To: Chair Jennings and Members of the Planning Commission

Prepared by: Justine Kendall, Associate Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: August 6, 2020                Meeting date: August 17, 2020

Subject: Administrative Coastal Development Permit Woolsey Fire No. 19-002 – An application to replace the existing onsite wastewater treatment system serving an existing single-family residence on a Woolsey Fire affected parcel

Location: 32234 Pacific Coast Highway, within the appealable coastal zone
APN: 4473-014-003
Owner: 32234 PCH, LLC

RECOMMENDED ACTION: Receive and file the Planning Director’s report on Administrative Coastal Development Permit Woolsey Fire No. 19-002.

DISCUSSION: This agenda item is for informational and reporting purposes only. Pursuant to Malibu Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13, the Planning Director shall report in writing to the Planning Commission any administrative coastal development permits that were approved by the City of Malibu. If the majority of the Planning Commissioners present so request, the issuance of an administrative coastal development permit shall not become effective, but shall, if the applicant wishes to pursue the application, be treated as a regular coastal development permit application under LIP Section 13.6, subject to the provisions for hearing and appeal set forth in LIP Sections 13.11 and 13.12.

Local Implementation Plan Sections 13.13 and 13.29 (Administrative Permits Applicability)

The Planning Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers,
(d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 3) water wells; or 4) onsite wastewater treatment systems (OWTS).

**Permit Issuance and Local Appeal Period**

On August 11, 2020, the Planning Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on August 11, 2020 and end on August 21, 2020. In addition, since this project is 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, the project is appealable to the California Coastal Commission.

The project is more specifically described in the Planning Director’s decision attached hereto.

**PUBLIC NOTICE:** A Notice of Application and Notice of Decision were mailed to property owners and occupants within a 500-foot radius of the subject property.

**ATTACHMENT:** Administrative Coastal Development Permit Woolsey Fire No. 19-002.
NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application by Anthony Eckelberry on behalf of the property owner, 32234 PCH, LLC, for an Administrative Coastal Development Permit – Woolsey Fire (ACDPWF) to install an onsite wastewater treatment system (OWTS) to replace the existing OWTS serving an existing single family residence which was destroyed in the 2018 Woolsey Fire. The subject parcel is zoned Rural Residential – Two Acre (RR-2). The subject parcel is located within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu.

**Proposed Description**

The project proposes the installation of a new 3,634-gallon MicroSepTec ES12 Tank with ultraviolet (UV) disinfection unit, and other associated equipment. The new OWTS will be placed underneath the existing driveway. The existing OWTS system was destroyed in the 2018 Woolsey Fire and is proposed to be abandoned. The existing system is located in the middle of the property and towards the eastern property boundary. The installation of the proposed replacement system will not result in any non-exempt grading.

**Administrative Permits Applicability (LIP Sections 13.13 and 13.29)**

The Planning Director may process ACDPs if: 1) the proposed project is not appealable as defined in the LCP Local Implementation Plan (LIP) Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; 3) water wells; and 4) OWTS.

The project consists of the abandonment of an existing OWTS and installation of a new OWTS. Therefore, pursuant to LIP Section 13.29.1, the project can be processed administratively. The project does not qualify for a De Minimis Waiver as it is located within the Appeal Jurisdiction according to the LCP Certification Permit and Appeal Jurisdiction Map.

**Project Background**

Planning Verification – Woolsey Fire (PVWF) No. 19-029 was approved on March 13, 2019 for the replacement of an existing single-family residence, including garage and studio, which was destroyed in the 2018 Woolsey Fire. The application also includes a ten percent increase in square footage. PVWF No. 19-150 was approved on July 16, 2019 for the in-kind replacement of landscaping that was destroyed in the 2018 Woolsey Fire.

Due to the 10 percent increase in square footage and design of the single-family residence approved by PVWF No. 19-029 to replace the previously existing residence destroyed by the 2018 Woolsey Fire, the proposed OWTS is larger than the existing OWTS, which is being abandoned.
Administrative Coastal Development Permit Application

- Application Date: June 20, 2019
- Posting of Property: August 12, 2019
- Completeness Determination: June 29, 2020
- Notice of Application Mailer: July 27, 2020
- Notice of Decision Mailer: August 6, 2020
- Issuance of ACDP: August 11, 2020
- Planning Commission Reporting: August 17, 2020
- Local Appeal Period: August 11, 2020 through August 21, 2020

