐ Others:		☐ Traffic Slab

☐ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ FINAL STRUCTURAL OBSERVATION FOR THE PROJECT IS 100% COMPLETE WITHOUT ANY DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

I DECLARE THAT THE FOLLOWING STATEMENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE:

1. I AM THE ENGINEER OR ARCHITECT RETAINED BY THE OWNER TO BE IN RESPONSIBLE CHARGE FOR THE STRUCTURAL OBSERVATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MALIBU.
2. I, OR ANOTHER ENGINEER OR ARCHITECT WHO I HAVE DESIGNATED ABOVE AND IS UNDER MY RESPONSIBLE CHARGE, HAS PERFORMED THE REQUIRED SITE VISITS AT EACH SIGNIFICANT CONSTRUCTION STAGE TO VERIFY IF THE STRUCTURE IS IN GENERAL CONFORMANCE WITH APPROVED PLANS AND SPECIFICATIONS.
3. ALL DEFICIENCIES WHICH REMAIN TO BE CORRECTED HAVE BEEN INDICATED ABOVE.
4. I RECOMMEND THAT ACCEPATANCE OF THE STRUCTURAL SYSTEMS BY THE CITY OF MALIBU BE WITHHELD UNTIL ALL OBSERVED DEFICIENCIES ARE CORRECTED.

SIGNATURE _____ DATE _____

STAMP OF STRUCTURAL OBSERVER ON RECORD

Structural Observation Report Form

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:	BY:

PROFESSIONAL ENGINEER — KEVIN L. POFFENROTH — No. 59063 — CIVIL — STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall not be used on any other work and are not to be disclosed to others without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

SHEET TITLE: STRUCTURAL GENERAL NOTES
PROJECT: TRAFFIC SLAB
ADDRESS: 29150 CLIFFSIDE DRIVE MALIBU, CA 90265
DRAWN BY: AF
SCALE: AS SHOWN
DATE: 10/17/24

PROJECT NO. K970
DRAWING NO. TR-2
SHEET 2 OF 4 SHEETS

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISION DATES (DESIGN STAGE ONLY)

KEY:

- PROPERTY LINE
- EASEMENT
- (E) RESIDENCE
- (P) RESIDENCE
- (P) RETAINING WALL (PSP)
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- GEOLOGIC BORINGS (B–X), APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED MAY 2016
- GEOLOGIC BORINGS (PT–X) APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED DECEMBER 2025

- (P) PRESENT SEEPAGE PIT (P–X)
- (P) FUTURE SEEPAGE PIT (F–X)

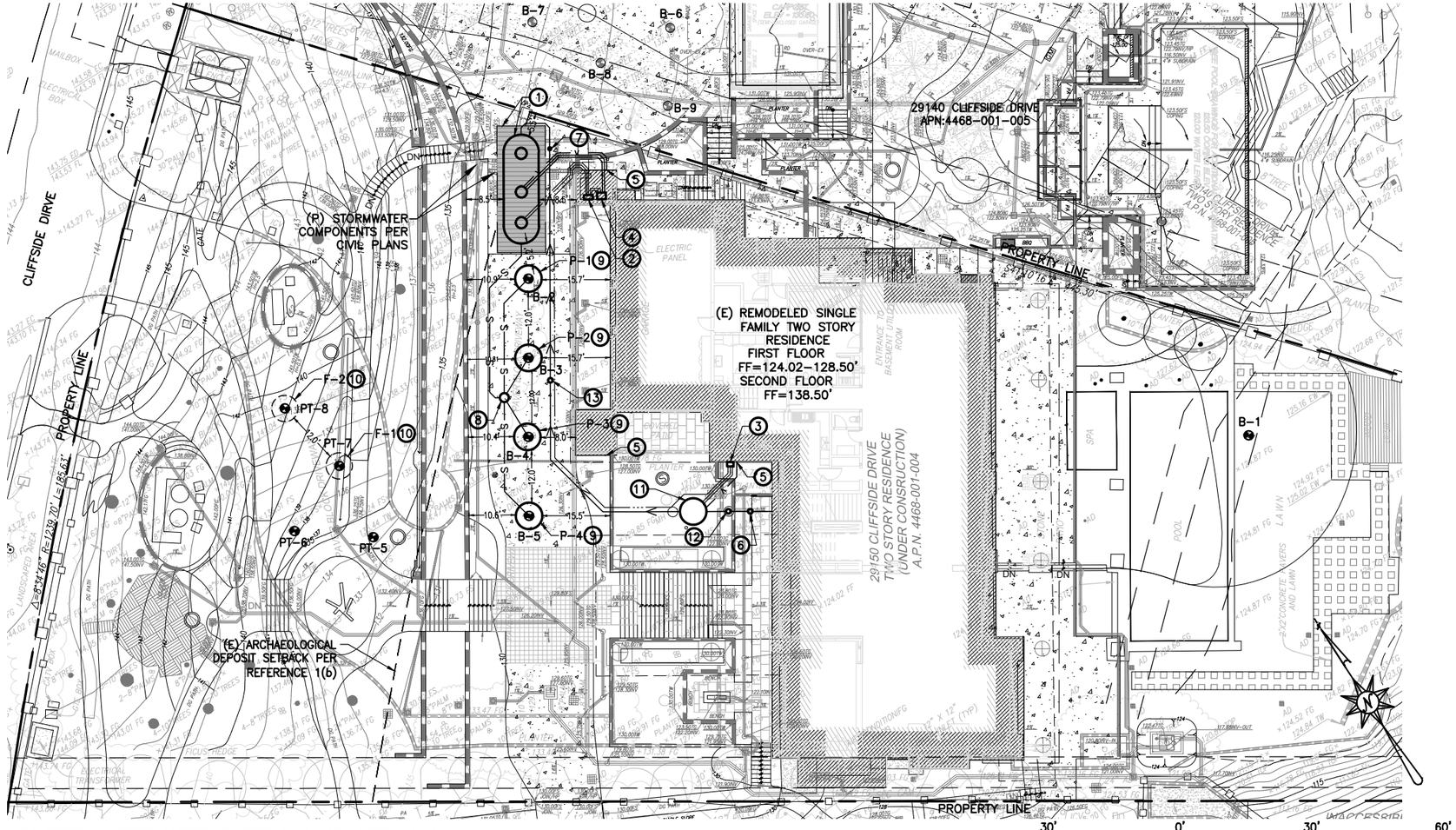
PRELIMINARY - NOT FOR CONSTRUCTION

SPECIAL DRAINAGE NOTE:
1. (P) SITE DRAINAGE COMPONENTS (i.e. AREA DRAINS, CATCH BASINS, ETC.) IN VICINITY OF SEEPAGE PITS SHALL BE CONSTRUCTED SUCH THAT:
   (a) DRAINAGE COMPONENTS WITHIN 8–FT ARE WATER TIGHT (i.e. HDPE FUSED W/ NO JOINTS OR ENGINEER'S APPROVED ALTERNATIVE) AND
   (b) INLETS TO DRAINAGE COMPONENTS WITHIN 15–FT ARE AT AN ELEVATION HIGHER THAN INVERTS TO SEEPAGE PITS.

NOTES:
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR OWS DEMOLITION & OVERALL SITE PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 3 , SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.

TREE NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (E) AND (P) OWS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=30'

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

PROFESSIONAL ENGINEER
REGISTERED
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	9/4/25	SM
2	ADD'L FUTURE PITS	10/27/25	MD
3	REV PT LOCATIONS	12/15/25	SM
4	NEW FUTURE PITS	1/8/26	SM

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

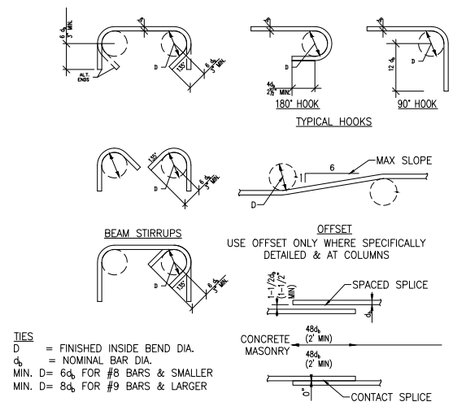
PROJECT:
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
1/8/26	AS_SHOWN	SM

PROJECT NO.
K970

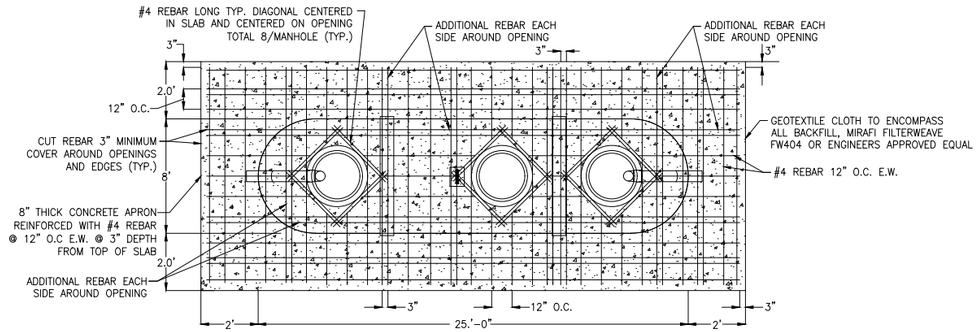
DRAWING NO.
W0.01

SHEET 2 OF 2 SHEETS

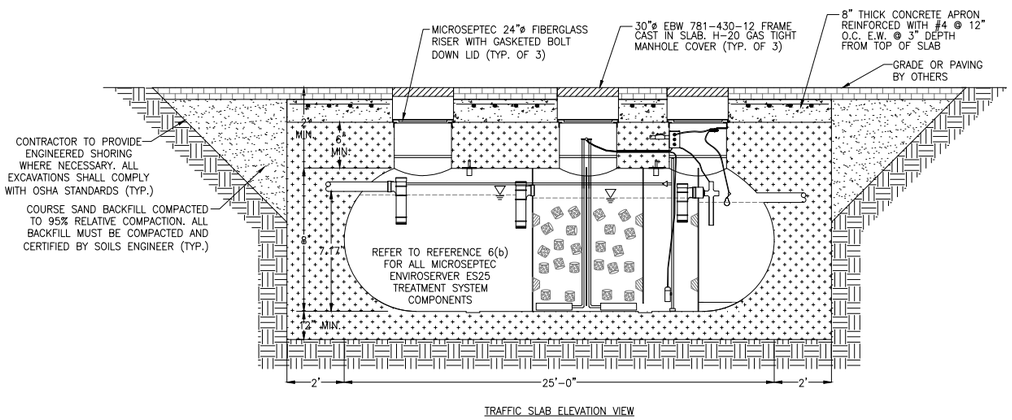


2 TYP. REINF. CAR BENDS & LAP SPLICES

Scale: N.T.S.



TANK PLAN VIEW



TRAFFIC SLAB ELEVATION VIEW

1 H-20 TRAFFIC RATED SLAB FOR MICROSEPTIC ENVIROSERVER ES25 TREATMENT TANK DETAIL

Scale: N.T.S

Ⓐ TANKS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S AND/OR SOILS ENGINEERS RECOMMENDATIONS AND CERTIFIED BY MANUFACTURER, SOILS ENGINEER AND/OR CONTRACTOR. IN-TANK TREATMENT SYSTEM COMPONENTS TO BE DELIVERED TO JOBSITE COMPLETELY ASSEMBLED BY MANUFACTURER.

Ⓑ CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FROM TANK MANUFACTURER DETAILING TANK PENETRATIONS, BRACKETS, & OTHER APPURTENANCES PRIOR TO TANK CONSTRUCTION.

