To: Chair Jennings and Members of the Planning Commission

Prepared by: Tyler Eaton, Assistant Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: March 26, 2020  Meeting date: April 6, 2020

Subject: De Minimis Waiver No. 19-013 — An application for a new onsite wastewater treatment system (Continued from March 16, 2020)

Location: 6375 Zuma Mesa Drive, not within the appealable coastal zone
APN: 4467-016-011
Owner: Paula Gardner

RECOMMENDED ACTION: Receive Planning Director’s report on De Minimis Waiver (DMW) No. 19-013 for a new onsite wastewater treatment system (OWTS) to replace the existing Cesspool.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program Local Implementation Plan (LIP) Section 13.4.11, the requirement for a coastal development permit may be waived through a De Minimis Waiver issued by the Planning 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 Post-LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

On March 5, 2020, the Planning Director issued DMW No. 19-013. Pursuant to LIP Section 13.4.11(A), the Director’s decision on whether to issue a De Minimis Waiver is not locally appealable.

LIP Section 13.4.11(C) further states that the Planning Director shall report in writing to the Planning Commission any De Minimis Waiver that has been issued by the City.
If, after consideration of the De Minimis 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 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 Planning Director may issue a de minimis waiver for: 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; and 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.

The project and required findings are more specifically described in the Planning Director’s decision (DMW No. 19-013) attached hereto.

**PUBLIC NOTICE:** A Notice of De Minimis Waiver Application was posted on the subject property.

**ATTACHMENT:** DMW No. 19-013
PLANNING DEPARTMENT

De Minimis Waiver - OWTS

De Minimis Waiver No.19-013
Categorical Exemption No.20-025
6375 Zuma Mesa Drive
APN 4467-016-011

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application from the property owner, Paula Gardner, for a De Minimis Waiver (DMW) for a new onsite wastewater treatment system (OWTS).

Proposed Project Description

The previously existing single-family residence was destroyed by the 2018 Woolsey Fire. The existing cesspool that served the single-family home was also damaged and is need of replacement. A new OWTS will be installed replacing the cesspool, which will be abandoned, and its components are described in more detail below:

- 2,493-gallon MicroSepTec ES6 tank with Ultraviolet (UV) Disinfection Unit;
- One- three foot x 60 foot leach trench with three feet extra rock (432 square feet); and
- Two- three foot x 60 foot future leach trench with three feet extra rock (864 square feet).

The new OWTS will be located north of the previously existing single-family residence while the location of the existing cesspool is located to the west of the property. The existing cesspool is proposed to be abandoned. The proposed OWTS will not result in any non-exempt grading.

Local Coastal Program (LCP)

The Malibu LCP consists of a Land Use Plan (LUP) and Local Implementation Plan (LIP). The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring an entitlement must adhere.

De Minimis Waiver Requirements

The Planning Director may waive the LCP’s requirement for a coastal development permit (CDP) for a project that is not otherwise exempt from a CDP under LIP Section 13.4 and process a DMW. The DMW findings discussed below can be made, if the development is not in a location where an action on the development would be appealable to the California Coastal Commission (CCC) (See LIP Chapter 2 – Definitions) and the proposed project consists of:

a. 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

b. 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.

The subject project is eligible for a DMW in that the proposed OWTS is a replacement for a cesspool that was serving a structure damaged in a natural disaster that is not otherwise exempt from a CDP under LIP Section
13.4, it is not located in the CCC appeal zone,\(^1\) and the required DMW findings are made below.

**De Minimis Waiver Findings**

Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.4.11, the Planning Director hereby makes the following findings of fact.

**Onsite Wastewater Treatment System De Minimis Waiver (LIP Section 13.4.11)**

**Finding 1.** That the OWTS or driveway/road improvements have no potential for adverse effects, either individually or cumulatively, on coastal resources.

The Planning Department, City geotechnical staff, the City Environmental Health Administrator, and the City Public Works Department have reviewed the proposed OWTS and found it to meet the requirements of the Malibu Municipal Code (MMC) and LOP. The proposed project is for the abandonment of an existing cesspool and installation of a new 2,493-gallon MicroSepTec ES6 tank with UV Disinfection Unit, one three foot x 60 foot leach trench, and two three foot x 60 foot new future leach trench dedications. The project will upgrade and improve treatment effectiveness compared to the existing system. 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.