Surrounding Land Uses and Setting

The subject parcel, a flag lot roughly 21,834 square feet in size, was previously developed with a single-family residence and is located on the south (ocean) side of Pacific Coast Highway (PCH). The subject lot does not have direct access to the ocean as another residential lot separates the subject property from the ocean. The surrounding properties consist of one and two-story single-family residences in the RR-2 zoning district to the west, south, and north. El Matador State Beach is located immediately to the east of the subject property. However, the proposed scope of work takes place within the previously disturbed area and is not subject to the 100-foot parkland buffer. Per the LCP Park Lands Map, there are no trails in the vicinity of the subject lot. The subject parcel does not contain designated Environmentally Sensitive Habitat Area (ESHA) per the LCP ESHA Overlay Map.

Figure 1 – Aerial Photograph

Source: City of Malibu GIS

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Director has analyzed the proposed project. The Planning Director has 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 15303(d) – New Construction or Conversion of Small Structures. The Planning 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).
Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and 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 a CDP must adhere. This project has been reviewed and approved for LCP conformance by the Planning Department, City Biologist, City Environmental Health Administrator, City geotechnical staff, and City Public Works Department (Attachment 1).

Administrative Coastal Development Permit Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.13, the Planning Director hereby makes the following findings of fact.

Onsite Wastewater Treatment System Coastal Development Permit (LIP Section 13.29.2)

Finding 1. The proposed OWTS is consistent with the LCP and all applicable LCP provisions, local laws and regulations regarding OWTS.

The replacement OWTS to support the rural residential use is consistent with the RR-2 zoning district. The City Biologist, City geotechnical staff, City Environmental Health Administrator, and City Public Works Department have reviewed the proposed project and found it to meet the requirements of the Malibu Municipal Code (MMC), and LCP. The proposed project allows for the abandonment and demolition of existing OWTS components and installation of a new OWTS which consists of a new 3,634-gallon MicroSepTec ES12 Tank with ultraviolet (UV) disinfection unit, and other associated equipment, underneath the existing driveway. The existing OWTS is proposed to be abandoned. The installation of the proposed replacement system will not result in any non-exempt grading. The applicant is required to record a covenant indicating the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of the subject system.

Finding 2. The proposed OWTS does not require a new or upgraded shoreline protective device.

The subject parcel is not located along the shoreline. Therefore, these findings do not apply.

Finding 3. The proposed OWTS is necessary to protect public health and/or improve water quality.

The State Water Resources Control Board requires all development located within the City of Malibu that is not served by a public or private sewage utility to provide treatment of wastewater through an OWTS that meets minimum design standards intended to protect public health. The subject parcel is not served by a public or private sewage utility. Therefore, the installation of new OWTS components to increase the capacity and functionality of the existing OWTS promotes public health by minimizing potential contamination of the groundwater table in the area and nearby Pacific Ocean.

Finding 4. The proposed OWTS has been conditioned in accordance with the LCP.

The proposed project has been designed to meet all applicable LCP requirements and has been conditioned in accordance with the LCP.
Approval of ACDPWF No. 19-002

Based on the foregoing findings and evidence contained within the record, the Planning Director hereby approves ACDPWF No. 19-002, 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 installation of a new 3,634-gallon MicroSepTec ES12 Tank with UV disinfection unit, and other associated equipment. The new OWTS will be placed underneath the existing driveway. The existing OWTS will be abandoned. The proposed replacement system will not result in any non-exempt grading.

3. Subsequent submittals for this project shall be in substantial compliance with plans on-file with the Planning Department, approved by Environmental Health on May 11, 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 a complete digital plan set 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. This CDP shall expire if the project has not commenced within three (3) years after approval of the permit. 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.

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 Coastal Engineer, City geotechnical staff, 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 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. This permit shall not become effective until the project is reported to the Planning Commission and the Planning Commission requests that the ACDP becomes effective, pursuant to LIP Section 13.13.6.

12. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the administrative coastal development permit is effective. The ACDP is not effective until all appeals, including those to the CCC, have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the administrative coastal development permit approved by the City is void.

13. 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

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.

Site Specific Conditions

16. 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.

17. 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 Sustainability Department. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction generated by the project.

18. Prior to final building inspection, the applicant shall provide the Environmental Sustainability Department with a WRRP Final Summary Report. The Final Summary Report shall designate all materials that were landfilled or recycled, broken down by material types. The Environmental Sustainability Department shall approve the Final Summary Report.

