Commission Agenda Report

Planning Commission Meeting
04-20-26
Item 5.B.

To: Chair Riddick and Members of the Planning Commission

Prepared by: Richard Greenbauer, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: April 9, 2026 Meeting date: April 20, 2026

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

Location: 31255 Beach View Estates Drive, partially within the appealable coastal zone
APN: 4470-004-014
Owner: Conscious Choice, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-17 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 23-033 for the construction of a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including Variance (VAR) No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and an onsite wastewater treatment system (OWTS), located in the Rural Residential, Five-Acre (RR-5) zoning district at 31255 Beach View Estates Drive (Conscious Choice, LLC).

DISCUSSION: This agenda report provides a project overview, project setting and a summary of the surrounding land uses, description of the proposed project, an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP), Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings discussed herein demonstrate that the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel is a previously disturbed property located on the southeast side of Beach View Estates Drive in the Trancas Highlands of western Malibu. Prior to the Woolsey Fire in 2018, the subject parcel was developed with a 6,193 square-foot, single-family residence and attached garage.

Figure 1 – Aerial Map



Source: City GIS, 2026

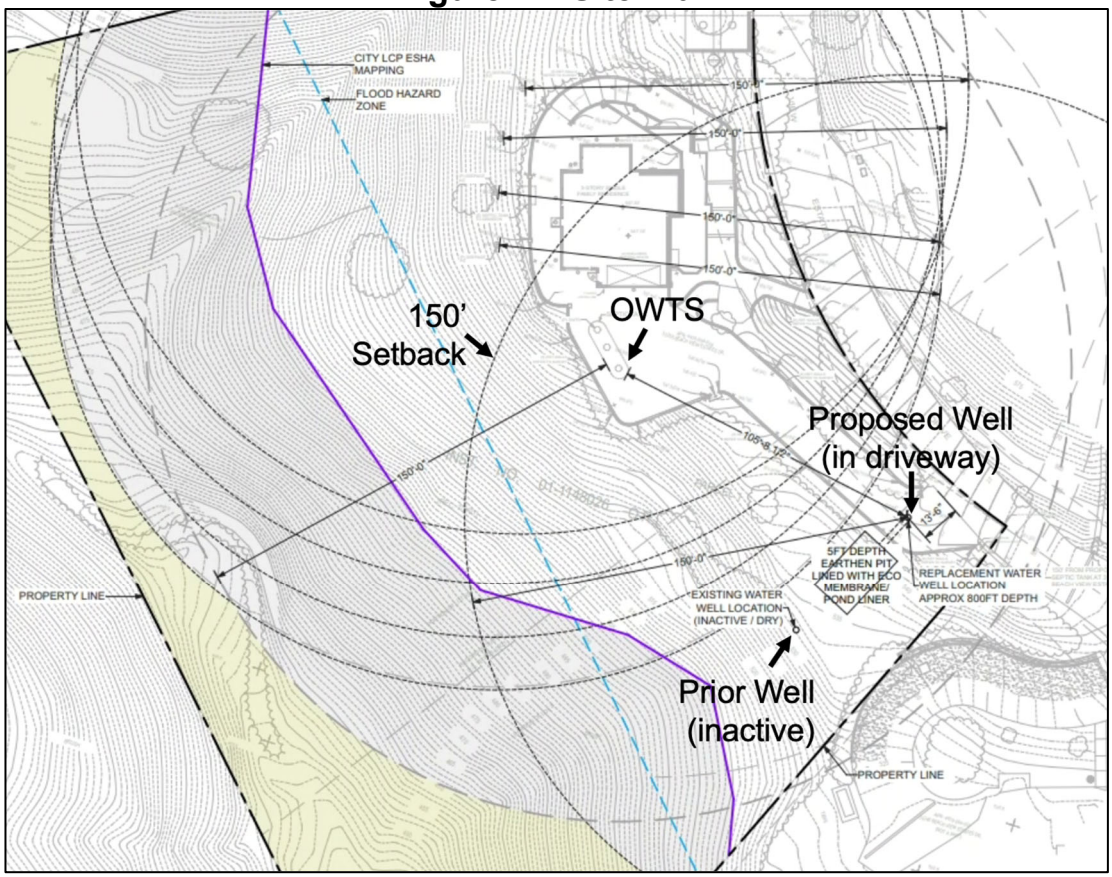
A replacement residence was approved via Planning Verification-Woolsey Fire (PVWF) No. 20-018 on March 20, 2020 for a like-for-like rebuild. De Minimis Waiver (DMW) No. 20-030 was approved on June 10, 2021 for a new OWTS. Administrative Plan Review-Woolsey Fire (APRWF) No. 22-018 was approved on May 10, 2024 for the addition of a basement, gates, retaining walls, and two 10,000-gallon, above-ground water storage tanks required by the Los Angeles County (County) Fire Department (LACFD). Due to the inability of County Waterworks District 29 (WD29) being able to provide public water service to the parcel, the proposed well would provide potable water for the replacement residence, irrigation for landscaping, and a source of water for use in fire suppression