Ⓒ IF THE SOIL HAS LESS THAN 750 LBS./SQ.FT. COHESION AS CALCULATED FROM AN UNCONFINED COMPRESSION TEST; OR IN SOILS HAVING AN ULTIMATE BEARING CAPACITY OF LESS THAN 3,500 LBS./SQ. FT.; OR WHERE SOIL WILL NOT MAINTAIN A VERTICAL WALL, THE EXCAVATION MUST ALLOW A MINIMUM SPACE EQUAL TO HALF THE DIAMETER OF THE TANK BETWEEN THE SIDE AND THE ENDCAP OF THE TANK, AND THE EXCAVATION WALL TO ENHANCE LATERAL RESISTANCE.

Ⓓ A REINFORCED CONCRETE SLAB MAY BE REQUIRED UNDER THE TANK AS A FOUNDATION IN THE EXCAVATION WHERE THE BOTTOM IS UNSTABLE. ASPHALT AND CONCRETE SLABS MUST EXTEND A MINIMUM OF 12" BEYOND THE TANK IN ALL DIRECTIONS.

Ⓔ TANKS SHALL BE ANCHORED PER MANUFACTURER'S RECOMMENDATIONS IN INSTALLATIONS IN WHICH THE TANK COULD BE EXPOSED TO WATER. SITES SHALL BE THOROUGHLY EVALUATED FOR THE POTENTIAL OF A RISE IN THE LOCAL WATER TABLE OR OF TRAPPED WATER BY THE SOILS ENGINEER. CONTRACTOR AND SOILS ENGINEER SHALL PROVIDE EVALUATION TO SYSTEM DESIGNER FOR REVIEW.

Ⓕ CONTRACTOR TO NOTIFY MANUFACTURER'S REPRESENTATIVE OF SYSTEM STARTUP WITH A MINIMUM OF TWO BUSINESS DAYS ADVANCE NOTICE AND ONLY AFTER TELEPHONE SERVICE HAS BEEN PROVIDED TO CONTROL PANEL.

Ⓖ EFFLUENT FILTER IS SPECIFIED PER THESE PLANS. EFFLUENT FILTER TO BE PROVIDED PRE-INSTALLED BY MANUFACTURER.

Ⓗ THE DESIGNED TANK BURY DEPTH PER MANUFACTURER. ANY TANK BURIED BEYOND RANGE NEEDS TO BE ANALYZED BY A CIVIL/GEOTECHNICAL ENGINEER AND VERIFIED BY THE DESIGNER AND MANUFACTURER.

Ⓘ ACCESS RISERS AND COVERS SHALL BE GAS-TIGHT, SHALL BE SET/GLUED IN FIELD BY CONTRACTOR AND WATER TESTED AFTER INSTALLATION IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND IN THE PRESENCE OF ENGINEER, OWNER, OR OWNER'S AGENT. LIDS SHALL BE LOCKING AND MARKED "SEWER".

Ⓙ IF THERE IS AN UNATTACHED RISER OVER AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE ASPHALT OR CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 6" MUST EXIST BETWEEN THE BOTTOM OF THE RISER AND THE TOP OF THE TANK.

Ⓚ IF THERE IS AN ATTACHED RISER ON AN ACCESS OPENING, IT MUST NOT TRANSMIT LOAD FROM THE ASPHALT OR CONCRETE SLAB TO THE TANK. A MINIMUM SPACE OF 3" MUST EXIST BETWEEN THE RISER OR SUMP AND THE SLAB.

Ⓛ TANKS SUBJECTED TO TRAFFIC LOADS (H-20 LOADS) MUST HAVE A COVER DEPTH OF AT LEAST 18" OF BACKFILL (36" FOR 12' TANKS) PLUS 6" OF REINFORCED CONCRETE OR 9" OF ASPHALT. TANKS NOT SUBJECTED TO TRAFFIC LOADS MUST HAVE A COVER DEPTH OF AT LEAST 24" OF BACKFILL (48" FOR 12' TANKS) OR 12" OF BACKFILL (36" FOR 12' TANKS) PLUS 4" OF REINFORCED CONCRETE OR 6" OF ASPHALT.

Ⓜ ALL PENETRATIONS THROUGH TANK AND ACCESS RISERS SHALL BE GAS AND WATERTIGHT. INSTALLER SHALL USE EPOXY, GROMMETS, OR OTHER APPROVED METHODS.

Ⓝ EACH CONDUIT RUN TO CONTROL PANEL SHALL BE INSTALLED WITH TWO (2) CONDUIT SEALS (O-Z/GEDNEY CAT NO EYA-125), ONE (1) EACH AT CONTROL PANEL AND SPLICE BOX.

Ⓞ A 24-HOUR WATERTIGHT TEST SHALL BE CONDUCTED ON ALL WASTEWATER STRUCTURES PER CONSTRUCTION SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR WATER TESTING THE CONCRETE TANKS ONCE THE TANKS INSTALLATION HAS BEEN COMPLETED AND ALLOWED TO SET OVERNIGHT. WATER TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM C1227.9.2. INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CLEAN WATER FOR THE TESTING, FILLING THE TANKS, AND PUMPING THE TANKS DRY ONCE TESTING IS COMPLETE.

Ⓟ TANK SHALL BE BEDDED PER SOILS ENGINEERS RECOMMENDATIONS. GEOTEXTILE CLOTH TO ENCOMPASS ALL BACKFILL, MIRAFI FILTERWEAVE FW404 OR ENGINEERS APPROVED. REFER TO SPECIAL TANK INSTALLATION NOTE PER THIS SHEET.

Ⓠ CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL EXTERIOR PIPING PER INSTALLATION DRAWINGS.

Ⓡ ALL ELECTRICAL WORK IS THE RESPONSIBILITY OF THE CONTRACTOR'S LICENSED ELECTRICIAN AND IS NOT PROVIDED BY MANUFACTURER. SYSTEM CONTROLLER SHOULD BE INSTALLED IN A HEATED BUILDING WHERE AN AMBIENT TEMPERATURE RANGE OF 60 TO 90° F IS MAINTAINED. IF THE CONTROL PANEL MUST BE LOCATED OUTSIDE AND FREEZING TEMPERATURES ARE ANTICIPATED, NOTIFY MANUFACTURER SO A HEATER MAY BE INSTALLED WITHIN THE ENCLOSURE.

Ⓢ CONTRACTOR IS RESPONSIBLE FOR INSTALLING A DEDICATED "UNBLOCKED" ANALOG PHONE LINE TO THE PROCESSOR CONTROL PANEL FOR THE AUTODIALER/MODEM. PHONE LINE MUST BE INSTALLED AND WORKING IN ORDER TO HAVE ANY WORK PERFORMED UNDER WARRANTY. ANY WORK PERFORMED ON THE SYSTEM WITHOUT THE INSTALLATION OF THE PHONE LINE SHALL BE AT THE SOLE EXPENSE OF THE OWNER.

3 TANK NOTES

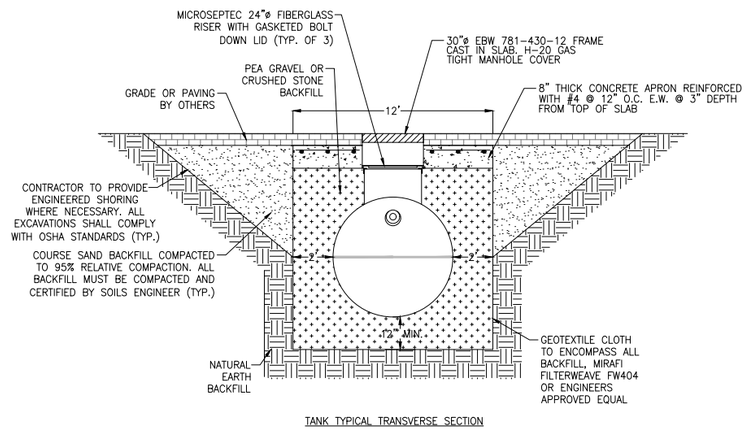
Scale: N.T.S.

NOTES:
1. REFER TO STRUCTURAL GENERAL NOTES ON SHEET TR-2.
2. REFER TO TANK NOTES PER DETAIL 3 ON THIS SHEET.
3. SEE GENERAL NOTES 43 & 44 ON SHEET TR-1.

SPECIAL GRADING NOTE:
EXPORTED SOIL FROM THE SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY MALIBU'S LIP SECTION 8.3.

SPECIAL NOTE:
1. SOILS ENGINEER TO DETERMINE IF ANCHORS AND/OR TIE DOWN STRAPS (NOT SHOWN) ARE NECESSARY. SEE TANK NOTE E THIS SHEET.

PROPRIETARY MANUFACTURER NOTES:
1. ALL PROPRIETARY SPECIFICATIONS ARE "OR EQUAL" SUBJECT TO WRITTEN APPROVAL OF SUBMITTAL BY ENGINEER.



TANK TYPICAL TRANSVERSE SECTION

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

NO.	REVISIONS:	DATE:	BY:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL L. POPE
No. 69989
CIVIL
STATE OF CALIFORNIA

All design, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Engineer and shall not be used on any other work whatsoever and shall be returned to the Engineer upon completion of the work. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Engineer prior to the commencement of work.

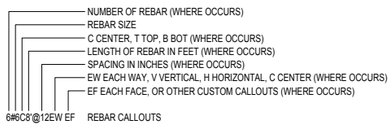
SHEET TITLE:	TRAFFIC SLAB DETAILS
PROJECT:	TRAFFIC SLAB
ADDRESS:	29150 CLIFFSIDE DRIVE MALIBU, CA 90265
DATE	10/17/24
SCALE	AS SHOWN
DRAWN BY	CB

PROJECT NO.
K970
DRAWING NO.
TR-4
SHEET 4 OF 4 SHEETS

REVISION DATES (DESIGN STAGE ONLY)

EPD CONSULTANTS, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REINFORCEMENT



1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND BELOW:
   A. SPIRALS SHALL BE COLD DRAWN BARS CONFORMING TO ASTM A-82.
   B. FOR SLABS AND FOUNDATIONS A HIGHER GRADE THAN GRADE 60 MAY BE PROVIDED AT CONTRACTOR'S OPTION AND AT NO ADDITIONAL COST TO THE CLIENT, PROVIDED THAT REBAR SIZE AND SPACING SHALL NOT BE ALTERED. IF ALTERATION TO REBAR SIZE AND SPACING IS SOUGHT, THESE MUST BE APPROVED IN WRITING BY SEOR. ENGINEERING AND PERMITTING FEES SHALL BE PAID BY CONTRACTOR WITHOUT ADDITIONAL COST TO THE CLIENT.

4. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR TOLERANCES:

A. CONCRETE POURED AGAINST EARTH (OTHER THAN PILES)	3"
B. CONCRETE NOT FORMED IN CONTACT WITH EARTH	3"
C. FORMED CONCRETE IN CONTACT WITH EARTH	2"
D. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER)	2"
E. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER)	1-1/2"
F. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER)	1"
G. OTHER CONCRETE NOT EXPOSED TO WEATHER	1-1/2"

5. #5 AND LARGER REINFORCING BARS SHALL NOT BE SPLICED EXCEPT AS LOCATED AND DETAILED ON THE DRAWINGS. #4 AND SMALLER BARS WITH LENGTHS NOT SHOWN SHALL BE CONTINUOUS. PROVIDE CLASS 'B' SPLICE UNLESS NOTED OTHERWISE. ALL BARS IN MASONRY SHALL BE CONTINUOUS, LAPPING 48 BAR DIAMETERS, 2'-0" MINIMUM. HORIZONTAL WALL SPLICES SHALL BE STAGGERED. VERTICAL BARS SHALL NOT BE SPLICED EXCEPT AT HORIZONTAL SUPPORTS, SUCH AS FLOOR OR ROOF, UNLESS DETAILED OTHERWISE. ALL BARS ENDING AT THE FACE OF A WALL, COLUMN, OR BEAM SHALL EXTEND TO WITHIN 2" OF THE FAR FACE AND HAVE A 90 DEGREE HOOK, UNLESS OTHERWISE SHOWN.

