



Commission Agenda Report

To: Chair Riddick and Members of the Planning Commission

Prepared by: Patrick Achis, AICP, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: February 5, 2026 Meeting date: February 17, 2026

Subject: Administrative Coastal Development Permit No. 25-035 – An application to install a new onsite wastewater treatment system and associated development

Location: 3930 Ridgemont Drive, partially within the appealable coastal zone

APN: 4452-020-059

Owner: HOS Ocean Front Walk, LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit No. 25-035.

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

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

The Community Development Director may process administrative permits if: 1) the proposed project is not appealable as defined in LIP Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of \$100,000.00, other than any division of land; (e) water wells; (f) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed by a natural disaster that do not meet the criteria for a de minimis waiver; (g) attached or detached second dwelling units; or (h) replacement of a failed onsite wastewater treatment system (OWTS) or an upgrade to an existing OWTS. Notwithstanding any other provisions of the LCP, attached or detached second dwelling units shall be processed as administrative permits, except that the approval of such permits shall be appealable to the Coastal Commission if the project is located in the appealable zone.

Permit Issuance and Local Appeal Period

On February 10, 2026, the Community Development Director will issue the administrative coastal development permit thus beginning the appeal period. The appeal period will begin on February 11, 2026 and end on February 20, 2026. In addition, since this project is not located within the Appealable Jurisdiction of the California Coastal Commission as depicted on the Post- LCP Certification Permit and Appeal Jurisdiction Map of the City of Malibu, the project is not appealable to the California Coastal Commission.

The project is more specifically described in the Community Development Director's decision attached hereto.

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

ATTACHMENT: Administrative Coastal Development Permit No. 25-035



City of Malibu

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Phone (310) 456-2489 • Fax (310) 456-3356 • www.malibucity.org

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit No. 25-035

Categorical Exemption No. 25-118

3930 Ridgemont Drive

APN 4452-020-059

NOTICE IS HEREBY GIVEN that the City of Malibu has **APPROVED** an application by Block & Block, on behalf of the property owner, HOS Ocean Front Walk, LLC, for an administrative coastal development permit (ACDP) to install a new advanced onsite wastewater treatment system (AOWTS) to replace the existing onsite wastewater treatment system (OWTS) serving an existing single-family residence. The subject parcel is zoned Rural Residential – One Acre (RR-1) and is partially located within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map of the City of Malibu; however, no proposed development is located within the Appeal Jurisdiction.

Proposed Description

The project involves the abandonment of an existing conventional OWTS and the installation of a new AOWTS to serve the existing single-family residence. The proposed system includes a 3,634-gallon MicroSepTec ES12 treatment tank with ultraviolet disinfection, two active 6-foot-diameter by 31-foot-deep below-inlet seepage pits, and two designated future seepage pits. The existing OWTS, consisting of a 1,000-gallon septic tank and two seepage pits, will be abandoned. The project does not involve any non-exempt grading or other development.

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs if: 1) the proposed project is not appealable as defined in the LCP Local Implementation Plan (LIP) Chapter 2; 2) the project is for any of the uses specified (a) improvements to any existing structure, (b) any single-family dwelling, (c) lot mergers, (d) any development of four dwelling units or less that does not require demolition and any other developments not in excess of \$100,000.00, other than any division of land; 3) water wells; 4) Driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; 5) attached or detached second dwelling units; or 6) replacement of a failed OWTS or an upgrade to an existing OWTS.

The project consists of the abandonment of an existing OWTS and installation of a replacement AOWTS. Therefore, pursuant to LCP Local Implementation Plan (LIP) Section 13.29, the project can be processed administratively by the Community Development Director.

Project Background

Administrative Coastal Development Permit Application

- Application Date: August 11, 2025
- Posting of Property: August 26, 2025
- Completeness Determination: December 22, 2025
- Notice of Application Mailer: January 22, 2026
- Notice of Decision Mailer: February 5, 2026
- Issuance of ACDP: February 10, 2026
- Planning Commission Reporting: February 17, 2026
- Local Appeal Period: February 11, 2026 through February 20, 2026

Surrounding Land Uses and Setting

The subject parcel is an irregularly shaped lot consisting of approximately 49,245 square feet and is located along Ridgemont Drive. The property is developed with a two-story, single-family residence and is situated within a neighborhood similarly developed with single-family residences. No native trees or environmentally sensitive habitat areas (ESHA) are located within the proposed area of work. No additional improvements to the residence or site are proposed as part of this project.

Figure 1: Aerial Photograph and OWTS Location



City GIS, 2026

California Environmental Quality Act

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director has found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15302(d) – Replacement, 15303(d) – New Construction, and 15304(f) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the California Coastal Act in Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring a Coastal Development Permit must adhere. This project has been reviewed and conditionally approved for LCP conformance review by the Planning Division, City Biologist, City geotechnical staff, and City Environmental Health Administrator (Attachment 1 – Department Review Sheets).

Administrative Coastal Development Permit Findings

The project, as proposed and conditioned, has been determined to be consistent with all applicable LCP goals and policies. Based on the foregoing evidence contained within the record and pursuant to LIP Section 13.29, the Community Development Director hereby makes the following findings of fact.

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

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

The replacement AOWTS to support the single-family residence use is consistent with the RR-1 zoning district. The Planning Division, City Biologist, City geotechnical staff, and City Environmental Health Administrator have reviewed the proposed project and found it to meet the requirements of the Malibu Municipal Code (MMC) and LCP. The proposed project allows for the abandonment of an existing OWTS components and installation of a new AOWTS which consists of a new 3,634-gallon MicroSepTec septic tank that includes two primary seepage pits and two proposed future seepage pits. The applicant is required to record a covenant indicating the proper operation and maintenance of the OWTS. In addition, conditions of approval have been included for the proposed project to require continued operation, maintenance and monitoring of the subject system.

