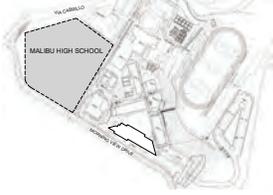


SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT MALIBU HIGH SCHOOL - PHASE 1

MALIBU, CA



VICINITY MAP
Scale: NTS



LOCATION MAP
Scale: NTS

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310.395.3204
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JAN SOEMER

WASTE WATER CONSULTANT
ASHERT ENGINEERING
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TRESHIA COFFEY

SOLAR PV CONSULTANT
CAL SOLAR, INC
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510.586.5138
WILL CHEN

APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF January 1, 2020*
2018 California Administrative Code (CAC) Part 1, Title 24 CCR
2019 California Building Code (CBC), Part 2, Title 24 CCR
2019 International Building Code, Vol. 1 & 2, and 2019 California amendments
2019 California Building Code (CBC), Part 3, Title 24 CCR
2017 National Electrical Code and 2019 California amendments
2019 California Mechanical Code (CMC), Part 4, Title 24 CCR
2019 International Plumbing Code and 2019 California amendments
2019 California Plumbing Code (CPC), Part 5, Title 24 CCR
2019 California Energy Code (CEC), Part 6, Title 24 CCR
2019 California Fire Code (CFC), Part 8, Title 24 CCR
2019 International Fire Code and 2019 California Amendments
2019 California Existing Building Code (CEBC), Part 10, Title 24 CCR
2019 International Existing Building Code and 2019 California Amendments
2019 California Green Building Standards Code (CALGreen), Part 11, Title 24 CCR
2019 California Referenced Standards Code, Part 12, Title 24 CCR
Title 19 CCR, Public Safety, State Fire Marshal Regulations
2016 ASME A17.1/CSA B44-13 Safety Code for Elevators and Escalators (per 2019 CBC Part 2 Ch 35)
Note: California Elevator Unit utilizes CCR Title 19 and uses the 2004 ASME A17.1 by adoption
2019 California Building Code (CBC), ADA Code, Chapter 11B

PARTIAL LIST OF APPLICABLE STANDARDS
NFPA 13 - Standard for the Installation of Sprinkler Systems (CA amended) - 2016 Edition
NFPA 14 - Standard for the Installation of Standpipe and Hose Systems (CA amended) - 2016 Edition
NFPA 15 - Standard for Dry Chemical Extinguishing Systems - 2017 Edition
NFPA 16 - Standard for Wet Chemical Extinguishing Systems - 2017 Edition
NFPA 20 - Standard for the Installation of Stationary Pumps for Fire Protection - 2016 Edition
NFPA 22 - Standard for Water Tanks for Private Fire Protection - 2013 Edition
NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances (CA amended) - 2016 Edition
NFPA 72 - National Fire Alarm and Signaling Code (CA amended) - 2016 Edition
NFPA 85 - Standard for Fire Doors and Other Opening Protectives - 2016 Edition
NFPA 2001 - Standard on Clean Agent Fire Extinguishing Systems (CA amended) - 2015 Edition
UL 300 - Standard for Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment - 2005 (R2010)
UL 464 - Audible Signaling Devices for Fire Alarm and Signaling Systems, Including Accessories - 2003 Edition
UL 521 - Standard for Heat Detectors for Fire Protective Signaling Systems - 1999 Edition
UL 1971 - Standard for Signaling Devices for the Hearing Impaired - 2002 (R2010)
ICC 300 - Standard for Beaches, Folding and Telescopic Seating, and Grandstands - 2017 Edition
For a complete list of applicable NFPA standards refer to 2019 CBC (SFM) Chapter 35 and California Fire Code Chapter 60.

See California Building Code Chapter 35 for State of California amendments to the NFPA Standards.
*All parts of the 2019 California Building Code become effective January 1, 2020 except the effective date for the use of the 2019 Building Energy Efficiency Standards (Title 24, Part 1, Chapter 10) is January 8, 2019 and the effective date for the use of the California Administrative Code (Title 24, Part 1, Chapter 4) is January 8, 2019.

ZONING

ASSESSOR'S PARCEL NUMBER(S) (APN):
4480-017-000
4480-018-000

MALIBU MUNICIPAL CODE (MMC) ZONING DESIGNATION: I (INSTITUTIONAL)
GENERAL PLAN LAND USE DESIGNATION: INSTITUTIONAL DISTRICT ZONE
GROSS LOT AREA: 49.46 ACRES
NET LOT AREA: 49.18 ACRES

SETBACKS
FRONT: REQUIRED: 10 FT
PROPOSED: 140 FT
SIDE: REQUIRED: 100 FT WHEN ADJACENT TO ESHA
PROPOSED: 125 FT
REAR: REQUIRED: 5 FT, 15 FT WHEN ADJACENT TO RESIDENTIAL
PROPOSED: 600 FT

FLOOR AREA RATIO (FAR)
ALLOWABLE: 15%
EXISTING: 3.5%
PROPOSED: 10.3 %

IMPERMEABLE LOT COVERAGE
ALLOWABLE: 20%
EXISTING: 45%
PROPOSED: 22%

PERMEABLE REQUIREMENTS PER L.P. 3(A)(4)
NET LOT AREA: 49.18 ACRES
PERMEABLE AREA: 38.314
PROPOSED: 18% > 25% COMPLIANT

PARKING ANALYSIS
REQUIRED PARKING STALLS:
PROPOSED PARKING STALLS: 51

ACCESSIBLE STALLS:
(REFERENCE: CBC 2019 11b-208)
TOTAL PARKING STALLS = 51
REQUIRED ACCESSIBLE STALLS = 3 (1 VAN + 2 STANDARD)
PROVIDED ACCESSIBLE STALLS = 11 (1 VAN + 2 STANDARD)

DESIGNATED PARKING FOR CLEAN AIR VEHICLES:
(REFERENCE: CALGREEN 2019 § 106.6.2)
TOTAL PARKING STALLS = 51
REQUIRED DESIGNATED STALLS = 9
PROVIDED DESIGNATED STALLS = 9
(DESIGNATED WITH PARKING STALL MARKING READING "CLEAN AIR / VANPOOL / EV" COMPLIANT WITH THE REQUIREMENTS OF § 106.5.2.1)

STALLS FOR EVSE ELECTRIC VEHICLE SUPPLY EQUIPMENT:
(REFERENCE CALGREEN 2019 § 106.5.3)
TOTAL PARKING STALLS = 51
REQUIRED STALLS = 7
PROVIDED STALLS = 7
PER § 106.5.3.5, THESE 4 STALLS QUALIFY TO MEET THE REQUIREMENTS FOR CLEAN AIR VEHICLES.

SHORT TERM BICYCLE PARKING
4 SHORT TERM BIKE STORAGE LOCATIONS, PER CALGREEN 2019 § 106.4.2.1

LONG TERM BICYCLE PARKING
2 LONG TERM BIKE STORAGE LOCATIONS, PER CALGREEN 2019 § 106.4.2.2



Received
MAR 30 2022
Planning Dept.

FILE No.: AF: 03-121943 (INC-2)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
30115 SANDRINGWOOD, MALIBU, CA 90405
NAC Project # 161-2008



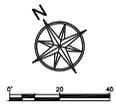
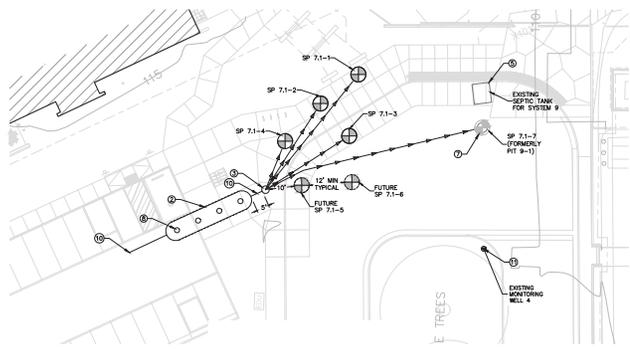
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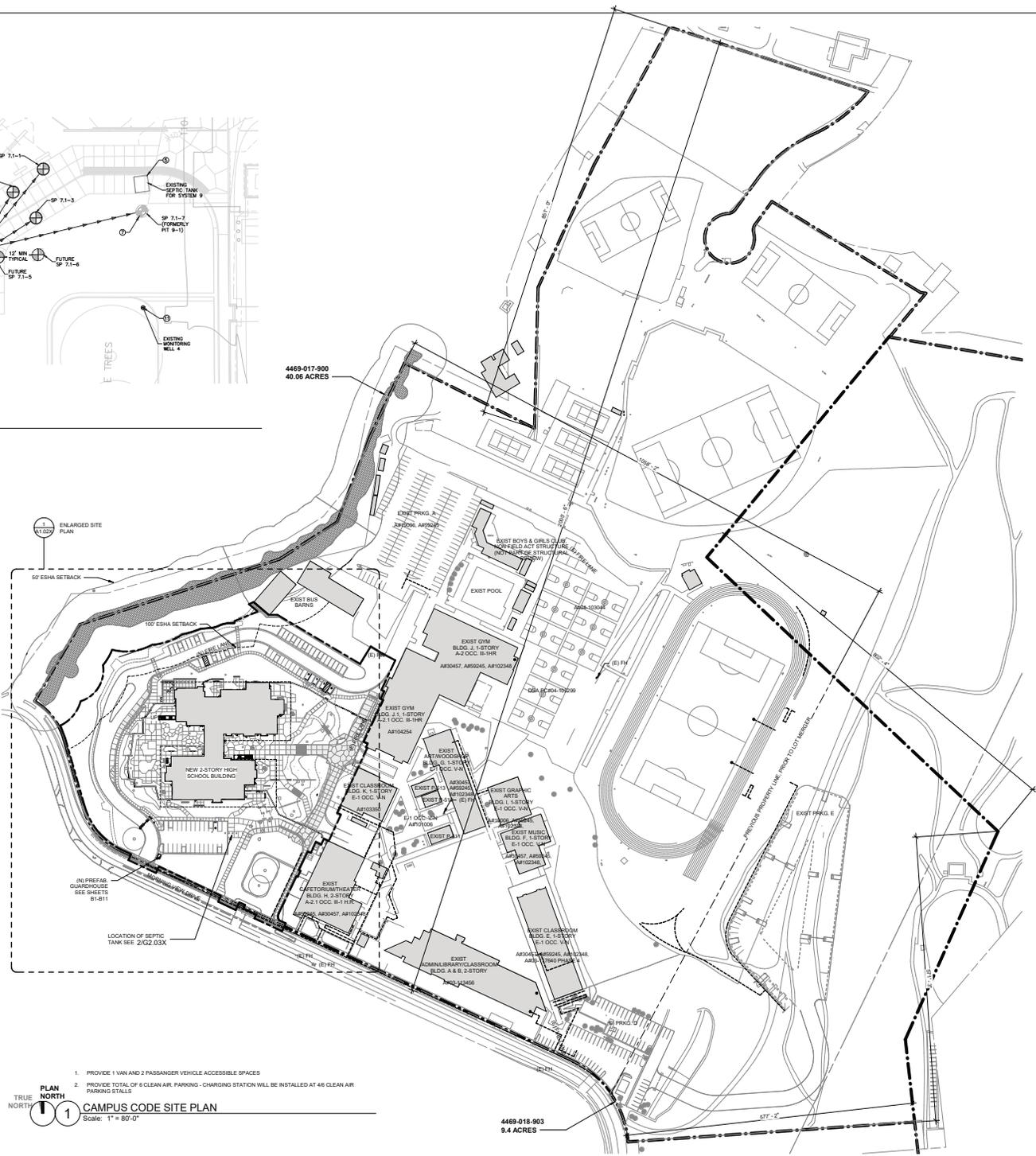
DATE: 02/24/2022
DSA SUBMITTAL
COVER SHEET

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2 WASTE WATER SYSTEM - DETAIL VIEW
 Scale: 1" = 20'

1 ENLARGED SITE PLAN



- ACCESSIBILITY NOTES:**
- SITE WALKWAYS SHALL PROVIDE A BARRIER-FREE PATH OF TRAVEL FOR A PERSON IN A WHEELCHAIR. THE PATH OF TRAVEL SHALL BE A HARD, DURABLE AND SLIP-RESISTANT ROUTE A MINIMUM OF 48 INCHES IN WIDTH (118-403.1) EXCEPT ON 3% AND WITH A MAXIMUM GRADIENT SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2% (118-403.2). ANY CHANGES IN LEVEL SHALL NOT EXCEED A REVEALED SLOPE OF 1:2 WITH A 1/2" IN VERTICAL HEIGHT AND 1/4" MAXIMUM IN VERTICAL DIFFERENTIAL. LEVELS, CONCRETE FINISH SHALL BE STABLE, FIRM AND SLIP-RESISTANT (118-302).
 - PATH OF TRAVEL (P.O.T.) AS INDICATED, IS A COMMON BARRIER-FREE EDGEMANAGEMENT ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND 5/16" AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP-RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACE (118-403.3) AT LEAST 60"X60" ARE LOCATED NOT MORE THAN 300' APART. PATHS (P.O.T.) WITH CONTINUOUS GRADIENTS HAVE 60' LEVEL AREAS (118-403.7) NOT MORE THAN 400' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80' MINIMUM (118-307) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 60" (118-307.2). ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE P.O.T.
 - GATES IN PATH OF TRAVEL SHALL HAVE ACCESSIBLE HARDWARE AND KICK PLATES.
 - FOR ALL SITE GRADIENTS SEE CIVIL PLANS
 - WILDLAND-URBAN IN TERRACE: NONE

- LEGEND**
- PLANTING AREA, PER LANDSCAPE
 - BUILDING
 - EXISTING BUILDING
 - EXISTING FIRE LANE
 - PROPOSED FIRE LANE
 - CAMPUS BOUNDARY
 - SCOPE OF WORK
 - ACCESSIBLE PATH OF TRAVEL
 - LINE OF ROOF/CANOPY ABOVE
 - ESHA 50' SET BACK
 - EXISTING FIRE HYDRANT
 - NEW FIRE HYDRANT

1 CAMPUS CODE SITE PLAN
 Scale: 1" = 80'-0"

- PROVIDE 1 VAN AND 2 PASSENGER VEHICLE ACCESSIBLE SPACES
- PROVIDE TOTAL OF 6 CLEAN AIR PARKING - CHARGING STATION WILL BE INSTALLED AT 46 CLEAN AIR PARKING STALLS



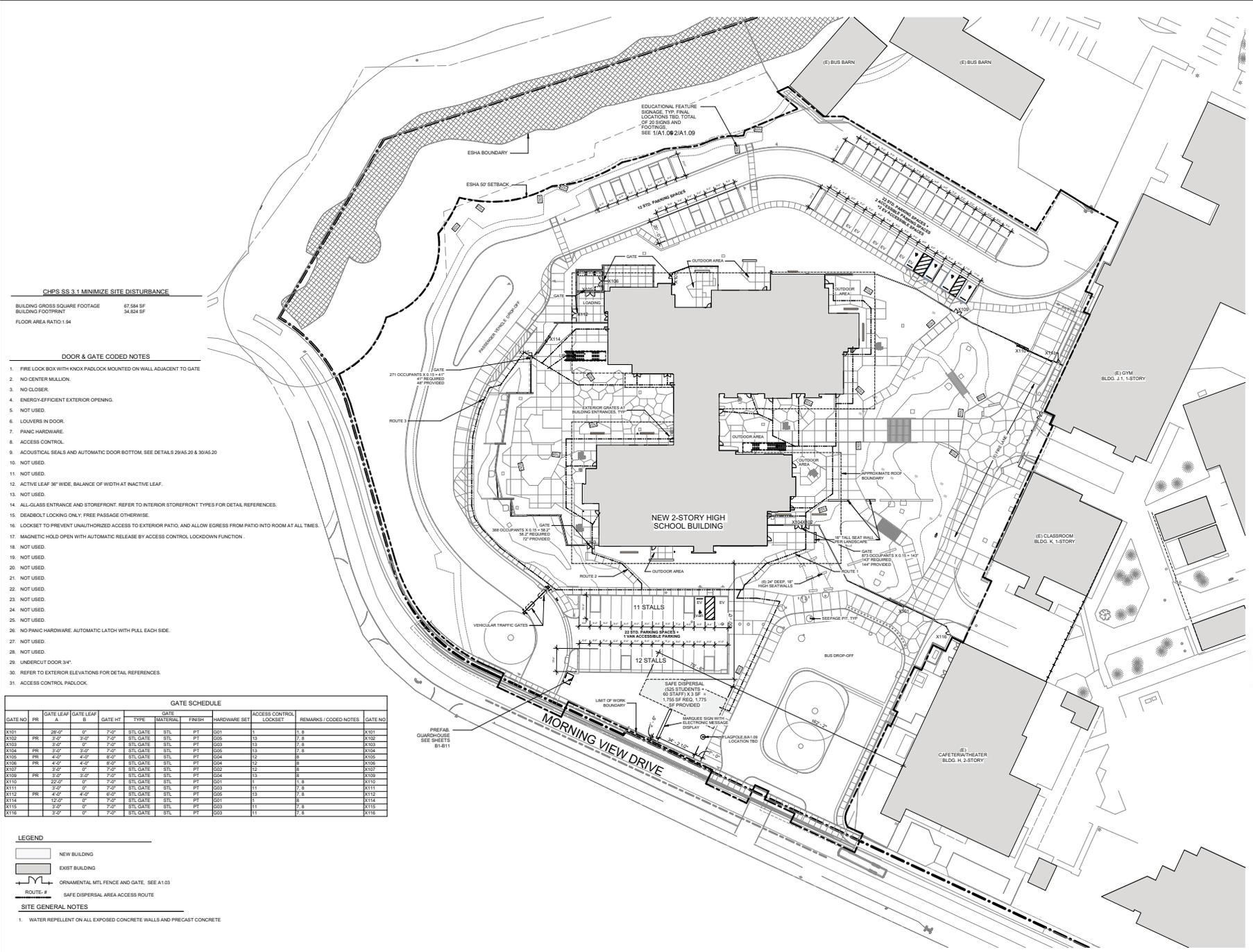
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DATE: 02/24/2022
 DSA SUBMITTAL

ENLARGED SITE PLAN



CHPS SS 3.1 MINIMIZE SITE DISTURBANCE
 BUILDING GROSS SQUARE FOOTAGE 67,584 SF
 BUILDING FOOTPRINT 34,824 SF
 FLOOR AREA RATIO 1.94

DOOR & GATE CODED NOTES

1. FIRE LOCK BOX WITH HAND PADLOCK MOUNTED ON WALL ADJACENT TO GATE
2. NO CENTER MILLION.
3. NO CLOSER.
4. ENERGY-EFFICIENT EXTERIOR OPENING.
5. NOT USED.
6. LOUVERS IN DOOR.
7. PANIC HARDWARE.
8. ACCESS CONTROL.
9. ACOUSTICAL SEALS AND AUTOMATIC DOOR BOTTOM. SEE DETAILS 29A6.20 & 30A5.20
10. NOT USED.
11. NOT USED.
12. ACTIVE LEAF 36" WIDE, BALANCE OF WIDTH AT INACTIVE LEAF.
13. NOT USED.
14. ALL-GLASS ENTRANCE AND STOREFRONT. REFER TO INTERIOR STOREFRONT TYPES FOR DETAIL REFERENCES.
15. DEADBOLT LOCKING ONLY. FREE PASSAGE OTHERWISE.
16. LOCKSET TO PREVENT UNAUTHORIZED ACCESS TO EXTERIOR PATIO, AND ALLOW EGRESS FROM PATIO INTO ROOM AT ALL TIMES.
17. MAGNETIC HOLD OPEN WITH AUTOMATIC RELEASE BY ACCESS CONTROL LOCKDOWN FUNCTION.
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. NOT USED.
22. NOT USED.
23. NOT USED.
24. NOT USED.
25. NOT USED.
26. NO PANIC HARDWARE. AUTOMATIC LATCH WITH PULL EACH SIDE.
27. NOT USED.
28. NOT USED.
29. UNDERCUT DOOR 3/4".
30. REFER TO EXTERIOR ELEVATIONS FOR DETAIL REFERENCES.
31. ACCESS CONTROL PADLOCK.

GATE NO.	PRI.	GATE LEAF		GATE HT.	GATE			ACCESS CONTROL		REMARKS / CODED NOTES	GATE NO.
		A	B		TYPE	MATERIAL	FINISH	HARDWARE SET	LOCKSET		
X101		28'-0"	0"	7'-0"	STL GATE	STL	PT	501	1	1. B	X101
X102	PRI	3'-0"	3'-0"	7'-0"	STL GATE	STL	PT	505	13	7. B	X102
X103		3'-0"	0"	7'-0"	STL GATE	STL	PF	503	13	7. B	X103
X104	PRI	3'-0"	3'-0"	7'-0"	STL GATE	STL	PT	505	13	7. B	X104
X105	PRI	4'-0"	4'-0"	8'-0"	STL GATE	STL	PT	504	12	8	X105
X106	PRI	4'-0"	4'-0"	8'-0"	STL GATE	STL	PT	504	12	8	X106
X107		3'-0"	0"	7'-0"	STL GATE	STL	PT	502	13	8	X107
X108	PRI	3'-0"	3'-0"	7'-0"	STL GATE	STL	PT	504	13	8	X108
X110		22'-0"	0"	7'-0"	STL GATE	STL	PF	501	1	1. B	X110
X111		3'-0"	0"	7'-0"	STL GATE	STL	PF	503	11	7. B	X111
X112	PRI	4'-0"	4'-0"	8'-0"	STL GATE	STL	PT	505	13	7. B	X112
X114		12'-0"	0"	7'-0"	STL GATE	STL	PF	501	11	8	X114
X115		3'-0"	0"	7'-0"	STL GATE	STL	PF	503	11	7. B	X115
X116		3'-0"	0"	7'-0"	STL GATE	STL	PT	503	11	7. B	X116

- LEGEND**
- NEW BUILDING
 - EXIST BUILDING
 - ORNAMENTAL MTL FENCE AND GATE. SEE A1.03
 - SAFE DISPERSAL AREA ACCESS ROUTE
- SITE GENERAL NOTES**
1. WATER REPELLENT ON ALL EXPOSED CONCRETE WALLS AND PRECAST CONCRETE

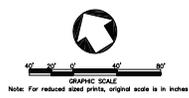
1 ENLARGED SITE PLAN
 Scale: 1" = 30'-0"

COLOR	SLOPE (X) FROM	SLOPE (X) TO	Area (SF)
□	0.00	20.00 (5:1)	2,192,388
■	20.00 (5:1)	25.00 (4:1)	130,426
■	25.00 (4:1)	33.33 (3:1)	175,010
■	33.33 (3:1)	40.00 (2.5:1)	128,378
■	40.00 (2.5:1)	100.00 (1:1)	271,934
■	100.00 (1:1)	600.00 (> 1:1)	2,831

PARCEL AREA:

PARCEL 1:
GROSS = 1,774,573 SQ. FT., 40.73 ACRES
NET = 1,733,284 SQ. FT., 39.79 ACRES

PARCEL 2:
GROSS = 411,515 SQ. FT., 9.45 ACRES
NET = 409,088 SQ. FT., 9.39 ACRES



Study Area

Merged Parcels

Vegetation and Other Types

Permeable (38.314 acres)

- Arroyo Willow Thicket (0.172)
- California Sagebrush Scrub (0.045)
- California Sycamore - Coast Live Oak Planting (0.562)
- Coyote Brush - California Sagebrush Scrub/Upland Mustards (4.435)
- Disturbed (3.109)
- Disturbed Coyote Brush - California Sagebrush Scrub (0.856)
- Disturbed Upland Mustards (1.782)
- Eucalyptus Grove (0.122)
- Ornamental - Native Planting (1.713)
- Ornamental - Permeable (13.889)
- Riparian Herb (0.113)
- Turf (10.344)
- Upland Mustards (1.172)

Impermeable (11.139 acres)

- Developed (11.139)



Aerial Source: Hexagon Geosystems 2018

Permeable and Impermeable Surfaces for Merged Parcels

Malibu Middle and High School Campus Specific Plan and LCP Amendment Project



Exhibit 1



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BUILDING CODE ANALYSIS

NUMBER OF STORES: 2
 CONSTRUCTION TYPE: I-B, FULLY SPRINKLERED
 OCCUPANCY GROUP: SEPARATED OCCUPANCY 508.4

ASSEMBLY CLASSIFICATION: A-3
 ASSEMBLY CLASSIFICATION: B
 OFFICES CLASSIFICATION: S-1
 STORAGE CLASSIFICATION: S-1

ACTUAL BUILDING HEIGHT: 36'-0" MAX.

LEVEL 1 AND LEVEL 2

ALLOWABLE AREA CALCULATION FOR SINGLE OCCUPANCY (GROUP F) MULTI-STORY BUILDINGS PER CBC 506.2.2

AA = 43,500 + (14,500/76) = 54,375 SF

LEVEL 1:

AA = 45,966 SF / 54,375 SF = 0.841

THE ALLOWABLE AREA ON LEVEL 1 COMPLIES WITH CBC 506.2.2

LEVEL 2:

AA = 44,776 SF / 54,375 SF = 0.821

TOTAL ALLOWABLE BUILDING AREA: 43,500 + (14,500/76) = 108,750 SF (EQUATION 5.2)

ACTUAL BUILDING AREA = 80,696 SF = 108,750 SF

TYPE I-B FIRE-RATED ASSEMBLY TABLE 601:

TYPE:	TYPE:	REQ. RATING:	ASSEMBLY:
STRUCTURAL FRAME	STEEL	6HR	N/A
EXTERIOR BEARING WALLS	CONCRETE/STEEL	4HR	N/A
INTERIOR BEARING WALLS	CONCRETE/STEEL	4HR	N/A
FLOOR	CONCRETE/STEEL	4HR	N/A
ROOF	CONCRETE/STEEL	4HR	N/A

TABLE 602: FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS

(FIRE SEPARATION - FEET)	TYPE I-B CONSTRUCTION A & B OCCUPANCIES	TYPE I-B CONSTRUCTION S OCCUPANCIES
X 4.5	1	2
5.0 X 10	0	1
10.0 X 30	0	0
X 4.30	0	0

SEE BUILDING SEPARATION DIMENSIONS ON SHEET 2-A1.01

705.4 MAX AREA OF EXT. WALL OPENINGS FOR UNPROTECTED SPRINKLERED BLDGS.

FIRE SEPARATION DISTANCE IN FEET

5.4 x 4.5 = 24'

15.4 x 4.5 = 69.3'

15.4 x 10 = 154'

15.4 x 30 = 462'

NO LIMIT

SEE BUILDING SEPARATION DIMENSIONS ON SHEET A1.01

T11.4 SHMFT ENCLOSURE FIRE RESISTANCE RATINGS

1 HOUR FIRE BARRIER WHERE CONNECTED TO LESS THAN FOUR STORES

1004 OCCUPANT LOAD

SEE OCCUPANT LOAD ANNOTATION FOR INDIVIDUAL ROOM CALCULATIONS

OSI 100% FACTORS OF 0.15 (DOORS) AND 0.10 (STAIRS) ARE BEING USED AS BUILDING HAS EMERGENCY VOICE ALARM SYSTEM AND IS SPRINKLERED PER NFPA 13.

TABLE 1008.4.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

A & B OCCUPANCIES: 100'-0" MAX. COMMON PATH OF TRAVEL

B & S OCCUPANCIES: 100'-0" MAX. COMMON PATH OF TRAVEL

TABLE 1008.4.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

1000+ OCCUPANTS: 4 EXITS

TABLE 1008.4.3 EXIT ACCESS TRAVEL DISTANCE

200-800 OCCUPANTS WITH AN AFFS: 300'

300-800 OCCUPANTS WITH AN AFFS: 400'

800-800 OCCUPANTS WITH AN AFFS: 400'

1008.3.3 AREA OF REFUGE AT ACCESSIBLE MEANS OF EGRESS (STAIRWAYS)

EXCEPTION: AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AFFS

1008.3.4 AREA OF REFUGE AT ACCESSIBLE MEANS OF EGRESS (ELEVATORS)

EXCEPTION: AREAS OF REFUGE ARE NOT REQUIRED IN BUILDINGS AND FACILITIES EQUIPPED THROUGHOUT WITH AN AFFS

1008.8 TWO-WAY COMMUNICATION

TWO-WAY COMMUNICATION SYSTEM REQUIRED AT ELEVATOR LANDINGS

NFPA 13

8.15.11.2: SPRINKLERS ARE NOT REQUIRED IN ELECTRICAL ROOMS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

1) THE ROOM IS DEDICATED TO ELECTRICAL EQUIPMENT ONLY.