6. BARS SHALL BE FIRMLY SUPPORTED AND ACCURATELY PLACED AS REQUIRED BY THE ACI STANDARDS, USING TIE AND SUPPORT BARS IN ADDITION TO REINFORCEMENT SHOWN WHERE NECESSARY FOR FIRM AND ACCURATE PLACING. PROVIDE DOWELS TO MATCH ALL REINFORCEMENT AT POUR JOINTS, UNLESS SHOWN OR NOTED OTHERWISE. ALL DOWELS AND BOLTS SHALL BE ACCURATELY SET IN PLACE BEFORE PLACING CONCRETE. NO WELDING OF REINFORCEMENT (INCLUDING TACK WELDING) SHALL BE DONE UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY THE ENGINEER. ALL SLAB AND BEAM REINFORCEMENT SHALL BE CHAIRED UP.

9. DRAWINGS SHOW TYPICAL REINFORCING CONDITIONS. CONTRACTOR SHALL PREPARE DETAILED PLACEMENT DRAWINGS OF ALL CONDITIONS SHOWING QUANTITY, SPACING, SIZES, CLEARANCES, LAPS, INTERSECTIONS, AND COVERAGE REQUIRED BY THE STRUCTURAL DETAILS, APPLICABLE CODE, AND TRADE STANDARDS. CONTRACTOR SHALL NOTIFY REINFORCING INSPECTOR OF ANY ADJUSTMENTS FROM TYPICAL CONDITIONS WHICH ARE PROPOSED IN PLACEMENT DRAWINGS TO FACILITATE FIELD PLACEMENT OF REINFORCING STEEL AND CONCRETE.

10. ALL PRINCIPAL REBAR SHALL TERMINATE WITH A STANDARD HOOK MINIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE. REBAR BENDS SHALL BE MADE COLD. REBAR SHALL NOT BE BENT AFTER ANY PORTION OF THE BAR IS ENCASED IN CONCRETE.

11. ALL LAP SPLICES ARE CLASS 'B' LAP SPLICES UNLESS NOTED OTHERWISE.

13. ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.

15. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PADS LESS THAN 4" THICK SHALL BE REINFORCED WITH AT LEAST ONE (1) LAYER OF 6X6/W2.9XW2.9 WELDED WIRE FABRIC AND HAVE HOOKED DOWELS (#3 AT 12' ON CENTERS) INTO THE STRUCTURAL SLAB. UNLESS NOTED OTHERWISE. FOR PADS GREATER THAN 4 INCHES THICK, USE REINFORCING AS SHOWN IN THE TYPICAL DETAILS.

16. ADDITIONAL REINFORCEMENT SHALL BE PROVIDED AROUND ALL SLAB AND WALL OPENINGS INCLUDING DIAGONAL BARS WITHOUT EXCEPTION.

17. ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.18 EACH WAY CONTINUOUS.

18. REINFORCING STEEL SHOP DRAWINGS SHALL INCLUDE SLAB OPENINGS, DEPRESSIONS, SLOPES, CURBS, DRAINS, AND SLAB EDGE LOCATIONS FROM ALL MEP TRADES. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE AND INDICATE ALL SLAB OPENINGS ON PLAN AND SUBMIT TO THE STRUCTURAL ENGINEER PRIOR TO SUBMITTAL OF REINFORCING SHOP DRAWINGS.

19. CONTRACTOR SHALL FURNISH MISCELLANEOUS REBAR IN ADDITION TO THE REBAR SPECIFIED ON THE STRUCTURAL DRAWINGS, WHICH SHALL BE INSTALLED AT EOR'S DISCRETION DURING CONSTRUCTION. THE AMOUNT OF ADDITIONAL REBAR SHALL BE 5 TONS OR 2% OF THE REBAR WEIGHT SPECIFIED PER STRUCTURAL DRAWINGS, WHICHEVER IS GREATER.

20. INSTALLED REBAR IN CONCRETE AND CMU SHALL NOT BE DAMAGED OR CUT BY CORING, DRILLING, SAW CUTTING, ETC.

FOUNDATIONS

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE CRITERIA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT TITLED SUPPLEMENTAL REPORT NO.2 PROPOSED GRADING PLAN 29150 CLIFFSIDE DRIVE, MALIBU, CALIFORNIA BY GEOCONCEPTS, DATED 08/05/2024
2. THE GEOTECHNICAL INVESTIGATION REPORT IS PART OF THE CONSTRUCTION SET, AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
3. PER GEOTECHNICAL INVESTIGATION REPORT, THE ALLOWABLE SOIL BEARING PRESSURES ARE AS FOLLOWS:
   A. CONTINUOUS FOOTING: 2000 PSF
   B. ISOLATED SPREAD FOUNDATIONS: 2500 PSF
   THE RECOMMENDED BEARING MATERIAL IS MARINE TERRACE DEPOSITS
4. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.
5. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
6. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
7. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, CASING, UNDERPINNING, AND PROTECTION OF EXISTING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE OF DEWATERING WHEN SO REQUIRED PER SOILS REPORT OR AS WARRANTED BY FIELD CONDITIONS.
10. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.

CONCRETE

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"
3. CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

CONCRETE MIX SPECIFICATIONS (†)							
LOCATION	WEIGHT	F'c @ 28 DAYS (PSI)	W/C	SLUMP (†) (IN)	LARGEST Dagg (IN)	ALLOWABLE FLYASH	MAX SHRNK @ 28 DAYS
ALL LOCATIONS UNO	NORMAL	4,000	0.50	4	1	15%	0.045%

4. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.
5. ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.
6. CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.
7. CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR
8. CONCRETE MATERIALS AND MIXTURES
   A. MIXES SHALL BE PREPARED WITH TYPE II/V PORTLAND CEMENT CONFORMING TO ASTM C150.
   B. FLY ASH CONFORMING WITH ASTM C618 MAY REPLACE PORTLAND CEMENT CONTENT BY WEIGHT. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, REPLACEMENT MAY BE UP TO 15% FOR ELEVATED SLAB OR 25% FOR OTHER CASES. WHERE CONCRETE IS VISUALLY EXPOSED VERIFY WITH THE PROJECT ARCHITECT THE USE OF FLY ASH.
   C. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 3/8" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.
   D. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
   E. ADMIXTURES, IF USED, SHALL COMPLY WITH ASTM STANDARDS NOTED ON LATEST EDITION OF ACI 318.
   F. ADDITIVES SPECIFIED BY OTHER CONSULTANT, SUCH AS, BUT NOT LIMITED TO, WATER PROOFING ADDITIVES, PIGMENTS, ETC, SHALL NOT IMPAIR THE EXPECTED STRUCTURAL PERFORMANCE OF THE CONCRETE. SPECIFICATIONS SHALL BE SUBMITTED TO SEOR FOR REVIEW AND APPROVAL
9. THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.
10. DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. WHERE ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, PIPES, AND DUCTWORK, ARE TO BE PLACED WITHIN OR THRU CONCRETE MEMBERS, DIRECT CONTACT OF SUCH MEMBERS WITH CONCRETE SHALL BE PREVENTED AS REQUIRED BY DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS, AND AS NEEDED TO COMPLY WITH PLUMBING CODE AND/OR TO AVOID DAMAGE OF SUCH ELEMENTS. TYPICAL MEANS TO AVOID DIRECT CONTACT WITH CONCRETE SUCH AS SLEEVES, LAYERS OF COMPRESSIBLE MATERIALS, AIR GAPS, ETC. SHALL BE SPECIFIED BY, OR OBTAINED BY GC FROM, DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS. REBAR DISPLACED BY SUCH ELEMENTS SHALL BE ARRANGED AS CLOSE AS PRACTICALLY POSSIBLE AROUND THE EMBEDDED ELEMENTS AND SHALL NOT BE INTERRUPTED.
12. FORMWORK REMOVAL:
   A. FORMWORK SHALL BE REMOVED IN A MANNER THAT MAINTAINS THE STRENGTH AND STABILITY OF THE STRUCTURE AT ALL TIMES.
   B. NO STRIPPING OF FORMWORK IS ALLOWED BEFORE CONCRETE HAS CURED SUFFICIENTLY TO PREVENT SPALLING, CHIPPING OR OTHER DAMAGE DUE TO FORMWORK REMOVAL.
   C. NON PT SLABS: FORMWORK SHALL NOT BE REMOVED BEFORE ALL CONDITIONS BELOW ARE MET:
      C1. THE SPECIFIED COMPRESSIVE STRENGTH IS REACHED
      C2. FORM WORK IS LEFT IN PLACE AT LEAST 28 DAYS AFTER CONCRETE POUR, EXCEPT THAT FORM WORK CAN BE REMOVED 14 DAYS AFTER CONCRETE POUR IF FOLLOWED BY IMMEDIATE RE-SHORING OF THE SLAB ON THE SAME DAY. RE-SHORING SHALL BE MAINTAINED IN PLACE A MIN OF 28 DAYS AFTER CONCRETE POUR.
13. CONCRETE PLACEMENT METHOD. GENERAL CONTRACTOR SHALL SELECT CONCRETE PLACEMENT METHOD, INCLUDING, BUT NOT LIMITED TO, POURED IN PLACE, SHOTCRETE, ETC., ADEQUATE TO COMPLY WITH ALL CONCRETE SPECIFICATIONS PER CONSTRUCTION DOCUMENTS, SUCH AS, BUT NOT LIMITED TO, CONCRETE MIXES PARAMETERS, ARCHITECTURAL FINISH, EXPOSED CONCRETE, ETC.

GENERAL

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE CALIFORNIA BUILDING CODE / LOS ANGELES BUILDING CODE.
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
3. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
6. DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
8. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
9. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
11. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
13. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
15. A COPY OF ANY REQUIRED LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
16. ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS. ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC,; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
17. SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.
18. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR
19. ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT. ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFI'S). PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

SCOPE

DESIGN OF SITE WALLS ADJACENT TO (E) DRIVEWAY

The following stamped sheets of the plans have been reviewed by GeoConcepts, Inc. from a geology and geotechnical engineering standpoint and appear to be in general conformance with the report(s) prepared by GeoConcepts, Inc.
The reports should be considered a part of the plans; therefore, more restrictive recommendations within the report(s), or if there are conflicts between the reports and plans, the more restrictive shall govern and should be followed. This review is not to be construed as an authentication of any dimensions, calculations, or elevations shown on the plans.

REGISTERED PROFESSIONAL ENGINEER — JAMES H. HRAS DERMENJIAN — No. 61061 — CIVIL — STATE OF CALIFORNIA — 2025

REGISTERED ENGINEERING GEOLOGIST — MARK A. BARRETT — 2025 — STATE OF CALIFORNIA

SHUBIN+DONALDSON ARCHITECTS INC.