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

The property is not a beachfront property; therefore, this finding does not apply.

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

The State Water Resources Control Board requires all residential development located within the City of Malibu that is not served by a public or private sewage utility to provide treatment of wastewater through an OWTS that meets minimum design standards intended to protect public health. The subject parcel is not served by a public or private sewage utility. Therefore, the replacement and removal of some components of the existing OWTS and

installation of a new AOWTS with seepage pits promotes public health by minimizing potential contamination of the groundwater table in the area and the Pacific Ocean.

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

The proposed project has been designed to meet all applicable LCP requirements and has been conditioned in accordance with the LCP.

Approval of ACDP No. 25-035

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDP No. 25-035, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.
2. This approval is for the abandonment of the existing OWTS and the installation of a new AOWTS with a 3,634-gallon MicroSepTec tank that includes two primary seepage pits and two proposed future seepage pits. This approval does not involve any non-exempt grading or other development.
3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped August 26, 2025. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.
4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.
5. The applicant shall digitally submit a complete set of plans to the Planning Division for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.
6. The ACDP shall expire if the project has not commenced within three (3) years after issuance of the permit, unless a time extension has been granted. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the ACDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.

7. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.
8. All development shall conform to requirements of the City of Malibu Community Development Department, City Biologist, City Environmental Health Administrator, and City geotechnical consultant reviewers, as applicable. Notwithstanding this review, all required permits shall be secured.
9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and LCP. Revised plans reflecting the minor changes and additional fees shall be required.
10. This permit shall not become effective until the project is reported to the Planning Commission, pursuant to LIP Section 13.29.3.
11. Pursuant to LIP Section 13.20, development pursuant to an approved ACDP shall not commence until the ACDP is effective. The ACDP is not effective until all appeals have been exhausted.
12. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.
14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Biology

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

16. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.
17. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.
18. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.
19. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

Environmental Health

20. Final OWTS Plot Plan: A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LIP. The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.
21. Final OWTS Design Report, Plans, and System Specifications: A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable). The final OWTS design submittal shall contain the following information (in addition to the items listed above).
 - a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage

- fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.
- b. Sewage and effluent pump design calculations (as applicable).
 - c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for “package” systems; and the design basis for engineered systems.
 - d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system’s geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.
 - e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11” x 17” plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18” x 22” for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.] Note: The conveyance lines and distribution box must be included into the final plan set.
22. Existing OWTS to be Abandoned: Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS’ proper abandonment in conformance with the MMC.
23. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: “Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an “OWTS Abandonment Permit” shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents.”
24. Traffic-Rated Slab Plan/ Inspection Port Detail(s): All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.
25. Proof of Ownership: Proof of ownership of subject property shall be submitted.

26. **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.
27. **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed AOWTS shall be submitted prior to Environmental Health approval. Note only original “wet signature” documents are acceptable.
28. **Advanced OWTS Covenant:** A covenant running with the land shall be executed by the property owner and recorded with the Office of the Los Angeles County Recorder. Said covenant shall serve as constructive notice to any successors in interest that: 1) the private sewage disposal system serving the development on the property does not have a 100 percent expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)), and 2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in the use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the City Environmental Sustainability Division.
29. **Storm Water Pollution Prevention Plan (SWPP Plan):** A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.
30. **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
31. **City of Malibu Geologist/Geotechnical Approval:** City geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
32. **City of Malibu Public Works Approval:** City Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
33. **City of Malibu Planning Approval:** City Planning Division final approval of the OWTS plan shall be obtained.
34. **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City Environmental Health review of the OWTS design and system specifications.
35. **Operating Permit Application and Fee:** In accordance with MMC, an application shall be made to the Environmental Health office for an OWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.
36. **Prior to final Planning Division approval,** the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.
37. **Reference architectural and grading/drainage plans** shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show an existing single-family residence with no more than 3 bedrooms and 36 drainage fixture units.

38. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42-inches tall and maintain conformance with MMC/LIP residential development standards. Planning Division approval shall be obtained prior to the installation of any wall or fencing.

Geology

39. Prior to issuance of any building or OWTS permits, the applicant shall submit a supplemental geotechnical analysis prepared by a California-licensed geotechnical professional evaluating slope stability associated with the proposed seepage pits, which are located closer to the descending slope than the existing system. The analysis shall include global static and pseudostatic slope stability analyses and shall be based on site-specific subsurface exploration and laboratory testing. The results shall be submitted to the City for review and approval.
40. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.
41. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved ACDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require an ACDP amendment or a new CDP.

Deed Restrictions

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

Construction

43. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include, but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.
44. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers, not within the public right of way.
45. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.
46. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction

vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

Prior to Final Inspection

47. Prior to a final Building inspection, the applicant shall provide a final Waste Reduction and Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. The final Summary Report shall designate all material that were land filled or recycled, broken down by material types.
48. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.
49. The applicant shall request a final Planning Division inspection prior to final inspection by the Building and Safety Division.

Fixed Conditions

50. This ACDP runs with the land and binds all future owners of the property.
51. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted thereunder.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **February 20, 2026, at 4:30 p.m.** An appeal shall be filed with the City Clerk and shall be accompanied by an appeal form and proper appeal fee. The appellant shall pay fees as specified in the Council adopted fee resolution in effect at the time of the appeal. Appeal forms may be found online at www.malibucity.org, in person at City Hall, or by calling (310) 456-2489, extension 246.