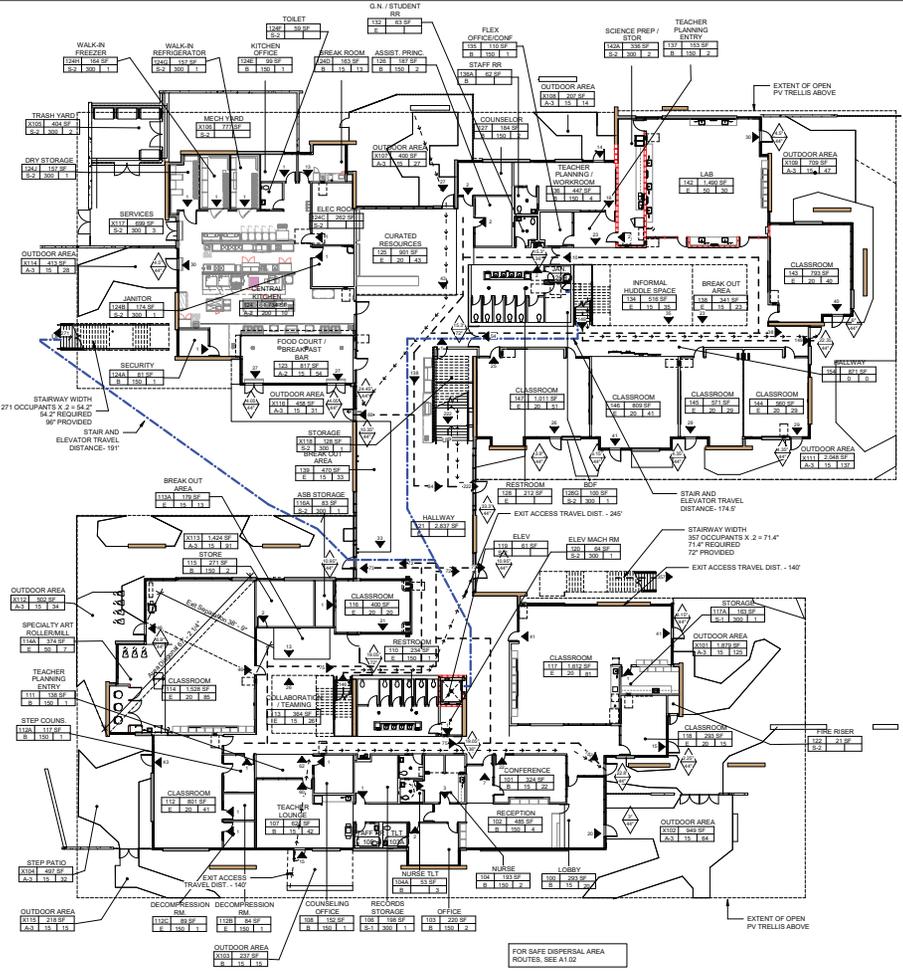
2) ONLY DRY-TYPE ELECTRICAL EQUIPMENT IS USED.

3) EQUIPMENT IS INSTALLED IN A 24HR-FIRE-RATED ENCLOSURE INCLUDING PROTECTION FOR REMEDIATION.

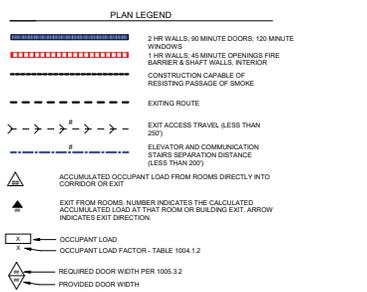
4) NO COMBUSTIBLE STORAGE IS PERMITTED TO BE STORED IN THE ROOM.

SEE CODE PLANS FOR 2HR WALL LOCATIONS AND FLOOR PLANS FOR WALL TYPES

#	Name	Area	Level	Occupant Load Factor	Occupant Load
100	LOBBY	293 SF	LEVEL 1	150 SF	20
101	CONFERENCE	324 SF	LEVEL 1	150 SF	3
102	RECEPTION	485 SF	LEVEL 1	150 SF	4
102A	CORRIDOR	101 SF	LEVEL 1		4
102B	CORRIDOR	57 SF	LEVEL 1		
103	OFFICE	220 SF	LEVEL 1	150 SF	2
103A	TLT	61 SF	LEVEL 1		
104	NURSE	193 SF	LEVEL 1	150 SF	2
104A	NURSE TLT	53 SF	LEVEL 1	20 SF	
105	STAFF RR	62 SF	LEVEL 1		
106	RECORDS STORAGE	198 SF	LEVEL 1	300 SF	1
107	TEACHER LOUNGE	624 SF	LEVEL 1	150 SF	5
107A	HALL	146 SF	LEVEL 1		0
108	COUNSELING OFFICE	152 SF	LEVEL 1	150 SF	1
109	RESTROOM	55 SF	LEVEL 1		
110	RESTROOM	234 SF	LEVEL 1		
111	TEACHER PLANNING ENTRY	138 SF	LEVEL 1	150 SF	
112	CLASSROOM	801 SF	LEVEL 1	20 SF	41
112A	STEP COUNTS	117 SF	LEVEL 1	150 SF	1
112B	DECOMPRESSION RM.	84 SF	LEVEL 1	150 SF	
112C	DECOMPRESSION RM.	89 SF	LEVEL 1	150 SF	
113	COLLABORATION/TEAMING	384 SF	LEVEL 1	15 SF	26
113A	BREAK OUT AREA	179 SF	LEVEL 1	150 SF	
114	CLASSROOM	1,528 SF	LEVEL 1	20 SF	85
114A	SPECIALTY ART ROLLERMILL	374 SF	LEVEL 1	50 SF	7
114B	KILN	96 SF	LEVEL 1		
115	STORE	271 SF	LEVEL 1		
116	CLASSROOM	400 SF	LEVEL 1	20 SF	20
116A	ASB STORAGE	83 SF	LEVEL 1	300 SF	1
117	CLASSROOM	1,612 SF	LEVEL 1	20 SF	81
117A	STORAGE	163 SF	LEVEL 1	20 SF	9
118	CLASSROOM	293 SF	LEVEL 1	20 SF	9
119	ELEV	61 SF	LEVEL 1		
120	ELEV MACH RM	84 SF	LEVEL 1		
121	HALLWAY	2,187 SF	LEVEL 1		
122	FIRE RISER	21 SF	LEVEL 1		
123	FOOD COURT / BREAKFAST BAR	817 SF	LEVEL 1	200 SF	5
124	CENTRAL KITCHEN	1,734 SF	LEVEL 1	200 SF	
124A	SECURITY	81 SF	LEVEL 1	150 SF	
124B	JANITOR	174 SF	LEVEL 1	200 SF	
124C	ELEC ROOM	267 SF	LEVEL 1	150 SF	
124D	BREAK ROOM	163 SF	LEVEL 1	100 SF	2
124E	KITCHEN OFFICE	99 SF	LEVEL 1	150 SF	1
124F	TOILET	59 SF	LEVEL 1		
124G	WALK-IN REFRIGERATOR	187 SF	LEVEL 1	200 SF	1
124H	WALK-IN FREEZER	164 SF	LEVEL 1	200 SF	1
124J	DRY STORAGE	157 SF	LEVEL 1	300 SF	1
125	CURATED RESOURCES	901 SF	LEVEL 1	20 SF	
126	ASSIST. PRINC.	181 SF	LEVEL 1	150 SF	2
127	COUNSELOR	184 SF	LEVEL 1	150 SF	1
128	RESTROOM	212 SF	LEVEL 1		
128G	BDF	100 SF	LEVEL 1		
128H	JAN.	40 SF	LEVEL 1		
132	G.N. / STUDENT RR	63 SF	LEVEL 1		
134	INFORMAL HUDDLE SPACE	516 SF	LEVEL 1	150 SF	4
135	FLEX OFFICE/CONF	110 SF	LEVEL 1	15 SF	8
136	TEACHER PLANNING / WORKROOM	447 SF	LEVEL 1	150 SF	4
136A	STAFF RR	62 SF	LEVEL 1		
137	TEACHER PLANNING ENTRY	153 SF	LEVEL 1	150 SF	2
138	BREAK OUT AREA	341 SF	LEVEL 1	15 SF	
139	BREAK OUT AREA	470 SF	LEVEL 1	15 SF	
142	LAB	1,490 SF	LEVEL 1	50 SF	30
142A	SCIENCE PREP / STOR	336 SF	LEVEL 1	300 SF	2
143	CLASSROOM	793 SF	LEVEL 1	20 SF	40
144	CLASSROOM	560 SF	LEVEL 1	20 SF	29
145	CLASSROOM	571 SF	LEVEL 1	20 SF	29
146	CLASSROOM	809 SF	LEVEL 1	50 SF	41
147	CLASSROOM	1,011 SF	LEVEL 1	20 SF	51
150	HALLWAY	532 SF	LEVEL 1		
151	HALLWAY	450 SF	LEVEL 1		
152	HALLWAY	399 SF	LEVEL 1		
153	HALLWAY	1,316 SF	LEVEL 1		
154	HALLWAY	871 SF	LEVEL 1		
156	HALLWAY	581 SF	LEVEL 1		
155	HALLWAY	158 SF	LEVEL 1		
85	STAIR	223 SF	LEVEL 1		
T110A	TOILET	27 SF	LEVEL 1		
T110B	TOILET	27 SF	LEVEL 1		
T110C	TOILET	27 SF	LEVEL 1		
T110D	TOILET	27 SF	LEVEL 1		
T110E	AMB. TOILET	25 SF	LEVEL 1		
T110F	ACC. TOILET	54 SF	LEVEL 1		
T138A	TOILET	25 SF	LEVEL 1		
T138B	TOILET	25 SF	LEVEL 1		
T138C	TOILET	25 SF	LEVEL 1		
T138D	TOILET	25 SF	LEVEL 1		
T138E	AMB. TOILET	25 SF	LEVEL 1		
T138F	ACC. TOILET	42 SF	LEVEL 1		
X101	OUTDOOR AREA	1,879 SF	LEVEL 1	15 SF	125
X102	OUTDOOR AREA	949 SF	LEVEL 1	15 SF	
X103	OUTDOOR AREA	237 SF	LEVEL 1	15 SF	
X104	STEP PATIO	497 SF	LEVEL 1	15 SF	0
X105	TRASH YARD	404 SF	LEVEL 1		
X106	MECH YARD	777 SF	LEVEL 1		
X107	OUTDOOR AREA	400 SF	LEVEL 1	15 SF	29
X108	OUTDOOR AREA	207 SF	LEVEL 1	15 SF	13
X109	OUTDOOR AREA	709 SF	LEVEL 1	15 SF	
X111	OUTDOOR AREA	2,048 SF	LEVEL 1	15 SF	137
X112	OUTDOOR AREA	502 SF	LEVEL 1	15 SF	
X113	OUTDOOR AREA	1,124 SF	LEVEL 1	15 SF	
X114	OUTDOOR AREA	413 SF	LEVEL 1	15 SF	28
X115	OUTDOOR AREA	218 SF	LEVEL 1	15 SF	
X116	OUTDOOR AREA	458 SF	LEVEL 1	15 SF	
X117	SERVICES	698 SF	LEVEL 1		
X118	STORAGE	128 SF	LEVEL 1		
XSS	STAIR	282 SF	LEVEL 1		
Grand total:		106		43,175 SF	



1 FIRST FLOOR CODE PLAN
 Scale: 1/16" = 1'-0"



FILE No.: AF-03-121943 (INC-2)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
 30135 SANDRIDGE AVENUE, MALIBU, CA 90265
 NAC Project # 161-2008



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DATE: 01-12-2022
 DSA SUBMITTAL

FIRST FLOOR CODE PLAN

G2.01X



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DSA SUBMITTAL

OVERALL FIRST FLOOR PLAN

A3.01X

FLOOR PLAN GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAWINGS, DIMENSIONS, SPECIFICATIONS AND SCHEDULES PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTY OR DISCREPANCY.
- DRAWINGS SHALL NOT BE SCALED.
- WHERE NOTES ON THE DRAWINGS INDICATE A CONDITION AT ONE LOCATION, WHETHER INDICATED AS TYPICAL OR NOT, THE NOTE SHALL APPLY TO ALL SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
- SEE SHEET A0.01 FOR SYMBOLS & ABBREVIATIONS, ETC.
- SEE CODE PLAN SHEET FOR EXTENT OF RATED WALLS, CEILINGS & OPENINGS AS WELL AS CONSTRUCTION REQUIREMENTS.
- SEE DIMENSION & SIGNAGE PLANS FOR ALL BUILDING SIGNAGE LOCATIONS.
- DIMENSIONS ARE TYPICALLY TAKEN TO GRID LINES AND EDGE OF WALLS UNLESS NOTED OTHERWISE OR INDICATED ON DETAILS.
- ALL WALLS ARE REQUIRED TO BE FULL HEIGHT TO UNDERSIDES OF STRUCTURAL DECK ABOVE. UNO. SEE WALL ASSEMBLIES NOTES ON A3.00 FOR ADDITIONAL INFORMATION.
- TYPICAL EXTERIOR METAL STUD SIZES ARE AS SPECIFIED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL SPECIFIC REQUIREMENTS.
- REFER TO ENLARGED PLANS FOR NOTES, DOOR CLEARANCES AND INTERIOR ELEVATION TAGS. UNO. SEE ALSO DOOR/RELITE SCHEDULE AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE SOLID BLOCKING AT ALL CASEWORK AT TOP AND BOTTOM OF UPPIERS AND AT TOP OF COUNTERTOPS AND LOWER CABINETS. ALSO PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED/SUPPORTED ITEMS INCLUDING SHORT THROW PROJECTORS, SHELVES, MARKER BOARDS, ETC.
- COORDINATE WITH ELECTRICAL AND STRUCTURAL FOR LOCATION OF FLOOR OUTLETS. INSTALL PER ELECTRICAL/STRUCTURAL REQUIREMENTS AND PER DETAILS.

FLOOR PLAN LEGEND

NOTE: NOT ALL ITEMS MAY BE USED

- 60" WHEELCHAIR TURNING CIRCLE
- ACCESSIBLE LAVATORY, SEE ENLARGED PLANS
- DOOR ADA CLEARANCES
- DRINKING FOUNTAIN, SEE 5.6/AS.30
- 30x48 CLEAR SPACE
- DISH DRAIN @ CONC. FLOOR, SEE SLAB PLANS
- FLOOR DRAIN: - AT CONC. FLOOR, SEE SLAB PLANS - AT TILED FLOOR, SEE SLAB PLANS FOR CONC. DEPRESSION & ENLARGED FLOOR PLANS FOR SLOPE/DRAIN
- PANIC HARDWARE, SEE DOOR HARDWARE SCHEDULE
- SIGNAGE LEGEND (ALL MAY NOT BE USED)

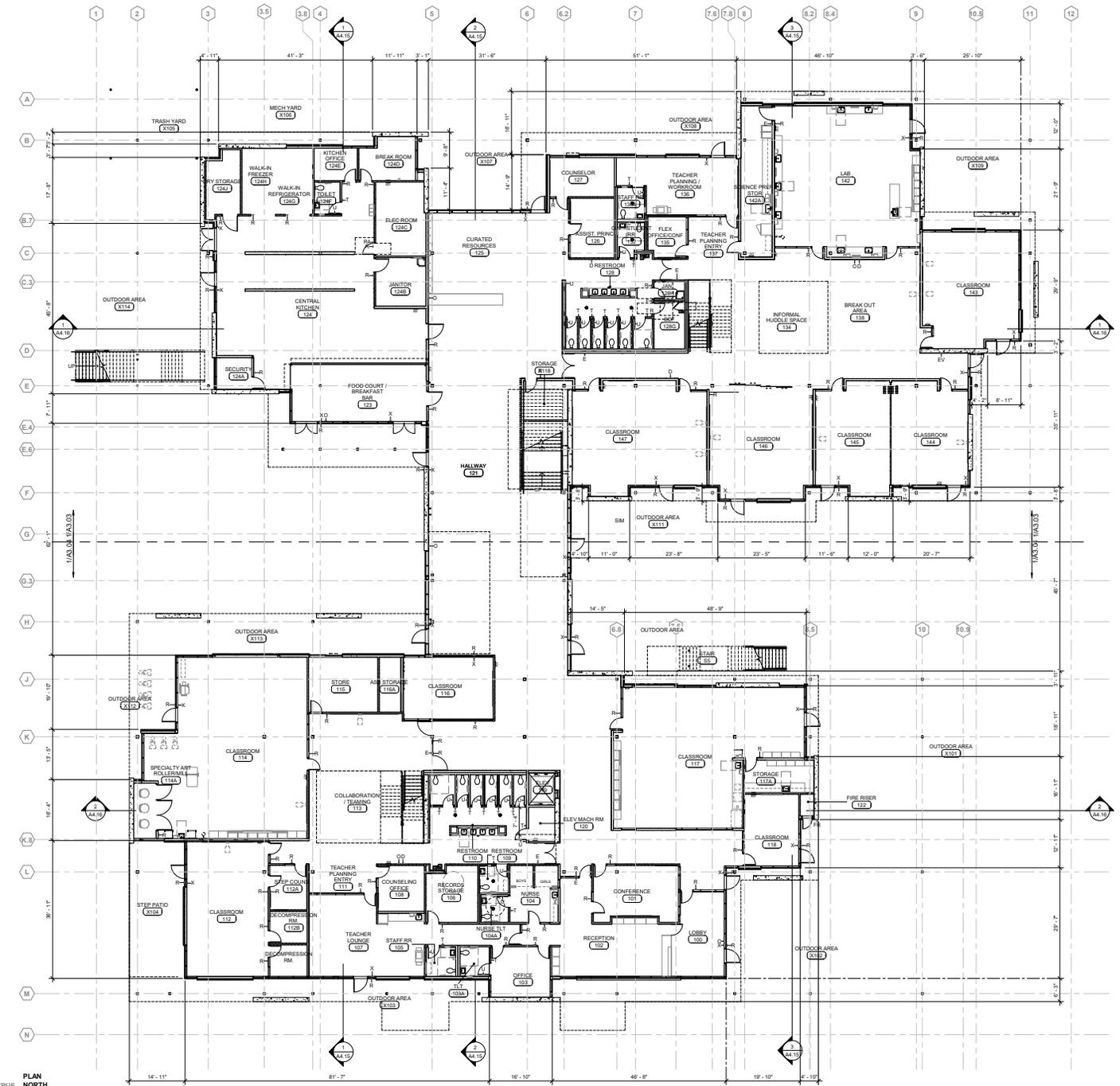
- ACCESSIBLE SIGNAGE SEE 10/AS.60
- UNISEX TOILET SIGNAGE SEE 6/AS.60
- ELEVATOR DIRECTIONAL SIGNAGE SEE 8/AS.60
- EXIT ROUTE SIGNAGE SEE 16/AS.60
- ASSISTIVE LISTENING DEVICE SIGNAGE 2/AS.60
- MEN'S TOILET DOOR SIGNAGE SEE 6/AS.60
- ROOM SIGNAGE SEE 12/AS.60
- ROOF ACCESS SIGNAGE SEE 9/AS.60
- TOILET SIGNAGE SEE 11/AS.60
- WOMEN'S TOILET DOOR SIGNAGE SEE 6/AS.60
- EXIT SIGN SIGNAGE SEE 13/AS.60
- MAXIMUM OCCUPANCY SIGNAGE SEE 5/AS.60
- EXIT STAIR DOWN SIGNAGE SEE 4/AS.60
- FIRE RISER INSIDE SIGNAGE SEE 7B/AS.60
- F.A.C.T. INSIDE SIGNAGE SEE 7A/AS.60
- EVACUATION PLAN SIGNAGE PER SPEC
- FIRE PUMP SIGNAGE PER 7C/AS.60

SIGNAGE NOTES

- PROVIDE 'EMERGENCY EGRESS WINDOW' UPPER AND LOWER SIGNS AT EACH OPERABLE WINDOW PER SPECIFICATION 10 1400
- PROVIDE 'GAS SHUT-OFF VALVE' SIGNS AT ALL SITE GAS VALVES, BUILDING GAS VALVES, AND SCIENCE LAB GAS VALVES PER SPECIFICATION 10 1400
- MANUFACTURER-PROVIDED SIGN TO BE INSTALLED AT EACH EMERGENCY EYE WASH AND/OR SHOWER STATION
- FOR ELEVATOR SIGNAGE SEE V SHEETS

GENERAL NOTES

- ALL DIMENSIONS ARE TAKEN FROM GRIDLINE, FACE OF STUD, OR FACE OF MASONRY. UNO.
- SEE SLAB PLANS (A3.0X SERIES) FOR WALL CURBS



PLAN NORTH
1 OVERALL FIRST FLOOR PLAN
 Scale: 3/32" = 1'-0"



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DATE: 01-12-2022
 DSA SUBMITTAL

OVERALL SECOND FLOOR PLAN

A3.02X

FLOOR PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DRAWINGS, DIMENSIONS, SPECIFICATIONS AND SCHEDULES PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY UNCERTAINTY OR DISCREPANCY.
2. DRAWINGS SHALL NOT BE SCALED.
3. WHERE NOTES ON THE DRAWINGS INDICATE A CONDITION AT ONE LOCATION, WHETHER INDICATED AS TYPICAL OR NOT, THE NOTE SHALL APPLY TO ALL SIMILAR LOCATIONS UNLESS NOTED OTHERWISE.
4. SEE SHEET A0.01 FOR SYMBOLS, & ABBREVIATIONS, ETC.
5. SEE CODE PLAN SHEET FOR EXTENT OF RATED WALLS, CEILING & OPENINGS AS WELL AS CONSTRUCTION REQUIREMENTS.
6. SEE DIMENSION & SIGNAGE PLANS FOR ALL BUILDING SIGNAGE LOCATIONS.
7. DIMENSIONS ARE TYPICALLY TAKEN TO GRID LINES AND EDGE OF WALLS UNLESS NOTED OTHERWISE OR INDICATED ON DETAILS.
8. ALL WALLS ARE REQUIRED TO BE FULL HEIGHT TO UNDERSIDE OF STRUCTURAL DECK ABOVE, UNLESS WALL ASSEMBLIES NOTED ON A3.00 FOR ADDITIONAL INFORMATION.
9. TYPICAL EXTERIOR METAL STUD SIZES ARE AS SPECIFIED IN STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DOCUMENTS FOR ADDITIONAL SPECIFIC REQUIREMENTS.
10. REFER TO ENLARGED PLANS FOR NOTES: DOOR CLEARANCES AND INTERIOR ELEVATION TAGS, UNLESS ALSO DOOR/RELITE SCHEDULE AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
11. PROVIDE SOLID BLOCKING AT ALL CASEWORK AT TOP AND BOTTOM OF UPPEERS AND AT TOP OF COUNTERTOPS AND LOWER CABINETS. ALSO PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED/SUPPORTED ITEMS INCLUDING SHORT THROW PROJECTORS, SHELVES, MARKER BOARDS, ETC.
12. COORDINATE WITH ELECTRICAL AND STRUCTURAL FOR LOCATION OF FLOOR OUTLETS. INSTALL PER ELECTRICAL/STRUCTURAL REQUIREMENTS AND PER DETAILS.

FLOOR PLAN LEGEND

NOTE: NOT ALL ITEMS MAY BE USED

- 60" WHEELCHAIR TURNING CIRCLE
- ACCESSIBLE LAVATORY, SEE ENLARGED PLANS
- DOOR ADA CLEARANCES
- DRINKING FOUNTAIN, SEE 5.6/AS.30
- 30x48 CLEAR SPACE
- DISH DRAIN @ CONC. FLOOR, SEE SLAB PLANS
- FLOOR DRAIN:
 - AT CONC. FLOOR, SEE SLAB PLANS
 - AT TILED FLOOR, SEE SLAB PLANS FOR CONC. DEPRESSION & ENLARGED FLOOR PLANS FOR SLOPE/DRAIN
- PANIC HARDWARE, SEE DOOR HARDWARE SCHEDULE

SIGNAGE LEGEND (ALL MAY NOT BE USED)

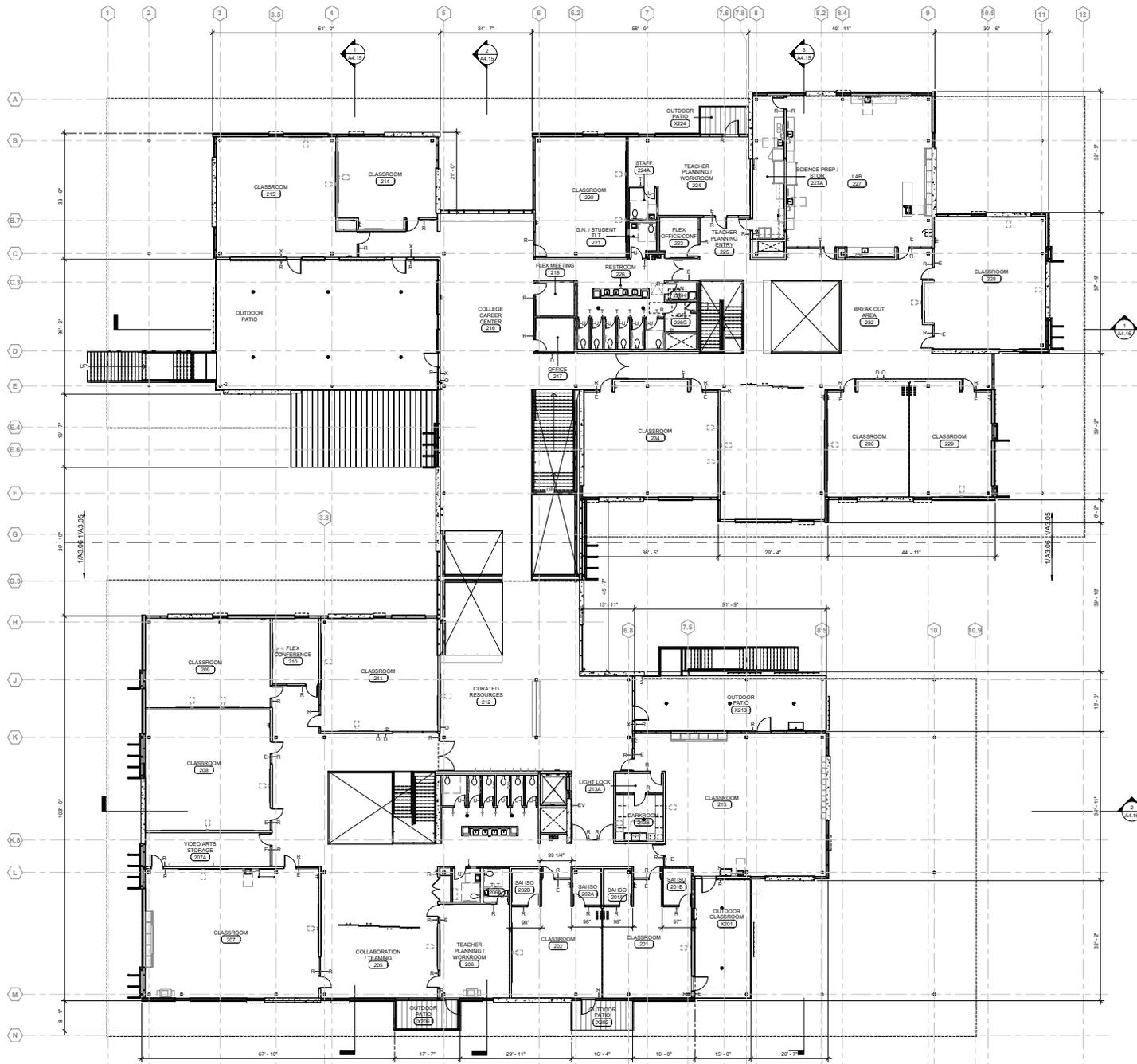
- A ACCESSIBLE SIGNAGE SEE 10/AS.60
- U UNisex TOILET SIGNAGE SEE 6/AS.60
- D ELEVATOR DIRECTIONAL SIGNAGE SEE 8/AS.60
- E EXIT ROUTE SIGNAGE SEE 11/AS.60
- L ASSISTIVE LISTENING DEVICE SIGNAGE 2/AS.60
- M MEN'S TOILET DOOR SIGNAGE SEE 6/AS.60
- R ROOM SIGNAGE SEE 13/AS.60
- RA ROOF ACCESS SIGNAGE SEE 8/AS.60
- T TOILET SIGNAGE SEE 11/AS.60
- W WOMEN'S TOILET DOOR SIGNAGE SEE 6/AS.60
- X EXIT SIGN SIGNAGE SEE 13/AS.60
- O MAXIMUM OCCUPANCY SIGNAGE SEE 5/AS.60
- E EXIT STAIR DOWN SIGNAGE SEE 4/AS.60
- F FIRE RISER INSIDE SIGNAGE SEE 7/AS.60
- F.A.C.P. INSIDE SIGNAGE SEE 7/AS.60
- E EVACUATION PLAN SIGNAGE PER SPEC
- FP FIRE PUMP SIGNAGE PER 7/AS.60

SIGNAGE NOTES

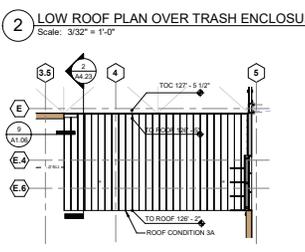
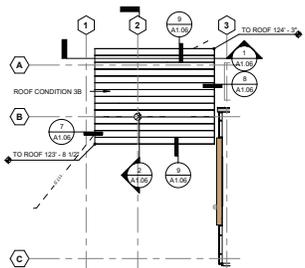
1. PROVIDE 'EMERGENCY EGRESS WINDOW' UPPER AND LOWER SIGNS AT EACH OPERABLE WINDOW PER SPECIFICATION 10 1400
2. PROVIDE 'GAS SHUT-OFF VALVE' SIGNS AT ALL SITE GAS VALVES, BUILDING GAS VALVES, AND SCIENCE LAB GAS VALVES PER SPECIFICATION 10 1400.
3. MANUFACTURER-PROVIDED SIGN TO BE INSTALLED AT EACH EMERGENCY EYE WASH AND/OR SHOWER STATION.
4. FOR ELEVATOR SIGNAGE SEE V SHEETS

GENERAL NOTES

1. ALL DIMENSIONS ARE TAKEN FROM GRIDLINE, FACE OF STUD, OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
2. SEE SLAB PLANS (A3.04 SERIES) FOR WALL CURBS



TRUE NORTH
1 OVERALL SECOND FLOOR PLAN
 Scale: 3/32" = 1'-0"



3 LOW ROOF PLAN OVER FOOD COURT
Scale: 3/32" = 1'-0"

LEGEND

- DIRECTION OF SLOPE TO DRAIN
- WALKWAY PROTECTION PAD, SEE 4/AS.01
- ROOF ACCESS HATCH, SEE 12/AS.01
- ROOF DRAIN / OVERFLOW DRAIN, SEE 6/AS.01
- EXISTING TOPOGRAPHICAL CONTOUR LINES (EXPLANATION OF NUMBER INDICATES DIRECTION OF UPWARD SLOPE)

ROOF TYPES

- ROOF CONDITION 1**
- FULLY ADHERED THERMOPLASTIC MEMBRANE ROOFING OVER SLOPING CONCRETE DECK
 - FULLY ADHERED THERMOPLASTIC MEMBRANE ROOFING SYSTEM
 - 2" COVER BOARD
 - R-30 BASE LAYER RIGID INSULATION
 - VAPOR RETARDER
- ROOF CONDITION 2A**
- FULLY ADHERED THERMOPLASTIC MEMBRANE ROOFING OVER SLOPING METAL DECK
 - FULLY ADHERED THERMOPLASTIC ROOFING SYSTEM
 - 2" COVER BOARD
 - R-30 BASE LAYER RIGID INSULATION
 - VAPOR RETARDER
- ROOF CONDITION 2B**
- FULLY ADHERED THERMOPLASTIC MEMBRANE ROOFING OVER FLAT-FRAMED METAL DECK
 - FULLY ADHERED THERMOPLASTIC ROOFING SYSTEM
 - 2" COVER BOARD
 - TAPERED RIGID INSULATION (R-30 AVERAGE)
 - VAPOR RETARDER
- ROOF CONDITION 3A**
- METAL ROOF PANELS OVER FLAT-FRAMED METAL DECK
 - METAL ROOF PANELS
 - SELF-ADHERING UNDERLAYMENT
 - TAPERED RIGID INSULATION (R-30 AVERAGE)
- ROOF CONDITION 3B**
- METAL ROOF PANELS OVER SLOPED METAL DECK
 - METAL ROOF PANELS
 - SELF-ADHERING UNDERLAYMENT
 - 5" FRTW PLYWOOD

GENERAL ROOF NOTES

1. TYPICAL ROOF CONSTRUCTION IS ROOF CONSTRUCTION TYPE 1. SEE LEGEND FOR OTHER ROOF CONSTRUCTION CONDITIONS.
2. VENTS, DRAINAGE & DOWNSPOUT MECHANICAL ROOF PENETRATION ITEMS, SEE MECHANICAL FOR LOCATIONS, TYPES, SIZES AND QUANTITY OF ALL PENETRATIONS. PENETRATIONS SHALL BE MIN 18" FROM ANY RIDGE, VALLEY, HP, OR EDGE OF ROOF.
3. ALL FLASHING & ROOFING TIE-INS TO PLUMBING & HVAC PENETRATIONS ARE BY ROOFING CONTRACTOR.
4. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL ROOFING DETAIL INDICATIONS.
5. SEE SHEET AS.01 FOR TYPICAL MECHANICAL AND PENETRATION DETAILS.
6. SEE SHEET AS.01 FOR TYPICAL MECHANICAL AND PENETRATION DETAILS.
7. TAPERED RIGID INSULATION SHOWN FOR CRICKETS AND TRANSITIONS ARE IN ADDITION TO THE BASE LAYER OF RIGID INSULATION REQUIRED IN THE ROOF ASSEMBLY.