SANTA BARBARA OFFICE
3890 LA CUMBRE PLAZA LN
SUITE 300
SANTA BARBARA, CA 93105
T (805) 962-7000
F (805) 962-7050

CULVER CITY OFFICE
3954 WILLAT AVENUE
CULVER CITY, CA 90232
T (310) 204-0988
F (310) 204-0219

Labib Funk + Associates
Structural | Shoring | Civil | EBM
319 Main Street
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699 LFA#: 22109

REGISTERED PROFESSIONAL ENGINEER — JOHANNA LABIB — No. 47919 — STRUCTURAL — STATE OF CALIFORNIA

SIGN DATE 09/03/2024

29150 CLIFFSIDE DRIVE
29150 CLIFFSIDE DR., MALIBU, CA 90265 JOB NO. 1446

PLAN CHECK SET
SCALE: As indicated
DATE: 09/03/2024

REV.	DATE	DESCRIPTION
1	09/03/2024	PC SUBMITTAL

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

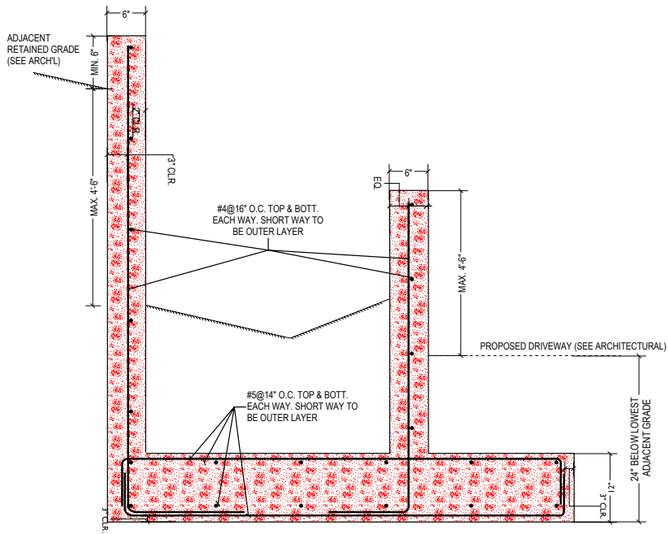
S001

9/10/2018 1:22:29 PM

The following stamped sheets of the plans have been reviewed by GeoConcepts, Inc. from a geology and geotechnical engineering standpoint and appear to be in general conformance with the report(s) prepared by GeoConcepts, Inc.
The reports should be considered a part of the plans; therefore, more restrictive recommendations within the report(s), or if there are conflicts between the reports and plans, the more restrictive shall govern and should be followed. This review is not to be construed as an authentication of any dimensions, calculations, or elevations shown on the plans.

REGISTERED PROFESSIONAL ENGINEER — ABDELHAMID RAAD DERMOUGHAN — CIVIL — STATE OF CALIFORNIA

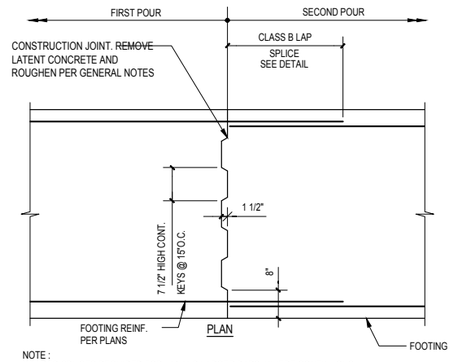
CERTIFIED ENGINEERING GEOLOGIST — MARK A. BARRETT — STATE OF CALIFORNIA



SITE WALL FOOTING DETAIL

SCALE: N.T.S.

11



NOTE :
WELDED SPLICES REQUIRED FOR #14 AND LARGER BARS. WHERE CONTINUOUS FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

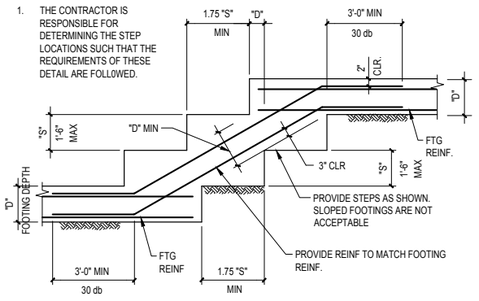
CONT. FTG. CONSTRUCTION JOINT

SCALE: N.T.S.

7

NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE STEP LOCATIONS SUCH THAT THE REQUIREMENTS OF THESE DETAIL ARE FOLLOWED.

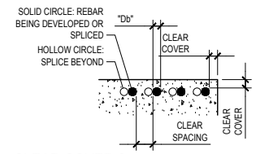


LEGEND:
db = BAR DIAMETER.

TYP. STEPPED FOOTING DETAIL

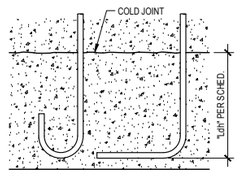
SCALE: N.T.S.

8



CLEAR COVER & CLEAR SPACING

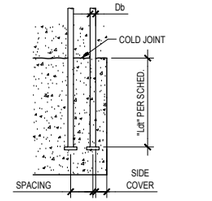
A



180° HOOK 90° HOOK

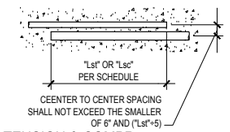
DEVELOPMENT OF STANDARD HOOK "Ldh"

B



DEVELOPMENT OF HEADED BAR "Ldt"

C



TENSION & COMPR. LAP SPLICE "Lst" & "Lsc"

D

		DEVELOPMENT OF LONGITUDINAL GR60 REBAR (IN) SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2																		LAP SPLICE OF LONGITUDINAL GR60 REBAR (IN) SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2																	
		TENSION DEVEL. LENGTH "Ld"						DEVEL. LENGTH "Ldh" STD HOOK						DEVEL. LENGTH "Ldt" HEADED BARS						COMPRESSION DEVEL. LENGTH "Ldc"						TENSION LAP SPLICE "Lst"												COMPRESSION LAP SPLICE "Lsc"					
																								CLASS A	CLASS B [2]					REDUCED CLASS B [3]						REBAR GRADE KSI					
																																				E					
"Db" (IN)	f'c NORMAL WEIGHT (PSI)	3,000	4,000	4,500	5,000	5,500	6,000	3,000	4,000	4,500	5,000	5,500	6,000	3,000	4,000	4,500	5,000	5,500	6,000	3,000	4,000	4,500	5,000	5,500	6,000	3,000	4,000	4,500	5,000	5,500	6,000	3,000	4,000	4,500	5,000	5,500	6,000	LESS THAN 3,000	3,000 AND HIGHER
0.375	#3	17	16	15	14	13	13	12	6	6	6	6	6	6	6	7	7	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	8	8	8	16	22	24	12	17	18
0.500	#4	22	21	19	18	17	17	16	8	8	8	7	7	6	6	6	6	9	9	8	8	7	7	7	9	8	8	8	8	8	8	8	8	8	8	8	8	20	29	32	15	22	24
0.625	#5	28	26	24	23	22	21	20	10	9	9	9	8	8	8	8	7	11	11	10	9	9	9	8	11	10	9	9	9	8	8	8	11	10	9	9	9	8	8	25	36	39	19	28	30
0.750	#6	33	31	29	27	26	25	24	12	11	10	10	10	9	9	9	9	14	13	12	11	11	10	10	13	12	11	11	10	10	10	13	12	11	11	10	10	10	10	30	43	46	23	33	36
0.875	#7	48	45	42	40	38	36	34	14	13	12	11	11	10	10	10	10	16	15	14	13	12	12	11	15	14	13	12	12	11	11	15	14	13	12	12	12	11	12	35	50	55	27	39	42
1.000	#8	55	51	48	45	43	41	39	16	15	14	13	12	12	11	11	18	17	16	15	14	13	13	17	16	15	14	14	13	13	17	16	15	14	14	14	14	14	14	40	57	63	30	44	48
1.128	#9	62	58	54	51	48	46	44	18	17	15	15	14	13	13	20	19	18	17	16	15	14	14	19	18	17	16	15	15	15	19	18	17	16	15	15	15	15	15	45	64	71	34	50	55
1.270	#10	70	65	61	57	54	52	50	20	19	17	16	16	15	14	23	21	20	19	18	17	16	16	21	20	19	18	17	17	17	21	20	19	18	17	17	17	17	17	51	72	80	39	56	61
1.410	#11	78	72	67	64	60	58	55	22	21	19	18	17	16	16	25	23	22	21	20	19	18	18	24	22	21	19	19	19	19	24	22	21	19	19	19	19	19	19	57	81	87	44	62	68
1.693	#14	93	86	81	76	72	69	66	26	25	23	22	21	20	19	NOT ALLOWED								28	26	25	23	23	23	23	LAP SPLICE NOT ALLOWED SEE NOTES													
2.257	#18	124	115	108	101	96	92	88	35	33	30	29	27	26	25									38	35	33	31	30	30	30														

CLASS "A" LAP SPLICES SHALL BE SAME AS "Ld"
U.N.O. "ALL LAP SPLICES SHALL BE CLASS "B"

NOTES:

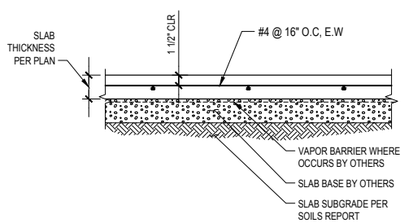
1. REBAR SHALL BE ALWAYS DEVELOPED ACROSS COLD JOINTS. SPLICES SHALL OCCUR ONLY WHERE SHOWN ON DETAILS. UNLESS OTHERWISE NOTED ELSEWHERE IN THE DRAWING SET, THE FOLLOWING SHALL APPLY:
   A. MIN DEVELOPMENT LENGTH ACROSS A COLD JOINT OF STRAIGHT REBAR SHALL BE "Ld"
   B. MIN DEVELOPMENT LENGTH ACROSS A COLD JOINT OF HOOKED REBAR SHALL BE "Ldh"
   C. LAP SPLICE SHALL BE CLASS B TENSION LAP SPLICE "Lst"
2. ALL THE DEVELOPMENT LENGTHS AND LAP SPLICES SHALL BE MODIFIED AS FOLLOWS:
   A. CASTING POSITION: IF MORE THAN 12 IN OF FRESH CONCRETE IS PLACED BELOW HORIZONTAL TOP REBAR, SCHEDULED VALUES OF "Ld" AND "Lst" SHALL BE MULTIPLIED BY 1.3.
   B. LIGHT WEIGHT CONCRETE: IF LIGHT WEIGHT CONCRETE IS USED, ALL THE DEVELOPMENT LENGTHS AND TENSION LAP SPLICE SCHEDULED VALUES SHALL BE MULTIPLIED BY 1.33. HEADED BARS ARE NOT ALLOWED IN LIGHT WEIGHT CONCRETE. COMPRESSION LAP SPLICE "Lsc" DO NOT NEED TO BE INCREASED
   C. GRADE OF STEEL: EXCEPT "Lsc", SCHEDULED LENGTHS APPLY TO REBAR WITH GRADE 60 KSI. WHERE REBAR WITH HIGHER STRENGTH IS SPECIFIED OR APPROVED AS A SUBSTITUTION, THE SPLICES PER TABLE ABOVE SHALL BE INCREASED PROPORTIONALLY TO THE HIGHER STRENGTH. FOR EXAMPLE, FOR GRADE 80, THE LENGTHS SHALL BE MULTIPLIED BY 80/60 = 1.33. HEADED BARS WITH GRADE GREATER THAN 60 KSI SHALL NOT BE PERMITTED UNLESS OTHERWISE SHOWN ON RESEARCH REPORT OF SELECTED HEADED BAR.
   D. EPOXY COATING: SCHEDULED LENGTHS APPLY TO UNCOATED OR ZINC COATED (GALVANIZED) REBAR. IF EPOXY COATING IS SPECIFIED, SCHEDULED VALUED SHALL BE MULTIPLIED BY 1.2 FOR "Ldh", "Ldt" AND BY 1.5 FOR "Ld", "Lst", Ldc AND Lsc DO NOT NEED TO BE INCREASED.
   E. CONFINEMENT: SCHEDULED VALUES OF "Ld" AND "Lst" SHALL BE MULTIPLIED BY 1.5 FOR:
      - MEMBERS WITH TIES (SUCH AS COLUMNS, PILES, BEAMS, ETC.) WITH LONGITUDINAL REBAR WITH "CLEAR COVER" LESS THAN "Db" OR WITH "CLEAR SPACING" LESS THAN "Db"
      - MEMBERS WITHOUT TIES (SUCH AS WALLS, SLAB, FOOTINGS, ETC.) WITH LONGITUDINAL REBAR WITH "CLEAR SPACING" LESS THAN 2 x "Db"

      SCHEDULED VALUES OF "Lsc" SHALL BE MULTIPLIED BY 1.33 WHEN OCCURRING AT WALLS
3. HEADED DEFORMED BARS SHALL BE PERMITTED IF ALL FOLLOWING CONDITIONS ARE MET (SEE INSET DETAIL):
   - PROVIDE HRC555 HEADED DEFORMED BAR (RESEARCH REPORT ER 177) OR APPROVED EQUIVALENT
   - SIDE COVER IS AT LEAST 2xDb
   - REBAR SPACING IS AT LEAST 4xDb
4. WHERE REBAR OF DIFFERENT SIZE ARE LAP SPLICED, FOLLOWING SHALL APPLY:
   A. LAP SPLICE SHALL BE THE GREATER OF Ld OF LARGER BAR AND Lst OF SMALLER BAR (TENSION)
   B. LAP SPLICE SHALL BE THE GREATER OF Ldc OF LARGER BAR AND Lsc OF SMALLER BAR (COMPRESSION).
   C. TENSION SHALL BE ASSUMED UNLESS NOTED OTHERWISE ELSEWHERE IN THIS SET.
5. FOR LAP OF BUNDLED REBAR CONTACT E.O.R.
6. LAP SPLICE FOR #14 AND #18 ARE NOT ALLOWED. PROVIDE MECHANICAL OR WELDED SPLICES DEVELOPING 1.25Fy FOR THESE SPLICES. SUBMIT SELECTED SPLICE SYSTEM TO E.O.R. FOR APPROVAL.
7. REDUCED CLASS B LAP SPLICE SHALL APPLY AT COLUMNS AND SHEAR WALL BOUNDARY MEMBERS WHERE SPECIFICALLY IDENTIFIED ON DRAWINGS

DEVELOPMENT AND SPLICE OF REBAR IN CONCRETE

SCALE: N.T.S.