Biology

19. No new landscaping is proposed with this project; therefore, none is approved.

20. Pursuant to Local Implementation Plan Chapter 5, no portion of the new OWTS system may encroach into the protected zone of any native protected tree.
Environmental Health

21. 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). The final OWTS plot plan shall also clearly show the locations of all existing OWTS components.

22. 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 design report 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, 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;

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 conceptual design for custom 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 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

e. 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 Department.
23. 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. 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. All final 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.

26. All project traffic rated slab 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.

27. The final onsite wastewater treatment system plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department.

28. Proof of ownership of subject property shall be submitted to the City Environmental Health Administrator.

29. An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed OWTS.

30. Prior to final Environmental Health approval, 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 OWTS after construction shall be submitted. Please submit a certified copy issued by the City of Malibu Recorder.

31. 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 City of Malibu Recorder’s Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system 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. Please submit a certified copy issued by the City of Malibu Recorder.

32. The project geologist/geotechnical consultant final approval shall be submitted to the City Environmental Health Administrator.

33. The City geotechnical staff final approval shall be submitted to the City Environmental Health Administrator.

34. The City public works department staff final approval shall be submitted to the City Environmental Health Administrator.

35. In accordance with MMC Chapter 15.44, prior to Environmental Health approval, an application shall be made to the Environmental Sustainability Department for an OWTS operating permit.

**Geology**

36. Two sets of OWTS plans (approved by City Environmental Health) incorporating the project geotechnical consultant’s recommendations must be reviewed, wet stamped, and manually signed by the project engineering geologist and project geotechnical engineer prior to the issuance of an OWTS permit.
37. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical staff 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 staff prior to the issuance of a grading permit.

38. Final plans approved by the City geotechnical staff shall be in substantial conformance with the approved project relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a new entitlement.

Public Works

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

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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.

40. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
   
   c. Is located within or adjacent to ESHA, or
   d. Includes grading on slopes greater than 4 to 1.

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.

41. 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.

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

43. A construction staging plan shall be reviewed and approved by the building official prior to plan check submittal.

44. 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.

45. 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

46. 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.

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

Deed Restrictions

48. 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

49. This CDP runs with the land and binds all future owners of the property.

50. 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

LOCAL APPEAL – A decision of the Planning Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk by date and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeals shall be emailed to psalazar@malibucity.org and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal online, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.
COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Director’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.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the August 17, 2020 Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter 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 Justine Kendall in the Planning Department at (310) 456-2489, extension 301, for further information. Copies of all related documents can be reviewed by contacting the Case Planner during regular business hours.

Date: August 11, 2020

Prepared by: Approved by:

Justine Kendall Bonnie Blue
Associate Planner Planning Director

Attachments:
1. Department Review Sheets including OWTS Plot Plan¹
2. Notices

All reports referenced are available for review by contacting the Case Planner during regular business hours.

¹ The subject project was originally submitted as a De Minimis Waiver but was later converted to an ACDP as the subject property is located within the appeal jurisdiction. As such, the department approvals are labelled as DMW No. 19-042 but apply to this project, now referred to as ACDPWF No. 19-002.
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 Administrative Coastal Development – Woolsey Fire Permit No. 19-002, dated August 11, 2020, for the project located at 32234 Pacific Coast Highway, 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 CALIFORNIACounty 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)
TO: City of Malibu Environmental Health Administrator
FROM: City of Malibu Planning Department
DATE: 6/20/2019

PROJECT NUMBER: ACDPW 19-002
JOB ADDRESS: 32234 PACIFIC COAST HWY
APPLICANT / CONTACT: Anthony Eckelberry
APPLICANT ADDRESS: 4535 Gainsborough Ave
Los Angeles, CA 90027
APPLICANT PHONE #: (323)646-6568
APPLICANT FAX #: (323) 661-1493
APPLICANT EMAIL: anthony@eckelberry.biz
PROJECT DESCRIPTION: OWTS moved to driveway

TO: Malibu Planning Department and/or Applicant
FROM: City of Malibu Environmental Health Reviewer

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 5-7-2020

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.
ENVIROMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: Anthony Eckelberry
(name and email address) anthony@eckelberry.biz

Project Address: 32234 Pacific Coast Highway
Malibu, California 90265

Planning Case No.: ACDPWF 19-002

Project Description: New OWTS and replacement of landscaping; OWTS moved to driveway