**Finding 2.** That the OWTS or driveway/road improvements are consistent with the certified Malibu Local Coastal Program, including the resource protection policies, as applicable.

As discussed in Finding 1, the project as conditioned has been found to meet the requirements of the MMC and LCP. The project is consistent with the certified LCP, including the resource protection policies, in that no native trees, environmentally sensitive habitat area, public scenic views or cultural resources will be affected by the project.

**Finding 3.** If an OWTS is to be relocated on the lot, that the Director, in consultation with Environmental Health Administrator, has determined the relocation is necessary to better protect coastal resources.

The site of the existing cesspool does not provide the required space, necessitating the new, upgraded OWTS to be relocated on the subject property. The location of the proposed OWTS provides 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.

**Finding 4.** If driveway/road improvements are proposed, that: a) they are in the same general alignment as the existing road, b) they are not located in environmentally sensitive habitat area (ESHA), c) they do not remove or encroach within the protected zone of native trees, and d) they do not adversely impact visual resources.

There are no driveway/road improvements necessary to accommodate the proposed work. Furthermore, none of the work proposed encroaches into environmentally sensitive habitat area, nor does it impact any native trees or visual resources.

**Finding 5.** That the development is not in a location where an action on the development would be appealable to the Coastal Commission (See Chapter 2 – Definitions).

The subject property is not located within the CCC Appeal Jurisdiction and therefore action on the development would not be appealable to the CCC.

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\(^1\) The subject property is partially located within the Appeal Jurisdiction of the CCC as depicted on the LIP Appeal Jurisdiction Map of the City of Malibu; however, the proposed project does not fall within the Appeal Jurisdiction Area.
Project Timeline: De Minimis Waiver Application

- **Application Date:** December 18, 2019
- **Posting of Property:** February 25, 2020
- **Notice of Determination:** March 5, 2020
- **Planning Commission Reporting:** March 16, 2020

**Public Notice Requirements**

At the time the application is submitted for filing, the applicant must post, at a conspicuous place as close to the site as possible that is easily accessible by the public and approved by the city, notice that an application for a DMW has been submitted to the city on a form containing a general description of the proposed development. The applicant submitted evidence of posting the required notice at a location approved by the City on February 25, 2020.

The Planning Director shall issue a notice of determination on the application which shall be reported to the Planning Commission. The notice of determination shall be provided to all known interested parties, including the executive director of the coastal commission, at least ten (10) days prior to the waiver determination being reported to the planning commission.

**Approval of DMW No. 19-013**

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves DMW No. 19-013, subject to the conditions of approval.

**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 abandonment of an existing cesspool and installation of a new 2,493-gallon MicroSepTec ES6 tank with UV Disinfection Unit, one three foot x 60 foot leach trench, and two three foot x 60 foot new future leach trench dedications located on the south side of the new proposed single family residence and underneath the existing driveway respectively. This approval does not involve any non-exempt grading.

3. Subsequent submittals for this project shall be in substantial compliance with plans on file with the Planning Department, dated as received on December 18, 2019. 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 Department within 10 working days of this decision and/or prior to issuance of any development permit.

5. The applicant shall submit three (3) complete sets of plans to the Planning Department 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 de minimis waiver shall expire and be of no further force and effect if the authorized OWTS or driveway or access road improvements are 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 Planning Director upon written request of such interpretation.

9. All development shall conform to requirements of the Environmental Sustainability Department, City geotechnical staff, City Environmental Health Administrator, City Planning Department, and City Public Works 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 Planning 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 CDP.

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.

13. The use of pesticides, including insecticides, herbicides, rodenticides or any toxic chemical substance which has the potential to significantly degrade biological resources shall be prohibited throughout the City of Malibu. The eradication of invasive plant species or habitat restoration shall consider first the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls. Herbicides may be selected only after all other non-chemical methods have been exhausted. 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 use for a limited time.

Cultural Resources

14. 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 Planning 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.

15. 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.

Environmental Health

16. A 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. All major site features (e.g., single family residence, guest house, garage(s), pool, etc.) must be shown and clearly labeled on the final OWTS plan.