2



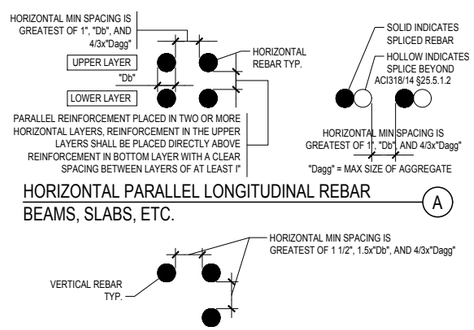
NOTES:

1. IF SLAB ON GRADE BASE IS NOT SPECIFIED ON CONSTRUCTION DOCUMENTS, GC SHALL PROVIDE ADEQUATE BASE AS NEEDED FOR SLAB CURING

TYPICAL SLAB ON GRADE

SCALE: N.T.S.

12



HORIZONTAL PARALLEL LONGITUDINAL REBAR BEAMS, SLABS, ETC.

A

VERTICAL PARALLEL LONGITUDINAL REBAR COLUMNS, WALLS, BOUNDARY ELEMENTS, ETC.

B

NOTES:
1. THIS DETAIL APPLIES TO CAST IN PLACE CONCRETE. FOR SHOTCRETE SEE MIN BAR SPACING IN SHOTCRETE.
2. "Dagg" INDICATES MAXIMUM NOMINAL SIZE OF COURSE AGGREGATE

MIN BAR SPACING IN CIP CONC.

SCALE: N.T.S.

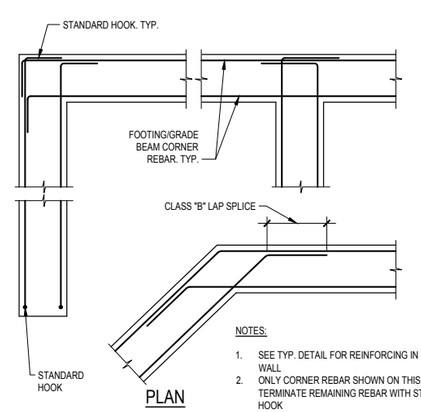
9

TYPE OF STANDARD HOOK	STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR: BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION l_{ext}	TYPE OF STANDARD HOOK	STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS: BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION l_{ext}	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	$6d_b$	$12d_b$	90°, DIA, l_{ext}, l_{dh}	#3 THRU #5	$4d_b$	GREATER OF $6d_b$ AND 3"	90°, DIA, l_{ext}
	#9 THRU #11	$8d_b$			#6 THRU #8	$6d_b$	$12d_b$	
	#14 AND #18	$10d_b$						
135° HOOK	NA				#3 THRU #5	$4d_b$	GREATER OF $6d_b$ AND 3"	135°, DIA, $6d_b$
					#6 THRU #8	$6d_b$		
180° HOOK	#3 THRU #8	$6d_b$	GREATER OF $4d_b$ AND 2 1/2"	180°, DIA, l_{ext}, l_{dh}	#3 THRU #5	$4d_b$	GREATER OF $4d_b$ AND 2 1/2"	180°, DIA, l_{ext}
	#9 THRU #11	$8d_b$			#6 THRU #8	$6d_b$		
	#14 AND #18	$10d_b$						

STANDARD HOOKS

SCALE: N.T.S.

6



NOTES:

1. SEE TYP. DETAIL FOR REINFORCING IN STEM WALL
2. ONLY CORNER REBAR SHOWN ON THIS DETAIL. TERMINATE REMAINING REBAR WITH STANDARD HOOK

FOOTING AND GRADE BEAM REINFORCEMENT @ CORNERS

SCALE: N.T.S.

3

SHUBIN+DONALDSON ARCHITECTS INC.
SANTA BARBARA OFFICE
3890 LA CUMBRE PLAZA LN
SUITE 300
SANTA BARBARA, CA 93105
T (805) 682-7171
F (805) 682-7550
CULVER CITY OFFICE
3954 WILLAT AVENUE
CULVER CITY, CA 90232
T (310) 204-0568
F (310) 204-0219

LFA Labib Funk + Associates
Structural | Shoring | Civil | EBM
319 Main Street
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699 LFA#: 22109

REGISTERED PROFESSIONAL ENGINEER — JOHANNA LABIB — No. 4589 — STRUCTURAL — STATE OF CALIFORNIA

SIGN DATE 09/03/2024

29150 CLIFFSIDE DRIVE

29150 CLIFFSIDE DR., MALIBU, CA 90265 JOB NO. 1446

PLAN CHECK SET
SCALE: As indicated
DATE: 09/03/2024

REV.	DATE	DESCRIPTION
1	09/03/2024	PC SUBMITTAL

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS.

DETAILS

S002

9/10/2018 1:22:29 PM

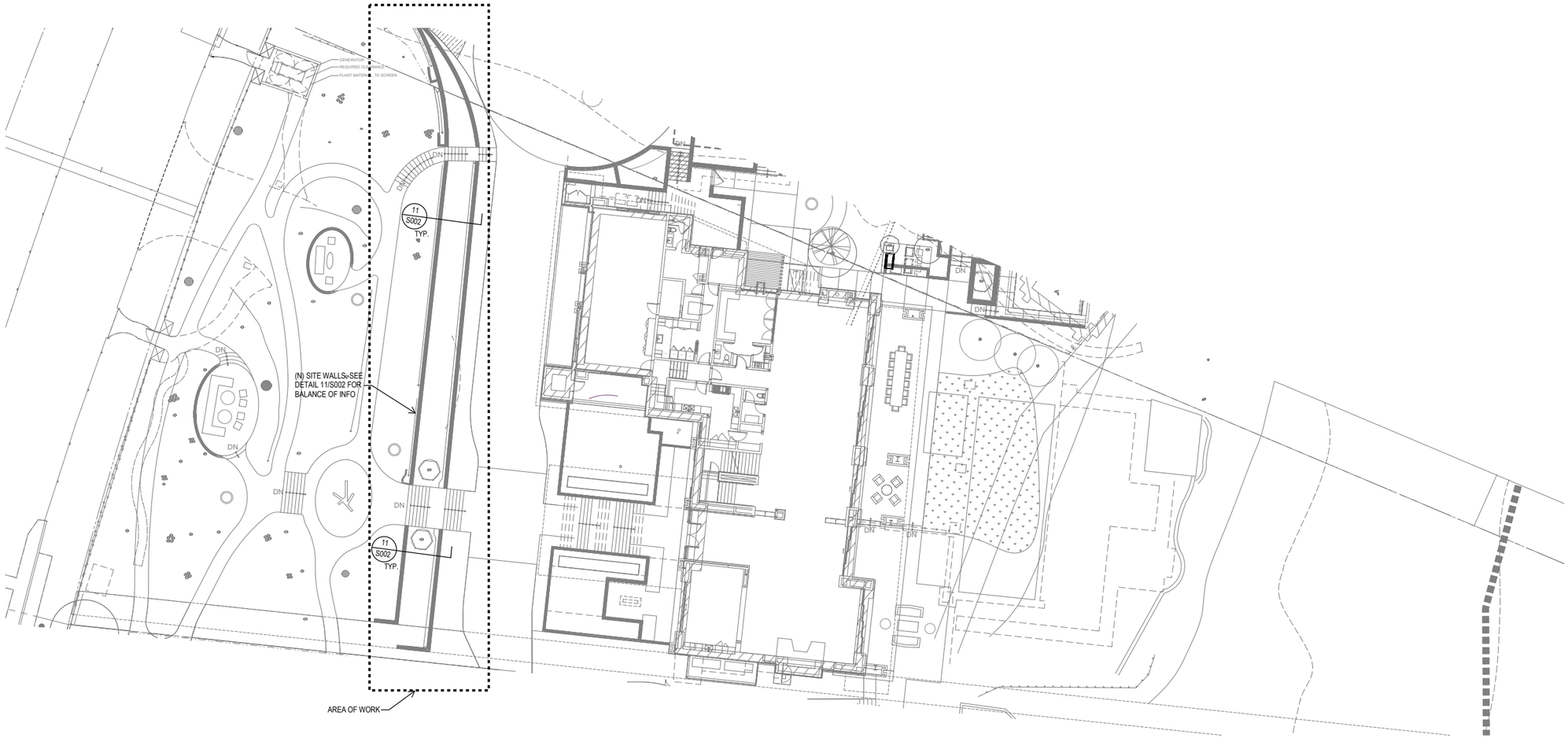
PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND DETAILS, SEE S001 TO S002 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES

102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.

104. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY PROJECT GEOTECH AND STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF REINFORCING STEEL.



SITE PLAN

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

1

SHUBIN+DONALDSON ARCHITECTS INC.

SANTA BARBARA OFFICE
3890 LA CUMBRE PLAZA LN
SUITE 300
SANTA BARBARA, CA 93105
T (805) 962-7000
F (805) 962-7050

CULVER CITY OFFICE
3954 WILLAT AVENUE
CULVER CITY, CA 90232
T (310) 204-0888
F (310) 204-0219

Labib Funk + Associates
Structural | Shoring | Civil | EBM
319 Main Street
El Segundo, California 90245
t: 213/ 239 9700 f: 213/ 239 9699 LFA#: 22109

REGISTERED PROFESSIONAL ENGINEER
YOUHANNA LABIB
No. 45919
STRUCTURAL
STATE OF CALIFORNIA

SIGN DATE 09/03/2024

29150 CLIFFSIDE DRIVE

29150 CLIFFSIDE DR., MALIBU, CA 90265

JOB NO. 1446

PLAN CHECK SET

SCALE: As indicated

DATE: 09/03/2024

REV.	DATE	DESCRIPTION
1	09/03/2024	PC SUBMITTAL

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF SHUBINDONALDSON. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH SHUBINDONALDSON. VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIA OF ACCEPTANCE OF THESE RESTRICTIONS

SITE PLAN

S100

9/10/2018 1:22:29 PM

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-7650

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 03/06/2025

PROJECT NUMBER: CDP 15-070

JOB ADDRESS: 29150 CLIFFSIDE DR

APPLICANT / CONTACT: Frank Mabante, Mabante Development Inc

APPLICANT EMAIL: frank@mabantedevelopment.com

PLANNER: Gina Paolini

PROJECT DESCRIPTION: (N) AOWTS, driveway, landscaping

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

_____ **The project review package is INCOMPLETE and; CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design** (See Attached).