Date of Review: May 7, 2020

Reviewer: Melinda Talent
Signature: Mtalent@malibucity.org

Contact Information: Phone: (310) 456-2489 ext. 364 Email: mtalent@malibucity.org

SUBMITTAL INFORMATION


Landscape Plans: Z Freedman: Plans dated 5-20-2019

Fixture Worksheet: Anthony Eckelberry: Worksheet dated 4-5-2019

OWTS Plan: Ensitu: OWTS plan dated 5-21-2019, revised plan dated 3-9-20


Geology Report: GeoConcepts: OWTS report dated 2-7-2020


Miscellaneous: Compliance Agreement recorded 7-30-2019

Previous Approval: City of Malibu: EH approval for renovated OWTS dated 6-14-2002; EH approval for interior remodels to single family residence and studio dated 9-13-2012; EH approval to abandon existing OWTS dated 2-18-2020

Previous Reviews: 3-10-20, 10-18-2019, 6-25-2019 (DMW 19-042)

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.

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 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 must fit on an 11” x 17” sheet leaving a 5” left margin clear to provide space for a City-applied legend. If the plan scale 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” x 22” for review by Environmental Health).

2) **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. 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) 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.

4) 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.”

5) 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.

6) Traffic-Rated Slab Plan(s): All project traffic rated slab 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.

7) Notice of Decision: The final onsite wastewater treatment system plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department.

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

9) 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.
10) **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.*

11) **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 onsite wastewater treatment system 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.*

12) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the Onsite Wastewater Treatment System 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 Onsite Wastewater Treatment System 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 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.

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 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  
City Geologist
NOTES:

1. This conformance review is for a fire rebuild of a 4 bedroom (54 fixture unit) single family dwelling and a 2 bedroom (18 fixture unit) studio. The new 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 Malibu Municipal Code (MMC), and the Local Coastal Program (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

<table>
<thead>
<tr>
<th>Date:</th>
<th>June 22, 2020</th>
<th>Review Log #:</th>
<th>041</th>
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</thead>
<tbody>
<tr>
<td>Site Address:</td>
<td>32234 Pacific Coast Highway</td>
<td>Planning #:</td>
<td>DMW 19-042</td>
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<tr>
<td>Lot/Tract/PM #:</td>
<td>n/a</td>
<td>BPC/GPC #:</td>
<td>Justine Kendall</td>
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<tr>
<td>Applicant/Contact:</td>
<td>Anthony Eckelberry, <a href="mailto:anthony@eckelberry.biz">anthony@eckelberry.biz</a></td>
<td>Planner:</td>
<td>Justine Kendall</td>
</tr>
<tr>
<td>Contact Phone #:</td>
<td>323-646-6568</td>
<td>Fax #:</td>
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<tr>
<td>Project Type:</td>
<td>De Minimis Waiver for Replacement/upgrade of the Onsite Wastewater Treatment System (OWTS), for Re-construction of single-family residence and detached garage/studio destroyed in the Woolsey Fire + 10% additions</td>
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### Submittal Information

<table>
<thead>
<tr>
<th>Consultant(s) / Report</th>
<th>GeoConcepts, Inc. (Barrett, CEG 2088, DS 12003): 2-7-2020</th>
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<tr>
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<td>Mountain Geology, Inc. (Holt, CEG 1200): 3-5-02</td>
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<td>Barton Slutske (REHS # 3940): 3-13-02</td>
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<td></td>
<td>EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 3-9-2020</td>
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Previous Reviews: 6-26-2019; Ref: Environmental Health Review Sheet dated 5-7-2020 (for ACDPWF) 6-25-19, 5-20-19 (for fire rebuild)

### Review Findings

**DMW Review for OWTS**

- The OWTS is **APPROVED** from a geotechnical perspective.
- The 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 percolation test and supporting geologic report, OWTS Design report, and OWTS plans were reviewed by the City from a geotechnical perspective. Based on the submitted information, the project includes upgrading the OWTS with a new treatment tank system and one 6’ diameter x 40’ BI seepage pit with a 10’ cap and 100% expansion. The existing septic tank and two seepage pits will be properly abandoned.

Building Plan-Check Stage Review Comments:

1. Please submit a fee of $226.00 to City geotechnical staff for final building plan check review.

2. 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.”