associated with two water tanks. The prior residence also utilized a well for water service, which is no longer active, and a water delivery service to fill a 5,000-gallon water tank for potable water, irrigation, and fire suppression. The prior well location is approximately 50 feet to the southwest and downslope from the proposed location (Figure 2). Not being able to be served water by the County, the applicant must seek this replacement well in order to demonstrate they satisfy the LCP, specifically the Land Use Plan (LUP) Policy 5.46 which requires all new development demonstrate an adequate potable water supply is available to each parcel.

The proposed well location was identified in a hydrogeologic report prepared by Land Phases, Inc. dated October 18, 2024 and determined to be the optimal location to provide water service for the replacement residence. An updated letter from Land Phases, Inc. dated March 2, 2026 affirms that the original 2024 hydrological report remains valid for the proposed well. LCP Local Implementation Plan (LIP) Section 18.6(M) requires a minimum 150-foot setback between a water supply well and an OWTS. Due to the distance between the OWTS and optimal location for the proposed well, and other site constraints as described, VAR No. 26-004 is requested to authorize an approximate 30 percent reduction in the setback, from 150 feet to 105 feet, 8 inches (Figure 2). The reduced setback was reviewed and approved by the County Department of Public Health Drinking Water Program on August 22, 2023 (Attachment 2) where it was determined that no issues existed with the setback reduction due to site topography and the analysis in the hydrologic report. The reduced setback and proposed well were also reviewed and conditionally approved by the City's Environmental Health Administrator and geotechnical consultant reviewers for consideration of hydrogeologic factors including impacts to neighboring wells and nearby OWTS, as well as all other MMC and LCP requirements, subject to an approved VAR.

As shown in Figure 2 below, the proposed well is being placed on the previously developed, flatter portion of the lot and away from the steep slopes descending westerly. The previous well location was placed on those westerly slopes, closer to mapped environmentally sensitive habitat area (ESHA) offsite. The newly proposed well location was determined to be superior to the previous well to due its placement further away from the mapped ESHA and positioning on the flatter, pre-disturbed, portions of the lot. It is sited as far away as feasible from the ESHA but still within 150 feet of the site's OWTS. No feasible alternative exists which would place the well away from ESHA, be located on pre-disturbed flatter portions of the lot, and meet the 150-foot required setback. Therefore, the proposed well location appears to be the least environmentally damaging alternative since it has been determined that the less than 150-foot setback will not impact the water quality and potability of the well.