All major site features, (e.g., single family residence, guest house, garage(s), pool, etc.) must be shown clearly labeled on the final OWTS plan.

17. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design is modified following Planning stage- review: 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. 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.

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

c. 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.

d. 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.

e. 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.]

18. Building Plans: All project architectural plans and grading/drainage 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.

20. 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.

21. 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.

22. 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.

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

24. 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.

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

26. 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.

27. 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.

28. 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.

Geology

29. Show the existing OWTS to be abandoned on the OWTS plans.

30. Include recommendations on the plans to properly abandon the existing OWTS on the property.

31. 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."

32. Two sets of final 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. Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.
Public Works

33. 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:

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<td>Sanitary/Septic Waste Management</td>
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34. Best Management Practices (BMPs) 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.

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

Construction

36. 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.

37. 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

38. Prior to a final Building inspection, the applicant shall provide a final Waste Reduction and Recycling Summary Report (Summary Report) and obtain the approval from the Environmental Sustainability Department. The final Summary Report shall designate all material that were land filled or recycled, broken down by material types.

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

Deed Restrictions

40. 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.

Fixed Conditions

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

42. 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 planning director’s decision on whether to issue a de minimis waiver 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 or road improvements. Otherwise, the waiver is effective immediately after the Planning Commission meeting where the matter is heard.

REPORTING – Pursuant to LIP Section 13.4.11, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the March 16, 2020 Regular Planning Commission meeting. Copies of this report will be available at the meeting and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Tyler Eaton in the Planning Department at (310) 456-2489, extension 273, for further information. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours.

Date: March 5, 2020

Prepared by: Tyler Eaton
Assistant Planner

Approved by: Bonnie Blue
Planning Director

Attachments: Department Review Sheets including OWTS Plot Plan

All reports referenced are available for review at City Hall.
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. 19-013, dated March 5, 2020 for the project located at 6375 Zuma Mesa Drive, 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 Department 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 ________________________, who

(date)  (name)

proved 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)
# ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

**TO:** City of Malibu Environmental Health Administrator  
**DATE:** 12/18/2019

**FROM:** City of Malibu Planning Department

**PROJECT NUMBER:** DMW 19-013  
**JOB ADDRESS:** 6375 ZUMA MESA DR  
**APPLICANT / CONTACT:** Paula Gardner  
**APPLICANT ADDRESS:** 6375 Zuma Mesa Drive  
Malibu, CA 90625  
**APPLICANT PHONE #:** (323)896-3194  
**APPLICANT FAX #:**  
**APPLICANT EMAIL:** paulagardner19@gmail.com  
**PROJECT DESCRIPTION:** (N) OWTS

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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.

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  
- [x] REQUIRED (attached hereto)  
- [ ] REQUIRED (not attached)

**Signature**  
**Date:** DECEMBER 26, 2019

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

The Environmental Health Specialist may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.
ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: Paula Gardner
(name and email address) paulagardner19@gmail.com

Project Address: 6375 Zuma Mesa Drive
Malibu, California 90265

Planning Case No.: DMW 19-013

Project Description: (N) OWTS

Date of Review: December 26, 2019

Reviewer: Matt Janousek
Contact Information: Phone: (310) 456-2489 ext. 307 Email: mjanousek@malibucity.org

Signature:

SUBMITTAL INFORMATION

Architectural Plans:
Grading Plans:
OWTS Plan: Larry Young: OWTS plan dated 11-1-2019 (received 12-18-2019)
Geology Report: Donald B. Kowalewsky: Geotechnical report dated 6-14-2019; Addendum I report dated 10-5-2019
Miscellaneous: City of Malibu: Compliance Agreement dated 11-13-2019

Previous Reviews:

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
 REQUIREMENT (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 Building Plan Check Approval:**

1) **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.

All major site features (e.g., single family residence, guest house, garage(s), pool, etc.) must be shown and clearly labeled on the final OWTS plan.

2) **Final OWTS Design Report, Plans, and System Specifications:** *If the OWTS design is modified following Planning-stage review,* 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. 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.

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

c. 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.
d. 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.

e. 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.]