REPORTING – Pursuant to LIP Section 13.29.3, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **February 17, 2026**, Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

Please contact Patrick Achis in the Planning Division at **(310) 456-2489, extension 247** or pachis@malibucity.org for further information. Copies of all related documents can be reviewed by any interested person by contacting the Case Planner during regular business hours.

Date: February 10, 2026

Prepared by:

Patrick Achis

Patrick Achis, AICP
Senior Planner

Approved by:

Tyler Eaton for

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

Attachments:

1. Department Review Sheets including OWTS Plot Plan
2. Notices

All referenced City Council and Planning Commission records are available for review at <http://www.malibucity.org/onbase>.

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit No. 25-035, dated February 10, 2026, for the project located at 3930 Ridgemoor Drive, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

Date

Signature of Property Owner

Print Property Owner Name

Date

Signature of Property Owner

Print Property Owner Name

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

County of _____

On _____ before me _____,
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

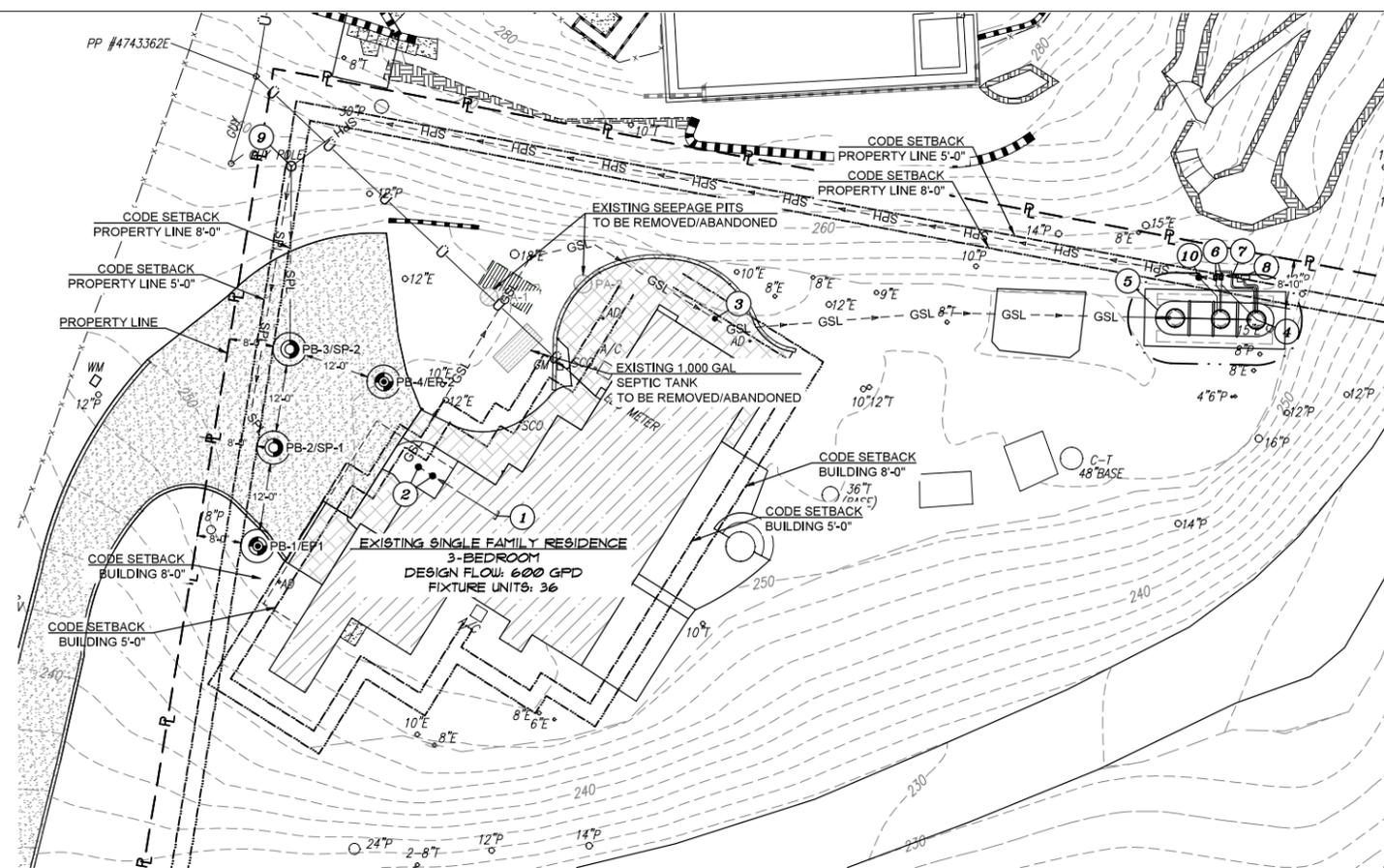
WITNESS my hand and official seal.

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

(Seal)

3930 RIDGEMONT DRIVE (ACDP 25-035)
MALIBU, CA 90265

S.F.D.:	3 Bedroom/36 Fixture Units (E)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 - 6' x 31' BI w/10' Cap (N) (projected; PB-2, PB-3)
FUTURE:	1 - 6' x 26' BI w/10' Cap (F) (projected; PB-1) 1 - 6' x 31' BI w/10' Cap (F) (projected; PB-4)
PERC RATE:	9,810 gpd/20.0 gpsf (proj; PB-1) 7,650 gpd/13.1 gpsf (proj; PB-2) 9,390 gpd/16.1 gpsf (proj; PB-3) 8,766 gpd/15.0 gpsf (proj; PB-4)
DESIGNER:	John Yaroslaski: C 60149
REFERENCE:	Ensitu: OWTS design report dated 6-10-2025 GeoConcepts: OWTS geology and percolation test report dated 11-1-2024