Figure 2 – Site Plan



Source: Applicant Plans, 2026

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	250 feet, 6 inches
Lot Width	337 feet, 9 inches
Gross Lot Area	87,564 square feet (2.01 acre)
Area of 1:1 Slopes	3,628 square feet
Area of Public Street Easements	0 square feet
Net Lot Area*	80,936 square feet (1.86 acre)

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

A small portion of the subject parcel is within the Appeal Jurisdiction as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map. However, the proposed development does not extend into the Appeal Jurisdiction. Therefore, as confirmed per the definition of Appealable Coastal Development in LIP Section 2.1, the proposed project is not appealable to the California Coastal Commission. The project site does not contain mapped trails on or adjacent to it, according to the LCP Park Lands Map. Segments of the LCP-designated Trancas Canyon Trail are oriented along a nearby road, Anacapa View

Drive, approximately 375 feet north and 785 feet west of the project site. The project site is not designated Environmentally Sensitive Habitat Area (ESHA) based on the LCP ESHA Overlay Map. However, a mapped blue line stream is located approximately 200 feet downslope from the project site and generally oriented along the parcel's southwestern property line. The mapped stream is considered ESHA pursuant to LIP Chapter 4. The proposed well location is located to the furthest extent feasible from the stream and well beyond the minimum 100-foot stream buffer required by LIP Section 4.6.1. As described in the hydrology report, the stream is not considered flowing as it only experiences concentrated surface flow during periods of significant and prolonged precipitation. The Trancas Canyon drainage course is located approximately 2,000 feet to the east of the subject parcel and is characterized as most often having flowing water in the canyon bottom. The City Biologist has reviewed and conditionally approved the proposed well location and determined that adverse impacts to significant biological resources are not expected.

The subject parcel is zoned RR-5 as are the surrounding parcels which are vacant or developed with a mix of one- and two-story single-family residences. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject parcel.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
Northwest	31270 Beach View Estates Dr	1.19 acres	RR-5	Vacant
North	31250 Beach View Estates Dr	0.97 acre	RR-5	Single-Family Residential
Northeast	31222 Beach View Estates Dr	0.97 acre	RR-5	Single-Family Residential
Northeast	31240 Beach View Estates Dr	2.02 acres	RR-5	Vacant, Previously Single-Family Residential (Woolsey Fire)
West	APN 4470-006-016	5.06 acres	RR-5	Vacant

Project Description

The proposed scope of work is as follows (Attachment 3 – Project Plans):

Construction

a. **Potable water well under the existing access driveway in a below-grade vault, approximately 800 feet deep and 8 inches in diameter to provide potable water service to the replacement single-family residence and irrigation for landscaping. In addition, a temporary earthen retention pit adjacent to the**

drilling site to impound the water discharge associated with drilling of the well will be constructed.

Discretionary Request

b. VAR No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and OWTS (105 feet, 8 inches proposed).

The proposed project includes drilling and casing for the proposed water well only. The well would provide water to two 10,000-gallon water storage tanks that were previously approved as part of APRWF No. 22-018 and would be utilized for potable water for residence, irrigation for landscaping, and fire suppression.

LCP Analysis

The LCP consists of the LUP and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere.

There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the *LIP Conformance Analysis* section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report, including the project site, the scope of work and evidence in the record, only the findings associated with the CDP including findings for the VAR are applicable. This chapter is discussed in the *LIP Findings* section of this report.

LIP Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the County Department of Public Health Drinking Water Program, and the LACFD (Attachment 4 – Department Review Sheets). All conditions of approval from reviewers are included in the draft resolution (Attachment 1). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies with the inclusion of the requested VAR.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth under LIP Sections 3.5 and 3.6. Development of the proposed well has been reviewed for conformance with the LCP by the Planning Division. The proposed well would be located 13.5 feet west of the easterly property line within the parcel's existing access driveway from Beach View Estates Dr. Subject to approval of VAR No. 26-004, the water well will maintain a minimum 105-foot 8-inch setback from the onsite OWTS. The proposed well location would not include any above-grade components as it would be fully contained within a below-grade vault. Due to its location below the existing access driveway, the well and vault would not increase the impermeable coverage area for the parcel. The project complies with the residential development standards of LIP Chapter 3.