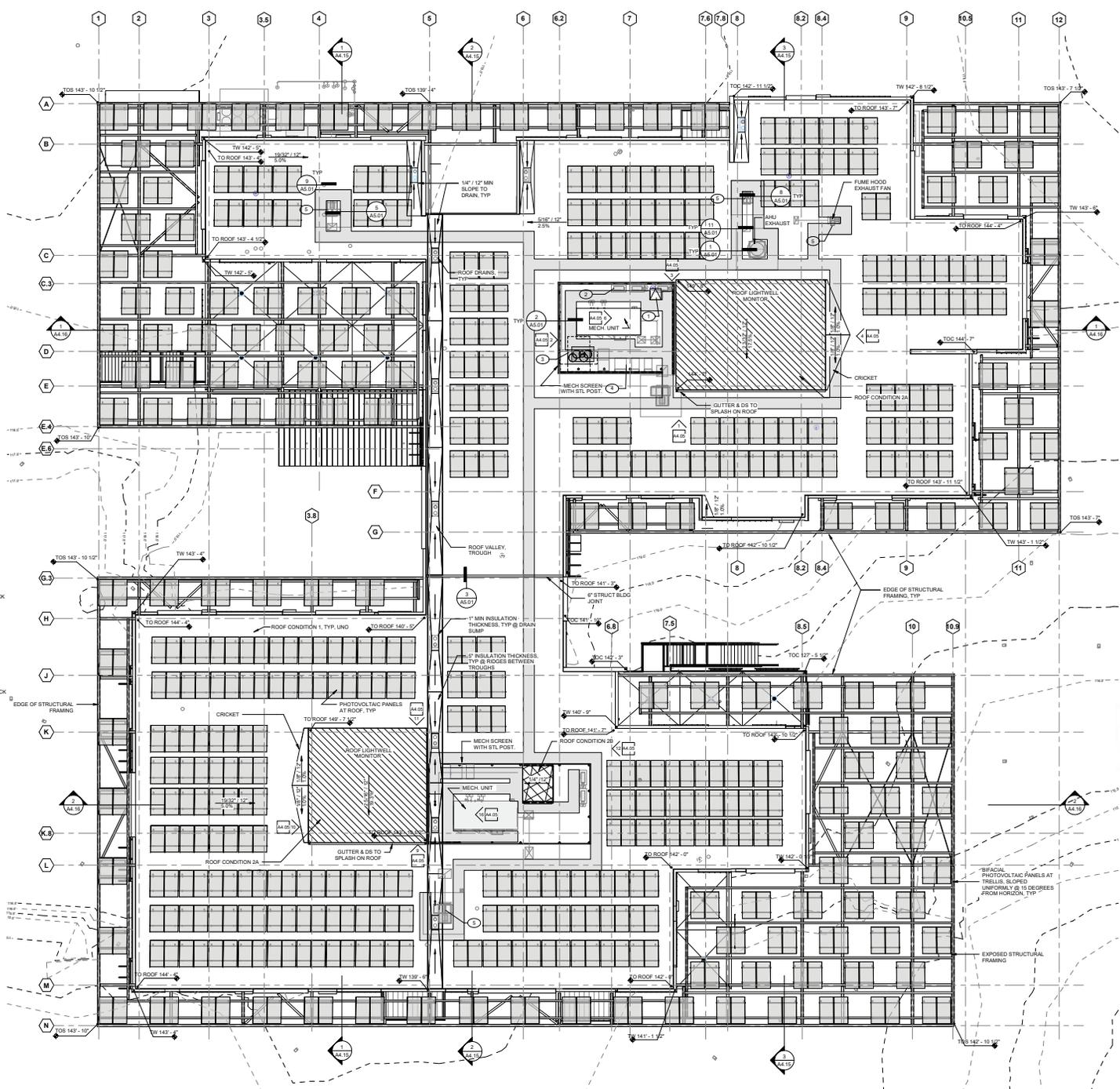
CHPS SS 11.1 REDUCE HEAT ISLANDS

1. TOTAL ROOF AREA	33,454 SF
2. HIGH REFLECTANCE SRI (SRI 89 OR HIGHER)	30,414 SF

SOLAR REFLECTANCE: 0.83, MINIMUM, INITIAL AND 0.65, MINIMUM, 3-YEAR, CERTIFIED BY COOL ROOF RATING COUNCIL
THERMAL EMISSIVITY: 0.90, MINIMUM, INITIAL AND 0.79, MINIMUM, 3-YEAR, CERTIFIED BY COOL ROOF RATING COUNCIL

CODED NOTES - ROOF PLAN

1. 36" X 36" ROOF HATCH AND GUARDRAIL
2. PHOTOVOLTAIC INVERTERS
3. FOOD SERVICE REMOTE REFRIGERATION RACK
4. HVAC CONDENSING UNIT
5. EXHAUST FAN



1 OVERALL ROOF PLAN
Scale: 3/32" = 1'-0"



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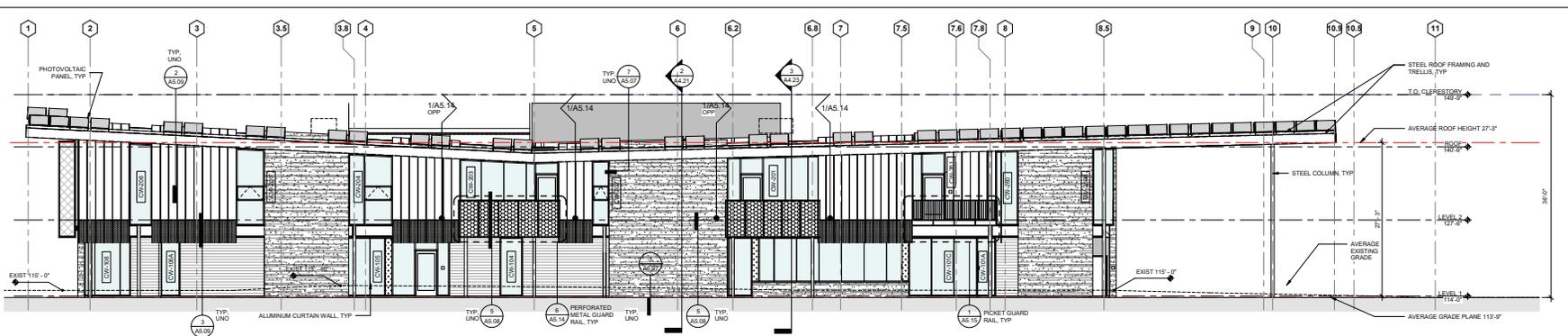
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DATE: 01-12-2022

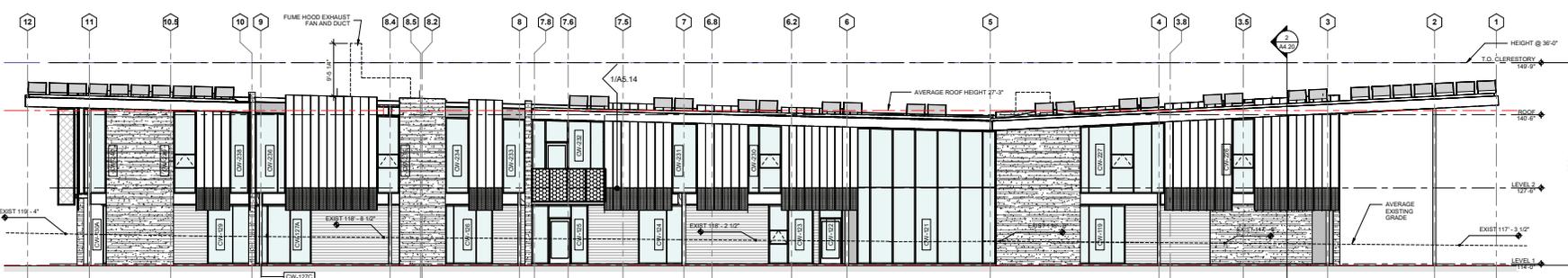
DSA SUBMITTAL

OVERALL ROOF PLAN

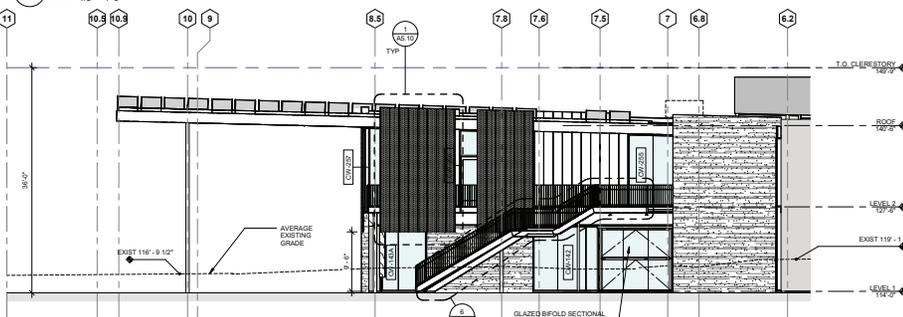
A4.30X



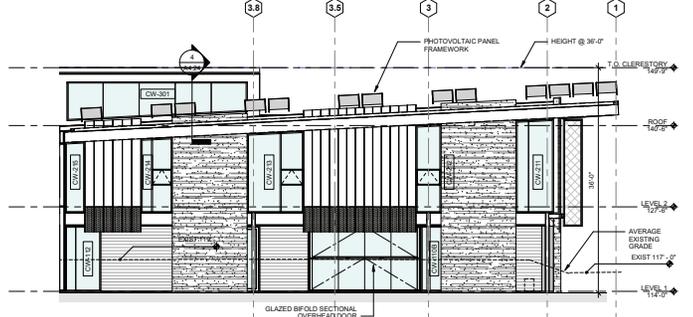
1 SOUTH ELEVATION 3 (CITY)
Scale: 1/8" = 1'-0"



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



3 NORTH ELEVATION PARTIAL
Scale: 1/8" = 1'-0"



4 NORTH ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISH GENERAL NOTES

- EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
- REFER TO FINISH KEY ON ROOM FINISH SCHEDULE SHEET(S) FOR FINISHES NOT IDENTIFIED IN THESE GENERAL NOTES OR MATERIAL LEGENDS.
- EXTERIOR STEEL DOORS AND FRAMES TO BE PT 6.X.
- ALL SHEET METAL FABRICATIONS UNRELATED TO CURTAIN WALL, DOOR FRAMES, FORMED METAL WALL PANELS, FIBER CEMENT SIDING AND LOUVERS TO BE PT 6.X (FACTORY FINISH), UNO.
- SHEET METAL FABRICATIONS ASSOCIATED WITH THE FOLLOWING ITEMS TO BE:
 - CURTAIN WALL AND ASSOCIATED STOREFRONT DOORS. MATCH CURTAIN WALL FRAMES.
 - EXTERIOR STEEL DOORS AND FRAMES. MATCH DOOR FRAMES.
 - FORMED METAL WALL PANELS. MATCH FORMED METAL WALL PANELS.
 - FIBER CEMENT SIDING. PT 6.X.
 - LOUVERS. MATCH LOUVERS.
- CURTAIN WALL FRAMING AND RELATED STOREFRONT DOORS TO BE (TBD).
- EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH SHEET METAL FABRICATIONS.
- ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE A CLEAR SEALER.
- STEEL STRUCTURE AND MISCELLANEOUS STEEL FABRICATIONS TO BE PT 6.X, UNO.
- STEEL GUARD RAILS AND INFILL TO BE PT 6.X, UNO.
- BIKE RACKS TO BE GALVANIZED STEEL.
- SIGN POSTS, BOLLARDS, STEEL FENCING AND GATES TO BE GALVANIZED STEEL.
- ROOF TOP VENTS, COWLS, FLUES AND ASSOCIATED FLASHINGS TO BE PT 6.X.

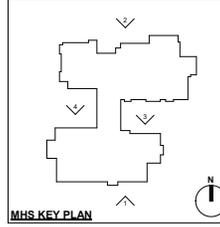
EXTERIOR ELEVATION GENERAL NOTES

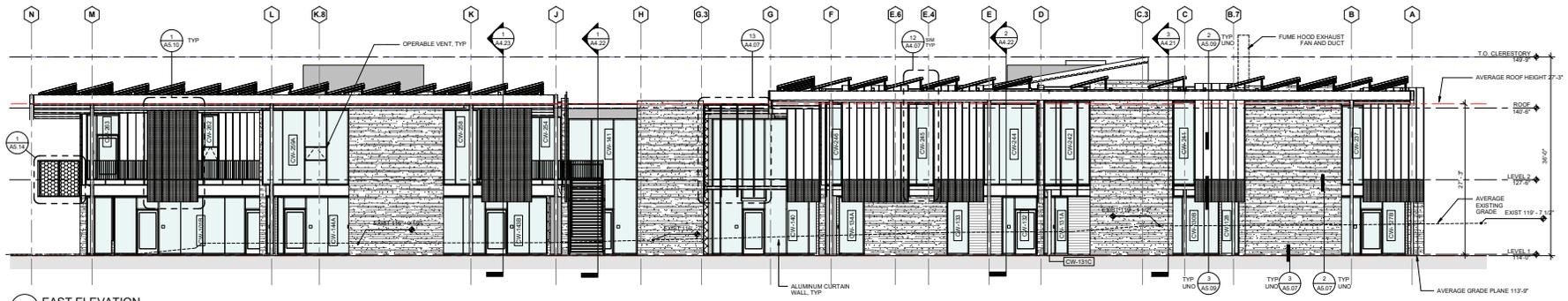
- LOCATION AND SPACING OF WINDOW MULLIONS, JOINTS IN FORMED METAL WALL PANELS AND FIBER CEMENT SIDING ARE TO BE AS SHOWN ON EXTERIOR ELEVATIONS. WHERE NOT DIMENSIONED OR DETAILED, WINDOW MULLIONS AND MATERIAL JOINTS ARE TO BE EQUALLY SPACED AND OR CENTERED/ALIGNED IN ADJACENT ELEMENT (STEEL COLUMN, EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
- REFER TO DETAILS FOR DIMENSION REFERENCE POINTS.
- WHERE INDICATED IN ARCHITECTURAL DRAWINGS, 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE REFERENCED FIRST FLOOR 6.48 ELEVATION 114'-0". SEE CIVIL FOR FURTHER INFORMATION.
- EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO UNDERSIDE OF SLOPE ABOVE OR TO TOP OF PARAPET, UNO NOT SHOWN WHERE EAVES AND BEAMS OBSCURE VIEW. SEE BUILDING SECTION FOR DETAILS.
- SEE REFLECTED CEILING PLANS FOR EXPOSED STRUCTURE AND SOFFIT COLORS.
- FOR DETAIL CONDITIONS CONCEALED BEHIND ITEMS IN FOREGROUND, REFER TO PARTIAL ELEVATIONS.

MATERIALS LEGEND

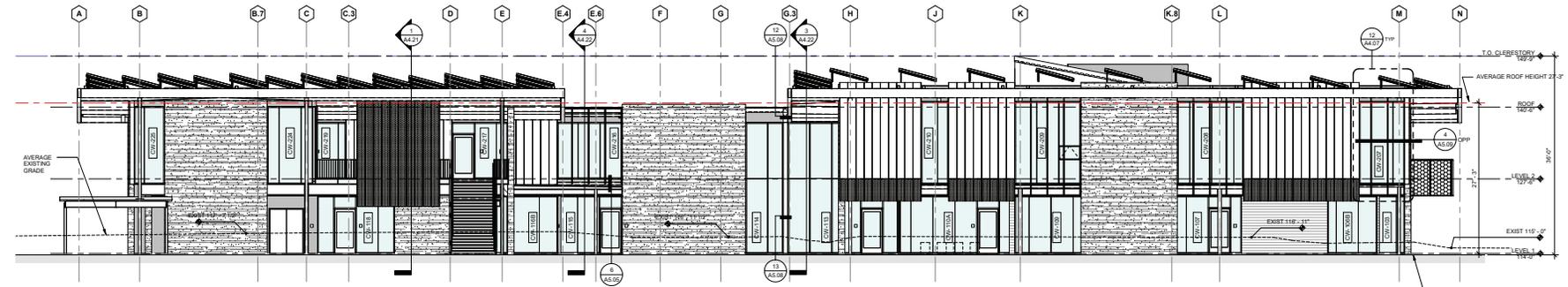
	CAST-IN-PLACE CONCRETE WITH ARCHITECTURAL FINISH. SEE 1/A4.06 & 2/A4.06		BRAKE METAL
	FORMED METAL PANEL		PERFORATED METAL GUARD RAIL
	INSULATED METAL WALL PANEL		PERFORATED METAL SHADE FIN
	FIBER CEMENT SIDING TYPE 1		
	FIBER CEMENT SIDING TYPE 2		

NOTE: THIS LEGEND DOES NOT INCLUDE ALL MATERIALS. SEE NOTES & REFERENCED DETAILS FOR ADDITIONAL INFORMATION. SEE SHEET A4.11 FOR GLAZING LEGEND

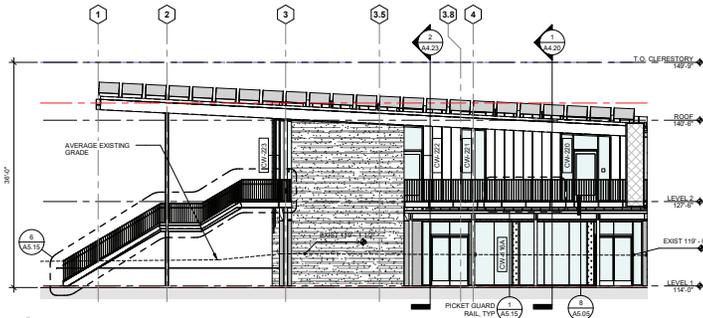




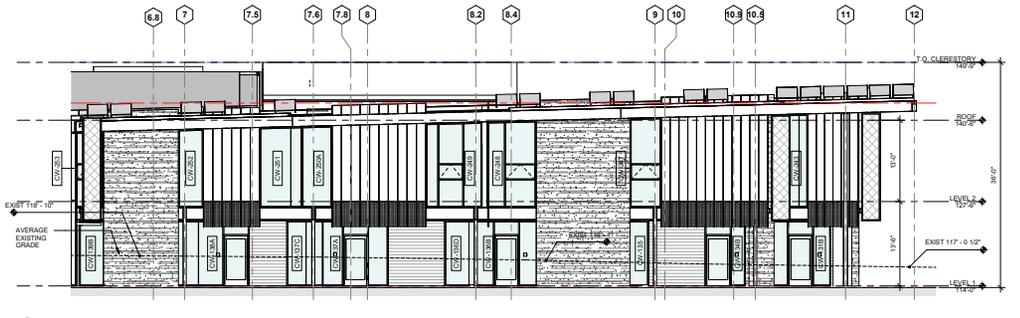
1 EAST ELEVATION
Scale: 1/8" = 1'-0"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION COURTYARD WEST
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION COURTYARD EAST
Scale: 1/8" = 1'-0"

EXTERIOR FINISH GENERAL NOTES

- EXTERIOR FINISH NOTES APPLY TO BUILDING AND SITE.
- REFER TO FINISH KEY OR ROOM FINISH SCHEDULE SHEET(S) FOR FINISHES NOT IDENTIFIED IN THESE GENERAL NOTES OR MATERIAL LEGENDS.
- EXTERIOR STEEL DOORS AND FRAMES TO BE PT 6.X.
- ALL SHEET METAL FABRICATIONS UNRELATED TO CURTAIN WALL, DOOR FRAMES, FORMED METAL WALL PANELS, FIBER CEMENT SIDING, AND LOUVERS TO BE PT 6.X FACTORY FINISH, UNO.
- SHEET METAL FABRICATIONS ASSOCIATED WITH THE FOLLOWING ITEMS TO BE:
 - CURTAIN WALL AND ASSOCIATED STOREFRONT DOORS. MATCH CURTAIN WALL FRAMES.
 - EXTERIOR STEEL DOORS AND FRAMES. MATCH DOOR FRAMES.
 - FORMED METAL WALL PANELS. MATCH FORMED METAL WALL PANELS.
 - FIBER CEMENT SIDING. PT 6.X.
 - LOUVERS. MATCH LOUVERS.
- CURTAIN WALL FRAMING AND RELATED STOREFRONT DOORS TO BE (T6).
- EXTERIOR LOUVERS AND ASSOCIATED EXPOSED FLASHING COLOR TO MATCH SHEET METAL FABRICATIONS.
- ALL EXPOSED CAST IN PLACE CONCRETE TO HAVE A CLEAR SEALER.
- STEEL STRUCTURE AND MISCELLANEOUS STEEL FABRICATIONS TO BE PT 6.X, UNO.
- STEEL GUARD RAILS AND INFILL TO BE PT 6.X, UNO.
- BIKE RACKS TO BE GALVANIZED STEEL.
- SIGN POSTS, BOLLARDS, STEEL FENCING AND GATES TO BE GALVANIZED STEEL.
- ROOF TOP VENTS, COWLS, FLUES AND ASSOCIATED FLASHINGS TO BE PT 6.X.

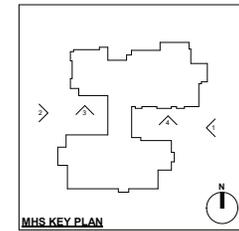
EXTERIOR ELEVATION GENERAL NOTES

- LOCATION AND SPACING OF WINDOW MULLIONS, JOINTS IN FORMED METAL WALL PANELS AND FIBER CEMENT SIDING, ARE TO BE AS SHOWN ON EXTERIOR ELEVATIONS. WHERE NOT DIMENSIONED OR DETAILED, WINDOW MULLIONS AND MATERIAL JOINTS ARE TO BE EQUALLY SPACED AND/OR CENTERED, ALIGNED IN ADJACENT ELEMENTS (STILES, COLUMN, EDGE OR CENTER LINE OF WINDOW OR DOOR OPENING, ETC.) AS SHOWN.
- REFER TO DETAILS FOR DIMENSION REFERENCE POINTS.
- WHERE INDICATED IN ARCHITECTURAL DRAWINGS, 100'-0" IS THE DATUM ELEVATION AND CORRESPONDS TO THE REFERENCED FIRST FLOOR 8.48 ELEVATION 114.00'. SEE CIVIL FOR FURTHER INFORMATION.
- EXTERIOR WALL FINISHES EXTEND FULL HEIGHT TO UNDERSIDE OF SOFFIT ABOVE OR TO TOP OF PARAPET, UNO, NOT SHOWN WHERE EAVES AND BEAMS OBSCURE VIEW. SEE BUILDING SECTION FOR DETAILS.
- SEE REFLECTED CEILING PLANS FOR EXPOSED STRUCTURE AND SOFFIT COLORS.
- FOR DETAIL CONDITIONS CONCEALED BEHIND ITEMS IN FOREGROUND, REFER TO PARTIAL ELEVATIONS.

MATERIALS LEGEND

	CAST-IN-PLACE CONCRETE WITH ARCHITECTURAL FINISH. SEE 1/A4.06 & 2/A4.06		BRAKE METAL
	FORMED METAL PANEL		PERFORATED METAL GUARD RAIL
	PERFORATED METAL PANEL. SEE 5/A4.09 FOR ALT BID NO. 3 SEE 7/A5.09		PERFORATED METAL SHADE PIN
	INSULATED METAL WALL PANEL		
	FIBER CEMENT SIDING TYPE 1		
	FIBER CEMENT SIDING TYPE 2		
			EXISTING GRADE
			NEW GRADE

NOTE: THIS LEGEND DOES NOT INCLUDE ALL MATERIALS. SEE NOTES & REFERENCED DETAILS FOR ADDITIONAL INFORMATION. SEE SHEET A4.11 FOR GLAZING LEGEND.