OVERALL SITE PLAN
SCALE: 1" = 32'-0"

Component	Description	OWTS Capacity (Design and Maximum)	Design Capacity	Max Capacity
Treatment Volume (Fixture Unit Capacity)	1-MicroSepTec ES12	3,634 gallons	36 fixture units	105 fixture units
Treatment (Organic Capacity)	1-MicroSepTec ES12	2.00 lb BOD5/day	600 gpd at 220 mg/L BOD5	1200 gpd at 220 mg/L BOD5
Disinfection	1-MicroSepTec ES12	1,200 gpd	600 gpd	1,200 gpd
Seepage Pit	2- Present Seepage Pits and 2- Expansion Seepage Pits	17049- Present Seepage Pits and 18576- Expansion Seepage Pits	600 gpd, 3 bedrooms, and 36 Total Fixture Units	1200 gpd Maximum Effluent Flow, 7 Maximum Number of Bedrooms, and 105 Maximum Fixture Units

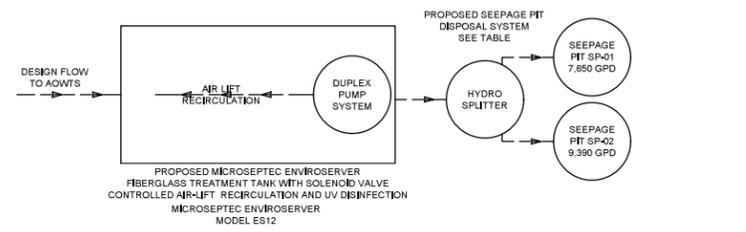
MicroSepTec Design		Existing Bedroom Summary	
Design Flow	600 gpd	Total Existing Fixture Units	36
Design Inflow BOD	220 mg/L	Total Fixture Units	36
Design Effluent BOD	1.00 lb BOD5	Number of Existing Dwelling Units	1
Design Organic Loading BOD	1.00 lb BOD5	Total Proposed Dwelling Units	1
MicroSepTec Model Specified	ES12	Number of Existing Bedrooms	3 bedrooms
MicroSepTec Tank Volume	3634 gal	Number of Existing Master Bedrooms	1 bedrooms
MicroSepTec ES12 Base Organic Removal (l)	2.00 lb BOD5	Number of Existing Standard Bedrooms	2 bedrooms
Minimum Number of MicroSepTec ES12 Required	1 units	Flow Calculations (Q)	
Design Organic Removal	2.00 lb BOD5	Peak Flow per Master Bedroom	300 gpd
Design Tank Volume	3634 gal	Peak Flow per Standard Bedroom	150 gpd
Maximum Effluent Flow Based on Organic Loading	1200 gpd	Average Flow per Master Bedroom	200 gpd
Maximum Effluent Flow Based on Hydraulic Loading	1200 gpd	Average Flow per Standard Bedroom	100 gpd
Maximum Fixture Units Based on Design Tank Volume	105	Flow Calculations Existing (Q _e)	
		Peak Flow, Q _{pe}	600 gpd
		Average Flow, Q _{ae}	400 gpd
		Design Flow, Q _d	600 gpd

Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Test Pit	Seepage Pit	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity		
PB-2	10	31	41	2	2550	SP-1	6	10	31	41	7650
PB-3	10	31	41	2	3130	SP-2	6	10	31	41	9390
Total					5680						17040

Septic Tank (ST) Calculations		Seepage Pit Calculations	
Total Existing Fixture Units	36	Minimum Seepage Pit Capacity Based on Fixture Units (Vol _s)	6000 gal
Total Proposed Fixture Units	36	Minimum Seepage Pit Capacity Based on Bedrooms (Vol _b)	7500 gal
Minimum Septic Tank Size based on Fixture Units	2000 gal	Minimum Seepage Pit Capacity	7500 gal
Total Proposed Dwelling Units	1	Design Present Seepage Pit Capacity	17040 gal
Minimum Septic Tank Size based on Bedrooms	1500 gal	Design Expansion Seepage Pit Capacity	18576 gal
Minimum Septic Tank Size	2000 gal		
Design Septic Tank Size	3634 gal		

LEGEND	
● PB-XX/SP-XX	PERCOLATION TEST AND PROPOSED ACTIVE/PRESENT SEEPAGE PIT LOCATION
● PB-XX/EP-XX	PERCOLATION TEST AND PROPOSED EXPANSION/FUTURE SEEPAGE PIT LOCATION
○ PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
○ PA-XX	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
[Hatched Box]	BUILDINGS AND STRUCTURES
[Dashed Box]	SITE WALL
[Dotted Box]	DRIVEWAY
[Cross-hatched Box]	HARDSCAPE
[Horizontal Lines]	DECK
[Vertical Lines]	POOL

TAG	DESCRIPTION	SPECIFICATION
--- GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
--- PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
--- PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
--- PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
--- RCRC	RECIRCULATION RETURN LINE	1/2" SCH80 PVC
--- SPH	SEEPAGE PIT HEADER	2" SCH80 PVC
--- SPL	SEEPAGE PIT LATERAL	1/2" SCH80 PVC