X _____ **The project is APPROVED, consistent with City Goals & Policies associated with the protection of biological resources and CAN proceed through the Planning process.**

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd $_____

_____ **The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore Requires Review by the Environmental Review Board (ERB).**

Courtney McCammon 3/13/25

Signature Date

Additional requirements/conditions may be imposed upon review of plan revision

Contact Information:

Courtney McCammon, City Biologist, biology@malibucity.org, (310) 456-2489, extension 277

City of Malibu

Biology • Planning Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Frank Mabante, Mabante Development Inc frank@mabantedevelopment.com		
Project Address:	**29150 CLIFFSIDE DR** Malibu, CA 90265		
Planning Case No.:	CDP 15-070		
Project Description:	(N) AOWTS, driveway, landscaping		
Date of Review:	March 13, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/6/25
Site Survey:	3/6/25
Landscape Plan:	3/6/25
Hydrozone Plan:	3/6/25
Irrigation Plan:	3/6/25
Fuel Modification Plan:	3/6/25
Grading Plan:	3/6/25
OWTS Plan:	3/6/25
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	3/29/16 (Incomplete), 12/16/23 (Incomplete), 10/5/24 (Incomplete)

REVIEW FINDINGS

Review Status:	☐	**INCOMPLETE**: Additional information and/or a response to the listed review comments is required.
	☒	**APPROVED**: The project has been approved with regards to biological impacts.
	☐	**CANNNOT APPROVE AS SUBMITTED**: The proposed project does not conform to the requirements of the MMC and/or LCP.
	☐	**ERB**: This project has the potential to impact ESHA and may require review by the Environmental Review Board pursuant to LIP Section 4.4.4

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 284,115 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 259,286 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:

   A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Section 17.53.030. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

   E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height. Three sequential violations of this condition will result in a requirement to permanently remove the vegetation from the site.

F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth). The vegetation shall also be maintained to preserve the view corridor on the property.

G. Invasive plant species, as determined by the City of Malibu, are prohibited.

H. The turf is limited to 1,500 square feet.

I. All palm trees on the property are existing to remain. No relocation is permitted with this application.

J. No non-native plant species shall be approved greater than 50 feet from the residential structure. No non-native plant species shall be approved within 50 feet of the top of bluff.

K. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

L. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

M. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.

2. **UPON COMPLETION OF PLANTING**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-o0o-

If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 website: www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 01/26/2026

PROJECT NUMBER: CDP 15-070

JOB ADDRESS: 29150 CLIFFSIDE DR

APPLICANT / CONTACT: Frank Mabante, Mabante Development Inc

APPLICANT EMAIL: frank@mabantedevelopment.com

PROJECT DESCRIPTION: (N) AOWTS, driveway, landscaping

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **Conformance Review Complete** for project submittals reviewed with respect to the City of Malibu Local Coastal Plan/Local Implementation Plan (LCP/LIP) and Malibu Municipal Code (MMC). The Conditions of Planning conformance review and plan check review comments listed on the attached review sheet(s) (or else handwritten below) shall be addressed prior to plan check approval.

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $

— **Conformance Review Incomplete** for the City of Malibu LCP/LIP and MMC. The Planning stage review comments listed on the City of Malibu Environmental Health review sheet(s) shall be addressed prior to conformance review completion.

OWTS Plot Plan: ☐ **NOT REQUIRED**

☑ **REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Signature 2/19/2026

Signature **Date**

The applicant must submit to City of Malibu Environmental Health Staff to determine whether or not an onsite wastewater treatment system (OWTS) Plot Plan approval is required.

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

Environmental Health • Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 317-1950 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Frank Mabante, Mabante Development frank@mabantedevelopment.com		
Project Address:	**29150 Cliffside Drive** Malibu, CA 90265		
Planning Case No.:	CDP 15-070		
Project Description:	(N) AOWTS, driveway, landscaping		
Date of Review:	February 19, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Shubin + Donaldson: Plans submitted to Planning 12-15-2015, 9-20-2024, **7-28-2025**
Grading Plans:	Peak Surveys: Plans dated 12-7-2015; Revised plans dated 7-12-2016
AOWTS Plan:	EPD: OWTS plans dated 8-22-2024, 1-2-2025. MKN: AOWTS plot plans dated 12-3-2015; Revised plans dated 5-24-2016.
AOWTS Report:	EPD: OWTS report dated 8-22-2024, **1-8-2026**. EPD: Percolation test report dated **1-8-2026**. MKN: Placement of future seepage pits on adjacent property dated 2-25-2016; AOWTS summary report dated 5-24-2016; Response letter dated 7-11-2016.
Geology Report:	GeoConcepts: Placement of future seepage pits dated 4-4-2016; OWTS supporting geology report dated 5-24-2016, 9-20-2024, **12-22-2025**
Miscellaneous:	Low Flow Water Closet Specification Sheet: **American Standard 207AA.104** EPD: CUP Description and Justification dated 4-4-2025. GeoConcepts: Reduced setback letter dated 5-24-2016. JLA: Reduced setback letter dated 6-2-2016. MKN: Response letter to EH comments dated 5-24-2016.
Previous Reviews:	12-23-2015, 6-28-2016, 12-7-2023, 10-10-2024, 5-29-2025 (CRC)

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code (MMC) and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.

The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project OWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

Conditions of Planning Conformance Review:

1) ***Itemized Response to Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to ensure that all comments have been adequately addressed by the project consultants prior to resubmittal.*

2) **OWTS on Architectural, Grading and Retaining Wall Plans:** The final project plans must show the existing and proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

3) **Building Plans:** All project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

4) **Architectural Plans:**

    a. The final architectural plans must show no more than 8 bedrooms and 81 drainage fixture units (DFU), or as otherwise indicated by the OWTS designer in the final design report.

    b. Show and label all drainage fixtures on the final floor plans including clothes washers and dishwashers.

5) **Proof of 1.28 Gallon or Less Flushometer Water Closet:** The 2022 California Plumbing Code permits water closets (i.e., toilets) to be computed as 3 DFU if the proposed water closet is categorized as a flushometer tank with a 1.28 gallon per flush or less and is ANSI, IAPMO, IPC, UPC, ASME, CSA, or City of LA approved. Specifications of the flushometer tank shall be submitted.

    - Please provide the make and model number of the water closet and incorporate the specification sheet into the final architectural plan set and final OWTS design report.

6) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.

7) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

   The final OWTS design submittal shall contain the following information (in addition to the items listed above).

   a. *Onsite Wastewater System Seepage Pit Depths: The EPD OWTS plot plan dated 1-6-2026 Seepage Pit Elevation section labeled Table "6" depicts seepage pits P-1 and P-3 with depths of 50 feet. However, the EPD OWTS Design Report dated 1-8-2026 Section 2.4 Dispersal depicts seepage pits P-1 and P-3 with depths of 40 feet. The final OWTS plot plan and full size OWTS plan seepage pit tables must be revised to match the final OWTS design report*.

   b. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

   c. Sewage and effluent pump design calculations (as applicable).

   d. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.

   e. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

f. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

8) **Existing OWTS to be Abandoned:** Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the Malibu Municipal Code.

9) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with the OWTS final design: "*Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents.*"

10) **Traffic-Rated Slab Plan(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

11) **Engineer Certification for Reduction in Setbacks to Structures:** All proposed reductions in setbacks from the OWTS to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All plans must show the location of OWTS components in relation to those structures from which the setback is reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

- Structures – All proposed reductions in setback from the OWTS to structures (i.e., setbacks less than those shown in MMC Section 15.42) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the OWTS, and will not adversely affect the structural integrity of the structures for which the setback is reduced.

12) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

13) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.

14) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. ***Please note only original "wet* signature" documents are acceptable**.

15) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. ***Please submit a certified* copy issued by the City of Malibu Recorder**.

16) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

17) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

18) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

19) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WWD29

20) **Environmental Health Approval:** City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

21) **City of Malibu Planning Approval: City** of Malibu Planning Department final approval of the OWTS plan shall be obtained.

22) **Environmental Health Final Building Plan Check, OWTS Plan Check Review and Reduction in Setback Fee:** A final fee in accordance with the adopted fee schedule at the time of OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications and reduction in setbacks.

23) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

-o0o-

If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

29150 CLIFFSIDE DRIVE (CDP 15-070)
MALIBU, CA 90265

REVISION SUPERSEDES ALL PRIOR APPROVALS

S.F.D.:	8 Bedrooms/105 Fixture Units to 8 Bedrooms/81 Fixture Units (R)
EJECTOR PUMP:	6' TOPP Industries Ejector Pump (N)
TREATMENT TANK:	7,540 Gallon MicroSepTec ES-25 w/ UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 30' BI w/ 11' Cap (N) (projected; B-2)
	1 - 6' x 30' BI w/ 11' Cap (N) (projected; B-3)
	1 - 6' x 30' BI w/ 10.90' Cap (N) (projected; B-4)
	1 - 6' x 30' BI w/ 10.30' Cap (N) (projected; B-5)
FUTURE:	1 - 6' x 35' BI w/ 11' Cap (N) (projected; PT-7)
	1 - 6' x 35' BI w/ 12' Cap (N) (projected; PT-8)
PERC RATE:	3,687 gpd/6.5 gpsf (projected; P-1,B-2)
	5,100 gpd/9.0 gpsf (projected; P-2,B-3)
	5,928 gpd/10.5 gpsf (projected; P-3,B-4)
	3,207 gpd/5.7 gpsf (projected; P-4,B-5)
	8,839 gpd/13.4 gpsf (projected; F-1,PT-7)
	9,396 gpd/14.2 gpsf (projected;F-2,PT-8)
DESIGNER:	Kevin Poffenbarger, RCE
REFERENCE:	EPD: AOWTS report dated 8-22-2024; 1-2-2025, 1-8-2026; Percolation test 1-8-2026
	GeoConcepts: Sewage disposal report dated 11-16-2015; Placement of future seepage pits dated 4-4-2016, 12-22-2025

*SEE REVERSE SIDE FOR MORE OWTS INFORMATION.

NOTES:

1. This conformance review is for a remodel of an existing single-family dwelling and a new advanced onsite wastewater treatment system (OWTS). The OWTS conforms to the requirements of the City of Malibu Municipal Code (MMC) and the Local Coastal Plan (LCP).

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.

3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: ..... DATE: .....