FILE No.: AF-03-121943 (INC-2)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
30215 MALIBU AVENUE, MALIBU, CA 90405
NAC Project # 161-2008



NAC
ARCHITECTURE

837 NORTH SPRING STREET THIRD FLOOR
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www.nacarchitecture.com

KoningEizenberg

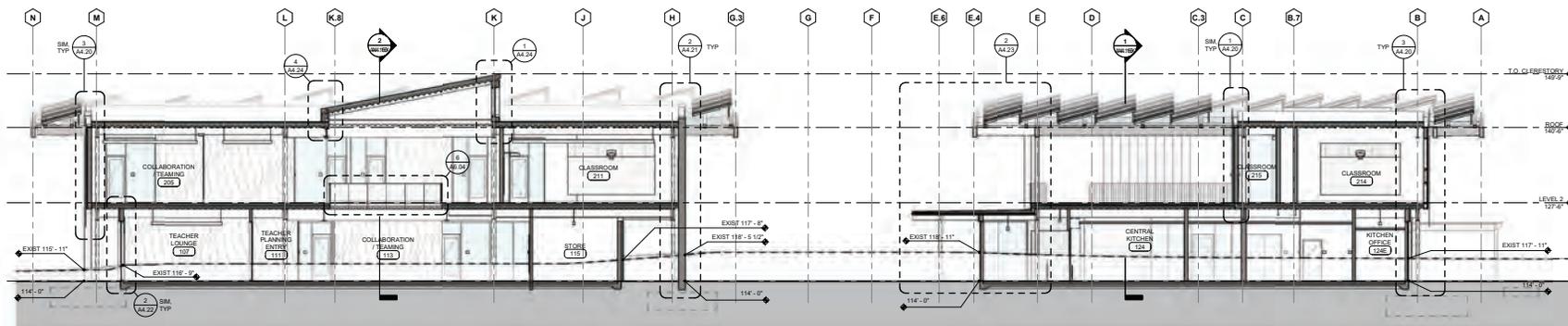
1454 25TH STREET
SANTA MONICA, CA 90404
Tel: 310.828.6131
www.keac.com

DATE: 01-12-2022

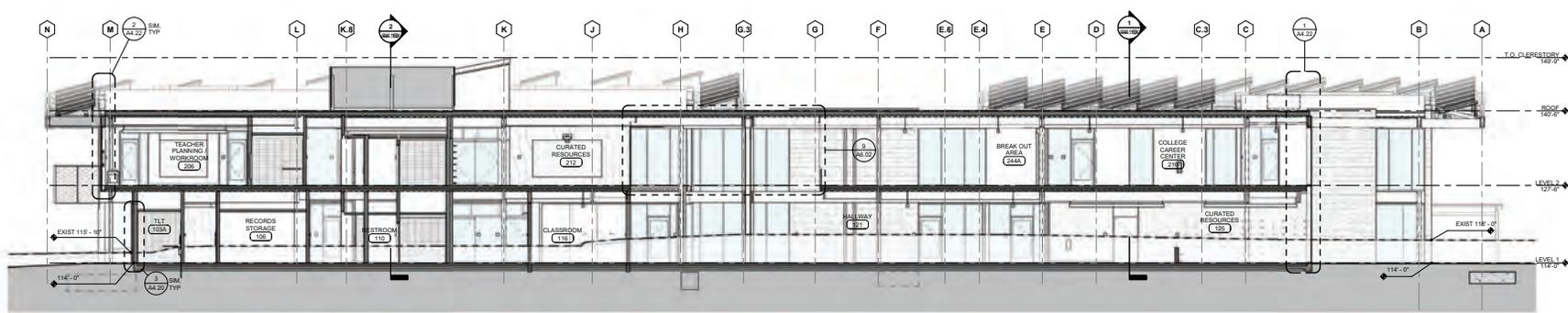
DSA SUBMITTAL

EXTERIOR ELEVATIONS

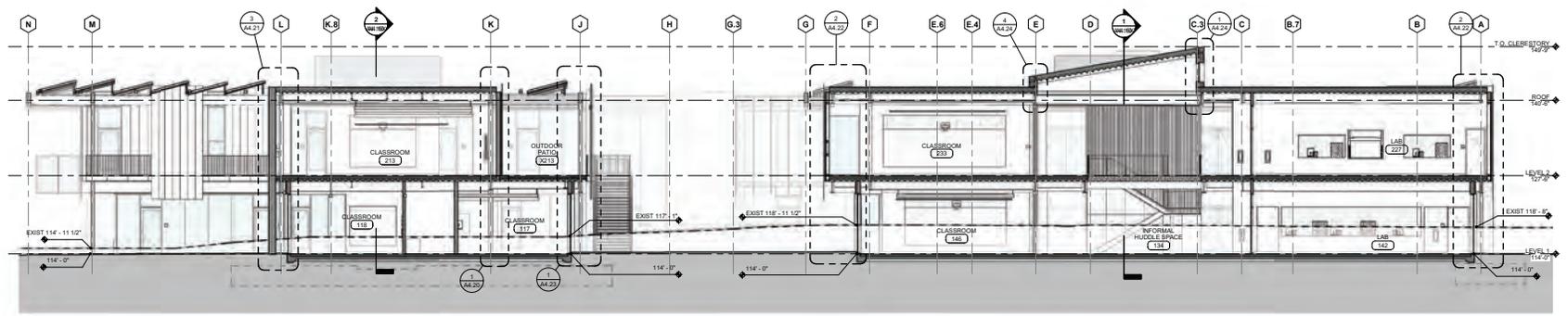
A4.02X



1 SECTION AA
Scale: 1/8" = 1'-0"

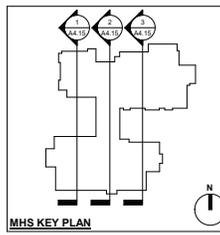


2 SECTION BB
Scale: 1/8" = 1'-0"



3 SECTION CC
Scale: 1/8" = 1'-0"

GRADE LEGEND
 - - - - - EXISTING GRADE
 _____ NEW GRADE



FILE No.: AF-03-121943 (INC-2)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
 30115 MADRID AVENUE, MALIBU, CA 90265
 NAC Project # 151-2008



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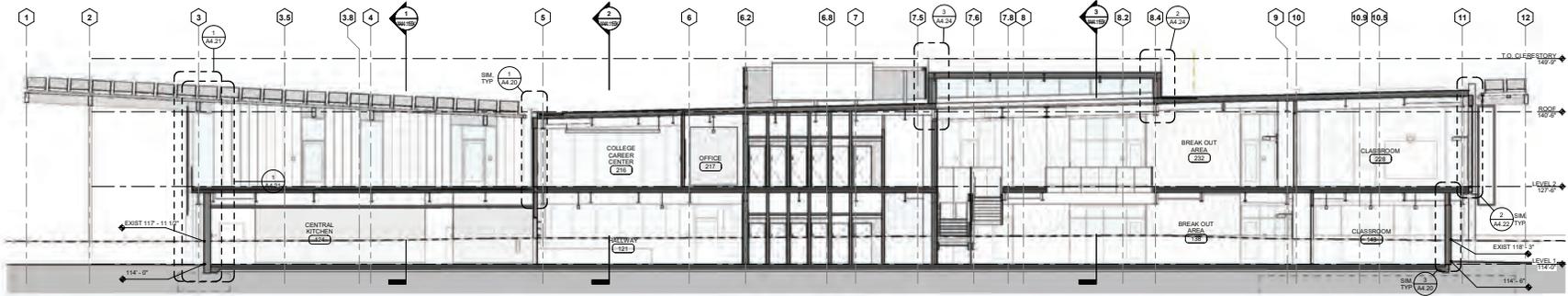
DATE: 01-12-2022

DSA SUBMITTAL

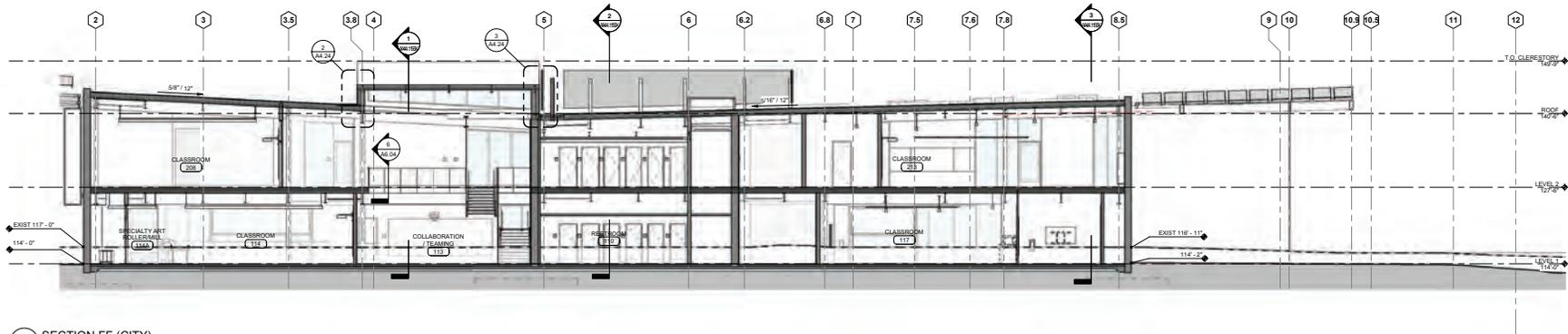
BUILDING SECTIONS

A4.15X

PROJECT: 2020-2021 NAC - SM USD PHASE 1 2020 MALIBU HIGH SCHOOL PHASE 1 ARCHITECT

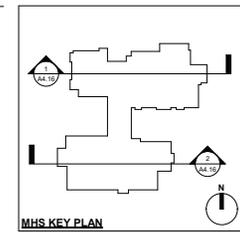


1 SECTION EE (CITY)
Scale: 1/8" = 1'-0"



2 SECTION FF (CITY)
Scale: 1/8" = 1'-0"

GRADE LEGEND
----- EXISTING GRADE
===== NEW GRADE



FILE No.: AF-03-121943 (INC-2)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
30215 MADRID AVENUE, MALIBU, CA 90265
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www.kaeinc.com

DATE: 01-12-2022

DSA SUBMITTAL

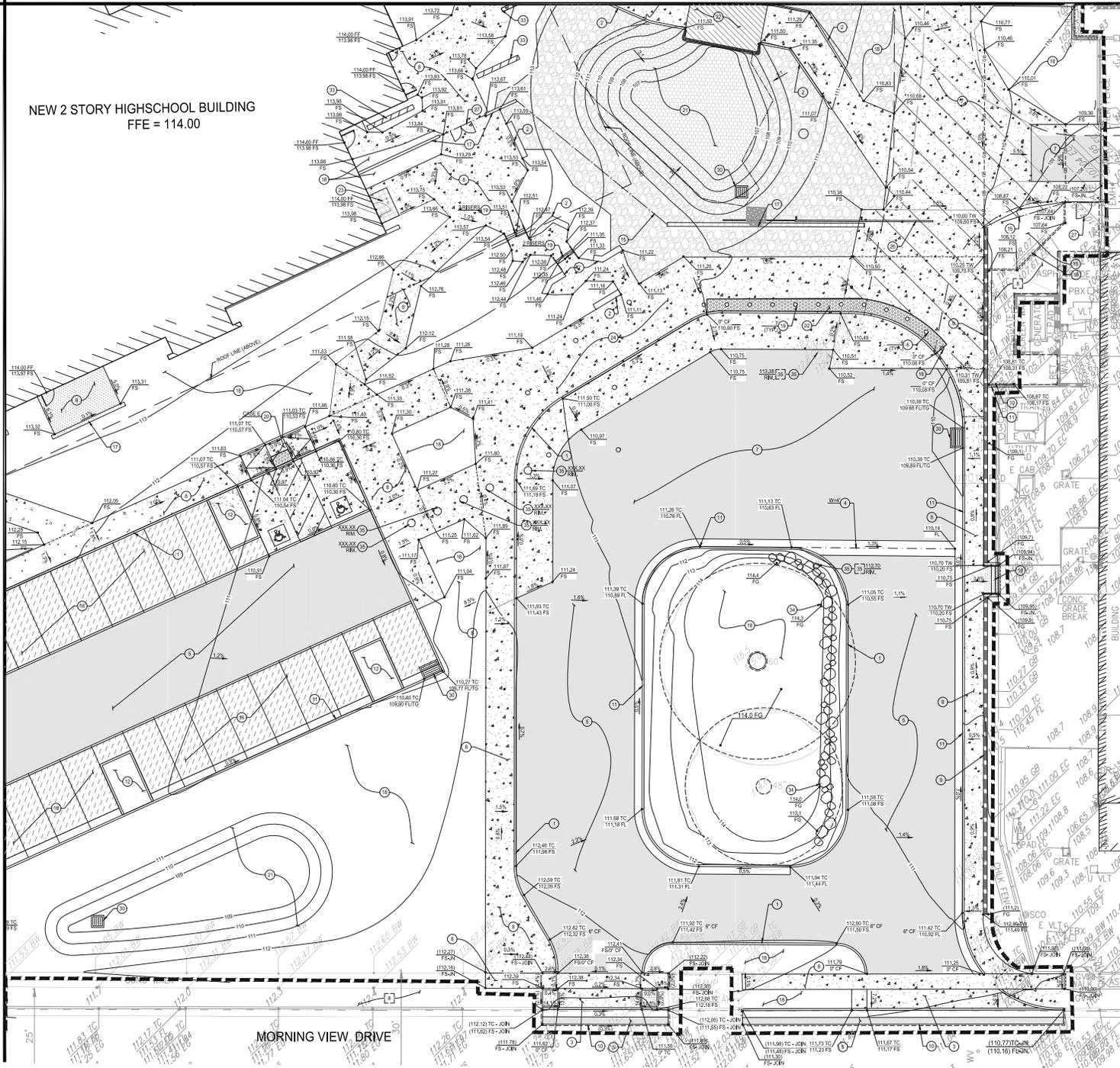
BUILDING SECTIONS

A4.16X

MATCHLINE - SEE SHEET C3.04

NEW 2 STORY HIGH SCHOOL BUILDING
FFE = 114.00

MATCHLINE - SEE SHEET C3.02



MORNING VIEW DRIVE

CONSTRUCTION NOTES:

- CONSTRUCT
 - EXISTING TO REMAIN
 - EXISTING TO REMOVE
 - REMOVE & RELOCATE
 - ADJUST TO GRADE
 - PER SEPARATE CONTRACT
1. CONCRETE CURB A1-A6, PER DETAIL 4 / SHEET C3.01
 2. CONCRETE BENCH PER LANDSCAPE PLANS
 3. CONCRETE DRIVEWAY APPROACH PER DETAIL 3 / SHEET C3.01
 4. CONCRETE LONGITUDINAL GUTTER PER DETAIL 5 / SHEET C3.01
 5. HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2 / SHEET C3.01
 6. REMOVABLE BOLLARD PER DETAIL 10 / SHEET C3.01
 7. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01. THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
 8. CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01. THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
 9. RETAINING WALL PER STRUCTURAL PLANS
 10. SAWCUT AND JOIN
 11. CONCRETE CURB AND GUTTER A2-A6, PER DETAIL 4 / SHEET C3.01
 12. DECOMPOSED GRANITE PER LANDSCAPE PLANS
 13. CONCRETE STAIR PER ARCHITECTURAL PLANS
 14. CONCRETE RAMP AND HANDRAILS PER ARCHITECTURAL PLANS
 15. SITE FENCE PER LANDSCAPE PLANS
 16. PERMEABLE PAVING OVER SILVA CELL (2X) STORMWATER CAPTURE SYSTEM 5.110 SF
 17. SCREEN WALL PER LANDSCAPE PLANS
 18. LANDSCAPE AREA PER LANDSCAPE PLANS
 19. BOLLARD PER DETAIL 9 / SHEET C3.01
 20. ACCESSIBLE CURB RAMP PER CITY OF LOS ANGELES STD. PLAN 442-C CASE PER PLAN
 21. BIORETENTION BASIN PER DETAIL 5 / SHEET C3.03
 22. SYNTHETIC WOOD DECK PER LANDSCAPE PLANS
 23. WALK OFF MAT/GRATE PER ARCHITECTURAL PLANS
 24. NOT USED
 25. BRIDGE PER LANDSCAPE PLANS
 26. VEHICULAR GATE PER ARCHITECTURAL PLANS
 27. PEDESTRIAN GATE PER ARCHITECTURE PLANS
 28. COMMUNICATIONS VAULT
 29. ELECTRICAL VAULT
 30. DRAINAGE STRUCTURE PER SHEET C4.01-4.02
 31. PARKWAY DRAIN PER SPPVC STD. DETAIL 15-1-3, SEE DETAIL 3A / SHEET C3.02
 32. DETECTABLE WARNING SURFACE
 33. SHEAR WALL PER ARCHITECTURAL PLANS
 34. GRAVITY ROCK RETAINING WALL PER LANDSCAPE PLANS
 35. SEPTIC STRUCTURE PER SHEET C4.01-C4.02
 36. GUARD BOOTH PER ARCHITECTURAL PLANS
 37. ROLLED CURB, ED-6, PER SPPVC STD. PLAN 121-3, SEE DETAIL 6 / SHEET C3.01
 38. STAIR PER ARCHITECTURAL PLANS
 39. CONCRETE WEIR RETAINING WALL PER STRUCTURAL PLANS
 40. PERMEABLE PAVERS PER DETAIL 6 / SHEET C3.01
 41. VEGETATED SWALE PER DETAIL 3 / SHEET C3.03

LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN
- HEAVY DUTY CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN
- PERMEABLE PAVERS FINISH PER LANDSCAPE PLAN
- DECOMPOSED GRANITE PER LANDSCAPE PLAN
- PHASE LIMIT OF WORK
- PROPOSED BUILDING FOOTPRINT
- SAWCUT AND JOIN LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPERTY LINE
- DAYLIGHT LINE
- NEW RETAINING WALL
- GRADE BREAK
- RIDGE LINE
- SWALE FLOW LINE
- ROOF LINE

NOT FOR CONSTRUCTION PURPOSES
DATE: 10/22/2021

50% CONSTRUCTION DOCUMENTS

PAVING, GRADING, AND DRAINAGE PLAN

C3.01

FILE No.: AF-00-000000

PSOMAS
250 South Flower Street, Suite 4300
LOS ANGELES, CA 90012
(310) 225-1400 (310) 223-1444 (fax)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
30215 MORNING VIEW DR., MALIBU, CA 90265
NAC Project # 16-20006

SMUSD
SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

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KoningEizenberg

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Tel: 310.626.6131
www.kearch.com

NOT FOR CONSTRUCTION PURPOSES
DATE: 10/22/2021

50% CONSTRUCTION DOCUMENTS

PAVING, GRADING, AND DRAINAGE PLAN

C3.01

MATCHLINE - SEE SHEET C3.03

NEW 2 STORY HIGHSCHOOL BUILDING
FFE = 114.00

CONSTRUCTION NOTES:

- CONSTRUCT
 - EXISTING TO REMAIN
 - ▨ EXISTING TO REMOVE
 - ⊕ REMOVE & RELOCATE
 - ⊖ ADJUST TO GRADE
 - ⊗ PER SEPARATE CONTRACT
1. CONCRETE CURB A1-A6, PER DETAIL 4 / SHEET C3.01
 2. CONCRETE BENCH PER LANDSCAPE PLANS PLANS
 3. CONCRETE DRIVEWAY APPROACH PER DETAIL 3 / SHEET C3.01
 4. CONCRETE LONGITUDINAL GUTTER PER DETAIL 5 / SHEET C3.01
 5. HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2 / SHEET C3.01
 6. REMOVABLE BOLLARD PER DETAIL 10 / SHEET C3.01
 7. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01, THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
 8. CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01, THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
 9. RETAINING WALL PER STRUCTURAL PLANS
 10. SAWCUT AND JOIN
 11. CONCRETE CURB AND GUTTER A2-A6, PER DETAIL 4 / SHEET C3.01
 12. DECOMPOSED GRANITE PER LANDSCAPE PLANS
 13. CONCRETE STAIR PER ARCHITECTURAL PLANS
 14. CONCRETE RAMP AND HANDRAILS PER ARCHITECTURAL PLANS
 15. SITE FENCE PER LANDSCAPE PLANS
 16. PERMEABLE PAVING OVER SILVA CELL (2X) STORMWATER CAPTURE SYSTEM 5,100 SF
 17. SCREEN WALL PER LANDSCAPE PLANS
 18. LANDSCAPE AREA PER LANDSCAPE PLANS
 19. BOLLARD PER DETAIL 5 / SHEET C3.01
 20. ACCESSIBLE CURB RAMP PER CITY OF LOS ANGELES STD. PLAN 442-6 CASE PER PLAN
 21. BIORETENTION BASIN PER DETAIL 5 / SHEET C3.03
 22. SYNTHETIC WOOD DECK PER LANDSCAPE PLANS
 23. WALK OFF MAT/GRATE PER ARCHITECTURAL PLANS
 24. NOT USED
 25. BRIDGE PER LANDSCAPE PLANS
 26. VEHICULAR GATE PER ARCHITECTURE PLANS
 27. PEDESTRIAN GATE PER ARCHITECTURE PLANS
 28. COMMUNICATIONS VAULT
 29. ELECTRICAL VAULT
 30. DRAINAGE STRUCTURE PER SHEET C4.01-4.02
 31. PARKWAY GRAB PER SPPWC STD. DETAIL 151-3, SEE DETAIL 3A / SHEET C3.02
 32. DETECTABLE WARNING SURFACE
 33. SHEAR WALL PER ARCHITECTURAL PLANS
 34. GRAVITY ROCK RETAINING WALL PER LANDSCAPE PLANS
 35. SEPTIC STRUCTURE PER SHEET C4.01-C4.02
 36. GUARD BOOTH PER ARCHITECTURAL PLANS
 37. ROLLED CURB, ED-6, PER SPPWC STD. PLAN 121-3, SEE DETAIL 6 / SHEET C3.01
 38. STAIR PER ARCHITECTURAL PLANS
 39. CONCRETE WEIR RETAINING WALL PER STRUCTURAL PLANS
 40. PERMEABLE PAVERS PER DETAIL 6 / SHEET C3.01
 41. VEGETATED SWALE PER DETAIL 3 / SHEET C3.03

LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN
- HEAVY DUTY CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN
- PERMEABLE PAVERS FINISH PER LANDSCAPE PLAN
- DECOMPOSED GRANITE PER LANDSCAPE PLAN
- FINAL LIMIT OF WORK
- PROPOSED BUILDING FOOTPRINT
- SAWCUT AND JOIN LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPERTY LINE
- DAYLIGHT LINE
- NEW RETAINING WALL
- GRADE BREAK
- RIDGE LINE
- SWALE FLOW LINE
- ROOF LINE

FILE No.: AF: 00-000000

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 Los Angeles, CA 90012
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SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
 30215 MORNING VIEW DR, MALIBU, CA 90265
 NAC Project # 16-20086

SMUSD
 SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

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 www.konarch.com

NOT FOR CONSTRUCTION PURPOSES
 DATE: 10/22/2021

50% CONSTRUCTION DOCUMENTS

PAVING, GRADING, AND DRAINAGE PLAN

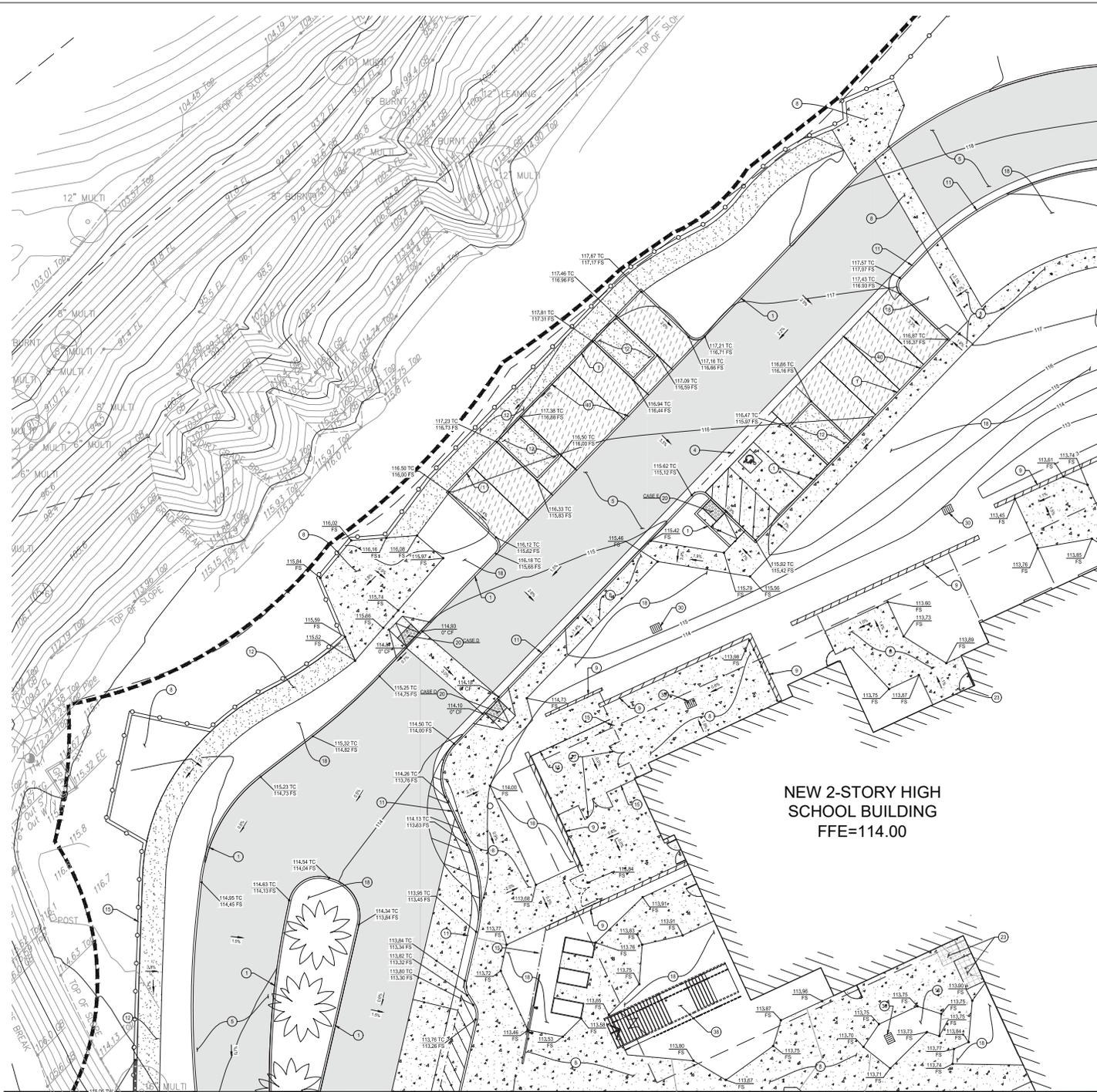
C3.02

MATCHLINE - SEE SHEET C3.01



GRAPHIC SCALE
 SCALE: 1" = 10'

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CONSTRUCTION NOTES:

- | | |
|--------------------------------|-------------------------|
| ○ CONSTRUCT | □ REMOVE & RELOCATE |
| □ EXISTING TO REMAIN | □ ADJUST TO GRADE |
| □ EXISTING TO PROTECT IN PLACE | ○ PER SEPARATE CONTRACT |
| □ EXISTING TO REMOVE | |
- CONCRETE CURB A1-6, PER DETAIL 4 / SHEET C3.01
 - CONCRETE BENCH PER LANDSCAPE PLANS
 - CONCRETE DRIVEWAY APPROACH PER DETAIL 3 / SHEET C3.01
 - CONCRETE LONGITUDINAL GUTTER PER DETAIL 5 / SHEET C3.01
 - HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2 / SHEET C3.01
 - REMOVABLE BOLLARD PER DETAIL 10 / SHEET C3.01
 - HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01, THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
 - CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01, THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
 - RETAINING WALL PER STRUCTURAL PLANS
 - SAWCUT AND JOIN
 - CONCRETE CURB AND GUTTER A2-6, PER DETAIL 4 / SHEET C3.01
 - DECOMPOSED GRANITE PER LANDSCAPE PLANS
 - CONCRETE STAIR PER ARCHITECTURAL PLANS
 - CONCRETE RAMP AND HANDRAILS PER ARCHITECTURAL PLANS
 - SITE FENCE PER LANDSCAPE PLANS
 - PERMEABLE PAVING OVER SILVA CELL (2X) STORMWATER CAPTURE SYSTEM 5.100 SF
 - SCREEN WALL PER LANDSCAPE PLANS
 - LANDSCAPE AREA PER LANDSCAPE PLANS
 - BOLLARD PER DETAIL 9 / SHEET C3.01
 - ACCESSIBLE CURB RAMP PER CITY OF LOS ANGELES STD. PLAN 442- CASE PER PLAN
 - BIORETENTION BASIN PER DETAIL 5 / SHEET C3.03
 - SYNTHETIC WOOD DECK PER LANDSCAPE PLANS
 - WALK OFF MAT/GRATE PER ARCHITECTURAL PLANS
 - NOT USED
 - BRIDGE PER LANDSCAPE PLANS
 - VEHICULAR GATE PER ARCHITECTURE PLANS
 - PEDESTRIAN GATE PER ARCHITECTURE PLANS
 - COMMUNICATIONS VAULT
 - ELECTRICAL VAULT
 - DRAINAGE STRUCTURE PER SHEET C4.01-4.02
 - PARKWAY GRABEN PER SPPWC STD. DETAIL 151-3, SEE DETAIL 3A / SHEET C3.02
 - DETECTABLE WARNING SURFACE
 - SHEAR WALL PER ARCHITECTURAL PLANS
 - GRAVITY ROCK RETAINING WALL PER LANDSCAPE PLANS
 - SEPTIC STRUCTURE PER SHEET C4.01-C4.02
 - GUARD BOOTH PER ARCHITECTURAL PLANS
 - ROLLED CURB, E3-6, PER SPPWC STD. PLAN 121-3, SEE DETAIL 6 / SHEET C3.01
 - STAIR PER ARCHITECTURAL PLANS
 - CONCRETE WEIR RETAINING WALL PER STRUCTURAL PLANS
 - PERMEABLE PAVERS PER DETAIL 6 / SHEET C3.01
 - VEGETATED SWALE PER DETAIL 3 / SHEET C3.03

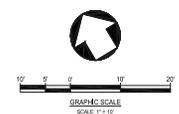
LEGEND:

- | | |
|--|---|
| | HEAVY DUTY ASPHALT PAVEMENT |
| | CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN |
| | HEAVY DUTY CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN |
| | PERMEABLE PAVERS FINISH PER LANDSCAPE PLAN |
| | DECOMPOSED GRANITE PER LANDSCAPE PLAN |
| | CHAL LIMIT OF WORK |
| | PROPOSED BUILDING FOOTPRINT |
| | SAWCUT AND JOIN LINE |
| | PROPOSED CONTOUR LINE |
| | EXISTING CONTOUR LINE |
| | PROPERTY LINE |
| | DAYLIGHT LINE |
| | NEW RETAINING WALL |
| | GRADE BREAK |
| | RIDGE LINE |
| | SWALE FLOW LINE |
| | ROOF LINE |

MATCHLINE - SEE SHEET C3.04

NEW 2-STORY HIGH SCHOOL BUILDING
FFE=114.00

MATCHLINE - SEE SHEET C3.02



FILE No.: AF: 00-000000

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(310) 225-4400 (310) 225-4444 (fax)

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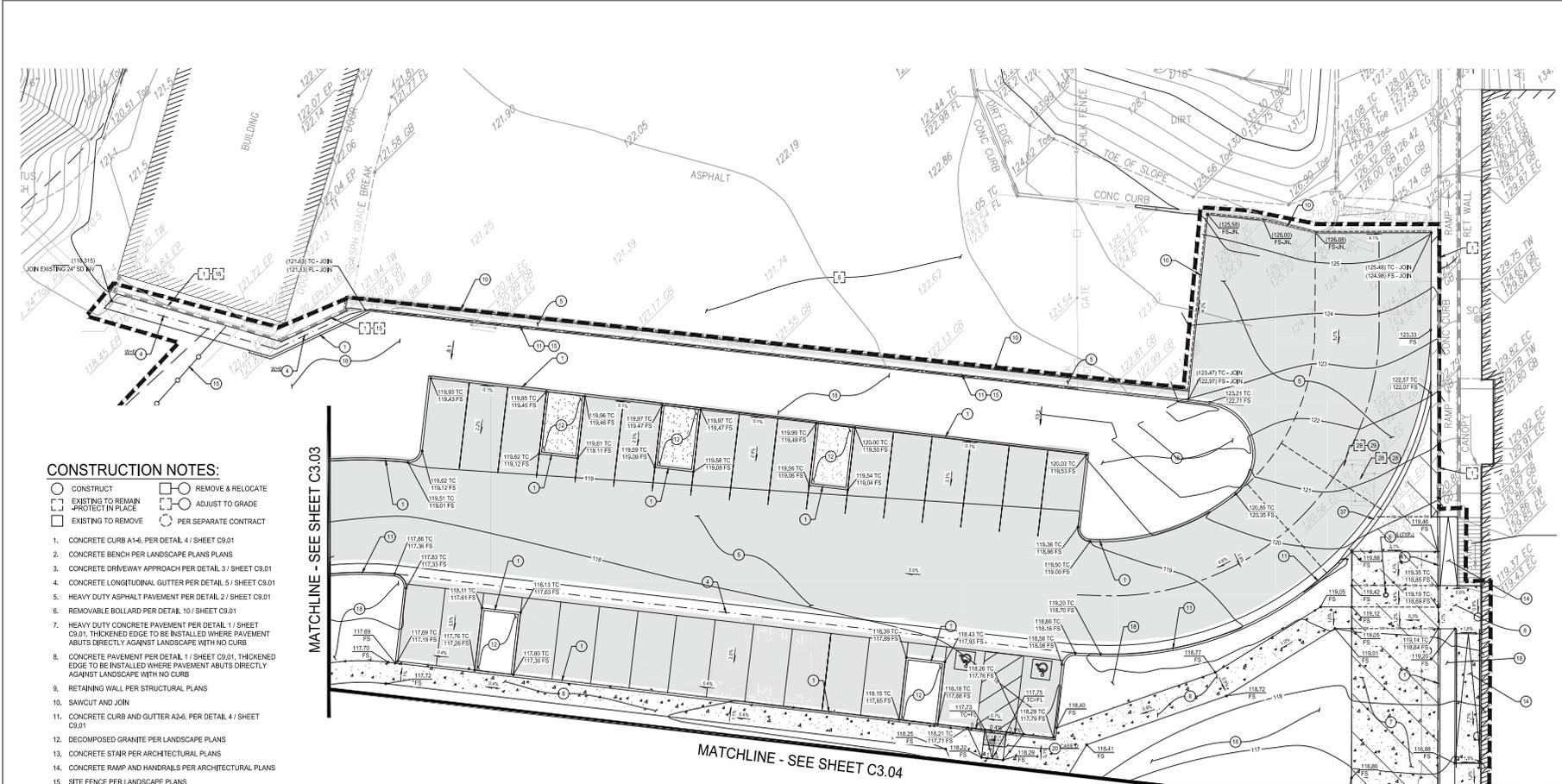
1454 25TH STREET
SANTA MONICA, CA 90404
Tel: 310.626.6131
www.kearch.com

NOT FOR CONSTRUCTION PURPOSES
DATE: 10/22/2021

50% CONSTRUCTION DOCUMENTS

PAVING, GRADING, AND DRAINAGE PLAN

C3.03



CONSTRUCTION NOTES:

- CONSTRUCT
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- REMOVE & RELOCATE
- ADJUST TO GRADE
- PER SEPARATE CONTRACT

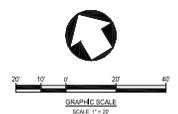
1. CONCRETE CURB A-16, PER DETAIL 4 / SHEET C3.01
2. CONCRETE BENCH PER LANDSCAPE PLANS PLANS
3. CONCRETE DRIVEWAY APPROACH PER DETAIL 3 / SHEET C3.01
4. CONCRETE LONGITUDINAL GUTTER PER DETAIL 5 / SHEET C3.01
5. HEAVY DUTY ASPHALT PAVEMENT PER DETAIL 2 / SHEET C3.01
6. REMOVABLE BOLLARD PER DETAIL 10 / SHEET C3.01
7. HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01, THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
8. CONCRETE PAVEMENT PER DETAIL 1 / SHEET C3.01, THICKENED EDGE TO BE INSTALLED WHERE PAVEMENT ABUTS DIRECTLY AGAINST LANDSCAPE WITH NO CURB
9. RETAINING WALL PER STRUCTURAL PLANS
10. SAWCUT AND JOIN
11. CONCRETE CURB AND GUTTER A2-6, PER DETAIL 4 / SHEET C3.01
12. DECOMPOSED GRANITE PER LANDSCAPE PLANS
13. CONCRETE STAIR PER ARCHITECTURAL PLANS
14. CONCRETE RAMP AND HANDRAILS PER ARCHITECTURAL PLANS
15. SITE FENCE PER LANDSCAPE PLANS
16. PERMEABLE PAVING OVER SILVA CELL (2X) STORMWATER CAPTURE SYSTEM, 5,100 SF
17. SCREEN WALL PER LANDSCAPE PLANS
18. LANDSCAPE AREA PER LANDSCAPE PLANS
19. BOLLARD PER DETAIL 9 / SHEET C3.01
20. ACCESSIBLE CURB RAMP PER CITY OF LOS ANGELES STD. PLAN 424-B, CASE PER PLAN
21. BIORETENTION BASIN PER DETAIL 5 / SHEET C3.03
22. SYNTHETIC WOOD DECK PER LANDSCAPE PLANS
23. WALK OFF MATGRATE PER ARCHITECTURAL PLANS
24. NOT USED
25. BRIDGE PER LANDSCAPE PLANS
26. VEHICULAR GATE PER ARCHITECTURE PLANS
27. PEDESTRIAN GATE PER ARCHITECTURE PLANS
28. COMMUNICATIONS VAULT
29. ELECTRICAL VAULT
30. DRAINAGE STRUCTURE PER SHEET C4.01-4.02
31. PARKWAY DRAIN PER SPPWC STD, DETAIL 151-3, SEE DETAIL 3A / SHEET C3.02
32. DETECTABLE WARNING SURFACE
33. SHEAR WALL PER ARCHITECTURAL PLANS
34. GRAVITY ROCK RETAINING WALL PER LANDSCAPE PLANS
35. SEPTIC STRUCTURE PER SHEET C4.01-C4.02
36. GUARD BENCH PER ARCHITECTURAL PLANS
37. ROLLED CURB, E2-6, PER SPPWC STD, PLAN 121-3, SEE DETAIL 6 / SHEET C3.01
38. STAIR PER ARCHITECTURAL PLANS
39. CONCRETE WEIR RETAINING WALL PER STRUCTURAL PLANS
40. PERMEABLE PAVERS PER DETAIL 6 / SHEET C3.01
41. VEGETATED SWALE PER DETAIL 3 / SHEET C3.03

MATCHLINE - SEE SHEET C3.03

MATCHLINE - SEE SHEET C3.04

LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN
- HEAVY DUTY CONCRETE WALKWAY FINISH PER LANDSCAPE PLAN
- PERMEABLE PAVERS PER LANDSCAPE PLAN
- DECOMPOSED GRANITE PER LANDSCAPE PLAN
- CIVIL LIMIT OF WORK
- PROPOSED BUILDING FOOTPRINT
- SAWCUT AND JOIN LINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- PROPERTY LINE
- DAYLIGHT LINE
- NEW RETAINING WALL
- GRADE BREAK
- RIDGE LINE
- SWALE FLOW LINE
- ROOF LINE



FILE No.: AF: 00-000000

PSOMAS
 528 South Flower Street, Suite 4300
 Los Angeles, CA 90071
 (310) 225-1400 (310) 223-1444 (fax)

SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
 30215 MORNING VIEW DR, MALIBU, CA 90265
 NAC Project # 16-23008

SMUSD
 SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

NAC
 ARCHITECTURE
 837 NORTH SPRING STREET, THIRD FLOOR
 LOS ANGELES, CA 90012
 Tel: 323.475.8075
 www.nacarchitecture.com

KoningEizenberg

1454 25TH STREET
 SANTA MONICA, CA 90404
 Tel: 310.626.6131
 www.kearch.com

NOT FOR CONSTRUCTION PURPOSES
 DATE: 10/22/2021

50% CONSTRUCTION DOCUMENTS

PAVING, GRADING, AND DRAINAGE PLAN

C3.05



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department DATE: 12/17/2021

PROJECT NUMBER: CDP 21-068

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Vanessa Vasquez

APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012

APPLICANT PHONE #: (323)475-8075

APPLICANT FAX #: _____

APPLICANT EMAIL: vvasquez@nacarchitecture.com

PLANNER: Ranieka Brooks

PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot Merger; LCPA; ZTA; and GPA



TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

- The project review package is **INCOMPLETE** and; **CANNOT proceed through Final Planning Review until corrections and conditions from Biological Review are incorporated into the proposed project design**
- The project is **APPROVED**, consistent with City Goals & Policies associated with the protection of biological resources and **CAN** proceed through the Planning process.
- The project may have the potential to significantly impact the following resources, either individually or cumulatively: Sensitive Species or Habitat, Watersheds, and/or Shoreline Resources and therefore **Requires Review** by the Environmental Review Board (ERB).


Signature

1/7/22
Date

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

Contact Information:

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



City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Vanessa Vasquez vvasquez@nacarchitecture.com	
Project Address:	30215 MORNING VIEW DR Malibu, CA 90265	
Planning Case No.:	CDP 21-068	
Project Description:	(N) institutional building with SPR; CUP; Lot Merger; LCPA; ZTA; and GPA	
Date of Review:	January 7, 2022	
Reviewer:	Courtney McCammon	Signature: 
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	12/17/21
Site Survey:	12/17/21
Landscape Plan:	12/17/21
Hydrozone Plan:	12/17/21
Irrigation Plan:	12/17/21
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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



DISCUSSION:

All conditions outlined in the California Coastal Commission (CCC) issued Coastal Development Permit (CDP) remain in effect. In the event of any conflict of conditions, the more restrictive shall apply. The primary purpose of this review is the revised Landscape Documentation Package. The City Biologist concurs with all other CCC conditions of approval.

1. The Maximum Applied Water Allowance (MAWA) for this project totals 2,076,749 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 1,696,357 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
 - A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.
 - B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.
 - C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Chapter 9.22). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 9.22. (form attached)
 - D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

Nima Parsa

Address: 23533 West Civic Center Way, Malibu, CA 90265-4804

Email: Nparsa@DPW.LACOUNTY.GOV (preferred)

Phone: (310) 317-1389

Please note this action may require several weeks. As such, the applicant should submit their approved landscape plans to DPW as soon as feasible in order to avoid a delay at plan check.

- E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.

- F. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).
- G. Invasive plant species, as determined by the City of Malibu, are prohibited. The submitted plan includes the use of *Carex tumulicola*. This native species is often confused or interchanged with the invasive and non-native *Carex divulsa*. Please ensure only the native *C. tumulicola* is utilized. If there is any indication that *C. divulsa* is on site it will require removal at the applicant's expense.
- H. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.
- I. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, buffers identified in the CCC issued CDP shall be implemented and shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.
- J. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas. Up-lighting is prohibited.
- K. The CCC issued CDP discussed the presence of native trees protected under LIP Chapter 5. Any and all encroachments to any native trees shall be mitigated for pursuant to the approved CCC CDP and pursuant to LIP Chapter 5.
2. **UPON COMPLETION OF ALL PLANDING**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

-000-

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

cc: Planning Project file
Planning Department

CITY OF MALIBU
PLANNING DEPARTMENT

CITY BIOLOGIST APPROVAL

DATE: 10/9/22

PLANNING REVIEW NO.: CDP 21-068

SIGNATURE: *Carony McLem*

PRINT NAME:

Any changes to the approved plans shall be submitted to the City Biologist for review and approval prior to implementation. This action does not constitute final approval by the Environmental and Community Development Department.

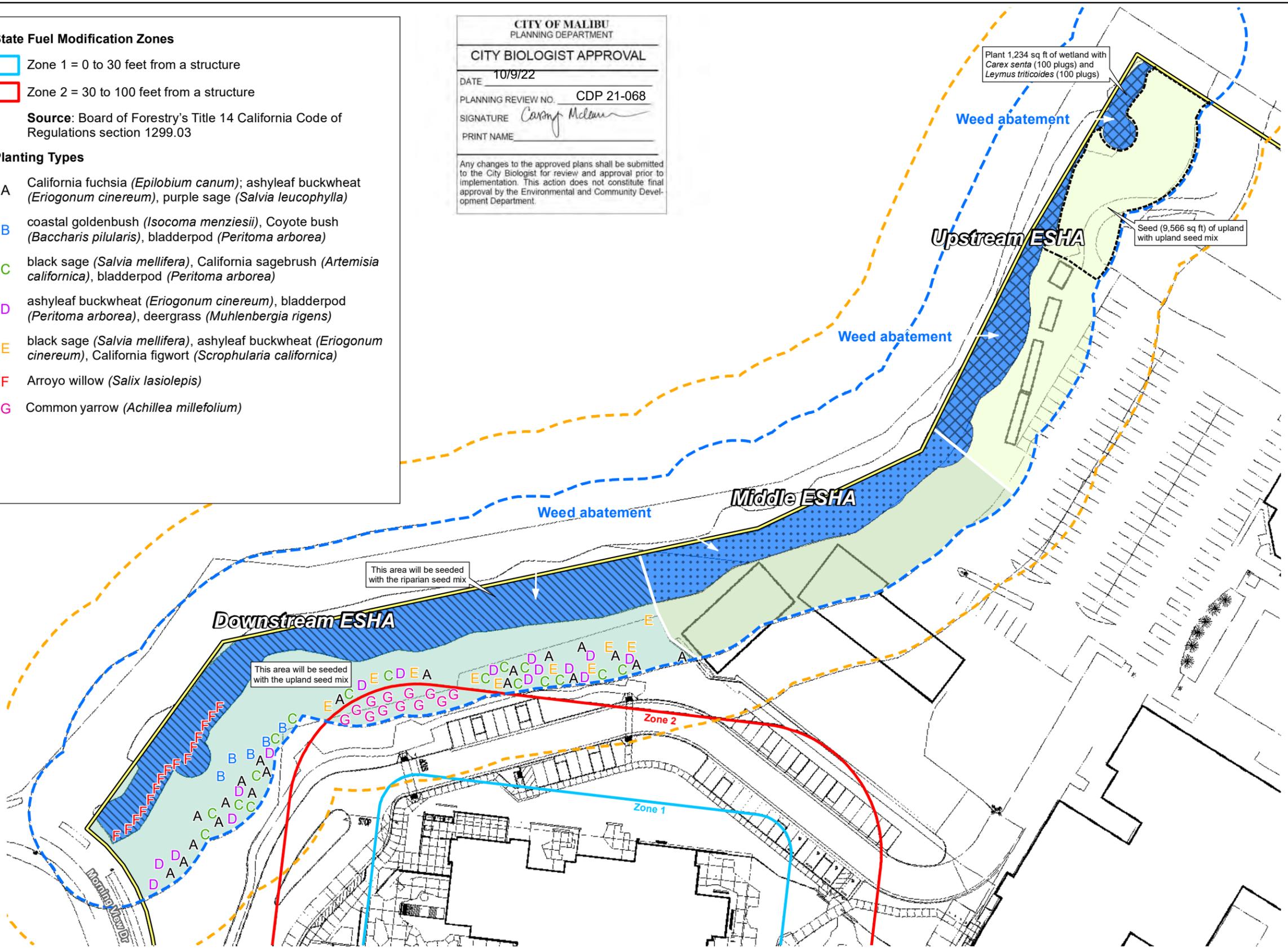
- Study Area/Property
 - ESHA
 - ESHA Buffer (50 ft)
 - ESHA Buffer (100 ft)
- Downstream ESHA**
- Riparian Restoration (0.37 acre)
 - i. Weed Abatement
 - ii. Apply Riparian Seed Mix/Plant Willows
 - Upland Restoration (0.60 acre)
 - i. Weed Abatement
 - ii. Apply Upland Seed Mix/Plantings
- Middle ESHA**
- Riparian Stabilization (0.17 acre)
 - i. Weed Abatement
 - Upland Restoration (0.32 acre)
 - i. Weed Abatement
- Upstream ESHA**
- Riparian Restoration (0.14 acre)
 - i. Weed Abatement
 - ii. Plant Grasses in Wetland (1,234 sq ft)
 - Upland Restoration (0.43 acre)
 - i. Weed Abatement
 - ii. Apply Upland Seed Mix (9,566 sq ft)

- State Fuel Modification Zones**
- Zone 1 = 0 to 30 feet from a structure
 - Zone 2 = 30 to 100 feet from a structure
- Source:** Board of Forestry's Title 14 California Code of Regulations section 1299.03
- Planting Types**
- A** California fuchsia (*Epilobium canum*); ashyleaf buckwheat (*Eriogonum cinereum*), purple sage (*Salvia leucophylla*)
 - B** coastal goldenbush (*Isocoma menziesii*), Coyote bush (*Baccharis pilularis*), bladderpod (*Peritoma arborea*)
 - C** black sage (*Salvia mellifera*), California sagebrush (*Artemisia californica*), bladderpod (*Peritoma arborea*)
 - D** ashyleaf buckwheat (*Eriogonum cinereum*), bladderpod (*Peritoma arborea*), deergrass (*Muhlenbergia rigens*)
 - E** black sage (*Salvia mellifera*), ashyleaf buckwheat (*Eriogonum cinereum*), California figwort (*Scrophularia californica*)
 - F** Arroyo willow (*Salix lasiolepis*)
 - G** Common yarrow (*Achillea millefolium*)

TABLE 1
DOWNSTREAM ESHA PLANT PALETTE - PHASE 1

Scientific Name	Common Name	Size (gallon)*	Number of Plants*
Riparian Zone			
<i>Salix lasiolepis</i>	Arroyo willow	1	20
Upland Zone			
Planting Group A: 20 groupings of 3 plants each planted 3 feet OC			
<i>Epilobium canum</i>	California fuchsia	1	20
<i>Eriogonum cinereum</i>	ashyleaf buckwheat	1	20
<i>Salvia leucophylla</i>	purple sage	1	20
Planting Group B: 5 groups of 3 plants each planted 4 feet OC			
<i>Isocoma menziesii</i>	coastal goldenbush	1	5
<i>Baccharis pilularis</i>	Coyote bush	1	5
<i>Peritoma arborea</i>	bladderpod	1	5
Planting Group C: 17 groups of 3 plants 3 feet OC			
<i>Salvia mellifera</i>	black sage	1	17
<i>Artemisia californica</i>	California sagebrush	1	17
<i>Peritoma arborea</i>	bladderpod	1	17
Planting Group D: 16 groups of 3 plants 4 feet OC			
<i>Eriogonum cinereum</i>	ashyleaf buckwheat	1	16
<i>Peritoma arborea</i>	bladderpod	1	16
<i>Muhlenbergia rigens</i>	deergrass	1	16
Planting Group E: 10 groups of 3 plants 4 feet OC			
<i>Salvia mellifera</i>	black sage	1	10
<i>Eriogonum cinereum</i>	ashyleaf buckwheat	1	10
<i>Scrophularia californica</i>	California figwort	1	10
Planting Group G: 12 groups of 12 plants 4 feet OC			
<i>Achillea millefolium</i>	common yarrow	1	144
Total Plants*			368

*NOTE: Plant palette substitutions and planting quantities may be revised based on stock availability and in consultation with the Biological Monitor.
OC: On Center



Planting Plan for Downstream ESHA (Phase 1)

Malibu Middle and High School Specific Plan and LCP Amendment Project



Exhibit 1



D:\Projects\1SAN\082310\MD\RTC_ERB\lex_Planting_Plan_Phase1_20220630.mxd



City of Malibu

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

FIRE DEPARTMENT REVIEW REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department

REVISED DATE 09/01/2022

PROJECT NUMBER: CDP 21-068

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Leticia Ochoa, NAC Architecture

APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012

APPLICANT PHONE #: (323)475-8075

APPLICANT FAX #:

PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot Merger; LCPA; ZTA; and GPA

TO: Malibu Planning Department and/or Applicant *Plans Approved 08/22/22*

FROM: Fire Prevention Engineering Assistant

Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment

The project DOES NOT require Fire Department Plan Review

The required fire flow for this project is 1500 gallons per minute at 20 pounds per square inch for a 1 hour duration. (Provide flow information from the water dept.)

The project is required to have an interior automatic fire sprinkler system. N/A - DSA

Final Fuel Modification Plan Approval is required prior to Fire Department Approval

Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required and/or proposed Fire Department Vehicular Turnaround	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required 5 foot wide Fire Department Walking Access (including grade %)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Width of proposed driveway/access roadway gates	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

**Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

J. Mann
SIGNATURE

Oct. 18, 2022
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341 or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday - Thursday between 7:00 AM and 11:00 AM

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply. Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy PL 09-01: Fire Flow for Buildings.

PROJECT INFORMATION			
School District/Owner: SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT			
Project Name/School: MALIBU HIGH SCHOOL - PHASE 1			
Project Address: 30215 MORNING VIEW DR, MALIBU, CA 90265			
FIRE & LIFE SAFETY INFORMATION			
1. Has a fire hydrant flow test been performed within the past 12 months? (If yes, provide a copy of the test data.)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
2. Was the fire hydrant water flow test performed as part of this LFA review?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
3. Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? (If yes, indicate FHSZ classification below.)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Refer to the following website for FHSZ locations: http://maps.fire.ca.gov/FHSZ/	Moderate <input type="checkbox"/>	High <input type="checkbox"/>	Very High <input checked="" type="checkbox"/>
Wildland Interface Area (WIFA) (If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)			WIFA <input checked="" type="checkbox"/>

DSA 810
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION	ALTERNATE ACCEPTED			
	Yes	No	N/A	N/R
4. Emergency vehicle access roadways do not meet CFC requirements.				
4a. Acceptable Alternate: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.	X			
5. Fire Hydrants: Number and spacing does not meet CFC requirements.				
5a. Acceptable Alternate: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.	X			
6. Fire Hydrants: Water flow and pressure are less than CFC minimum.				
6a. Acceptable Alternate: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.	X			
7. Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				X
7a. Acceptable Alternate: The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				X

School District Acceptance of Acceptable Design Alternates
By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: **C. KENNELLY** Title: **FPEA II**
Signature: **C. KENNELLY** Date: **5-10-2022**

LOCAL FIRE AUTHORITY (LFA) INFORMATION
LFA Agency Name: **LACoFD**
LFA Review Official: **C. KENNELLY**
Title: **FPEA II** Work Phone: **818-880-0341**
Work Email: **christopher.kennelly@fire.lacounty.gov**
LFA Reviewer's Signature: **C. KENNELLY** Date: **5-10-2022**

FIRE WATER FLOW & HYDRANT REQUIREMENTS PER BUILDING:

FIRE WATER FLOW FOR BUILDING

CONSTRUCTION TYPE: IIB
AREA: 69,000 SF
REQUIRED FIRE WATER FLOW (TABLE BB105.1): 5,500 GPM
DURATION: 4 HOURS
REDUCTION FOR FIRE WATER FLOW: MAX. 50% PER CFC BB 105.1
REQUIRED FIRE WATER FLOW WITH REDUCTION WHEN MORE THAN ONE HYDRANT IS REQUIRED: 2,750 GPM @ 20 PSI
DURATION AT REDUCED WATER FLOW: 2 HOURS

FIRE HYDRANT SPACING (TABLE CC105.01)
MINIMUM NUMBER OF HYDRANTS: 4
HYDRANT SPACING: LESS THAN 400 FEET
MAXIMUM DISTANCE FROM STREET OR FD ACCESS LANE TO A HYDRANT: 150 FEET OF HOSE LAY, UNO

FIRE ACCESS NOTES

- BUILDING ADDRESS NUMBER**
APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH.
- KEY BOX**
APPROVED KEY BOX LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- FIRE HYDRANTS**
ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2". BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.
ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION.
ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1
- SIGNAGE**
PROVIDE FIRE DEPARTMENT APPROVED SIGNS THAT INCLUDE THE WORDS "NO PARKING" - FIRE LANE SHALL HAVE A MINIMUM DIMENSION OF 12'W X 18'H AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SEE 1'- AND DETAIL 3/A1.07.
SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
- FIRE DEPARTMENT ACCESS ROAD**
PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF AT LEAST 20 FEET, IN ACCORDANCE WITH SECTION 503.8, AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.
FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING 75,000 LBS. AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. SEE ROADWAY DETAILS 2A/- AND 2B/-
FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10% OR GREATER SHALL HAVE A PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

APPROVED
FOR ACCESS
REQUIREMENTS ONLY

BY: **C. KENNELLY**
FIRE PREVENTION ENGINEER

DATE: _____

APPROVED
FOR FIRE HYDRANT
LOCATION ONLY

BY: **C. KENNELLY**
FIRE PREVENTION ENGINEER

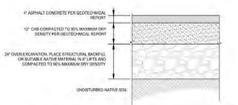
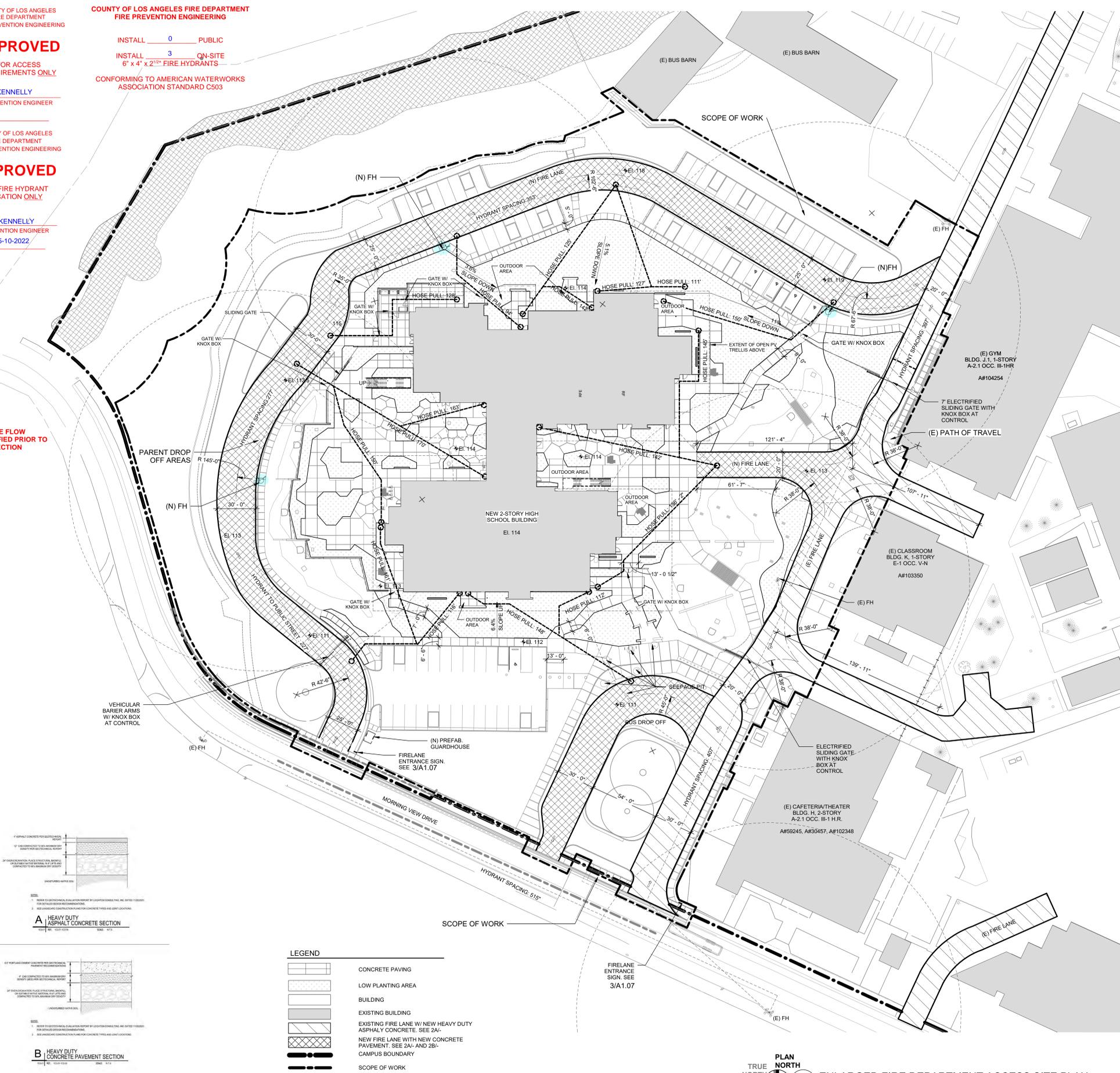
DATE: **5-10-2022**

INSTALL 0 PUBLIC

INSTALL 3 ON-SITE
6" x 4" x 2-1/2" FIRE HYDRANTS

CONFORMING TO AMERICAN WATERWORKS
ASSOCIATION STANDARD C503

ON-SITE FIRE FLOW TO BE VERIFIED PRIOR TO FINAL INSPECTION



LEGEND

- CONCRETE PAVING
- LOW PLANTING AREA
- BUILDING
- EXISTING BUILDING
- EXISTING FIRE LANE W/ NEW HEAVY DUTY ASPHALT CONCRETE. SEE 2A/-
- NEW FIRE LANE WITH NEW CONCRETE PAVEMENT. SEE 2A/- AND 2B/-
- CAMPUS BOUNDARY
- SCOPE OF WORK
- HOSE PULL LENGTH AND MIN. 5' WIDE WALKABLE SURFACE
- LINE OF ROOF/CANOPY ABOVE
- ESHA 50' SET BACK
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT

2 FIRELANE DETAILS
Scale: 1/16" = 1'-0"

TRUE NORTH
PLAN NORTH
1
ENLARGED FIRE DEPARTMENT ACCESS SITE PLAN
Scale: 1/32" = 1'-0"

FILE No.: A#: 03-121943 (INC-2)



SANTA MONICA - MALIBU UNIFIED SCHOOL DISTRICT
MALIBU HIGH SCHOOL - PHASE 1
30215 MORNING VIEW DR, MALIBU, CA 90265
NAC Project # 161-20206



NAC ARCHITECTURE
837 NORTH SPRING STREET THIRD FLOOR
LOS ANGELES, CA 90012
Tel: 323.475.8075
www.nacarchitecture.com

KoningEizenberg
1454 25TH STREET
SANTA MONICA, CA 90404
Tel: 310.828.6131
www.kearch.com

DATE: 01-12-2022
DSA SUBMITTAL

FIRE DEPARTMENT ACCESS SITE PLAN

G2.04



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS - LAND DIVISION REVIEW REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department REVISED DATE 12/15/2021

PROJECT NUMBER: CDP 21-068

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Leticia Ochoa, NAC Architecture

APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012

APPLICANT PHONE #: (323)475-8075

APPLICANT FAX #: _____

APPLICANT EMAIL: LOchoa@nacarchitecture.com

PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot
Merger; LCPA; ZTA; and GPA

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

June 22, 2022

DATE



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-7650

PUBLIC WORKS REVIEW REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department

REVISED DATE 12/27/2022

PROJECT NUMBER: CDP 21-068

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Hayden Moore, NAC Architecture

APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012

APPLICANT PHONE #: (213)459-0597

APPLICANT FAX #: _____

APPLICANT EMAIL: hmoore@nacarchitecture.com

PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot
Merger; LCPA; ZTA; and GPA

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

2/28/23

DATE



City of Malibu

MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava PE, Senior Civil Engineer

Date: February 23, 2023

Re: Proposed Conditions of Approval for 30215 Morning View Dr CDP 21-068

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.