- GENERAL NOTES:
- EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS, THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS, MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
 - PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE INFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
 - THE EXISTING OWTS COMPONENTS INCLUDING: SEPTIC TANK(S), PIPING, CLEANOUT(S) (SEEPAGE PIT(S), DISPERSAL FIELD(S)), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170.C, AND SECTION 15.40.170.D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
 - ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
 - A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC. IS NOT A GEOTECHNICAL ENGINEERING FIRM. THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
 - THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE OWTS (INCLUDING BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSAL SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
 - LEACH FIELDS AND DISPERSAL SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEGMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE-WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
 - SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY).
 - ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
 - ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER ⁽¹⁾	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE ⁽¹⁾	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S47SP FOR 4" 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	GRAVITY CLEAN-OUT ⁽¹⁾	
4	1	DUPLEX PUMP SYSTEM ⁽¹⁾⁽²⁾	MICROSEPTEC
5	1	TREATMENT TANK ⁽¹⁾⁽²⁾	MICROSEPTEC ES12
6	2	AIR COMPRESSOR ⁽¹⁾⁽²⁾	MICROSEPTEC
7	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES ⁽¹⁾⁽²⁾	MICROSEPTEC
8	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES ⁽¹⁾⁽²⁾	GEOWFLOW
9	1	HYDRO SPLITTER BOX ⁽¹⁾	ORENCO
10	1	VENT ASSEMBLY ⁽¹⁾⁽²⁾	ORENCO

[1] ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES, APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO, CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.
[2] ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO, CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: *Mark...* DATE: 8/26/2025

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

FINAL FOR APPROVAL
ISSUED
06/10/2025

John N. Yaroslaski
JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

REVISIONS

NO.	DATE	BY

3930 RIDGEMONT AOWTS CONFORMANCE REVIEW
DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

DATE: 06/10/2025
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO.
808-01
SHEET
1 of 1

ATTACHMENT 1



City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff DATE: 08/11/2025

PROJECT NUMBER: ACDP 25-035

JOB ADDRESS: 3930 RIDGEMONT DR

APPLICANT / CONTACT: Justin Block, Block & Block

APPLICANT EMAIL: justin@blocklaw.net

PROJECT DESCRIPTION: NOWTS

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: **NOT REQUIRED**
 REQUIRED (attached hereto) **REQUIRED (not attached)**



 Signature

8/26/2025

 Date

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

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



City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Justin Block justin@blocklaw.net	
Project Address:	3930 Ridgemont Drive Malibu, California 90265	
Planning Case No.:	ACDP 25-035	
Project Description:	NOWTS	
Date of Review:	August 26, 2025	
Reviewer:	Matt Janousek	Signature: 
Contact Information:	Phone: (310) 456-2489	Email: mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	n/a
Grading Plans:	n/a
OWTS Plan:	Ensitu: Plan dated 6-10-2025
OWTS Report:	Ensitu: Report dated 6-10-2025
OWTS Geo. Report & Perc. Test Report:	GeoConcepts Inc: Report dated 11-1-2024
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

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

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

Conditions of Planning Conformance Review for Building Plan Check Approval:

- 1) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, existing improvements, and proposed/new improvements. The plot plan must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend.
- 2) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer, and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

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

- a. Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture units, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.
- b. Sewage and effluent pump design calculations (as applicable).
- c. Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for "package" systems; and the design basis for engineered systems.
- d. Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system's geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

- e. All OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For OWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.] **Note:** The conveyance lines and distribution box must be included into the final plan set.
- 3) **Existing OWTS to be Abandoned:** Final plans shall clearly show the locations of all existing OWTS components (serving pre-existing development) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with the Malibu Municipal Code.
- 4) **Worker Safety Note and Abandonment of Existing OWTS:** The following note shall be added to the plan drawings included with the OWTS final design: *"Prior to commencing work to abandon, remove, or replace existing Onsite Wastewater Treatment System (OWTS) components an "OWTS Abandonment Permit" shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."*
- 5) **Traffic-Rated Slab Plan/ Inspection Port Detail(s):** All project traffic rated slab plans shall be prepared by a California licensed civil engineer and submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.
- 6) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.
- 7) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.
- 8) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. **Please note only original "wet signature" documents are acceptable.**
- 9) **Advanced Onsite Wastewater Treatment System (OWTS) Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any future purchaser for value that the OWTS serving subject property is an advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. **Please submit a certified copy issued by the City of Malibu Recorder.**
- 10) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A SWPP Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.
- 11) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

- 12) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
- 13) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.
- 14) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.
- 15) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.
- 16) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