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel. The project does not propose or require any non-exempt grading. Minimal excavation is proposed to drill the proposed well and the proposed excavation is considered exempt grading (understructure). The project complies with the grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert Wlodarski in January 2021, which concluded that the site has low potential for archeological resources. In addition, the project will not expand the existing developed and disturbed access driveway. Nevertheless, conditions in this document require that in the event that any potentially important cultural resources are found in the course of construction of the new water well, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board (SWRCB) because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the SWRCB as an ASBS as part of the California Ocean Plan. Standard conditions of approval require that prior to permit issuance, a Local Storm Water Pollution Prevention Plan be submitted and applicable permits from the RWQCB be

obtained. With the implementation of this condition, the project conforms to the water quality protection standards of LIP Chapter 17.

Furthermore, conditions of approval have also been applied to the project requiring approval from the Regional Water Quality Control Board (RWQCB) prior to water well construction. RWQCB and Public Works approval for the proper disposal of initial startup water have also been required to protect water quality.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project does not propose any changes to the approved OWTS. LIP Section 18.6(M) requires a minimum setback of 150 feet from the proposed well to the onsite OWTS. Subject to the approval of VAR No. 26-004 for a reduced setback of 105 feet 8 inches, the proposed well would otherwise be consistent with LIP Chapter 18. The reduced setback and proposed well were reviewed and conditionally approved by the City's Environmental Health Administrator for consistency with the Malibu Plumbing Code, MMC, and LCP. Furthermore, the reduced setback was reviewed and approved by the County Department of Public Health Drinking Water Program on August 22, 2023 where it was determined that no issues existed with the setback reduction due to site topography and the analysis in the hydrologic report.

LIP Findings

The LCP requires that findings be made for all CDPs pursuant to LIP Section 13.9. Additionally, findings for the Variance request must all be made pursuant to LIP Section 13.26.5 and MMC Section 17.72.06. Draft findings are provided within the resolution (Attachment 1) for the Commission's consideration.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project and 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Section 15303(e) – Accessory Structures. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On March 26, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and on March 27, 2026 mailed

the notice to all property owners and occupants within a 500-foot radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-17. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-17
2. County Water Well Permit
3. Project Plans
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 23-033 FOR THE CONSTRUCTION OF A NEW POTABLE WATER WELL TO SERVICE AN APPROVED REPLACEMENT SINGLE FAMILY RESIDENCE PREVIOUSLY DESTROYED IN THE WOOLSEY FIRE; INCLUDING VARIANCE NO. 26-004 FOR AN APPROXIMATE 30 PERCENT REDUCTION IN THE REQUIRED 150- FOOT SETBACK BETWEEN THE WELL AND AN ONSITE WASTEWATER TREATMENT SYSTEM, LOCATED IN THE RURAL RESIDENTIAL, FIVE-ACRE ZONING DISTRICT AT 31255 BEACH VIEW ESTATES DRIVE (CONSCIOUS CHOICE, LLC)

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

SECTION 1. Recitals.

A. In 2018, the Woolsey Fire destroyed a 6,193 square-foot, single-family residence and attached garage on the subject parcel.

B. On March 20, 2020, the City approved Planning Verification-Woolsey Fire (PVWF) No. 20-018 for a like-for-like replacement residence and attached garage.

C. On June 10, 2021, the City approved De Minimis Waiver (DMW) No. 20-030 for a new onsite wastewater treatment system (OWTS) to serve the replacement residence).

D. On May 10, 2024, the City approved Administrative Plan Review-Woolsey Fire (APRWF) No. 22-018 for the addition of a basement, gates, retaining walls, and two 10,000-gallon, above-ground water storage tanks required by the Los Angeles County (County) Fire Department (LACFD).

E. On May 15, 2023, an application for Coastal Development Permit (CDP) No. 23-033 was submitted to the Planning Division by applicant Keystone Strategic Planning on behalf of property owner, Conscious Choice, LLC. Variance (VAR) No. 26-004 was subsequently requested by the applicant. The application was routed to the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, County Waterworks District No. 29 (WD29), and the LACFD for review.

F. On March 10, 2026, a Notice of CDP Application was posted on the subject parcel.

G. On March 14, 2026, the CDP application was deemed complete for processing.

H. On March 26, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu.

I. On March 27, 2026, a Notice of Planning Commission Public Hearing was mailed to all property owners and occupants within a 500-foot radius of the subject parcel.