STREET IMPROVEMENTS

1. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.
2. Applicant shall 1). Repave and grind 2" deep and cap with Asphalt Concrete overlay with Asphalt Rubber Hot Mix (ARHM) the entire width of Morning View Drive from Ebbtide Way to Via Cabrillo including thermal plastic restriping or 2). Repair the existing asphalt the entire width of Morning View Drive from Ebbtide Way to Via Cabrillo. Asphalt shall be replaced the same thickness as to the existing pavement plus 1" and no less than a minimum of 4" thick with ARHM.

The applicant's contractor shall coordinate with the City's Public Works Inspector to determine the final scope and limits of the repair work.

STORMWATER



3. A Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls	Hydraulic Mulch
	Hydroseeding
	Soil Binders
	Straw Mulch
	Geotextiles and Mats
	Wood Mulching
Sediment Controls	Fiber Rolls
	Gravel Bag Berm
	Street Sweeping and/ or Vacuum
	Storm Drain Inlet Protection
	Scheduling
	Check Dam
Additional Controls	Wind Erosion Controls
	Stabilized Construction Entrance/ Exit
	Stabilized Construction Roadway
	Entrance/ Exit Tire Wash
Non-Stormwater Management	Vehicle and Equipment Washing
	Vehicle and Equipment Fueling
	Vehicle and Equipment Maintenance
Waste Management	Material Delivery and Storage
	Spill Prevention and Control

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.

4. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

- Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
- Methods used to protect native vegetation and trees.



- Sediment/Erosion Control.
- Controls to prevent tracking on and off the site.
- Non-storm water controls.
- Material management (delivery and storage).
- Spill Prevention and Control.
- Waste Management
- Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
- Landowner must sign the following statement on the ESCP:

“I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law.”

5. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.

6. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City’s Local Implementation Plan Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP’s) that have been implemented in the design of the project (See LIP Chapter 17 Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading/building permits for this project.

7. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City’s current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
 - Site Design Best Management Practices (BMP’s)



- Source Control BMP's
- Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
- Drainage Improvements
- A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
- A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
- The WQMP shall be submitted to Public Works Department and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

TRAFFIC

8. The traffic mitigation measures below shall take place should there be an increase in student enrollment of 1,200 or more. The solutions considered shall be at the discretion of the Public Works Director (reference Traffic Impact Analysis):
 - Intersection 1 - Morning View Drive and Pacific Coast Highway:
 - Restripe the westbound approach to PCH to have two 12-foot lanes: a left turn lane and a shared left/right-turn lane. Given the curb-to-curb width of approximately 36 feet, the centerline would need to be moved to accommodate the westbound lane. Therefore the eastbound lane would be modified with a width of 12 feet.
 - Optimize the signal timing .

These improvements reduce delay to acceptable LOS D or less. These improvements would reduce queues, so the WBL queue no longer blocks the intersection at Morning View Drive and Merritt Drive, and the NBR and SBL queues fit in the existing turn pockets.

- Intersection 2 – Morning View Drive and Merritt Drive: Add a right-turn pocket to Merritt Drive in the northbound direction. The delays improve slightly during the peak hours.



Queuing does not change, but because the queues at Intersection 1 improve, queues are expected to improve at this intersection.

- Intersection 4 – Guernsey Avenue and Pacific Coast Highway:
 - Alternative 1: Restrict left turns from the Guernsey Avenue westbound approach to PCH. The westbound approach would allow for right-turns only. Restricting left turns improves delay to acceptable LOS during the peak hours. Queuing is also improved during the peak hours. Drivers heading south could make a right turn heading north on PCH then make a U-turn at Trancas Canyon Road. Alternatively drivers could use the intersection of Morning View Drive and PCH to make a westbound left.

Improvement at intersections 1 and 4 at PCH will require Caltrans concurrence. For intersection 1 (MVD at PCH), based on aerial photography it seems that there is sufficient ROW to restripe and accommodate an additional westbound lane at the approach to PCH.

MISCELLANEOUS

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

COMMERCIAL DEVELOPMENT

10. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.
11. LOT LINE ADJUSTMENT/LOT MERGER (with development)
 - a. The proposed lot line adjustment/lot merger must be approved by the City and filed with the City Clerk's office prior to the approval of this grading permit.
 - b. Upon review of the documents provided, the City may require submittal of additional documents or maps, depending upon the completeness of the initial submittal.





City of Malibu

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

PUBLIC WORKS REVIEW FOR TRAFFIC REFERRAL SHEET

TO: Public Works Department

FROM: Planning Department

REVISED DATE 07/01/2022

PROJECT NUMBER: CDP 21-068
JOB ADDRESS: 30215 MORNING VIEW DR
APPLICANT / CONTACT: Leticia Ochoa, NAC Architecture
APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012
APPLICANT PHONE #: (323)475-8075
APPLICANT FAX #: _____
PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot
Merger; LCPA; ZTA; and GPA

TO: Planning Department and/or Applicant

FROM: Public Works Department Traffic Engineering

- _____ The following items described on the attached memorandum shall be addressed and resubmitted.
- X 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
- _____ The project does require a parking study.
- _____ The project does not require a parking study.
- _____ The project requires a traffic impact analysis.
- _____ A site circulation plan is required.
- _____ A parking plan is required.


SIGNATURE

July 5, 2022
DATE

The applicant shall implement the mitigation measures identified in the Traffic Impact Analysis revised July 1, 2022.



City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW REFERRAL SHEET

FROM: City of Malibu Planning Department

DATE: 12/17/2021

PROJECT NUMBER: CDP 21-068

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Vanessa Vasquez

APPLICANT EMAIL: vvasquez@nacarchitecture.com

APPLICANT PHONE #: (323)475-8075

PLANNER: To Be Assigned

PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot Merger; LCPA; ZTA; and GPA

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

Compliance with the conditions checked below is required prior to Waterworks District approval

The project **DOES NOT** require any system improvements for domestic and/or fire flow conditions _____

The project **DOES NOT** require capital improvement fees and/or participation fees _____

The project **DOES** require a Will Serve Letter (Final Waterworks Districts approval) X

The project **DOES** require capital improvement fees and/or participation fees _____

The project **DOES** require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply _____

The project **DOES** require private contract water system improvements for domestic and/or fire flow conditions _____

The required fire flow for this project set by the Fire Department is 2,750 gallons per minute at 20 pounds per square inch for a 2 hour duration X*

Scope of water system improvements required:

*Install 3 private on-site hydrants and all necessary appurtenances, per FEPC2021-1705.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Angeles Fire Code an makes revisions to apply fire Department regulations and standards.

Will Fajal
SIGNATURE

4/26/2022
DATE



City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Vanessa Vasquez vvasquez@nacarchitecture.com	
Project Address:	30215 Morning View Drive Malibu, California 90265	
Planning Case No.:	CDP 21-068	
Project Description:	(N) Institutional building with SPR; CUP; Lot Merger; LCPA; ZTA; and GPA	
Date of Review:	April 20, 2022	
Reviewer:	Paolo Quinto	Signature:
Contact Information:	Phone: (310) 456-2489 ext. 364	Email: pquinto@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	NAC Architecture: Dated 2-24-22 (received on 4-1-22)
Operating Permit:	N/A
Previous Reviews:	

REVIEW FINDINGS

Planning Stage:	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	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:	<input checked="" type="checkbox"/>	NOT REQUIRED
	<input type="checkbox"/>	REQUIRED (attached hereto) <input type="checkbox"/> REQUIRED (not attached)

Environmental Health **conformance review** has been completed for the development proposal described in the project description provided by the Planning Department and the project plans and reports submitted to this office. 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 project. In order to obtain Environmental Health final approval of the OWTS Plot Plan and project 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:

No conditions are required by Environmental Health.





STATE OF CALIFORNIA • NATURAL RESOURCES AGENCY Gavin Newsom, Governor
DEPARTMENT OF FISH AND WILDLIFE Charlton H. Bonham, Director

South Coast Region
3883 Ruffin Road | San Diego, CA 92123
wildlife.ca.gov

RECEIVED
AUGUST 17, 2023
PLANNING DEPARTMENT

August 11, 2023

Noemi Avila-Zamudio
Santa Monica-Malibu Unified School District
1651 W. 16th Street
Santa Monica, CA 90404
navila-zamudio@smmusd.org

Draft Lake or Streambed Alteration Agreement, EPIMS Notification No. EPIMS-LAN-37865, Santa Monica Malibu Unified School District (SMMUSD) ESHA Restoration

Dear Ms. Avila-Zamudio:

The California Department of Fish and Wildlife (CDFW) has determined that your project requires a Lake or Streambed Alteration Agreement (Agreement) because it could substantially adversely affect an existing fish or wildlife resource. Enclosed is a draft Agreement that includes measures CDFW has determined are necessary to protect existing fish and wildlife resources.

You have 30 days to respond to CDFW regarding the measures in the draft Agreement. If you agree with the measures included in the draft Agreement, you or your authorized representative will submit the draft Agreement unchanged. If you disagree with any measures in the draft Agreement, specify the measures that are not acceptable and provide input. If you fail to respond, within 90 days of receiving the draft Agreement, CDFW may withdraw the Agreement.

To Review Draft Agreement and/or Provide Feedback:

1. Log into EPIMS at <https://epims.wildlife.ca.gov/index.do>.
2. From the Main Menu, select Permit Tracking.
3. Select the project associated with the permit number listed in this letter.
4. From the Permit Components list, click on the Draft Agreement form.
5. From the Permit Components list, click on the Draft Agreement form.
6. Read the Draft Agreement carefully and follow instructions in the Permittee Response section to respond to CDFW.

Noemi Avila-Zamudio

August 11, 2023

Page 2

If you disagree with any measures in the draft Agreement, please contact the CDFW staff identified below. In the event that mutual agreement is not reached, you may follow the dispute resolution process described in Fish and Game Code section 1603, subdivision (a).

Please be advised CDFW may not execute the Agreement until it has complied with the California Environmental Quality Act (CEQA) (Public Res. Code, § 21000 et seq.) as the lead or a responsible agency. Please note that the draft Agreement may be subject to change upon receipt and review of the environmental document for the project.

When acting as a CEQA responsible agency, CDFW must first receive the following: 1) a certified or approved environmental document prepared in accordance with CEQA; 2) Notice of Determination, if one is filed; 3) CEQA Findings; and 4) proof that the environmental filing fee required under Fish and Game Code section 711.4 has been paid. If another public agency determined that the project is exempt under CEQA, please provide a copy of the Notice of Exemption or other information that indicates the basis for the exemption.

After you receive a final Agreement executed by CDFW, you may begin the project the Agreement authorizes provided you have obtained all other necessary local, state, and federal permits or other authorizations.

For more information on the process described above, please refer to Part IV in the "Notification Instructions and Process" included with your notification materials, which is also available at <https://www.wildlife.ca.gov/Conservation/LSA/>.

If you have questions regarding this letter, please contact Andrew Aitken, Environmental Scientist at (562) 525-9688 or by email at Andrew.Aitken@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Frederic Rieman
0B814863858E450...

Frederic (Fritz) Rieman, Senior Environmental Scientist (Specialist), signing for Victoria Tang, Senior Environmental Scientist (Supervisory)

ec: California Department of Fish and Wildlife

Frederic (Fritz) Rieman, Senior Environmental Scientist (Specialist)
South coast Region 5

Noemi Avila-Zamudio

August 11, 2023

Page 3

Frederic.Rieman@wildlife.ca.gov

Susan (Sue) Howell, Staff Services Analyst

South Coast Region 5

Susan.Howell@wildlife.ca.gov

Victoria Tang, Senior Environmental Scientist (Supervisory)

South Coast Region 5

Victoria.Tang@wildlife.ca.gov

Andrew Aitken, Environmental Scientist

South Coast Region 5

Andrew.Aitken@wildlife.ca.gov

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
SOUTH COAST REGION
3883 RUFFIN ROAD
SAN DIEGO, CALIFORNIA 92123



STREAMBED ALTERATION AGREEMENT
EPIMS-LAN-37865-R5
UNNAMED TRIBUTARY

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
NOEMI AVILA-ZAMUDIO

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT (SMMUSD)
ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA) RESTORATION

This Streambed Alteration Agreement (Agreement) is entered into between the California Department of Fish and Wildlife (CDFW) and Santa Monica-Malibu Unified School District (Permittee), as represented by Noemi Avila-Zamudio.

RECITALS

WHEREAS, pursuant to Fish and Game Code section 1602, Permittee notified CDFW on April 27, 2023, that Permittee intends to complete the Project described herein.

WHEREAS, pursuant to Fish and Game Code section 1603, CDFW has determined that the Project could substantially adversely affect existing fish or wildlife resources and has included measures in the Agreement necessary to protect those resources.

WHEREAS, Permittee has reviewed the Agreement and accepts its terms and conditions, including the measures to protect fish and wildlife resources.

NOW THEREFORE, Permittee agrees to complete the Project in accordance with the Agreement.

PROJECT LOCATION

The SMMUSD ESHA Restoration (Project) is in an unnamed tributary located at 30215 Morning View Drive in the city of Malibu in Los Angeles County, California (Exhibit A). Using decimal degrees, the drainage within the Project boundary corresponds to 34.025993° N and -118.829128° W decimal degrees. The Assessor's Parcel Number (APN) is 4469-017-900.

PROJECT DESCRIPTION

The Project is limited to Phase 1 of a four phase restoration project to restore a 1,100-foot-long drainage located along the western perimeter of the campus. The drainage will be restored in four phases and is divided into upstream, middle, and downstream sections of the Environmentally Sensitive Habitat Areas (ESHA; Tables 1 and 2; Exhibit B). This Agreement only covers Phase 1, which includes the on-site preparation and restoration of the drainage. This includes planting and seeding the Upstream and Downstream ESHA with select species and performing weed abatement along the entire drainage (Tables 3 and 4; Exhibits C, D, and E). Seeding includes respective mixes for riparian and upland areas (Tables 4 and 5). The planting plan is attached as Exhibit D. Monitoring will take place in following years until success criteria have been met. The maintenance component of Phase 1 implementation efforts will be the subject of a separate notification to the CDFW.

On-site preparation includes: designation of staging areas, staking of restoration site boundaries, a tree risk assessment of remnant snags and large woody debris from the Woolsey Fire, protective flagging of native species including snags or other woody debris to be retained in place, placement of salvaged woody debris as deemed feasible, initial weed clearing, staking of temporary irrigation line and irrigation system installation, placement of straw wattles and/or erosion control blankets, and installation of protective/educational signage, as needed.

On-site preparation will be performed by hand and on foot by a qualified biologist. A landscape contractor experienced in habitat restoration will use hand tools to perform site preparation. Equipment includes hand tools, a chipper, and gas-powered chain saws to be used for the removal of any large woody debris or trees damaged by the 2018 Woolsey Fire that pose a risk to biologists and landscape contractors working in the restoration area.

On-site preparation activities will result in the removal of non-native vegetation including saltcedar (*Tamarix spp.*), castor bean, tree tobacco (*Nicotiana glauca*), bristly oxtongue (*Helminthotheca echoioides*), common plantain (*Plantago major*), cheeseweed (*Malva parviflora*), and garden nasturtium (*Tropaeolum majus*) among other non-native species from the drainage and adjacent upland areas. All native vegetation will be flagged by a qualified biologist for protection during weed abatement efforts. The protection of the flagged native species will be communicated to the landscape contractor to ensure that native species of herbs, shrubs, and trees are not removed during weed abatement.

Table 1. Phase 1 Restoration Activities

Restoration Activity	Riparian Zone	Upland Zone
Upstream ESHA		
Weed abatement; assess snags	X	X
Install erosion control measure as needed	X	X
Plant swamp sedge (<i>Carex senta</i>)	X	
Plant beard grass (<i>Leymus triticoides</i>)	X	
Seed upland zone with applicable seed mix		X
Middle ESHA		
Weed abatement; assess snags; girdle myoporum tree	X	X
Install erosion control measure, as needed	X	X
Downstream ESHA		
Remove pavement; contour slope; optimize soils for planting		X
weed abatement; assess snags	X	
Install erosion control measure, as needed	X	X
Plant arroyo willow (<i>Salix lasiolepis</i>)	X	
Plant coastal sage scrub species		X
Seed each zone with applicable seed mix	X	X

Table 2. ESHA Restoration Phasing Plan

ESHA Restoration Area	Restoration Approach	Implementation Schedule
Upstream ESHA		
Riparian	Enhance native trees and shrubs present with weed abatement and removal of woody debris; plant native grasses and sedges for erosion control in wetland area at this location. Banks at this location may require an erosion control blanket.	Phase 1
Upland	Enhance native plantings present with weed abatement; seed non-developed areas with coastal sage scrub species to supplement existing native plantings and to attract and support invertebrates and native birds that reside on the property; include flowering species to support butterflies. Combine plantings and seeding to complement landscaped plantings along the trail; restore developed portions of buffer with coastal sage scrub species in Phase 4.	Phase 1 and 4
Middle ESHA		
Riparian	Focus on weed abatement and stabilization (if needed) of incised portion of drainage, consider girdling any non-native tree(s) to remain in place as snag(s) for wildlife use consistent with stabilization measure(s). Stabilization will likely include the placement of an erosion control blanket.	Phase 1
Upland	Plant native coastal sage scrub shrubs to complement landscaped plantings along the trail; an understory of native shrubs will add diversity of canopy structure and provide opportunities for use as outdoor classroom; developed portions of buffer to be restored in Phase 4.	Phase 4
Downstream ESHA		
Riparian	Enhance native trees and shrubs present with weed abatement; plant shrubby willow saplings in openings after removal of non-natives and dead woody debris; seed openings with riparian mix for a diverse understory; include flowering species to attract birds and invertebrates including butterflies. Banks at this location may require an erosion control blanket.	Phase 1
Upland	Plant and seed native coastal sage scrub to complement plantings along the trail to add diversity of color, texture, and canopy structure and provide opportunities for use as outdoor classroom. Slopes at this location will likely require erosion control measures that can be addressed with contouring associated with the removal of pavement prior to planting native coastal sage scrub.	Phase 1

Table 3. Planting Groups

Scientific Name	Common Name	Size (gallon)	Plants (Number)
Riparian Zone			
<i>Salix lasiolepis</i>	arroyo willow	1	20
Upland Zone			
Planting Group A: 20 groupings of 3 plants each planted 3 feet OC			
<i>Epilobium canum</i>	California fuchsia	1	20
<i>Eriogonum cinereum</i>	ashyleaf buckwheat	1	20
<i>Salvia leucophylla</i>	purple sage	1	20
Planting Group B: 5 groups of 3 plants each planted 4 feet OC			
<i>Isocoma menziesii</i>	coastal goldenbush	1	5
<i>Baccharis pilularis</i>	coyote bush	1	5
<i>Peritoma arborea</i>	bladderpod	1	5
Planting Group C: 17 groups of 3 plants 3 feet OC			
<i>Salvia mellifera</i>	black sage	1	17
<i>Artemisia californica</i>	California sagebrush	1	17
<i>Peritoma arborea</i>	bladderpod	1	17
Planting Group D: 16 groups of 3 plants 4 feet OC			
<i>Eriogonum cinereum</i>	ashyleaf buckwheat	1	16
<i>Peritoma arborea</i>	bladderpod	1	16
<i>Muhlenbergia rigens</i>	deergrass	1	16
Planting Group E: 10 groups of 3 plants 4 feet OC			
<i>Salvia mellifera</i>	black sage	1	10
<i>Eriogonum cinereum</i>	ashyleaf buckwheat	1	10
<i>Scrophularia californica</i>	California figwort	1	10
Planting Group G: 12 groups of 12 plants 4 feet OC			
<i>Achillea millefolium</i>	common yarrow	1	144
Total Plants*			368

Table 4. Riparian Seed Mix

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>BULK #'s/ACRE</u>	<u>MIN % PLS*</u>
<i>Anemopsis californica</i>	Yerba mansa	2.00	44
<i>Artemisia douglasiana</i>	Mugwort	2.00	08
<i>Bolboschoenus robustus</i>	Bull tule	2.00	83
<i>Carex spissa</i>	Sawgrass sedge	2.00	62
<i>Deschampsia danthonoides</i>	Annual hairgrass	2.00	72
<i>Festuca microstachys</i>	Small fescue	6.00	90
<i>Hordeum intercedens</i>	Little barley	4.00	72
<i>Juncus acutus</i>	Spiny rush	2.00	76
<i>Juncus bufonius</i>	Toad rush	1.00	57
<i>Oenothera elata hookerii</i>	Monterey evening primrose	1.00	82
<i>Typha latifolia</i>	Broadleaf cattail	1.00	40
		25.00	

*MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate. Seeding rate: 25lbs per acre

Table 5. Upland Seed Mix

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>BULK #'s/ACRE</u>	<u>MIN % PLS*</u>
<i>Artemisia californica</i>	California sagebrush	2.00	18
<i>Bromus carinatus</i>	California brome	4.00	86
<i>Bromus carinatus</i> 'Cucamonga'	Cucamonga brome	6.00	86
<i>Camissoniopsis cheiranthifolia</i>	Beach evening primrose	1.00	86
<i>Clarkia purpurea</i>	Wine cup clarkia	1.00	86
<i>Encelia californica</i>	Bush sunflower	3.00	21
<i>Eriogonum cinerum</i>	Coastal buckwheat	2.00	7
<i>Eriogonum fasciculatum</i>	California buckwheat	7.00	10
<i>Eriophyllum confertiflorum</i>	Golden yarrow	3.00	36
<i>Eschscholzia californica</i>	California poppy	2.00	83
<i>Lupinus succulentus</i>	Arroyo lupine	5.00	83
<i>Melica imperfecta</i>	Coast range Melic	2.00	60
<i>Mimulus aurantiacus longiflorus</i>	Sticky monkeyflower	2.00	3
<i>Penstemon spectabilis</i>	Royal penstemon	1.00	81
<i>Stipa lepida</i>	Foothill needle grass	2.00	64
<i>Stipa pulchra</i>	Purple needle grass	4.00	73
<i>Verbena lasiostachys</i>	Common vervain	1.00	50
		48.00	

*MIN % PLS (Pure Live Seed) = Seed Purity x Germination Rate. Seed: 48lbs per acre

PROJECT IMPACTS

Existing fish or wildlife resources the Project could substantially adversely affect include:

Birds: northern harrier (*Circus cyaneus*), American peregrine falcon (*Falco peregrinus anatum*), burrowing owl (*Althene cuniculari*), mourning dove (*Zenaida macroura*), Bewick's wren (*Thryomanes bewickii*), wrenit (*Chamaea fasciata*), northern mockingbird (*Mimus polyglottos*), spotted towhee (*Pipilo maculatus*), and California towhee (*Pipilo crissalis*), Anna's hummingbird (*Calypte anna*), Allen's hummingbird (*Selasphorus sasin*), black-bellied plover (*Pluvialis squatarola*), killdeer (*Charadrius vociferus*), ring-billed gull (*Larus delawarensis*), western gull (*Larus occidentalis*), California gull (*Larus californicus*), Nuttall's woodpecker (*Picoides nuttallii*), nanday parakeet (*Aratinga nenday*), black phoebe (*Sayornis nigricans*), Say's phoebe (*Sayornis saya*), Cassin's kingbird (*Tyrannus vociferans*), western kingbird (*Tyrannus verticalis*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), northern rough-winged swallow (*Stelgidopteryx serripennis*), cliff swallow (*Petrochelidon pyrrhonota*), barn swallow (*Hirundo rustica*), oak titmouse (*Baeolophus inornatus*), bushtit (*Psaltiriparus minimus*), blue-gray gnatcatcher (*Polioptila caerulea*), ruby-crowned kinglet (*Regulus calendula*), wrenit (*Chamaea fasciata*), western bluebird (*Sialia mexicana*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), American pipit (*Anthus rubescens*), house finch (*Haemorhous mexicanus*), lesser goldfinch (*Spinus psaltria*), song sparrow (*Melospiza melodia*), Lincoln's sparrow (*Melospiza lincolni*), dark-eyed junco (*Junco hyemalis*), Bullock's oriole (*Icterus bullockii*), red-winged blackbird (*Agelaius phoeniceus*), brown-headed cowbird

(*Molothrus ater*), Brewer's blackbird (*Euphagus cyanocephalus*), common yellowthroat (*Geothlypis trichas*), yellow-rumped warbler (*Setophaga coronata*), Wilson's warbler (*Cardellina pusilla*);

Herpetofauna: coastal whiptail (*Aspidoscelis tigris stejnegeri*);

Insects: monarch butterfly (*Danaus plexippus*);

Mammals: western red bat (*Lasiurus blossevillii*), western gray squirrel (*Sciurus griseus*), California ground squirrel (*Otospermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), North American deer mouse (*Peromyscus maniculatus*), California pocket mouse (*Chaetodipus californicus*), house mouse (*Mus musculus*), black rat (*Rattus rattus*), desert cottontail (*Sylvilagus audubonii*), brush rabbit (*Sylvilagus bachmani*), coyote (*Canis latrans*), striped skunk (*Mephitis mephitis*), bobcat (*Felis rufus*), mule deer (*Odocoileus hemionus*), Virginia opossum (*Didelphis virginiana*), gray fox (*Urocyon cinereoargenteus*), northern raccoon (*Procyon lotor*);

Plants: southern California black walnut (*Juglans californica*), slender mariposa lily (*Calochortus clavatus gracilis*), coulter's matilija poppy (*Romneya coulteri*);

And all other riparian/upland vegetation which provides habitat for these species and all other aquatic and wildlife resources in the Project vicinity.