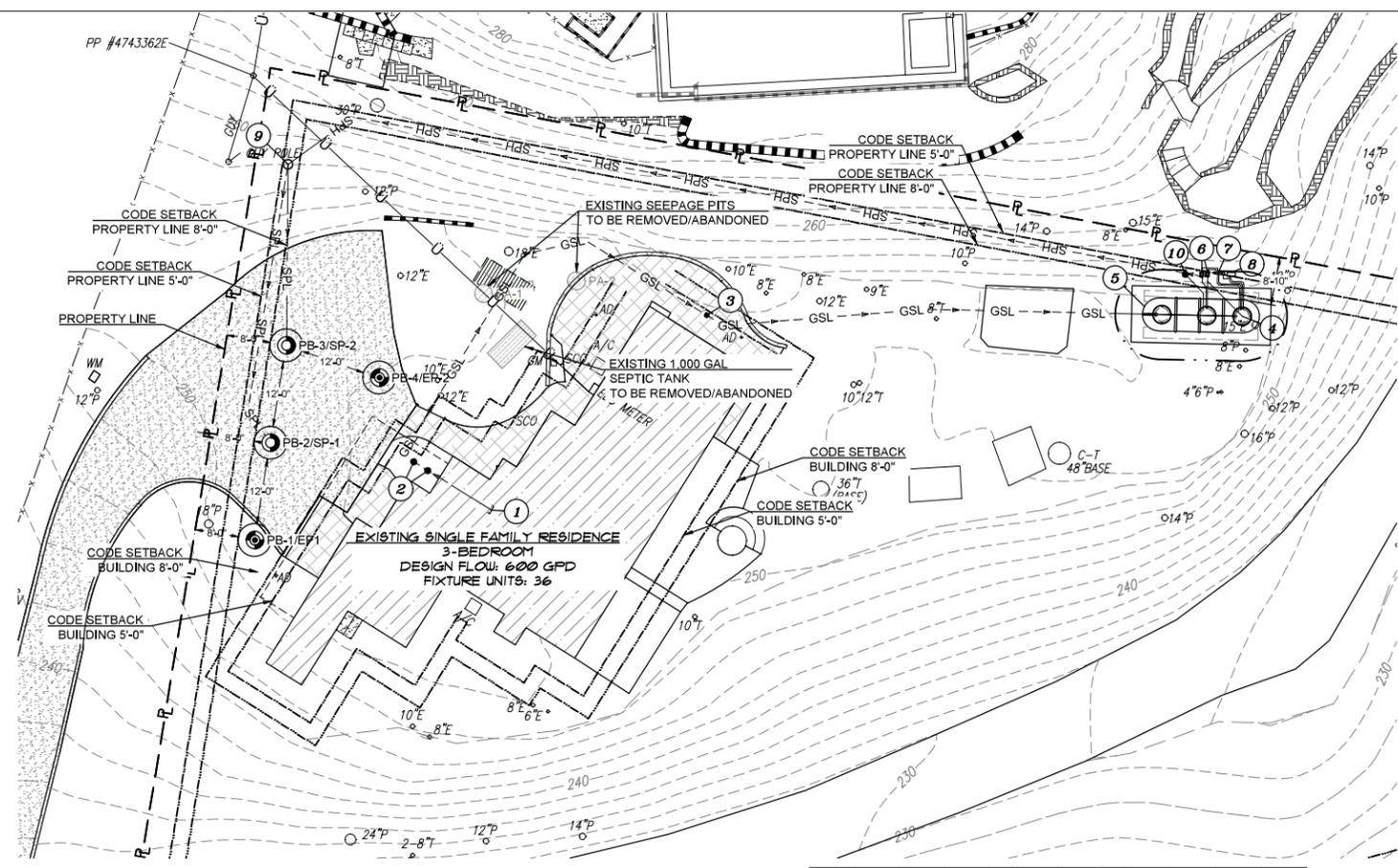
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If you have any questions regarding the above requirements, please contact the Environmental Health office at your earliest convenience.

cc: Environmental Health file
Planning Department

3930 RIDGEMONT DRIVE (ACDP 25-035)
MALIBU, CA 90265

S.F.D.:	3 Bedroom/36 Fixture Units (E)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 - 6' x 31' BI w/10' Cap (N) (projected; PB-2, PB-3)
FUTURE:	1 - 6' x 26' BI w/10' Cap (F) (projected; PB-1) 1 - 6' x 31' BI w/10' Cap (F) (projected; PB-4)
PERC RATE:	9,810 gpd/20.0 gpsf (proj; PB-1) 7,650 gpd/13.1 gpsf (proj; PB-2) 9,390 gpd/16.1 gpsf (proj; PB-3) 8,766 gpd/15.0 gpsf (proj; PB-4)
DESIGNER:	John Yaroslaski: C 60149
REFERENCE:	Ensitu: OWTS design report dated 6-10-2025 GeoConcepts: OWTS geology and percolation test report dated 11-1-2024



OVERALL SITE PLAN
SCALE: 1" = 32'-0"

Component	Description	OWTS Capacity (Design and Maximum)	Design Capacity	Max Capacity
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Disinfection	1-MicroSepTec ES12	1,200 gpd	600 gpd	1,200 gpd
Seepage Pit	2- Present Seepage Pits and 2- Expansion Seepage Pits	17049- Present Seepage Pits and 18576- Expansion Seepage Pits	600 gpd, 3 bedrooms, and 36 Total Fixture Units	1200 gpd Maximum Effluent Flow, 7 Maximum Number of Bedrooms, and 105 Maximum Fixture Units

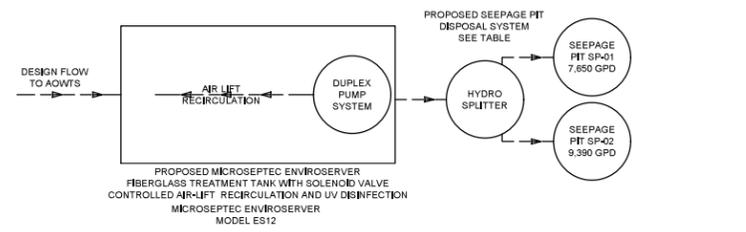
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Boring Number	Cap Depth	Depth Below Inlet	Total Depth	Test Pit	Seepage Pit	Seepage Rate	Cap Depth	Depth Below Inlet	Total Depth	Pit Capacity	
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PB-3	10	31	41	2	3130	SP-2	6	10	31	41	9390
Total					5680						17040
Expansion Seepage Pits											
PB-1	10	26	36	2	3270	EP-1	6	10	26	36	9810
PB-4	10	31	41	2	2922	EP-2	6	10	31	41	8766
Total					6192						18576

Septic Tank (ST) Calculations		Seepage Pit Calculations	
Total Existing Fixture Units	36	Minimum Seepage Pit Capacity Based on Fixture Units (Vol _{st})	6000 gal
Total Proposed Fixture Units	36	Minimum Seepage Pit Capacity Based on Bedrooms (Vol _{st})	7500 gal
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Minimum Septic Tank Size based on Bedrooms	1500 gal	Design Expansion Seepage Pit Capacity	18576 gal
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LEGEND	
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● PB-XX/EP-XX	PERCOLATION TEST AND PROPOSED EXPANSION/VENT SEEPAGE PIT LOCATION
○ PA-XX	EXISTING SEEPAGE PIT TO BE ABANDONED (SEE GENERAL NOTE 1)
○ PA-XX	EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
[Hatched Box]	BUILDINGS AND STRUCTURES
[Dashed Box]	SITE WALL
[Dotted Box]	DRIVEWAY
[Cross-hatched Box]	HARDSCAPE
[Horizontal Lines]	DECK
[Vertical Lines]	POOL