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS

2/19/2026

KEY:

- PROPERTY LINE
- EASEMENT
- (E) RESIDENCE
- (P) RESIDENCE
- (P) RETAINING WALL (PSP)
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- GEOLOGIC BORINGS (B-X), APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED MAY 2016
- GEOLOGIC BORINGS (PT-X) APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED DECEMBER 2025
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)

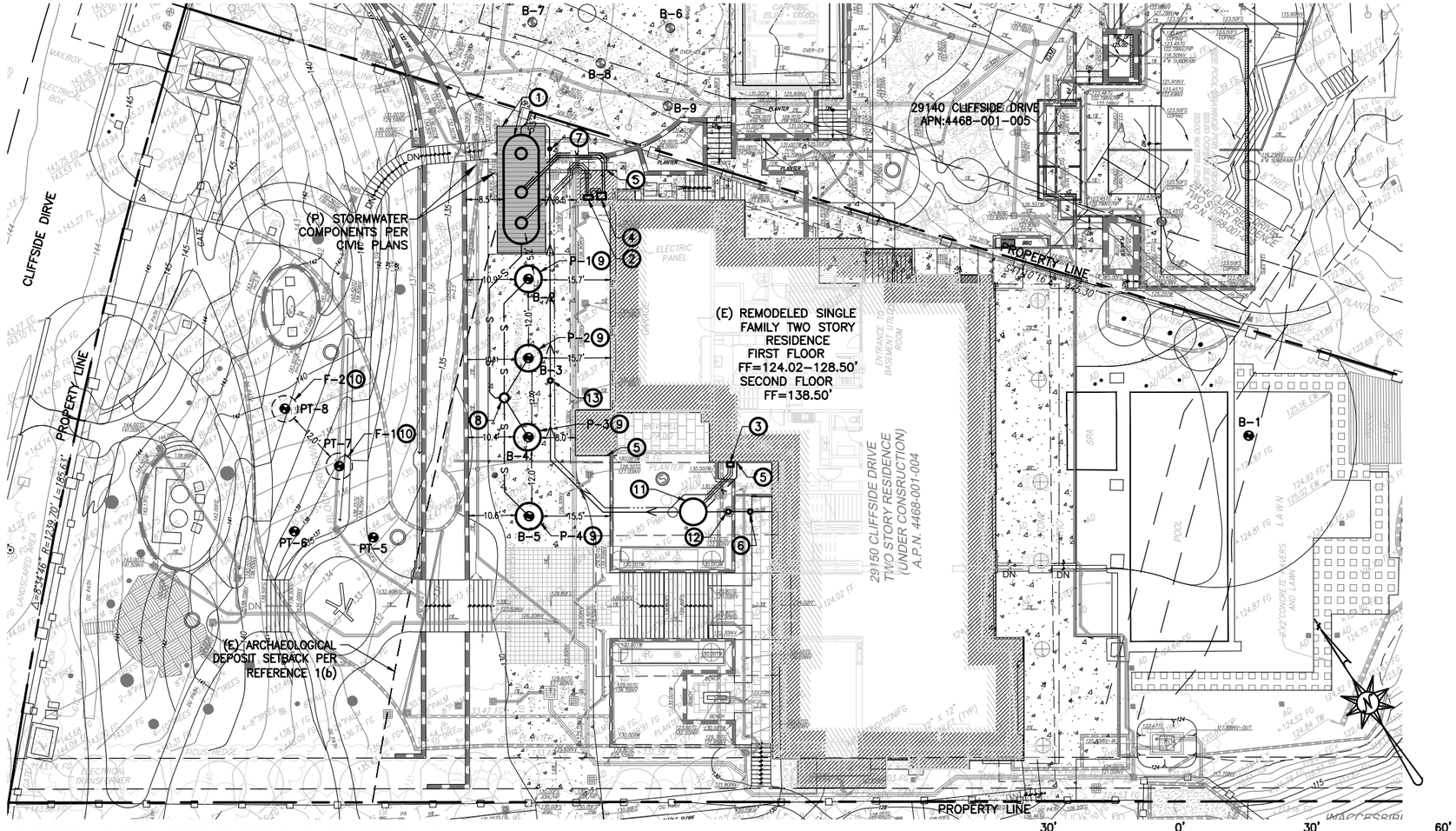
PRELIMINARY - NOT FOR CONSTRUCTION

SPECIAL DRAINAGE NOTE:
1. (P) SITE DRAINAGE COMPONENTS (i.e. AREA DRAINS, CATCH BASINS, ETC.) IN VICINITY OF SEEPAGE PITS SHALL BE CONSTRUCTED SUCH THAT:
(a) DRAINAGE COMPONENTS WITHIN 8-FT ARE WATER TIGHT (i.e. HDPE FUSED W/ NO JOINTS OR ENGINEER'S APPROVED ALTERNATIVE) AND
(b) INLETS TO DRAINAGE COMPONENTS WITHIN 15-FT ARE AT AN ELEVATION HIGHER THAN INVERTS TO SEEPAGE PITS.

NOTES:
1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR OWS DEMOLITION & OVERALL SITE PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 3 , SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.

TREE NOTE:
NO TREES SHALL BE PLANTED WITHIN 10' MIN. OF THE (E) AND (P) OWS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=30'

GRAPHIC SCALE: 1"=30'

EPD consultants
Sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KELVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	9/4/25	SM
2	ADD'L FUTURE PITS	10/27/25	MD
3	REV PT LOCATIONS	12/15/25	SM
4	NEW FUTURE PITS	1/8/26	SM

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

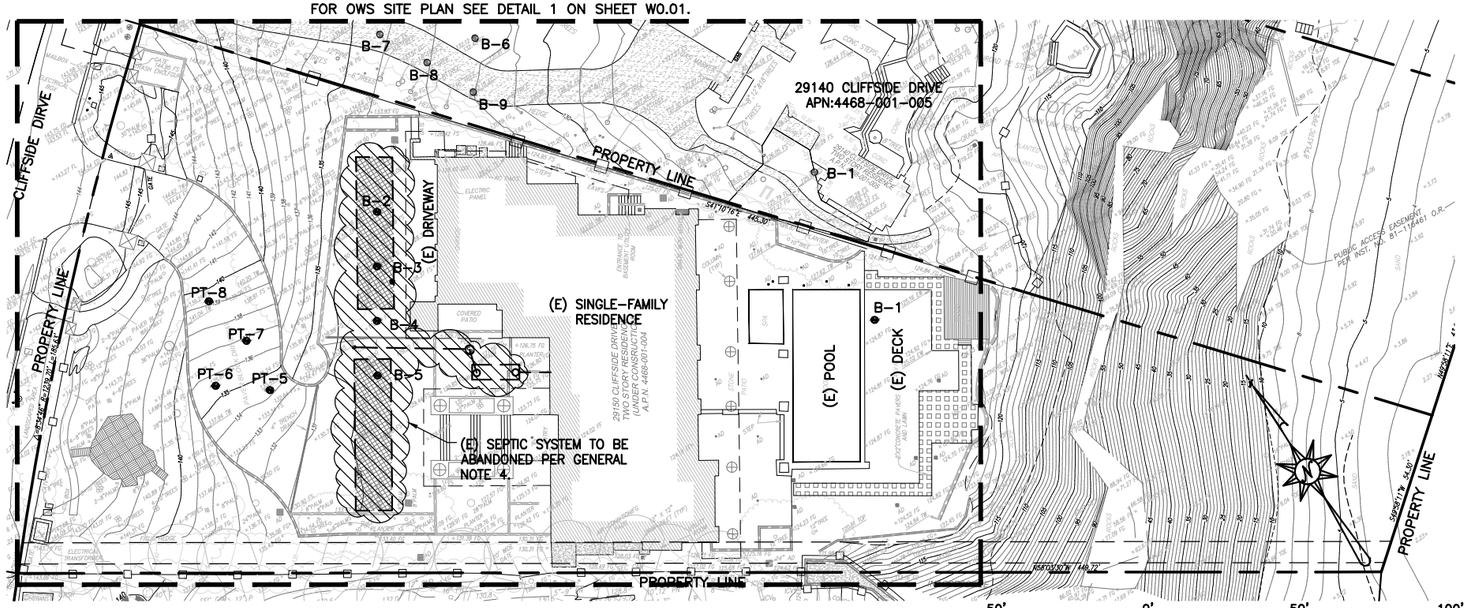
PROJECT: 29150 CLIFFSIDE DRIVE MALIBU, CA 90265

DATE	SCALE	DRAWN BY
1/8/26	AS_SHOWN	SM

PROJECT NO. K970

DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 ONSITE WASTEWATER SYSTEM DEMOLITION & OVERALL SITE PLAN

Scale: 1"=50'

GRAPHIC SCALE: 1"=50'

KEY:

- PROPERTY LINE
- EASEMENT
- (E) OWS COMPONENTS
- (E) RESIDENCE
- (P) AREA OF DEMOLITION
- GEOLOGIC BORINGS (B-X), APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED MAY 2016
- GEOLOGIC BORINGS (PT-X) APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP DATED DECEMBER 2025

1. THIS PLAN IS ACCURATE FOR ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION & OVERALL SITE PLAN ONLY. SITE PLAN PROVIDED BY PEAK SURVEYS, INC., DATED SEPTEMBER 17, 2015. GRADING & DRAINAGE PLANS PROVIDED BY PEAK SURVEYS INC., DATED MARCH 12, 2024, ARCHITECTURAL PLANS PROVIDED BY DEREAUX STUDIO, DATED JULY 28, 2025. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
2. GEOLOGICAL BORINGS BORINGS (B-X, PT-X) ARE APPROX. PER GEOCONCEPTS INC., REPORTS, DATED MAY 24, 2016 & DATED DECEMBER 22, 2025.
3. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF FINAL PROJECT FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL APPROVED FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
4. ALL (E) SEPTIC SYSTEM COMPONENTS SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. CONTRACTOR TO VERIFY LOCATIONS BEFORE DEMOLITION BEGINS. ALL (E) SEPTIC COMPONENT LOCATIONS ARE APPROXIMATE PER THE SITE PLAN, DATED SEPTEMBER 17, 2015 AND THE CITY OF MALIBU OPERATING PERMIT, DATED JULY 23, 2024 TO MAY 7, 2029. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS
5. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.

2 OWS GENERAL NOTES

Scale: N.T.S.

TOTAL BEDROOMS: 8
TOTAL DRAINAGE FIXTURE UNITS: 81

SINGLE FAMILY RESIDENCE: 8 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
7 BEDROOMS @ 150 GPD/BED = 1,050 GPD

PEAK DESIGN DAILY FLOWRATE: 1,350 GPD
AVERAGE DESIGN DAILY FLOWRATE: 750 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES25 TERTIARY TREATMENT TANK: 7,540 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,800-GALLONS (BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 3,250-GALLONS (BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 9,750-GALLONS (BASED UPON DFU COUNT ONLY)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:

B-2 = 6.5 GPD/SF (3,687 GPD/6'ø PIT)
B-3 = 9.0 GPD/SF (5,100 GPD/6'ø PIT)
B-4 = 10.5 GPD/SF (5,928 GPD/6'ø PIT)
B-5 = 5.7 GPD/SF (3,207 GPD/6'ø PIT)
TOTAL = 17,922 GPD/4-6'ø PITS

(CITY OF MALIBU ENVIRONMENTAL HEALTH CONFORMANCE REVIEW, DATED OCTOBER 10, 2024)

PERC RATE FUTURE:

PT-7 = 13.4 GPD/SF (8,839 GPD/6'ø PIT)
PT-6 = 14.2 GPD/SF (9,396 GPD/6'ø PIT)
TOTAL = 18,235 GPD/2-6'ø PITS

(EPD CONSULTANTS, INC. 1/8/26 PERCOLATION TEST REPORT)

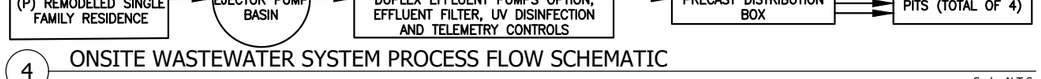
PRESENT SEEPAGE PITS: 4 TOTAL
(4 TOTAL 6'ø X 30' BI PITS W/10.0' CAP DEPTHS FROM EG @ B-2, B-3, B-4, B-5)

FUTURE SEEPAGE PITS: 2 TOTAL
(2 TOTAL 6'ø X 35' BI PITS W/10.0' CAP DEPTHS FROM EG @ PT-7 & PT-8)

PEAK DESIGN DISPERSAL LOADING RATE: 0.60 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.33 GPD/SF

3 OWS CALCULATIONS

Scale: N.T.S.