The adverse effects the Project could have on the fish or wildlife resources identified above include: loss of natural bed or bank; change in contour of bed, channel, or bank; change in gradient of bed, channel, or bank; change in channel cross-section; loss of bank stability during Project activities; increase of bank erosion during Project activities; change in composition of channel materials; soil compaction or other disturbance to soil layer; short-term release of contaminants; long-term release of contaminants; loss or decline of riparian and/or emergent marsh habitat; colonization by exotic plant or animal species; loss or decline of instream channel habitat; change to, or loss or decline of natural bed substrate; disruption to nesting birds and other wildlife; direct take of terrestrial species; disturbance from Project activities; change in flow depth, width, or velocity; and change in channel form.

Permanent Impacts:

Project-related activities shall result in no permanent impacts to the streams on site.

Temporary Impacts:

Project-related activities shall result in temporary impacts to 0.68 acres of riparian habitat and 1.03 acres of upland habitat by removing vegetation and debris and replacing with native plantings/seedlings.

MEASURES TO PROTECT FISH AND WILDLIFE RESOURCES

1. Administrative Measures

Permittee shall meet each administrative requirement described below.

- 1.1 Documentation at Project Site. Permittee shall make the Agreement, any extensions and amendments to the Agreement, and all related notification materials and California Environmental Quality Act (CEQA) documents, readily available at the Project site at all times and shall be presented to CDFW personnel, or personnel from another state, federal, or local agency upon request.
- 1.2 Providing Agreement to Persons at Project Site. Permittee shall provide copies of the Agreement and any extensions and amendments to the Agreement to all persons who will be working on the Project at the Project site on behalf of Permittee, including but not limited to contractors, subcontractors, inspectors, and monitors.
- 1.3 Notification of Conflicting Provisions. Permittee shall notify CDFW if Permittee determines or learns that a provision in the Agreement might conflict with a provision imposed on the Project by another local, state, or federal agency. In that event, CDFW shall contact Permittee to resolve any conflict.
- 1.4 Project Site Entry. Permittee agrees that CDFW personnel may enter the Project site at any time to verify compliance with the Agreement.
- 1.5 Property Not Owned by Permittee. To the extent that the Protective Measures of this Agreement provide for activities on another owner's property, they are agreed to with the understanding that Permittee shall first acquire the legal right to enter.
- 1.6 Notification Requirements. CDFW requires that Permittee: a) immediately notify CDFW in writing if monitoring reveals that any of the protective measures were not implemented during the period indicated in this program, or if it anticipates that measures will not be implemented within the time period specified; and b) immediately notify CDFW if any of the protective measures are not providing the level of protection that is appropriate for the impact that is occurring, and recommendations, if any, for alternative protective measures.
- 1.7 Compliance. CDFW may, at its sole discretion, review relevant documents maintained by Permittee, interview Permittee's employees and agents, inspect the work site, and take other actions to assess compliance with or effectiveness of protective measures in this Agreement. CDFW shall verify compliance with protective measures to ensure the accuracy of Permittee's mitigation, monitoring, and reporting efforts.
- 1.8 Agreed Work Activities. The activities identified in the above Project description constitute the limit of activities agreed to and resolved by this Agreement. The

signing of this Agreement does not imply that Permittee is precluded from doing other activities within the streams identified within the Project location. However, activities not specifically agreed to and resolved by this Agreement shall be subject to a separate notification.

- 1.9 Weather Limitations. Permittee's activities within the ephemeral drainage shall be restricted to periods of low rainfall (less than ¼ inch per 24-hour period) and periods of dry weather (with less than a 40 percent chance of rain). Permittee shall monitor the National Weather Service (NWS) 72-hr forecast for the Project area. No work shall occur when the stream is actively flowing, ponded, or during a dry-out period of 24 hours after the above referenced wet weather. Weather forecasts shall be documented upon request by CDFW.

2. Avoidance and Minimization Measures

To avoid or minimize adverse impacts to fish and wildlife resources identified above, Permittee shall implement each measure listed below.

Definitions

- 2.1 Qualified Biologist Definition. A Qualified Biologist is an individual who is approved by CDFW to handle all terrestrial/aquatic common species and species of special concern listed above.
- 2.2 Listed Species Definition. A listed species means a candidate, threatened, or endangered species under the California Endangered Species Act (CESA) (Fish & Game Code § 2050 et seq.).
- 2.3 Fully Protected Species Definition. Fully protected species are those specifically identified in Fish and Game Code sections 1511, 4700, 5050, and 5515.

Species Protection

- 2.4 Does Not Authorize Take of State-listed Species. This Agreement does not authorize take of any listed species or any fully protected species. "Take" means "to hunt, pursue, catch, capture or kill or attempt to hunt, pursue, catch, capture, or kill." (Fish & Game Code §86). If there is potential for take of any listed species or fully protected species, Permittee shall consult with CDFW.
- 2.5 Incidental Take Permit. An Incidental Take Permit (ITP) from CDFW may be required if the Project, Project construction, or any Project-related activity during the life of the Project will result in "take," as defined by the Fish and Game Code, of any species protected by CESA [Fish & Game Code §§86, 2080, 2081, subd. (b) (c)]. This Agreement does not authorize take of any rare, threatened, or endangered species that may occur within or adjacent to the proposed work area. If there is a potential for take, Permittee shall immediately consult CDFW and obtain the necessary state permits and/or submit plans to avoid any impacts to the

species. Consultation with U.S. Fish and Wildlife Service or National Ocean and Atmospheric Administration would be required to receive take authority for federally threatened and endangered species.

- 2.6 Reporting Sensitive Species Observations to the California Natural Diversity Database (CNDDDB). Permittee shall be responsible for reporting all observations of threatened, endangered, or species of special concern to CDFW Natural Diversity Data Base (CNDDDB) within 14 days of the sighting. Information can be found at: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. This includes submitting observations for sightings that occurred for Project surveys already conducted and for the term of this Agreement. Observation forms shall be provided as a status report submittal through EPIMS and a copy will be submitted to EPIMS.R5@wildlife.ca.gov. For bird species, the CNDDDB will only accept observations that include confirmed nesting and/or breeding activities (with the exception for wintering observations of the burrowing owl).
- 2.7 Designated Biologists and Biological Monitor(s). Permittee shall submit to CDFW for review and approval a list of biologists (Designated Biologists and Biological Monitors) at least (30) days before initiating any project activities. The list shall include the biologist's names, duties of which they are requesting approval, qualifications, experience, and contact information. Permittee shall specify the proposed responsibilities of each Designated Biologist(s) and/or Biological Monitor(s) and provide clear evidence of knowledge, experience, and capability of performing those proposed duties. Optional CDFW biologist resume form available here: Lake and Streambed Alteration Program Resources.
- 2.7.1 Designated Biologist(s) is an individual who holds a wildlife biology, botany, ecology, forestry, or other relevant degree from an accredited university and meets the following criteria: a) knowledgeable and experienced in the biology and natural history of local plant and wildlife resources; b) able to correctly identify relevant species or resources that are or have the potential to be present at the project area; c) previous biological monitoring experience on construction projects; d) for any required nesting bird surveys, the biologist must have field experience conducting general and protocol level surveys related to finding nests and monitoring them for the specific purpose of determining breeding status, egg incubation, chick maturity, and estimating fledge date; e) have experience with CDFW's California Natural Diversity Database (CNDDDB) and Biogeographic Information and Observation System (BIOS); f) have the necessary experience and/or certifications for conducting protocol and focused surveys for species that may be present in the project area; g) is knowledgeable of state and federal laws regarding the protection of sensitive species; and h) when needed, have obtained the proper documentation in regards to Scientific Collecting Permits (SCP) or Memorandum of Understanding (MOU).
- 2.7.2 Biological Monitor(s) is an individual who shall have a) academic and

professional experience in biological sciences and related resource management activities as it pertains to this Project, b) experience with construction-level biological monitoring, c) be able to recognize species that may be present within the Project area, d) be familiar with the habitats and behaviors of those species, e) is knowledgeable of state and federal laws regarding the protection of sensitive species and f) when needed, have obtained the proper documentation in regards to Scientific Collecting Permits (SCP) or Memorandum of Understanding (MOU).

- 2.8 On-site Biologist with Stop Work Authorization. Permittee shall have a Qualified Biologist on site to ensure all avoidance and minimization measures this Agreement requires are implemented. The Qualified Biologist shall be knowledgeable and experienced in the biology and natural history of local fish and wildlife resources present at the Project site. The biologist shall be authorized to stop any Project activities if necessary to protect fish and wildlife resources. If Permittee encounters a listed or fully protected species during a Project activity that could be harmed, Permittee shall suspend work and consult with CDFW.

Biological Resources

- 2.9 Pre-Work General Biological Surveys. Permittee shall have the Qualified Biologist conduct a minimum of two (2) pre-Project surveys within and adjacent to the proposed work area within a one-week period and no less than 3 days prior to the start of Project activities. Pre-Project surveys shall include: a) general surveys for botanical and wildlife resources; b) the identification of any active burrows and/or woodrat nests (if active, they should be recorded, monitored for species observations, and mapped); and, c) work areas with flowing or standing water shall be visually surveyed for any aquatic species that may be impacted by Project activities. Survey results, including negative findings, analysis, recommendations, and field notes shall be submitted to CDFW for review no later than 48 hours prior to the start of Project activities. If any special status species are observed during the surveys, Permittee shall not commence with work activities and will contact CDFW immediately.
- 2.10 Terrestrial Wildlife Species. To avoid impact to any non-listed terrestrial wildlife species, a Qualified Biologist shall inspect the Project area prior to any Project activities. Any individuals found shall not be harassed and shall be allowed to leave the Project area unharmed. If needed, a Qualified Biologist may guide, handle, or capture an individual non-listed wildlife species to move it to a nearby safe location within nearby refugium, or it shall be allowed to leave the Project site of its own volition. Capture methods may include hand, dip net, lizard lasso, snake tongs, and snake hook. If the wildlife species is discovered or is caught in any pits, ditches, or other types of excavations, the Qualified Biologist shall release it into the most suitable habitat nearby the site of capture.
- 2.11 Wildlife Records. A record shall be maintained of all wildlife. The record shall include the date of capture, the method of capture, the location of movement

relative to the Project site, and the number and species moved. The record shall be provided to CDFW within two weeks of the completion of the work season or Project activities, whichever comes first.

- 2.12 Cover Hazards. All steep-walled excavations used during the Project shall be covered at all times to prevent entrapment of wildlife (e.g., reptiles and small mammals). Open excavations shall be inspected for wildlife immediately before back filling.

Birds

- 2.13 Nesting and Migratory Birds. Be advised, migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). This Agreement does not allow Permittee, any employees, or agents to destroy or disturb any bird or raptor nest at any time of the year.

- 2.14 Nesting/Breeding Birds. It is the Permittee's responsibility to avoid impacts to nesting birds. Permittee shall ensure that impacts to nesting birds are avoided through the implementation of pre-construction surveys, ongoing monitoring, and if necessary, establishment of minimization measures. Permittee shall not conduct Project activities from February 1 to September 15 to avoid impacts to breeding/nesting birds. If project-related activities are scheduled during the nesting season, Permittee shall coordinate with CDFW, prior to impacts, to determine appropriate avoidance, minimization, and mitigation measures.

- 2.15 Burrowing Owl Pre-Construction and Survey Protocol. Permittee shall inspect all burrows for typical characteristics of owl activity such as an observation of at least one burrowing owl, or, alternatively, its molted feathers, cast pellets, prey remains, eggshell fragments, or excrement at or near a burrow entrance, no more than two (2) weeks prior to any Project-related activities. This survey shall be completed before the start of work for the season. Occupancy of burrowing owl habitat is confirmed at a site when at least one burrowing owl, or its sign at or near burrow entrance, is observed within the last three (3) years.

2.15.1 If evidence exist that burrowing owls are utilizing or occupying the Project site, the Permittee shall follow the 2012 Staff Report on Burrowing Owl Mitigation protocol guidelines which can be accessed at <https://nrm.dfg.ca.gov/FileHandler.ashxDocumentID=83843&inline>.

2.15.2 Permittee shall provide to CDFW an Impact Assessment prior to initiation of any Project-related activities. The Impact Assessment shall include all information and details described in the 2012 Staff Report on Burrowing Owl Mitigation and any other relevant information. Permittee shall resolve all CDFW comments and receive CDFW approval in writing prior to

commencement of Project-related activities.

2.15.3 Avoidance of burrowing owl includes no disturbance of nests or burrows within the following buffers:

Time of Year	Level of Disturbance of Project-Related Activity		
	Low	Medium	High
April 1 – August 15	200 meters	500 meters	500 meters
August 16 – October 15	200 meters	200 meters	500 meters
October 16 – March 31	50 meters	100 meters	500 meters

2.15.4 Prior to initiation of Project-related activities, Permittee will seek approval from CDFW for what proposed Project-related activities constitute low, medium, or high levels of disturbance. Project-related activities shall not commence without written approval from CDFW for what activities constitute low, medium, and high levels of disturbance.

2.15.5 If avoidance requirements cannot be met, Permittee shall identify mitigation methods as identified in the 2012 Staff Report on Burrowing Owl Mitigation. Any proposed mitigation methods must receive CDFW approval in writing and shall be implemented prior to commencement of Project-related activities.

Herpetofauna

2.1 Special Status Reptile Species. Within 1 week prior to Project-related activities commencing, the Qualified Biologist shall conduct surveys to determine the presence of sensitive reptile species, such as the southern California legless lizard, California legless lizard, San Diegan tiger whiptail, coastal whiptail and Blainville's horned lizard, or other rare or protected species. This survey shall be completed before the start of work for the season or if there is a pause in Project-related activities of five (5) days or more. Separate and species-specific surveys shall be conducted at the appropriate time and with the appropriate methodology to determine if any of the above species are present within the Project area. Surveys shall incorporate appropriate methods to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil prior to any Project activities in areas that have or may have the potential to support these species. Upon completion of surveys and no later than five (5) days prior to the start of Project-related activities, the survey results, including negative findings, analysis, recommendations, and field notes shall be provided to CDFW for review. If any special status reptile species is positively identified within the Project area, then the analysis and recommendation section shall include measures that will be taken for avoidance based on species and site-specific information. Should any special status reptiles be found during pre-project surveys in an identified work area, the Qualified Biologist shall stop all earthmoving

activities within 100 feet, the individual found shall not be harassed, and the Qualified Biologist may capture the individual by hand and move it to a nearby safe location with appropriate habitat, or they shall be allowed to leave the project site of its own volition. CDFW shall review and provide written approval of other avoidance measures provided by the Qualified Biologist in their report.

Invertebrates

- 2.2 Monarch Butterfly. If monarch butterflies are found overwintering during the pre-Project surveys conducted by the Qualified Biologist, CDFW shall be immediately notified (within 24 hours). The Permittee shall implement at least a 100-foot no-work buffer around the site, and the Qualified Biologist shall monitor the area for sensitivity to Project activities. If the butterflies appear to be disturbed, the Project activities shall immediately stop. The Permittee shall contact CDFW for additional measures and receive approval prior to resuming Project-related activities.

Mammals

- 2.3 Bat Surveys. If bat roosts are found during the pre-Project surveys, CDFW shall be notified within 24 hours. The Permittee shall implement at least a 300-foot no-work buffer around bat roosts, and the Qualified Biologist shall monitor the area for sensitivity to Project activities. If bats roosts appear to be disturbed, the Project activities shall immediately stop. The Permittee shall contact CDFW for additional measures and receive approval prior to resuming Project-related activities. CDFW reserves the right to provide additional provisions to this Agreement designed to protect nesting/roosting bats.

2.3.1 If avoidance requirements of the 300-foot no-work buffer around bat roosts cannot be met, Permittee may propose an alternative buffer for CDFW concurrence.

- 2.4 Bat Roosts Avoidance and Impact Minimization. To avoid the direct loss of bats that could result from removal of trees, vegetation, and/or structures that may provide day or night roost habitat (e.g., in cavities or under loose bark), the Permittee shall implement the following measures for all vegetation removal authorized under this Agreement.

2.4.1 If bats are present, Permittee should make every attempt to avoid suitable bat roosting tree/structure removal from March 1 to September 30 to avoid impacts to bat maternity season. Trees and/or structures determined to be maternity roosts shall be left in place until the end of maternity season or until Qualified Biologist verifies no pregnant females and young in non-volant stage are present.

2.4.2 No less than three (3) days before Project activities, the Permittee shall have the Qualified Biologist approved by CDFW, specifically for bats, conduct pre-Project surveys to identify those trees and/or structures

proposed for disturbance that could provide hibernacula, roosting, or nursery colony habitat for bats.

- 2.4.3 Trees that are observed to have bat roosts shall not be sawed up or mulched immediately. A period of at least 24 hours, and preferably 48 hours at discretion of the Qualified Biologist and/or CDFW, shall elapse prior to such operations to allow bats the additional opportunity to escape.
- 2.4.4 If bats are not detected, but the Qualified Biologist determines that roosting bats may be present at any time of year, it is preferable to slowly push any tree/structure down under operator's control using heavy machinery rather than felling it with a chainsaw. In order to ensure the optimum warning for any roosting bats that may still be present, the tree should be pushed lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. The tree should then be pushed to the ground slowly and should remain in place until it is inspected by the Qualified Biologist.
- 2.4.5 The Qualified Biologist shall document all pre-Project survey activities and prepare a summary report including a map of confirmed locations of bat roosts to CDFW upon completion of pre-Project surveys.
- 2.5 Care of Injured Bats. The Qualified Biologist shall immediately transport bats to a CDFW-approved wildlife rehabilitation or veterinary facility if they are injured because of vegetation removal. Permittee shall identify an appropriate wildlife care facility before starting Project activities. Permittee shall bear any costs associated with the care or treatment of such injured bats.
- 2.6 Capture of Injured Bats. The Qualified Biologist shall capture injured bats by hand capture or methods approved by CDFW. Permittee shall not use mist nets or harp traps as capture techniques.

Prior to handling injured bats, the Qualified Biologist is strongly encouraged to have received appropriate pre-exposure rabies vaccinations and boosters, and/or have maintained a rabies antibody titer recommended by the U.S. Department of Health and Human Services CDC and the California Department of Public Health (<https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Rabies.aspx>).

- 2.7 Care and Transport of Injured Bats. The Qualified Biologist shall place captured bats in individual holding bags. The Qualified Biologist shall place the holding bags inside a large plastic cooler on a stable surface away from Project activities to prevent tipping or other disturbance to the cooler. The cooler is intended to maintain a steady temperature for the bats, as well as to protect them from injury from debris, being stepped on, or any other external threat. The cooler shall not be completely closed to prevent suffocation of the bats inside the cooler.

Vegetation Protection

2.8 Rare Plant Surveys. Permittee shall have a Qualified Biologist conduct two (2) focused rare plant surveys of the Project area during the plant blooming period. Each survey shall verify the blooming period with a known reference site. Survey limits shall be determined by the Qualified Biologist and shall include all areas within the Project footprint. The survey shall determine the presence or absence of sensitive plant species such as the southern California black walnut, slender mariposa lily, coulter's matilija poppy, or other rare or protected species. Surveys shall be conducted at the appropriate time and with the appropriate methodology to determine if any of the above species are present within the Project area. If evidence exists that additional surveys are required, survey techniques, timing, and schedule shall be approved by CDFW. Survey results including negative findings, analysis, and recommendations, along with the field notes and documentation of the verified reference site shall be provided to CDFW at least thirty (30) days prior to commencing work or within two weeks of completion of field surveys, whichever is earlier. Should any state-listed rare plants be found on the Project site, Permittee shall immediately consult with CDFW. If there is a potential for take of state-listed rare plants, an incidental take permit from CDFW may be required. Should any sensitive species be found during pre-Project surveys and work must be done in identified areas during sensitive periods, the Permittee shall implement a 100-foot buffer around the species. This shall be identified on a map that shall be approved by CDFW prior to commencing work. The results of any surveys and any protective measures instituted as a part of a protection and monitoring plan shall be provided to CDFW within one (1) week from implementation.

Invasive Species

2.9 Invasive Species. Permittee shall conduct Project activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants, animals, and microbes (e.g., algae, fungi, parasites, bacteria, etc.), from one Project site and/or watershed to another. Prevention BMPs and guidelines for invasive plants can be found on the California Invasive Plant Council's website at: <http://www.cal-ipc.org/ip/prevention/index.php> and for invasive mussels and aquatic species can be found at the Stop Aquatic Hitchhikers website: <http://www.protectyourwaters.net/>.

2.10 Notification of Invasive Species. Permittee shall notify CDFW immediately if an invasive species not previously known to occur within the Project site is discovered during Project activities by submitting a completed Suspect Invasive Species Report (available online at: <https://wildlife.ca.gov/Conservation/Invasives/Report>) and photos to the Invasive Species Program by email at: invasives@wildlife.ca.gov. Notification may also be provided by calling (866) 440-9530. Upon receiving notification, CDFW will provide Permittee with guidance for further action as appropriate to the species.

2.11 Remove Invasive Vegetation by Hand. Whenever practicable, invasive species shall be removed by hand or by hand-operated power tools rather than by

chemical means. If any invasive species are removed, the details, including GIS shapefiles, species removed, and methods used, shall be included in the Final Report (Reporting Measure 4.2.4).

Erosion and Water Quality

- 2.12 Erosion Control Measures. Permittee shall utilize erosion control measures throughout all phases of operation where sediment runoff from exposed slopes threatens to enter a river, stream, or lake. Temporary erosion control devices, such as straw bales, silt fencing, and gravel bags, may be used, as appropriate to prevent siltation of the stream. Any type of erosion control blanket or other product shall not use plastic and shall be weed-free. If netting is to be used, it must be flexible (e.g., "soft" hemp) so that snakes or other animals do not become trapped in the netting.
- 2.13 Sediment and Runoff Control. Sediment from Project-related activities shall not be placed in upland areas or seasonally dry portions of the ephemeral drainages where it might likely be washed into the stream or inundated by high flows, or where it is likely to have a negative impact on emergent native vegetation, or where it is likely to have a negative impact on native trees. Preparation shall be made so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.
- 2.14 Excavation Spoils. Spoil storage sites shall not be located within a stream or where it will cover aquatic or riparian vegetation.

Equipment and Staging

- 2.15 Staging Area. Staging/storage areas for equipment and materials shall be located outside of the stream in an area selected for its non-vegetated status.
- 2.16 Hours of Operation and Lighting. Permittee's activities shall take place during daylight hours only. No night work or lights are authorized.
- 2.17 Minimize Disturbance to Stream. The disturbance of vegetation shall not exceed the minimum necessary to complete operations. Precautions shall be taken to avoid other damage to vegetation by people or equipment.
- 2.18 Inspection of Project Equipment. Permittee shall inspect all vehicle, tools, waders, and boots, and other Project-related equipment and remove all visible soil/mud, plant materials, and animal remnants prior to entering and exiting the stream and/or between each use in different watersheds
- 2.19 Decontamination of Project Equipment. Permittee shall decontaminate all tools, waders and boots, and other equipment that will enter the streambed prior to entering and after exiting the stream. If equipment is operating to avoid contact

with water or wetted soils, then it is otherwise permissible to conduct the work without specialized decontamination procedures for aquatic invasive animal species (Conditioned in this Agreement), but activities would need to be in compliance with other Conditions of this Agreement and any other federal, state, or local laws or ordinances. For example, general conditions in the existing Agreement to make sure visible dirt, mud, and plant materials are removed from equipment prior to entering the stream, but do not require the specialized thermal, freezing, and/or drying methods developed for aquatic invasive animal species.

If decontamination for aquatic invasive animal species is applicable, Permittee shall decontaminate Project gear and equipment utilizing one of three methods: drying, using a hot water soak, or freezing, as appropriate to the type of gear or equipment. For all methods, Permittee shall begin the decontamination process by thoroughly scrubbing equipment, paying close attention to small crevices such as boot laces, seams, net corners, etc., with a stiff-bristled brush to remove all organisms. To decontaminate by drying, Permittee shall allow equipment to dry thoroughly (i.e., until there is a complete absence of water), preferably in the sun, for a minimum of 48 hours. To decontaminate using a hot water soak, Permittee shall immerse equipment in 140°F or hotter water and soak for a minimum of five (5) minutes. To decontaminate by freezing, Permittee shall place equipment in a freezer 32°F or colder for a minimum of eight (8) hours. Repeat decontamination is required only if the equipment/clothing is removed from the site, used within a different watershed, and returned to the Project site.

- 2.20 Decontamination Sites. If decontamination for aquatic invasive animal species is applicable, Permittee shall perform decontamination of vehicles, watercraft, and other Project gear and equipment in a designated location where runoff can be contained and not allowed to pass into streams and other sensitive habitat areas.

Pollution, Litter and Cleanup

- 2.21 Operating Equipment and Vehicle Leaks. Any equipment operated within or adjacent to the ephemeral drainage shall be checked and maintained daily to prevent leaks of materials that could be deleterious to aquatic and terrestrial life or riparian habitat. All refueling and maintenance of equipment and vehicles shall be at least 150 feet from any aquatic habitat, wetland area, water body, or ephemeral drainages. Stationary equipment such as motors, pumps, generators, and welders, located within or adjacent to the stream, lake or ephemeral drainage shall be positioned over drip pans. Stationary heavy equipment shall have suitable containment to handle a catastrophic spill/leak. Clean up equipment such as extra boom, absorbent pads, skimmers, shall be on-site prior to the start of Project-related activities.
- 2.22 Pollutants and Debris. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, construction waste, cement or concrete or washings thereof, asphalt, paint, oil or other petroleum products or any other substances which could be hazardous to aquatic life, or other organic or earthen material from any logging, construction, or

other associated Project-related activity shall be allowed to contaminate the soil and/or enter into or placed where it may be washed by rainfall or runoff into, any stream/channel/culvert/ditch. Any of these materials, placed within or where they may enter a stream/channel/culvert/ditch, by Permittee or any party working under contract, or with the permission of Permittee, shall be removed immediately. When Project-related activities are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be deposited within 150 feet of the high-water mark of any stream.

- 2.23 Pollution Compliance. Permittee shall comply with all litter and pollution laws. All contractors, subcontractors, and employees shall obey these laws and it shall be the responsibility of Permittee to ensure compliance.
- 2.24 Pollution Cleanup. The clean-up of all spills shall begin immediately. CDFW shall be notified immediately by Permittee of any spills that release hazardous material (oil, cement, fuel, etc.) into any stream/channel/culvert/ditch and CDFW shall be consulted regarding clean-up procedures.
- 2.25 Pick Up Debris. Permittee shall pick up all debris and waste daily. Permittee shall dispose of all Project generated debris, materials, and rubbish in a legal manner. Permittee shall remove all human generated debris, such as yard and farm cuttings, broken concrete, construction waste, garbage, and trash.

3. Restoration Measures

- 3.1 Project Impacts. The Project will result in temporary impacts to 1.71 acres of stream habitat. To compensate for the impacts to this habitat, the Permittee shall restore the 1.71 acres at the Project site as outlined in the Agreement.
- 3.2 Temporary Impacts. The Permittee shall restore all areas within the Project area temporarily impacted by Project activities, such as staging areas and temporary access areas. Temporary impact areas altered during the Project shall be returned to natural contours without creating a possible future bank erosion problem.
- 3.3 Fuel Modification Zone. Restoration and/or mitigation shall not be accepted by CDFW if it occurs within fuel modification zones, future project areas, or areas of maintenance.
- 3.4 Permittee Habitat Restoration Requirements. All habitat restoration requirements or proposals and plans shall be submitted to CDFW for review and approval prior to initiating the Project authorized by this Agreement. CDFW retains the right to require more restoration should the proposed restoration not be adequate to compensate for the impacts. If additional temporal impacts (time Project activities and initiation of restoration) occur, then the proposed restoration acreage shall be increased. Therefore, for each year of Project delay past one year of Project impacts authorized by this Agreement, the restoration shall be increased by ten (10) percent of the original restoration acreage requirement detailed above.

3.5 Restoration Plan. Prior to initiation of Project-related activities, the Permittee shall submit a Final Habitat Restoration and Monitoring Plan (HRMP) for CDFW's review and approval. The HRMP shall be prepared by a biologist familiar with restoration of native plants and shall be submitted to CDFW for review and written approval prior to initiation of Project activities, including staging of equipment. This HRMP shall include plantings of both overstory and understory vegetation that will be used to restore the 1.71-acre restoration site. The HRMP shall also include a description of the proposed numbers, container sizes, and planting location, by species, the proposed monitoring activities (e.g., locations, techniques, scheduling), maintenance operations with particular emphasis on watering methods and schedules; and any/all other references to revegetation and restoration activities specified by this Agreement. All procedures shall be approved by CDFW in writing. The primary monitoring surveys to determine the success of restoration efforts (survival, cover and growth of plants) shall be conducted in May and September. The HRMP must, at a minimum, meet the requirements listed in Conditions 3.5.1-3.5.9.