TAG	DESCRIPTION	SPECIFICATION
--- GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
--- PEL	PROPOSED PUMPED EFFLUENT LINE	2" SCH80 PVC
--- PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
--- PVL	PROPOSED AIR VENT LINE	4" SCH40 PVC
--- RCRC	RECIRCULATION RETURN LINE	1/2" SCH80 PVC
--- SPH	SEEPAGE PIT HEADER	2" SCH80 PVC
--- SPL	SEEPAGE PIT LATERAL	1/2" SCH80 PVC



- GENERAL NOTES:
- EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT:
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS. DISPERSED FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
 - PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS AN "OWTS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWTS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE INFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
 - THE EXISTING OWTS COMPONENTS INCLUDING: SEPTIC TANK(S), PIPING, CLEANOUT(S) (SEEPAGE PIT(S), DISPERSED FIELD(S)), AND ALL OTHER APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 435, SECTION 15.40.170.C, AND SECTION 15.40.170.D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
 - ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
 - A REGISTERED GEOTECHNICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER, SHALL DETERMINE IF THE WASTEWATER LOADING RATE WILL CAUSE THE EXISTING SLOPE TO BECOME UNSTABLE. ENSITU ENGINEERING INC. IS NOT A GEOTECHNICAL ENGINEERING FIRM. THEREFORE, WE CAN NOT PREDICT AND/OR DETERMINE THE STABILITY OF THE EXISTING SLOPE.
 - THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSED SYSTEM COMPONENTS OF THE OWTS (INCLUDING BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL (C) SUBSURFACE DISPERSED SYSTEM BEDDING, FILL MATERIAL, CONSTRUCTION, AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSED SYSTEM COMPONENTS WERE INSTALLED PER APPROVED AOWTS PLANS.
 - LEACH FIELDS AND DISPERSED SYSTEMS DESIGNATED AS SAND CATEGORY: ANY REMAINING FILL MATERIAL AND ANY BEACH SAND SEDIMENT THAT MIGHT HAVE REDUCED PERMEABILITY FROM EXISTING LEACH FIELD OPERATIONS ENCOUNTERED BELOW THE BOTTOM OF THE PROPOSED LEACH FIELD OR ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACH FIELD THAT IS NOT CATEGORIZED AS BEACH SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH DOUBLE-WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACH FIELD AND CONFIRM IN WRITING THAT ALL THE DELETERIOUS FILL AND NON-BEACH SAND MATERIALS BELOW THE LEACH FIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACH FIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
 - SUBSURFACE DRIP LINE SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS RIPPED AND TILED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 30% SAND, 30% MULCH, 40% NATIVE OR LANDSCAPE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSED FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY).
 - ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DEPTH OR CONNECTION POINT WAS NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR AND REFERRED TO CONNECTION POINT.
 - CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION. MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
 - ON-SITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.

ITEM	QTY	DESCRIPTION	MFG/PART NUMBER
1	1	CONNECTION TO BUILDING SEWER ⁽¹⁾	
2	1	GRAVITY CLEAN-OUT AND BACKWATER VALVE ⁽¹⁾	INDUSTRIAL BACKWATER VALVE (SPEARS MODEL S47SP FOR 4" 8" I.D. VALVE BOX (CHRISTY MODEL F08)
3	1	GRAVITY CLEAN-OUT ⁽¹⁾	
4	1	DUPLEX PUMP SYSTEM ⁽¹⁾⁽²⁾	MICROSEPTEC
5	1	TREATMENT TANK ⁽¹⁾⁽²⁾	MICROSEPTEC ES12
6	2	AIR COMPRESSOR ⁽¹⁾⁽²⁾	MICROSEPTEC
7	1	REMOTE TELEMETRY CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES ⁽¹⁾⁽²⁾	MICROSEPTEC
8	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER INSTALLATION GUIDELINES ⁽¹⁾⁽²⁾	GEOWFLOW
9	1	HYDRO SPLITTER BOX ⁽¹⁾	ORENCO
10	1	VENT ASSEMBLY ⁽¹⁾⁽²⁾	ORENCO

[1] ALL PLUMBING APPURTENANCES AND WORK SHALL COMPLY WITH CURRENT LOCAL, COUNTY, AND STATE PLUMBING CODES, APPURTENANCES AND WORK INCLUDE, BUT ARE NOT LIMITED TO, CONNECTION TO BUILDING PLUMBING, VENTILATION, ISOLATION, BACKWATER VALVES, CLEANOUTS, AND FITTINGS.
[2] ALL ELECTRICAL APPURTENANCES INCLUDING BUT NOT LIMITED TO, CONDUIT, CONDUCTOR, CONTROL PANELS, CONTACTORS, FLOATS, PUMPS, DISCONNECTS, AND COMMUNICATION