4 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES25 TREATMENT TANK HOUSED IN A 7,540-GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR, LOW HEAD DUPLEX EFFLUENT PUMPS OPTION, EFFLUENT FILTER, UV DISINFECTION AND TELEMETRY CONTROLS. TANK SHALL BE CONSTRUCTED UNDERNEATH H-20 TRAFFIC RATED SLAB W/ THREE (3) 30"ø H-20 TRAFFIC RATED MANHOLE COVERS TO GRADE (PSP). SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT CP-1 TO CP-2 FOR SEWAGE EJECTOR PUMPS.
3. (P) PUMP BASIN CONTROL PANEL (CP-2) FOR (P) SEWAGE EJECTOR PUMP BASIN. REQUIRES POWER TO THE PANEL. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES. CONNECT PUMP BASIN CONTROL PANEL (CP-2) TO MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1).
4. (P) TWO MICROSEPTEC HIBLOW HP-200 AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES FURNISHED BY CONTRACTOR PER MFR RECOMMENDATIONS.
5. (P) AIR VENT W/ 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE. CONSTRUCT EVERY 100' PER MPC.
7. (P) PRESSURE TO GRAVITY CLEANOUT. CONSTRUCT W/ "WYE" FITTING PRECEDING MINIMUM 10-FT GRAVITY PIPING.
8. (P) JENSEN PRECAST CONCRETE MODEL D30 H-20 TRAFFIC RATED DISTRIBUTION BOX OR APPROVED EQUAL WITH (1) 24"ø H-20 TRAFFIC RATED LID/RISER AND WATERTIGHT MANHOLE TO GRADE. NUMBER OF OUTLETS PER PLAN.
9. (P) PRESENT FOUR (4) 6'ø X 30' BI SEEPAGE PITS WITH 10.0' CAP DEPTHS FROM EG @ B-2, B-3, B-4 & B-5. CONSTRUCT WITH 8"ø INSPECTION PORTS IN H-20 TRAFFIC RATED ENCLOSURES TO GRADE.
10. (P) FUTURE TWO (2) 6'ø X 35' BI SEEPAGE PITS WITH 10.0' CAP DEPTHS FROM EG @ PT-7 & PT-8.
11. (P) 6'ø TOPP INDUSTRIES SEWAGE EJECTOR PUMP BASIN. DESIGN BY OTHERS PER SEPARATE PLANS (PSP). PUMP BASIN TO RECEIVE WASTEWATER FROM THE RESIDENCE AND PUMP TO THE (P) MICROSEPTEC ES25 TREATMENT TANK. VENT TO ROOF PER MPC.
12. (P) BACKWATER VALVE.
13. (P) PRESSURE CLEANOUT TO GRADE. CONSTRUCT PRESSURE CLEANOUTS EVERY 100' PER LACPC.

5 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
POC	POINT OF CONNECTION
SFR	SINGLE-FAMILY RESIDENCE
PSPS	PER SEPARATE PLAN & PERMIT
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

PRELIMINARY - NOT FOR CONSTRUCTION

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15-FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P-1	B-2	50.00	128.00	129.05	10.00	11.05	118.00	128.15	30.00	88.00	78.00	10.00
	P-2	B-3	40.00	128.20	129.25	10.00	11.05	118.20	128.50	30.00	88.20	78.00	10.20
	P-3	B-4	50.00	128.50	129.40	10.00	10.90	118.50	127.00	30.00	88.50	78.00	10.50
	P-4	B-5	40.00	129.30	129.60	10.00	10.30	119.30	127.00	30.00	89.30	78.00	11.30
FUTURE SEEPAGE PITS	F-1	PT-7	45.00	136.90	137.90	10.00	11.00	126.90	135.00	35.00	91.90	79.25	12.65
	F-2	PT-8	45.00	139.25	141.25	10.00	12.00	129.25	137.90	35.00	94.25	79.25	15.00

6 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	9/4/25	SM
2	ADD'L FUTURE PITS	10/27/25	MD
3	REV PT LOCATIONS	12/18/25	SM
4	NEW FUTURE PITS	1/8/26	SM

ADDRESS:
APN: 4468-001-004
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION & OVERALL SITE PLAN

PROJECT:
29150 CLIFFSIDE DRIVE
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
1/6/26	AS_SHOWN	SM

PROJECT NO.
K970

DRAWING NO.
W0.00

SHEET 1 OF 2 SHEETS

City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date: March 31, 2025 **Review Log #:** **3888**

Site Address: 29150 Cliffside Drive

Lot/Tract/PM #: **Planning #:** **CDP 15-070 P4**

Applicant/Contact: Frank Mabante, frank@mabantedevelopment.com **BPC/GPC #:**

Contact Phone #: 323-424-3484 **Fax#:** **Planner:** **Latrice Williams (prev. Gina Paolini)**

Project Type: **Revised Project**: New Advanced Onsite Wastewater Treatment System (AOWTS), grading for driveway, retaining walls, landscaping, demolish swimming pool and spa, remodel residence

Submittal Information

Consultant(s) / Report Date(s):
*(Current submittal(s) in **Bold**.)*

GeoConcepts, Inc. (Dermendjian, RCE 88261; Barrett, CEG 2088): **1-30-2025,** 9-20-2024
GeoConcepts, Inc. (Walter, GE 2476; Barrett, CEG 2088): 5-31-16, 5-24-16
GeoConcepts, Inc. (Barrett, CEG 2088): 5-24-16, 4-4-16
Michael K. Nunley & Associates, Inc. (MKN)(Shields, RCE 74757): 5-24-16
EPD Consultants (Poffenbarger, RCE 69089): **8-22-2024**

3rd Coastal Development Permit Submittal for Geology
Architectural plans prepared by Shubin + Donaldson Architects dated September 20, 2024.
Structural plans prepared by Labib Funk + Associates dated September 3, 2024.
Grading plans prepared by Peak Surveys, Inc. dated September 11, 2024.
Landscape plans prepared by Elysian Landscapes dated August 15, 2024.
OWTS plans prepared by EPD Consultants dated August 22, 2024, 2 sheets.
AOWTS Site Plan prepared by MKN dated May 24, 2016.

Previous Reviews: 10-30-2024, 12-14-2023, 6-15-2016, Geotechnical Review Referral Sheet dated 1-6-16, Environmental Health Review Sheets dated 10-10-2024, 12-7-2023 and 12-23-15

Review Findings

Coastal Development Permit Review

☒ The revised project is **ACCEPTABLE** from a geotechnical perspective.

☐ The revised project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance of the project.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. Please respond to the listed 'Building Plan-Check Stage Review Comments' AND review and incorporate the attached 'Geotechnical Notes for Building Plan Check' into the plans.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

Remarks

The referenced update geotechnical report, architectural plans, structural plans, civil plans, and landscape plans, as well as the City's files, were reviewed by the City's consultants from a geotechnical perspective. The revised project comprises grading a new access driveway and fire lane from 29140 Cliffside Drive to the property, two pile-supported retaining walls, abandoning the existing driveway access on the property, abandoning/demolishing the existing swimming pool and spa, and new landscaping. The existing onsite wastewater treatment system (OWTS) on the property will be abandoned (two leach fields) and a new OWTS consisting of a MicroSepTec Enviroserver ES25 treatment tank housed in a 7,540-gallon FRP tank with UV disinfection will be installed on the property with four present 6' diameter x 30' BI seepage pits with 10' caps (B-2, B-3, B-4, and B-5) with 100% expansion consisting of two 6' diameter x 25' BI seepage pits with 15' caps (B-6 and B-9) on 29150 Cliffside Drive. No grade changes in the area of the proposed seepage pits are proposed.

Grading consists of 125 yards of cut and 476 yards of fill non-exempt and 351 yards of import.

Surficial stability was included in the evaluation of bluff retreat. Drainage improvement measures to prevent saturation of and surface runoff from eroding the bluff edge are included in the project.

Building Plan-Check Stage Review Comments:

1. Please include the name, address, and phone number of the Project Geotechnical Consultant on the cover sheet of the plans.
2. The Project Geotechnical Consultant should discuss the need to provide a sand layer underneath slabs-on-grade and concrete decks.
3. The Consultant should provide the passive earth pressure table referred on Page 18.

   Note: No Trial Wedge Chart is provided.
4. Indicate the bearing material and depth for all foundation types on the foundation plans in accordance with the recommendations by the Project Geotechnical Consultant.
5. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Structural Engineer prior to placement of reinforcing steel.*"
6. Please include a note on the OWTS plans stating, "*The Project Engineering Geologist shall observe and approve the installation of the proposed seepage pits and provide the City inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans*."
7. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the materials used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.
8. One set of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists' recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet**.**
9. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
10. One set of final electronic grading, retaining wall, landscape and OWTS plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer.** The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

Please direct questions regarding this review sheet to the City's Geotechnical consultants listed below.

Geotechnical Engineering Reviewed by: _____ *3-31-2025*

Lauren J. Doyel, PE 61337, GE 2981exp. 6-30-25 Date
Geotechnical Engineering Review Consultant (805-370-8710)
Email: ldoyel@malibucity.org

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, and OWTS plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the address and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Plans.
3. Include the following note on all the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.*"
4. Include the following note on Grading and Foundation Plans: "*Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate.*"
5. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
6. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
7. Show the onsite wastewater treatment system on the Site Plans.
8. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Project Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **REVISED DATE** 09/25/2024

PROJECT NUMBER:	CDP 15-070
JOB ADDRESS:	29150 CLIFFSIDE DR
APPLICANT / CONTACT:	Frank Mabante, Mabante Development Inc
APPLICANT ADDRESS:	543 N La Cienega Blvd Suite 200 West Hollywood, CA 90048
APPLICANT PHONE #:	(323)424-3484
APPLICANT FAX #:	
APPLICANT EMAIL:	frank@mabantedevelopment.com
PROJECT DESCRIPTION:	(N) AOWTS, driveway, landscaping

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

✓ The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

Nesha Fahrn — SIGNATURE

10/15/2024 — DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nadia Fahoum, Assistant Civil Engineer

Date: October 15, 2024

Re: Proposed Conditions of Approval for 29150 Cliffside Dr, CDP 15-070

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

Recycled Paper

- Public Works Department General Notes
- The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
- The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
- The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
- If the property contains trees that are to be protected they shall be highlighted on the grading plan.
- If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
- Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
- Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.

4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

5. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations

Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

All Best Management Practices (BMP) shall be in accordance to the latest version of the California Stormwater Quality Association (CASQA) BMP Handbook. Designated areas for the storage of construction materials, solid waste management, and portable toilets must not disrupt drainage patterns or subject the material to erosion by site runoff.

MISCELLANOUS

6. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.

7. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:

    - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    - There are sufficient BMPs in place to prevent soil erosion; and
    - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

    Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

    The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

City Of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Phone (310) 456-2489
www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, May 4, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 15-070 AND DEMOLITION PERMIT NO. 25-006 - An application for the installation of a new advanced onsite wastewater treatment system and abandonment of the existing onsite wastewater treatment system, demolition of the existing driveway and access, removal of site retaining walls, demolition of the pool and spa, installation of new landscaping, and construction of a new shared driveway and fire lane with 29140 Cliffside Drive

LOCATIONS / APNs:	**29150 and 29140 Cliffside Dr** / 4468-001-004 and 4468-001-005
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNERS:	Mabante Development Inc / Nabisco Holdings, S.A. and Setara Limited
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(a), 15303(e), and 15304(b)
APPLICATION FILED:	December 15, 2015
CASE PLANNER:	Gina Paolini, Contract Planner, ginap@csgengr.com (650) 522-2500

A written staff report will be available at or before the hearing for the project. All persons wishing to address the Commission regarding this matter will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

YOLANDA BUNDY, Community Development Director — Date: April 23, 2026

ATTACHMENT 4

Commission Agenda Report

Planning Commission Meeting
05-04-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director and Tyler Eaton, Associate Community Development Director

Date prepared: April 23, 2026 Meeting date: May 4, 2026

Subject: Coastal Development Permit No. 18-029 – A follow-up application to Emergency Coastal Development Permit No. 18-002 for the removal of temporary bluff protection measures and the construction of permanent bluff protection measures consisting of two revetments on the ocean side of a private street

Location: 31618 Sea Level Drive, within the appealable coastal zone
APNs: 4470-017-009; 4470-001-014 through 4470-001-026
Owners: Malibu Encinal Homeowners Association (MEHOA); WHE Properties, LLC; Gary and Daphne Murphy; X17 Inc; Sea Level Properties II, LLC; Elizabeth E Heitman Trust; Drake Family Trust; Steve Shuken Trust; MH and JM Gainer Trust; CWMBS, Inc.; Fusco Family Trust; Steve Supowitz; Fusco Family Trust; Crowley and Summers; P and C Partners LP; BJGL Holdings I LLC

RECOMMENDED ACTION: Continue the item to the May 18, 2026 Regular Planning Commission meeting.