3. 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: 6/22/2020

Christopher Dean, C.E.G. #1751, Exp. 9-30-20 Date
Engineering Geology Reviewer (310-456-2489, x306) Email: cdean@mailbu.city.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.
PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department
FROM: City of Malibu Planning Department

PROJECT NUMBER: DMW 19-042
JOB ADDRESS: 32234 PACIFIC COAST HWY
APPLICANT / CONTACT: Anthony Eckelberry
APPLICANT ADDRESS: 4535 Gainsborough Ave
Los Angeles, CA 90027
APPLICANT PHONE #: (323) 646-6568
APPLICANT FAX #: (323) 661-1493
APPLICANT EMAIL: anthony@eckelberry.biz

PROJECT DESCRIPTION: De Minimis Waiver for OWTS and replacement of 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.

[Signature]
[Date] 6/20/19
To: Anthony Eckelberry

From: Public Works Department
Julian De Anda, P.E., Associate Civil Engineer

Date: June 26, 2019

Re: Proposed Conditions of Approval for 32234 Pacific Coast Hwy, DMW 19-042 (FIRE REBUILD)

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.

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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<tr>
<th>Erosion Controls</th>
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<td>Preservation of Existing Vegetation</td>
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<td>Sediment Controls</td>
<td>Silt Fence</td>
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<td>Sand Bag Barrier</td>
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<td>Stabilized Construction Entrance</td>
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<td>Non-Storm Water</td>
<td>Water Conservation Practices</td>
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<td>Management</td>
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<td>Waste Management</td>
<td>Material Delivery and Storage</td>
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<td>Spill Prevention and Control</td>
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<td>Solid Waste Management</td>
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<td>Concrete Waste Management</td>
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<td>Sanitary/Septic Waste Management</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.

2. 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.

3. 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.**

4. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 19-002 - An application to install an onsite wastewater treatment system to replace the existing onsite wastewater treatment system, serving an existing single family residence, destroyed by the 2018 Woolsey Fire

LOCATION / APN / ZONING: 32234 Pacific Coast Hwy / 4473-014-003 / Rural Residential-Two Acre (RR-2)
APPLICANT / OWNER(S): Anthony Eckelberry / 32234 PCH, LLC
APPEALABLE TO: Planning Commission and California Coastal Commission
ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Section 15303(d)
APPLICATION FILED: June 20, 2019
CASE PLANNER: Justine Kendall, Associate Planner, jkendall@malibucity.org (310) 456-2489, ext. 301

PUBLIC COMMENT PERIOD - Related documents are available for review by contacting the Case Planner during regular business hours. Written comments, concerns, or questions may be presented to the Planning Department at any time prior to the issuance of a decision. On or after August 11, 2020, the Planning Director may issue a decision on the permit application.

REPORTING - The Planning Director’s decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on August 17, 2020. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Planning Director may be appealed to the Planning Commission. Should a decision be issued on August 11, 2020, the appeal period would expire on Friday, August 21, 2020. An appeal shall be emailed to psalazar@malibucity.org within ten days following the date of action and the filing fee shall be mailed to Malibu Planning Department, attention: Patricia Salazar, 23825 Stuart Ranch Road, Malibu, CA 90265. Payment must be received within 10 days of the appeal deadline. Appeal forms may be found online at www.malibucity.org/planningforms. If you are unable to submit your appeal via email, please contact Patricia Salazar by calling (310) 456-2489, extension 245, at least two business days before your appeal deadline to arrange alternative delivery of the appeal.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Director’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.

BONNIE BLUE, Planning Director Date: July 27, 2020

ATTACHMENT 2
NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the City of Malibu has received an application for the project described below:

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT-WOOLSEY FIRE NO. 19-002 - An application to install an onsite wastewater treatment system to replace the existing onsite wastewater treatment system, serving an existing single family residence, destroyed by the 2018 Woolsey Fire

LOCATION / APN / ZONING: 32234 Pacific Coast Hwy / 4473-014-003 / Rural Residential-Two Acre (RR-2)

APPLICANT / OWNER(S): Anthony Eckelberry / 32234 PCH, LLC

APPEALABLE TO: Planning Commission and California Coastal Commission

ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Section 15303(d)

APPLICATION FILED: June 20, 2019

ISSUE DATE: August 11, 2020

CASE PLANNER: Justine Kendall, Associate Planner, jkendall@malibucity.org (310) 456-2489, ext. 301

REPORTING - The Planning Director’s decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on August 17, 2020. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review by contacting the Case Planner during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

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BONNIE BLUE, Planning Director Date: August 6, 2020