J. On April 20, 2026, the Planning Commission held a duly noticed public hearing on the

subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

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

SECTION 3. Coastal Development Permit Findings.

Based on substantial evidence contained within the record, including the agenda report for the project and the hearing on April 20, 2026, and pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Sections 13.7(B) and 13.9 and the Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 23-033 and VAR No. 26-004 to construct a new potable water well to service an approved replacement single-family residence previously destroyed in the Woolsey Fire; including VAR No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and an OWTS, located in the Rural Residential, Five-Acre (RR-5) zoning district at 31255 Beach View Estates Drive.

A. General Coastal Development Permit (LIP Chapter 13)

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

The proposed project is located in the RR-5 residential zoning district, an area designated for and previously associated with active residential use. Prior to the Woolsey Fire in 2018, a single-family residence existed on the subject parcel and was served by a private well approximately 50 feet to the southwest and downslope from the proposed well location. The proposed location was identified in a hydrogeologic report prepared by Land Phases, Inc. dated October 18, 2024 and determined to be the optimal location to service the potable water needs of a replacement residence and irrigation for onsite landscaping. The report analyzed the local geology, subsurface conditions, and groundwater conditions pertaining to the proposed project, and found that the proposed well is suitable for the intended residential use. An updated letter from Land Phases, Inc. dated March 2, 2026 affirms that the original 2024 hydrological report remains valid for the proposed well.

The proposed project has been reviewed for conformance with the LCP and, as conditioned, conforms to the LCP. LCP Land Use Plan Policy 5.47 states that new water wells shall minimize individual and cumulative impacts on groundwater, streams, springs, or seeps, and their associated riparian habitats. The nearest designated United States Geological Survey blue line drainage course is generally along the southwestern property line, approximately 200 feet southwest and significantly downslope of the proposed water well location. As described in the

hydrology report, the stream is not considered flowing as it only experiences concentrated surface flow during periods of significant and prolonged precipitation. The Trancas Canyon drainage course is located approximately 2,000 feet to the east of the subject parcel and is characterized as most often having flowing water in the canyon bottom. Due to topography and distance, no impacts to either drainage course are anticipated from the installation of the proposed well.

Furthermore, the project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the County Department of Public Health Drinking Water Program, and the LACFD. As discussed herein, based upon submitted reports, project plans, and detailed site investigation, the proposed project, as conditioned and inclusive of the VAR for a reduced setback between the proposed well and onsite OWTS, conforms to the LCP.

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

3. The project is the least environmentally damaging alternative.

As proposed, the project would not result in adverse impacts to coastal resources. The project consists of a new potable water well to replace an existing well that is located approximately 50 feet to the southwest and downslope of the proposed well location. The prior well provided water service to a previously existing single-family residence on the parcel that was destroyed in the Woolsey Fire in 2018. The prior well is currently inactive and dry. The proposed well is located upslope from the prior well location and further away from the mapped blue-line stream located downslope along the parcel's southwest property line. The proposed well would be entirely contained within the previously disturbed and graded development envelope, and under the existing access driveway. No disturbance to natural vegetation would result from the installation and operation of the proposed well. The proposed well would provide potable water to the single-family residence and irrigation for the existing residential landscaping onsite. The project's geotechnical consultant, and confirmed by the City's geotechnical consultants, have determined that the project will not result in significant adverse impacts to hydrogeology in the area including groundwater levels, nearby OWTS, undisturbed areas, or nearby streams.

The proposed well could be relocated to another location on the subject parcel; however, an alternate location has not been identified that would be environmentally superior over the proposed location. In order to meet the LIP's minimum 150-foot setback requirement between the OWTS and proposed well location, an alternate well location would need to be developed in the western portion of the property, downslope, and closer to the mapped stream Environmentally Sensitive Habitat Area (ESHA). Additionally, the western area of the parcel is mapped within a flood hazard easement, making this portion of the parcel less suitable for a water well when other locations exist onsite out of the flood hazard. The proposed well is further upslope and away from the mapped blue line stream and has been sited completely within a previously developed area on the parcel under the existing access driveway.