3.5.1 Habitat Restoration and Monitoring Plan Success Criteria. The HRMP shall identify the success criteria for the habitats specified above and shall be compared against an appropriate reference site with habitat that is as good or better quality than the pre-Project site conditions. The reference site shall be located within the same watershed as the restoration site and shall be approved by CDFW. The success criteria shall include percent cover (both basal and vegetation), species diversity, abundance, and any other measures of success deemed appropriate by CDFW. Success criteria shall be separated into vegetative layers (tree, shrub, grass, and forb), and each layer shall be compared to the success criteria of the reference site to ensure one species or layer does not disproportionately dominate a site, but instead mimic the conditions of the reference site. The HRMP shall have adequate detail regarding the sampling plan so that it can be duplicated by different people and shall include a sample data collection sheet that shows appropriate data to be collected per the proposed sampling methodology. Permittee shall be responsible for any cost incurred during the restoration or in subsequent corrective measures.

3.5.2 Restoration Specialist. The HRMP shall be prepared by persons with expertise in southern California ecosystems and native plant re-vegetation techniques (restoration specialist). Planting, maintenance, monitoring, and reporting activities shall be overseen by the restoration specialist familiar with restoration of native plants.

3.5.3 Local Sources. Plant material for restoration shall be derived from cuttings, materials salvaged from disturbed areas, and/or seeds obtained from randomly selected native trees and shrubs occurring locally within the same watershed as the Project site.

3.5.4 Native Plant Nursery. Any replacement tree/shrub stock, if used, which

cannot be grown from cuttings or seeds, shall be obtained from a native plant nursery, be ant-free, and shall not be inoculated to prevent heart rot.

- 3.5.5 Restoration and Monitoring Reports. Permittee shall have the qualified restoration specialist monitor the recovery of plant, wildlife, and aquatic resources in the area following restoration implementation. Monitoring of plant, wildlife, and aquatic resources shall be done twice a year as outlined in the HRMP, through the term of restoration. The results and analysis shall be submitted with the annual restoration monitoring report to CDFW by February 1 of each year after restoration implementation for at least five (5) years and until restoration success criteria have been met. This report shall include the status and any success trends (i.e., comparison throughout the five years of monitoring) for the success criteria outlined in the HRMP. Photos from designated photo stations shall be included.
- 3.5.6 Supplemental Irrigation and Weeding. PRIOR to the restoration areas being determined successful, they shall be entirely without supplemental irrigation, weeding, or plant replacement, for a minimum of two (2) years (as weeding and plant replacement are considered site establishment).
- 3.5.7 Invasive Plant Species Management. The Permittee shall manage the spread of invasive plant species within the revegetation area. The area must, at a minimum, meet the following criteria: (a) no woody invasive species shall be present, (b) herbaceous invasive species shall not exceed 5% total cover within the restoration areas (0% cover for any species listed on Cal-IPC invasive list, including the watch list). The current Cal-IPC Inventory of vegetation identified as invasive or at high risk of becoming invasive can be found at: <https://www.cal-ipc.org/plants/inventory/>.
- 3.5.8 Replacement Planting. If the survival, density, and cover requirements have not been met, the Permittee is responsible for replacement planting to achieve these requirements. Replacement plants shall be monitored with the same survival and growth requirements for five (5) years after planting, with two (2) additional years of no irrigation, weeding, or further replacement planting.
- 3.5.9 Restoration Success. After the fifth monitoring year, if the site has met the success criteria outlined in the HRMP, CDFW may request a site visit to determine if the restoration portion of the Agreement is deemed complete. The site shall be free of trash and any irrigation infrastructure shall be removed if it was used (unless there is an acceptable justification for leaving the irrigation system in place). If CDFW determines that the restoration portion of the Agreement is not complete, then additional

restoration and monitoring may be required.

4. Reporting Measures

Permittee shall meet each reporting requirement described below.

- 4.1 Notification Prior to Work. Permittee shall notify CDFW, in writing, at least five (5) days prior to initiation of Project-related activities. Notification shall be sent through the Environmental Permit Information Management System (EPIMS) as well as to the e-mail address EPIMS.R5@wildlife.ca.gov, Reference # LAN-37865-R5 and CC Andrew.Aitken@wildlife.ca.gov.
- 4.2 Reporting. Permittee shall submit the following reports to CDFW through EPIMS as well as to the email address EPIMS.R5@wildlife.ca.gov, Reference # LAN-37865-R5 and CC Andrew.Aitken@wildlife.ca.gov.
 - 4.2.1 Pre-activity Survey Report. Permittee shall submit survey results as described in Avoidance and Minimization Measure 2.9.
 - 4.2.2 Wildlife Records. Permittee shall submit records of wildlife as described in Avoidance and Minimization Measure 2.11.
 - 4.2.3 Annual Restoration Status Report. Permittee shall submit an annual restoration status report to CDFW by February 1 of each year for a minimum of five (5) years after mitigation implementation. The report shall include photographs from designated photograph stations and other relevant information such as the success of natural revegetation establishment, survival, percent cover, and height of both tree and shrub species; the number by species of plants replaced; an overview of the revegetation effort, the restoration effectiveness, and the method used to assess these parameters; comparison of vegetation trends throughout the monitoring years; a summary of invasive species control, methods used to remove non-native plants; and a list of wildlife observed on site.
 - 4.2.4 Final Report. Permittee shall submit a final report within 30 days after the Project is fully completed. This Final Report shall summarize the Project, including a summary of the implementation of each Protective Measure of this Agreement. This Final Report shall include documentation of animals moved out of harm's way, reports of special status species to CNDDDB, reports of invasive species removed, monitoring reports, reports of newly discovered invasive species, and final temporary and permanent impact amounts.
- 4.3 Format of Reports. All reports shall be submitted to CDFW electronically and shall include geographic information system (GIS) shapefiles, along with the appropriate metadata, of the Project area. For more details on creating shapefiles, please visit <http://www.esri.com/library/whitepapers/pdfs/shapefile.pdf>.

Electronic versions of reports shall be submitted through EPIMS. Click or paste this link in your browser to be routed to EPIMS:
<https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>.

CONTACT INFORMATION

Any communication that Permittee or CDFW submits to the other shall be submitted through EPIMS as instructed by CDFW.

To Permittee:

Santa Monica-Malibu Unified School District
Noemi Avila-Zamudio
EPIMS-LAN-37865-R5
Santa Monica Malibu Unified School District (SMMUSD) ESHA Restoration
1651 W. 16th Street
Santa Monica, CA 90404
navila-zamudio@smmusd.org

To CDFW:

Department of Fish and Wildlife
South Coast Region
EPIMS-LAN-37865-R5
Santa Monica Malibu Unified School District (SMMUSD) ESHA Restoration
EPIMS.R5@wildlife.ca.gov
Andrew.Aitken@wildlife.ca.gov

LIABILITY

Permittee shall be solely liable for any violations of the Agreement, whether committed by Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents or contractors and subcontractors, to complete the Project or any activity related to it that the Agreement authorizes.

This Agreement does not constitute CDFW's endorsement of, or require Permittee to proceed with the Project. The decision to proceed with the Project is Permittee's alone.

SUSPENSION AND REVOCATION

CDFW may suspend or revoke in its entirety the Agreement if it determines that Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, is not in compliance with the Agreement.

Before CDFW suspends or revokes the Agreement, it shall provide Permittee written notice by certified or registered mail that it intends to suspend or revoke. The notice shall state the reason(s) for the proposed suspension or revocation, provide Permittee

an opportunity to correct any deficiency before CDFW suspends or revokes the Agreement, and include instructions to Permittee, if necessary, including but not limited to a directive to immediately cease the specific activity or activities that caused CDFW to issue the notice.

ENFORCEMENT

Nothing in the Agreement precludes CDFW from pursuing an enforcement action against Permittee instead of, or in addition to, suspending or revoking the Agreement.

Nothing in the Agreement limits or otherwise affects CDFW's enforcement authority or that of its enforcement personnel.

OTHER LEGAL OBLIGATIONS

This Agreement does not relieve Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, from complying with, or obtaining any other permits or authorizations that might be required under, other federal, state, or local laws or regulations before beginning the Project or an activity related to it. For example, if the Project causes take of a species listed as threatened or endangered under the Endangered Species Act (ESA), such take will be unlawful under the ESA absent a permit or other form of authorization from the U.S. Fish and Wildlife Service or National Marine Fisheries Service.

This Agreement does not relieve Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, from complying with other applicable statutes in the Fish and Game Code including, but not limited to, Fish and Game Code sections 2050 *et seq.* (threatened and endangered species), section 3503 (bird nests and eggs), section 3503.5 (birds of prey), section 5650 (water pollution), section 5652 (refuse disposal into water), section 5901 (fish passage), section 5937 (sufficient water for fish), and section 5948 (obstruction of stream).

Nothing in the Agreement authorizes Permittee or any person acting on behalf of Permittee, including its officers, employees, representatives, agents, or contractors and subcontractors, to trespass.

AMENDMENT

CDFW may amend the Agreement at any time during its term if CDFW determines the amendment is necessary to protect an existing fish or wildlife resource.

Permittee may amend the Agreement at any time during its term, provided the amendment is mutually agreed to in writing by CDFW and Permittee. To request an amendment, Permittee shall use the "Amendments & Extension" form in EPIMS to submit the request. Permittee shall include with the completed form, payment of the

corresponding amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

TRANSFER AND ASSIGNMENT

This Agreement may not be transferred or assigned to another entity, and any purported transfer or assignment of the Agreement to another entity shall not be valid or effective, unless the transfer or assignment is requested by Permittee in writing, as specified below, and thereafter CDFW approves the transfer or assignment in writing.

The transfer or assignment of the Agreement to another entity shall constitute a minor amendment, and therefore to request a transfer or assignment, Permittee shall use the "Amendments & Extension" form in EPIMS to submit the request. Permittee shall include with the completed form, payment of the minor amendment fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5).

EXTENSIONS

In accordance with Fish and Game Code section 1605, subdivision (b), Permittee may request one extension of the Agreement, provided the request is made prior to the expiration of the Agreement's term. To request an extension, Permittee shall use the "Amendments & Extension" form in EPIMS to submit the request. Permittee shall include with the completed form, payment of the extension fee identified in CDFW's current fee schedule (see Cal. Code Regs., tit. 14, § 699.5). CDFW shall process the extension request in accordance with Fish and Game Code section 1605, subdivisions (b) through (e).

If Permittee fails to submit a request to extend the Agreement prior to its expiration, Permittee must submit a new notification and notification fee before beginning or continuing the Project the Agreement covers (Fish & Game Code § 1605, subd. (f)).

EFFECTIVE DATE

The Agreement becomes effective on the date of CDFW's signature, which shall be: 1) after Permittee's signature; 2) after CDFW complies with all applicable requirements under the California Environmental Quality Act (CEQA); and 3) after payment of the applicable Fish and Game Code section 711.4 filing fee listed at <https://www.wildlife.ca.gov/Conservation/CEQA/Fees>.

TERM

This Agreement shall expire on August 1, 2028 unless it is terminated or extended before then. All provisions in the Agreement shall remain in force throughout its term. Permittee shall remain responsible for implementing any provisions specified herein to protect fish and wildlife resources after the Agreement expires or is terminated, as Fish and Game Code section 1605, subdivision (a)(2) requires.

EXHIBITS

The documents listed below are included as exhibits to the Agreement and incorporated herein by reference.

- A. Exhibit A. Project Location
- B. Exhibit B. Location of Environmentally Sensitive Habitat Areas
- C. Exhibit C. Location of Environmentally Sensitive Habitat Areas restoration areas and associated phases
- D. Exhibit D. Planting plan for Downstream ESHA
- E. Exhibit E. Planting Plan Phase 1

AUTHORITY

If the person signing the Agreement (signatory) is doing so as a representative of Permittee, the signatory hereby acknowledges that he or she is doing so on Permittee's behalf and represents and warrants that he or she has the authority to legally bind Permittee to the provisions herein.

AUTHORIZATION

This Agreement authorizes only the Project described herein. If Permittee begins or completes a Project different from the Project the Agreement authorizes, Permittee may be subject to civil or criminal prosecution for failing to notify CDFW in accordance with Fish and Game Code section 1602.

CONCURRENCE

Through the electronic signature by Permittee or Permittee's representative as evidenced by the attached concurrence from CDFW's Environmental Permit Information Management System (EPIMS), Permittee accepts and agrees to comply with all provisions contained herein.

The EPIMS concurrence page containing electronic signatures must be attached to this agreement to be valid.

Exhibit A



Exhibit A. Project Location. The Santa Monica Malibu Unified School District School District ESHA Restoration Project in an unnamed tributary located at 30215 Morning View Drive in the city of Malibu in Los Angeles County, California

Exhibit B



Exhibit B. Location of Environmentally Sensitive Habitat Areas for the Santa Monica Malibu Unified School District ESHA Restoration Project.

Exhibit C

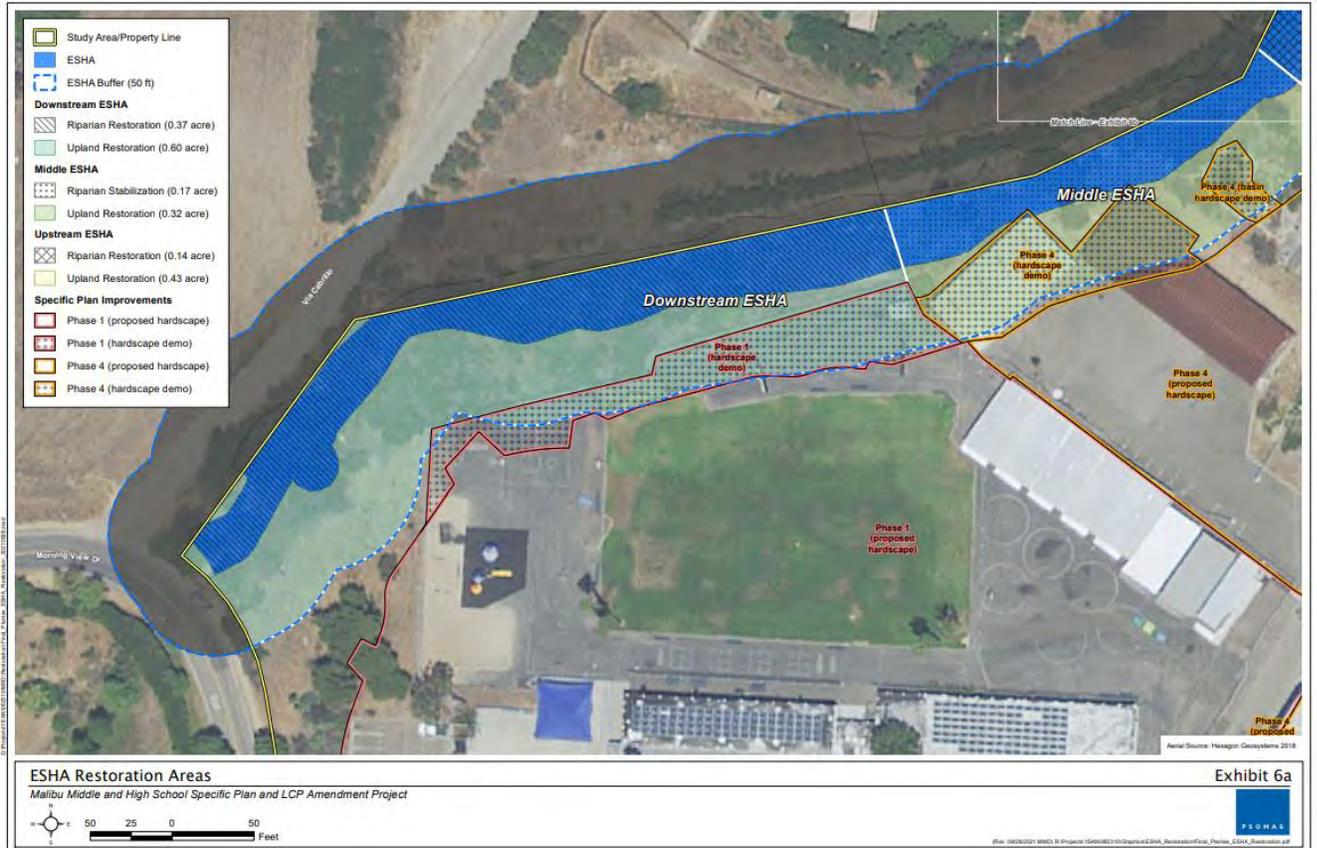


Exhibit C. Location of Environmentally Sensitive Habitat Areas restoration areas and associated phases for the Santa Monica Malibu Unified School District ESHA Restoration Project.

Exhibit D

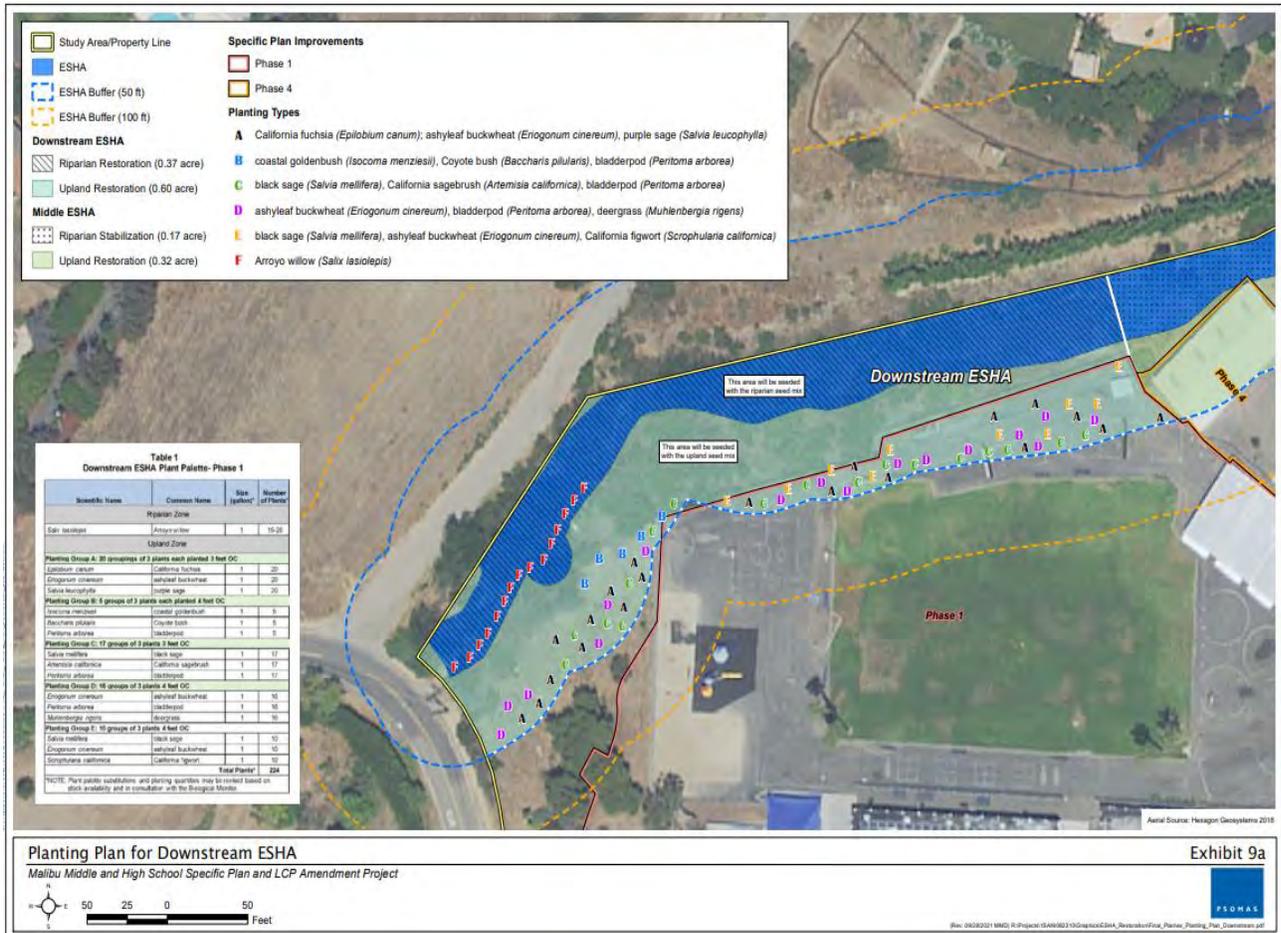


Exhibit D. Planting plan for Downstream ESHA in an unnamed tributary located at 30215 Morning View Drive in the city of Malibu in Los Angeles County, California.



City of Malibu

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

GEOTECHNICAL REVIEW REFERRAL SHEET

TO: City of Malibu Geotechnical Staf
FROM: City of Malibu Planning Department REVISED DATE 03/30/2022

PROJECT NUMBER: CDP 21-068
JOB ADDRESS: 30215 MORNING VIEW DR
APPLICANT / CONTACT: Vanessa Vasquez
APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012
APPLICANT PHONE #: (323)475-8075
APPLICANT FAX #: _____
APPLICANT EMAIL: vvasquez@nacarchitecture.com
PROJECT DESCRIPTION: **(N) institutional building with SPR; CUP; Lot
Merger; LCPA; ZTA; and GPA**

TO: Malibu Planning Divison and/or Applicant
FROM: City Geotechnical Staff

- The project is feasible and CAN proceed through the Planning process.*
- The project **CANNOT** proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

SIGNATURE 

6/15/2022
DATE

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

City Geotechnical Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am or by calling (310) 456-2489, extension 306 or 307.

**see attached Geotechnical Review Sheet*



City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	June 15, 2022	Review Log #:	4865
Site Address:	30215 Morning View Drive		
Lot/Tract/PM #:		Planning #:	CDP 21-068
Applicant/Contact:	Leticia Ochoa (lochoa@nacarchitecture.com)	BPC/GPC #:	
Contact Phone #:	(323)475-8075	Fax #:	Planner: Raneika Brooks
Project Type:	New institutional building (MMHS campus, proposed Phase I High School Core Project – Building C)		

Submittal Information

Consultant(s) / Report Leighton Consulting, Inc., (Roe, CEG 2456; Kim, GE 2620), **3-21-22;**
Date(s): 10-20-20. rev. 1-15-21 (geotechnical)
(*Current submittal(s) in **Bold.***) Leighton Consulting, Inc., (Johnson, PG 9768; Hennessey, RCE 86902;
Roe, CEG 2456), **10-1-21** (OWTS supporting geology)

**Architectural plans prepared by NEC Architecture and
KoningEizenberg dated February 24, 2022
Survey by Psomas dated August 20, 2021
OWTS Plan prepared by Ahsirt Engineering Inc., dated December
7, 2021**

Previous Reviews: 3-21-22, 3-3-2022; Ref: 8-30-2011 (for CDP 08-033)

Review Findings

Coastal Development Permit Review

- The institutional building project is **ACCEPTABLE** from a geotechnical perspective.
- The institutional building project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

The above-referenced response report (Leighton Consulting, Inc., 3-21-22) was reviewed from a geotechnical perspective for conformance with applicable codes, guidelines and standards of practice, including the following current City adopted standards:

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

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

Remarks

The project geotechnical review by the City is Planning-stage only for Local Coastal Program conformance, pursuant to the submitted Coastal Development Permit application. The proposed project is regulated by the Division of State Architect-Structural Safety (DSA-SS) provisions within the 2019 California Building Code (CCR Title 24, Part 2). Building plan check review and building permit issuance are not within the City's purview.

The proposed project consists of demolition of an existing elementary school campus and construction of a new two-story high school building with new site improvements consisting of drive access, paved parking, utilities, hardscape and paver construction. The proposed building will have a slab-on-grade floor construction and no basement. Minor site grading will consist of removal and replacement of existing fill with compacted fill within the proposed building area. The existing OWTS will be abandoned and a new 12,000 gallon septic tank, distribution box and 4 new seepage pits will be installed. One of the existing seepage pits will remain in service and will be connected to the new OWTS.

Review Comments:

The response report is acceptable as presented and we have no further comments.

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

Engineering Geology Review by:

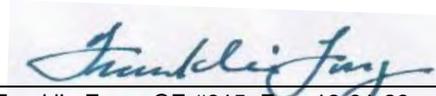


Michael B. Phipps, C.E.G. #1832, Exp. 7-31-22
Engineering Geology Reviewer (805-370-8710 ext.102)
Email: mphipps@malibucity.org

6/15/2022

Date

Geotechnical Engineering Review by:



Franklin Fong, GE #315, Exp. 12-31-23
Geotechnical Engineering Reviewer (909-860-7515)
Email: ffong@ffongge.com

6/15/2022

Date

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.



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





City of Malibu

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

GEOTECHNICAL REVIEW REFERRAL SHEET

TO: City of Malibu Geotechnical Staf

FROM: City of Malibu Planning Department

REVISED DATE 10/04/2022

PROJECT NUMBER: CDP 21-068

JOB ADDRESS: 30215 MORNING VIEW DR

APPLICANT / CONTACT: Leticia Ochoa, NAC Architecture

APPLICANT ADDRESS: 837 N Spring St
Los Angeles, CA 90012

APPLICANT PHONE #: (323)475-8075

APPLICANT FAX #: _____

APPLICANT EMAIL: LOchoa@nacarchitecture.com

PROJECT DESCRIPTION: (N) institutional building with SPR; CUP; Lot
Merger; LCPA; ZTA; and GPA

TO: Malibu Planning Divison and/or Applicant

FROM: City Geotechnical Staff

The project is feasible and CAN proceed through the Planning process. *

The project CANNOT proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

SIGNATURE *W. B. Phipps*

10/13/2022
DATE

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

City Geotechnical Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am or by calling (310) 456-2489, extension 306 or 307.

*Reviewed for ATF temporary relocation of five modular buildings. No geotechnical concerns.

Story Pole Photos

CDP No. 21-068
30215 Morning View Drive



Southwest view of new Malibu High School Building from within campus





South view of new Malibu High School Building from within campus





Northeast view of new Malibu High School Building from southern property line



East view of new Malibu High School Building from western property line



City Of Malibu
 23825 Stuart Ranch Road
 Malibu, CA 90265
 Phone (310) 456-2489
 www.malibucity.org

**PLANNING DEPARTMENT
 NOTICE OF PUBLIC HEARING**



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Tuesday, September 5, 2023, at 6:30 p.m.** on the project identified below in the Council Chambers at Malibu City Hall, located at 23825 Stuart Ranch Road, Malibu, CA and via teleconference. Only those members of the public who are present in person at Malibu City Hall will have the opportunity to defer time to another in-person speaker.

COASTAL DEVELOPMENT PERMIT NO. 21-068, CONDITIONAL USE PERMIT NO. 21-011, LOT MERGER NO. 21-002, SITE PLAN REVIEW NO. 21-038, AND DEMOLITION PERMIT NO. 21-036 - An application to implement Phase 1 of the Malibu Middle and High School (MMHS) Campus Specific Plan, which includes the construction of a new 36-foot tall, two-story high school building (Building C), reconfigured drive aisles and new parking areas, grading, hardscape, landscaping, environmentally sensitive habitat area (ESHA) restoration, the after-the-fact relocation of five portable buildings, and associated development, including a conditional use permit for a new public educational institution facility, a site plan review for a height increase over 18 feet, not to exceed 36 feet for a flat roof in accordance with the MMHS Campus Specific Plan, a lot merger to consolidate two existing parcels, and a demolition permit to demolish the remaining outdoor improvements associated with the former Juan Cabrillo Elementary School campus

LOCATION / APN / ZONING: 30215 Morning View Dr / 4469-017-900 / Institutional (I)
APPLICANT / OWNER: NAC Architecture / Santa Monica-Malibu Unified School District
APPEALABLE TO: City Council and California Coastal Commission
ENVIRONMENTAL REVIEW: Environmental Impact Report for the MMHS Campus Specific Plan (State Clearinghouse No. 2020080350)
APPLICATION FILED: December 17, 2021
CASE PLANNER: Raneika Brooks, Senior Planner, rbrooks@malibucity.org (310) 456-2489, ext. 276

A written staff report will be available at or before the hearing for the project, typically 10 days before the hearing in the Agenda Center: <http://www.malibucity.org/agendacenter>. Related documents are available for review at City Hall during regular business hours. Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

LOCAL APPEAL - A decision of the Planning Commission may be appealed to the City Council by an aggrieved person by written statement setting forth the grounds for appeal. An appeal shall be filed with the City Clerk within ten days following the date of action (15 days for tentative maps) for which the appeal is made and shall be accompanied by an appeal form and filing fee, as specified by the City Council. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

COASTAL COMMISSION APPEAL - For projects appealable to the Coastal Commission, an aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central Coast District office located at 89 South California Street in Ventura, or by calling 805-585-1800. Such an appeal must be filed with the Coastal Commission, not the City.

IF YOU CHALLENGE THE CITY'S ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY, AT OR PRIOR TO THE PUBLIC HEARING.

RICHARD MOLLICA, Planning Director

Date: August 10, 2023