3) Building Plans: All project architectural plans and grading/drainage 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) Proof of Ownership: Proof of ownership of subject property shall be submitted.

5) 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.

6) 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.

7) 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.

8) Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
9) **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.

10) **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.

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

12) **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.

13) **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.

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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
NOTES:

1. This conformance review is for a fire rebuild of a 2 bedroom (25 fixture units) guest house. The advanced onsite wastewater treatment system conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal program (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 wastewater treatment.

3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
GEOTECHNICAL REVIEW SHEET

Project Information

Date: January 29, 2020
Site Address: 6375 Zuma Mesa Drive
Lot/Tract/PM #: n/a
Applicant/Contact: Paula Gardner, paulagardner19@gmail.com
Contact Phone #: 323-896-3194
Project Type: Replace Onsite Wastewater Treatment System (OWTS) for Woolsey Fire Rebuild

Review Log #: 211
Planning #: DMW 19-013
BPC/GPC #: n/a
Planner: Aakash Shah

Submittal Information

Consultant(s) / Report
Date(s):
(Previous submittal(s) in Bold.)
Donald B. Kowalewsky (CEG 1025): 1-25-2020, 10-5-2019
Lawrence Young (REHS # 3738): 12-1-2019 (2 reports)
OWTS Plan prepared by Lawrence Young dated December 1, 2019.

Previous Reviews:
1-8-2020; Environmental Health Review Sheet dated 12-26-19

Review Findings

Diminimus Waiver Review (for new OWTS)

☒ The new OWTS is APPROVED from a geotechnical perspective.
☐ The new OWTS is NOT APPROVED from a geotechnical perspective. The listed ‘Review Comments’ shall be addressed prior to approval.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal. 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.

☐ APPROVED from a geotechnical perspective. Please review the attached ‘Geotechnical Notes for Building Plan Check’ and incorporate into Building Plan-Check submittals.

☐ NOT APPROVED from a geotechnical perspective. The listed ‘Building Plan-Check Stage Review Comments’ shall be addressed prior to Building Plan-Check Stage approval.

Remarks

The referenced response supporting geologic report was reviewed by the City from a geotechnical perspective. The project includes installing a new OWTS on the property consisting of a new treatment tank system and one 3’ x 60’ leach trench with 3’ of rock (432 square feet) with 100% expansion (two 3’ x 60’ leach trenches with 3’ of rock (864 square feet).

The Woolsey Fire Rebuild project includes the in-kind replacement of the single-family residence (new mobile home and detached garage) and driveway (PVWF 19-238, CC 19-0403 to 0405).

Building Plan-Check Stage Review Comments:

1. Please submit a fee of $232.00 to City geotechnical staff for final building plan check review.
2. Please show the existing OWTS to be abandoned on the OWTS plans.

3. Please include recommendations on the plans to properly abandon the existing OWTS on the property.

4. Include a note on the OWTS plans stating, "The Project Engineering Geologist shall observe and approve the installation of the leach trench and provide the City inspector with a field memorandum(s) documenting and verifying that the leach trench was installed per the approved OWTS plans."

5. Two sets of final 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. Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by: Christopher Dean, C.E.G. #1751, Exp. 9-30-20 1/29/2020
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.
TO: Public Works Department  DATE: 12/18/2019
FROM: City of Malibu Planning Department

PROJECT NUMBER: DMW 19-013
JOB ADDRESS: 6375 ZUMA MESA DR
APPLICANT / CONTACT: Paula Gardner
APPLICANT ADDRESS: 6375 Zuma Mesa Drive
Malibu, CA 90625
APPLICANT PHONE #: (323)896-3194
APPLICANT FAX #: 
APPLICANT EMAIL: paulagardner19@gmail.com
PROJECT DESCRIPTION: (N) OWTS

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.

SIGNATURE 

DATE 01/17/20
To: Planning Department
From: Public Works Department
       Danh Duong, Assistant Civil Engineer.
Date: January 17, 2020
Re: Proposed Conditions of Approval for 6375 Zuma Mesa Dr DMW 19-013

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.

STORMWATER

1. 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:

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<td>Silt Fence</td>
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<td>Sand Bag Barrier</td>
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<td>Water Conservation Practices</td>
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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

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