The proposed project does not include any other development, including brush clearance

or vegetation, and the proposed scope of work has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, the LACFD. The proposed well location, including proximity to the onsite OWTS, has been reviewed and approved by the County Department of Public Health Drinking Water Program. As proposed, the proposed well location is the least environmentally damaging alternative.

The proposed well is being placed on the previously developed, flatter portion of the lot and away from the steep slopes descending westerly. The previous well location was placed on those westerly slopes, closer to mapped ESHA offsite. The newly proposed well location was determined to be superior to the previous well to due its placement further away from the mapped ESHA and positioning on the flatter, pre-disturbed, portions of the lot. It is sited as far away as feasible from the ESHA but still within 150 feet of the site's OWTS. No feasible alternative exists which would place the well away from ESHA, be on pre-disturbed flatter portions of the lot, and meet the 150-foot required setback. Therefore, the proposed well location is the least environmentally damaging.

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

The site of development is not designated ESHA based on the LCP ESHA Overlay Map. A mapped blue line stream is located approximately 200 feet downslope from the project site and generally oriented along the parcel's southwestern property line. The proposed well location is located to the furthest extent feasible from the stream and well beyond the minimum 100-foot stream buffer required by LIP Section 4.6.1. As described in the hydrology report, the stream is not considered flowing as it only experiences concentrated surface flow during periods of significant and prolonged precipitation. The Trancas Canyon drainage course is located approximately 2,000 feet to the east of the subject parcel and is characterized as most often having flowing water in the canyon bottom. The City Biologist has reviewed and conditionally approved the proposed well location and determined that adverse impacts to significant biological resources are not expected to occur. Due to the location of the proposed well, the project is not subject to review by the Environmental Review Board. Therefore, this finding is not applicable.

B. Variance No. 26-004 from LIP Section 18.6(M) for a Reduced Setback from the OWTS (LIP Section 13.26.5)

1. There are special circumstances or exceptional characteristics applicable to the subject property, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.

The subject parcel consists of a new water well for a Woolsey Fire rebuild residence that was approved by PVWF No. 20-018 and is currently being constructed. The previously existing residence utilized a private onsite well, as well as a water delivery service to fill a 5,000-gallon water tank for potable water, irrigation, and fire suppression. In the aftermath of the fire, the property owner would like to establish a more reliable source of water and is requesting the approval of the proposed water well to serve the property and fill the two, previously approved,

10,000-gallon water tanks required by the LACFD for the replacement residence. The replacement residence is located near the eastern portion of the property and served by an existing driveway from the east. The proposed well is sited approximately 106 feet to the east of the replacement residence and 105 feet, 8 inches from the septic tank associated with the onsite OWTS. The approved septic tank associated with the OWTS is located next to the residence within the driveway for ease of access, maintenance, and service. Outside of the existing pad and driveway, the property slopes to the southwest and includes a mapped stream ESHA generally along the southwestern property line. In order to maximize the distance from the approved septic tank, limit potential impacts to landform alteration, and increase the distance between the mapped stream ESHA and water well, the proposed well is sited to the east and upslope on the parcel within the driveway. In order to meet the LIP's minimum 150-foot setback requirement between the OWTS and proposed well location, an alternate well location would need to be developed in the western portion of the property, downslope, and closer to the mapped stream ESHA. Additionally, the western area of the parcel is mapped within a flood hazard easement, making this portion of the parcel less suitable for a water well when other locations exist onsite out of the flood hazard.

Prior to the Woolsey Fire, the subject parcel benefitted from use of an onsite water well. Currently, neighboring parcels benefit from active water wells. The approval of the proposed well location within the 150-foot setback would allow for sufficient water service to the subject parcel, including fire suppression protection and irrigations for landscaping associated with the replacement residence. The proposed use is allowed within the RR-5 residential zone and consistent with privileges enjoyed by other parcels in the vicinity and under the identical zoning classification as the subject parcel.