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: *Mark...* DATE: 8/26/2025

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

FINAL FOR APPROVAL
ISSUED
06/10/2025

John N. Yaroslaski
JOHN N. YAROSLASKI
PRINCIPAL ENGINEER

REVISIONS

NO.	DATE	BY

3930 RIDGEMONT AOWTS CONFORMANCE REVIEW
DESIGN PLANS
CR-SITE PLANS AND TABLES 11x17
MALIBU, CALIFORNIA

DATE: 06/10/2025
DESIGNED BY: KCY
DRAWN BY: KCY
CHECKED BY: JNY

JOB NO.
808-01
SHEET
1 OF 1

Project Engineer: John N. Yaroslaski, P.E. # 00149
CREATION TIME: Tuesday, June 10, 2025 5:41:00 PM
MOD. TIME: Tuesday, June 10, 2025 5:00:57 PM
PLOT TIME: Tuesday, June 10, 2025 5:17:22 PM



City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	August 29, 2025	Review Log #:	5356
Site Address:	3930 Ridgemoor Drive	Planning #:	ACDP 25-035
Lot/Tract/PM #:		BPC/GPC #:	P1
Applicant/Contact:	Justin Block, justin@blocklaw.net	Planner:	Patrick Achis
Contact Phone #:	310-497-3728		
Project Type:	New Onsite Wastewater Treatment System (OWTS)		

Submittal Information

Consultant(s) / Report GeoConcepts, Inc. (Barrett, CEG 2088): **11-1-2024**
Date(s): Ensitu Engineering, Inc. (Yaroslawski, RCE 71658): **6-10-2025**
(Current submittal(s) in **Bold**.)

1st Planning Submittal
OWTS Plans prepared by Ensitu Engineering, Inc. dated June 10, 2025.

Previous Reviews: None

Review Findings

Administrative Coastal Development Permit Review

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

Building Plan-Check Stage Review

- Awaiting Building plan check submittal.
- The OWTS plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
- The OWTS plans are **NOT COMPLETE** from a geotechnical perspective. The listed 'Building Plan-Check Stage Review Comments' shall be addressed prior to Building Plan-Check Stage completion.

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

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

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

Remarks:

The referenced percolation and supporting geologic report, OWTS design report, and OWTS plans were reviewed by the City’s consultants from a geotechnical perspective. The project includes installing a new onsite wastewater treatment system to serve the residence consisting of a new 3,634-gallon MicroSepTec EnviroServer ES12 treatment tank system with UV disinfection and two active 6’ diameter x 31’ BI seepage pits with 10’ caps (PB-2 and PB-3), one future 6’ diameter x 26’ BI seepage pit with a 10’ cap (PB-1), and one future 6’ diameter x 31’ BI seepage pit with a 10’ cap (PB-4) . The existing conventional OWTS consisting of a 1,000-gallon septic tank and two seepage pits will be properly abandoned.

Review Comments:

1. The proposed seepage pits are to be located closer to the descending slope than the existing seepage pits. Please perform global static and pseudostatic slope stability analyses that include the contribution from the proposed seepage pits. Shear strengths need to be based on site-specific exploration and laboratory testing. Provide the results for review.

Building Plan Check Review Comments:

1. Please submit a fee of \$528.00 to the City’s geotechnical consultants for final building plan check review of the OWTS plans.
2. Two sets of final electronic OWTS plans incorporating the Project Geotechnical and Environmental Health Specialists’ recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist**. The City’s geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants’ recommendations and items in this review sheet.

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

Engineering Geology Review by:  Christopher Dean, C.E.G. #1751, Exp. 9-30-26 8-29-2025
Engineering Geology Reviewer (408-656-3210) Date
Email: cdean@malibucity.org

Geotechnical Engineering Review by:  Matthew Janousek, G.E. #3005, Exp. 12-31-26 8-29-2025
Geotechnical Engineering Reviewer (805-370-8710) Date
Email: mjanousek@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., contracted 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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department

REVISED DATE 11/13/2025

PROJECT NUMBER: ACDP 25-035

JOB ADDRESS: 3930 RIDGEMONT DR

APPLICANT / CONTACT: Justin Block, Block & Block

APPLICANT EMAIL: justin@blocklaw.net

PLANNER: Patrick Achis

PROJECT DESCRIPTION: NOWTS

REVISION: _____

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

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

Courtney McCammon

11/23/25

Signature

Date

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

Contact Information:

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



City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Justin Block, Block & Block justin@blocklaw.net	
Project Address:	3930 RIDGEMONT DR Malibu, CA 90265	
Planning Case No.:	ACDP 25-035	
Project Description:	NOWTS	
Date of Review:	November 23, 2025	
Reviewer:	Courtney McCammon	Signature: 
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	11/13/25
Site Survey:	11/13/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/21/25 (Incomplete)

REVIEW FINDINGS

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



RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
 - A. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.
 - B. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.

-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
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**COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION**



NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. 25-035 - An application for the abandonment of an existing Onsite Wastewater Treatment System (OWTS) and construction of a new (replacement) OWTS

LOCATION / APN / ZONING: 3930 Ridgemon Dr / 4452-020-059 / Rural Residential-One Acre (RR-1)
APPLICANT / OWNER: Block & Block / HOS OCEAN FRONT WALK LLC
APPEALABLE TO: Planning Commission
ENVIRONMENTAL REVIEW: Categorical Exemption CEQA Guidelines Sections 15302(d), 15304(f), and 15303(d)
APPLICATION FILED: August 11, 2025
CASE PLANNER: Patrick Achis, Senior Planner, pachis@malibucity.org (310) 456-2489, ext. 247

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after February 10, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on February 17, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: <http://www.malibucity.org/agendacenter>. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on February 10, 2026, the appeal period would expire on Friday, February 20, 2026 at 4:30 p.m. 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.

YOLANDA BUNDY, Community Development Director

Date: January 22, 2026



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

**COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION**

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

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ISSUE DATE: February 10, 2026
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YOLANDA BUNDY, Community Development Director

Date: February 5, 2026