2. The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone(s) in which the property is located.

1. The requested variance is for an approximate 30 percent reduction in the LIP's minimum standard of 150 feet between an OWTS and water well. The reduced setback was reviewed and approved by the County Department of Public Health Drinking Water Program on August 22, 2023 where it was determined that no issues existed with the setback reduction due to site topography and the analysis in the project's hydrologic report. The reduced setback and proposed well were also reviewed and conditionally approved by the City's Environmental Health Administrator for consistency with the Malibu Plumbing Code, MMC, and LCP, subject to an approved variance. The granting of a variance would allow for a more reliable source of water for potable use, irrigation, and fire suppression for the subject parcel, the latter of which would also be a benefit to the surrounding residences in an area that does not have public water service from WD29. The previously existing residence utilized one 5,000-gallon water tank that was filled by a water delivery service. Post-fire, the LACFD has required and approved two 10,000-gallon water tanks onsite to serve the replacement residence. Approval of the variance would allow a new onsite well to be installed that would fill the two 10,000-gallon water tanks. This would also allow for reduced water delivery trips on neighboring roads and provide additional water availability in the area should it be necessary for fire suppression purposes. Thie variance has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, and City Public Works Department. The project consultants have also confirmed that the reduced setback is adequate for water service and safe. As proposed and conditioned, the variance would not be detrimental to the public interest and would be considered to result in an improvement to the safety, health, and welfare of residents of

the subject parcel and surrounding parcels.

3. The granting of the variance will not constitute a special privilege to the applicant or property owner.

The subject parcel is zoned RR-5 and is surrounded by parcels under the same zoning classification. LIP Chapter 3.A.1 states that the purpose of the RR District is intended for sensitively designed, large lot single family residential development, with agricultural uses and animal keeping which respects surrounding residents and the natural environment as accessory uses. This district incorporates a variety of natural resources and amenities. The parcels immediately to the north, northeast, and east benefit from existing water wells, as did the previously existing residence on the subject parcel prior to the Woolsey Fire. There are no residences on the adjacent parcels to the northwest, west, and south. The granting of the requested variance would provide a reliable water source for the subject parcel that has historically utilized a private well and water delivery service to fill an existing water storage tank. The proposed water well would allow the subject parcel to have a similar, reliable source of water onsite that neighboring properties benefit from. Therefore, allowance of the proposed well location would not constitute a special privilege to the applicant or property owner.

4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.

As previously discussed, there are existing private water wells that serve the parcels to the north, northeast, and east of the subject parcel. There are no residences on the adjacent parcels to the northwest, west, and south. The subject parcel is currently under construction for a replacement residence previously destroyed by the Woolsey Fire in 2018. The proposed water well is an allowable accessory use to the primary residential use approved on the parcel. As proposed, such a variance would not be contrary or in conflict with the general purposes and intent of LIP Chapter 13, nor the goals or the objectives of the LCP.

5. For variances to environmentally sensitive habitat area buffer standards or other environmentally sensitive habitat area protection standards, that there is no other feasible alternative for siting the structure and that the development does not exceed the limits on allowable development area set forth in Section 4.7 of the Malibu LIP.

The requested variance is not associated with a reduction to ESHA buffer or other ESHA standards. No ESHA is present within the proposed development site. The proposed well location would relocate an existing onsite well location further from mapped stream ESHA located approximately 200 feet downslope from the proposed location in an already developed area of the parcel furthest away from the onsite stream ESHA. However, a reduction in the LIP's minimum setback of 150 feet between the proposed well location and the onsite OWTS is necessary to install the well in this location. Otherwise, if the 150-foot setback were to be maintained, an alternate well location would need to be on the western portion of the parcel and anticipated to be within the 100-foot stream ESHA buffer. As proposed, the variance allows the greatest protection of ESHA related to the installation of a well on the subject property and will not increase the development area on the property consistent with Section 4.7 of the Malibu LIP.

6. For variances to stringline standards, the project provides maximum feasible protection to public access as required by Chapter 12 of the Malibu LIP.

The subject parcel is not located on the beach and does not require a variance to stringline standards. Therefore, this finding does not apply.

7. The variance request is consistent with the purpose and intent of the zone(s) in which the site is located. A variance shall not be granted for a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

The subject parcel is zoned RR-5 and is currently under construction for a replacement residence previously destroyed by the Woolsey Fire in 2018. The proposed water well is an allowable accessory use to the primary residential use approved on the parcel. The use of the parcel for single-family residential is a permitted use in the RR-5 zone and water wells are standard accessory uses to residences in rural areas to provide necessary water for potable uses, irrigation, and fire suppression. The proposed variance would allow an approximate 30 percent reduction in the LIP's minimum setback between the proposed well and onsite OWTS, while avoiding potential impacts to onsite ESHA should an alternate location be necessary to comply with the 150-foot requirement.

8. The subject site is physically suitable for the proposed variance.

The subject parcel was previously developed for residential use and is currently under construction with a replacement residence previously destroyed by the Woolsey Fire in 2018. The proposed well location is within the existing access driveway near Beach View Estates Drive. The well would be located in a below-grade vault. The proposed well design and location, including the reduced setback to the onsite OWTS, has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, and City Public Works Department. The project consultants have also confirmed that the reduced setback is adequate for water service and safe. Based on the City's reviews and approval for the well location from the County Department of Public Health Drinking Water Program, the parcel and development site are physically suitable for the proposed well and would not create any impacts with the proximity of the water well to the OWTS.

9. The variance complies with all requirements of state and local law.

The proposed setback reduction provides an approximate 105-foot, 8-inch setback between the onsite OWTS and proposed well location. The proposed location was reviewed and approved by the County Department of Public Health Drinking Water Program. The proposed reduction and design have been reviewed for conformance with the LCP and MMC by the Planning Division, City Biologist, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, and the LACFD. Inclusive of the variance and as previously described, the proposed well and reduced setback are in compliance with all requirements of state and local law.

10. A variance shall not be granted that would allow reduction or elimination of public parking for access to the beach, public trails or parklands.

The requested variance is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parklands. The subject parcel is inland and not located on the beach or coastal bluff. The proposed well location is on the subject parcel within

the existing access driveway and not within the Beach View Estates Drive public right of way. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map. Segments of the LCP-designated Trancas Canyon Trail are oriented along a nearby road, Anacapa View Drive, approximately 375 feet north and 785 feet west of the project site. There is currently no public parking on the subject parcel. Granting the proposed variance would not result in impacts to public parking or recreational access in the area.

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

The proposed well location is not located within an ESHA buffer or ESHA, and no ESHA is present within the project site. A mapped blue line stream is located approximately 200 feet downslope from the project site and generally oriented along the parcel's southwestern property line. The mapped stream is considered ESHA pursuant to LIP Chapter 4. The proposed well location is located to the furthest extent feasible from the stream and well beyond the minimum 100-foot stream buffer required by LIP Section 4.6.1. Inclusive of a variance to reduce the LIP's minimum setback between a water well and OWTS, the proposed well location would relocate an existing onsite well location further from mapped stream ESHA and place it in an already developed area of the parcel. As proposed, the proposed well location provides the greatest protection of ESHA related to the installation of a well on the subject parcel. The City Biologist reviewed and conceptually approved the proposed project and determined that the project is not expected to result in any adverse impacts to significant biological resources. Therefore, the findings of LIP Chapter 4 are not applicable.

D. Native Tree Protection (LIP Chapter 5)

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

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those coastal development permit applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The subject parcel is located one-half mile north of PCH, an LCP-designated scenic road, in the foothills of the Trancas Highlands. The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map. Segments of the LCP-designated Trancas Canyon Trail are oriented along a nearby road, Anacapa View Drive, approximately 375 feet north and 785 feet west of the project site. No parklands are in the vicinity of the subject parcel. As the proposed well location would be entirely within the existing access driveway in a below-grade vault, the proposed development would not be visible from any scenic area, scenic road, or public viewing area. Therefore, the findings of LIP Chapter 6 are not applicable.

F. Transfer of Development Credit (LIP Chapter 7)

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

G. Hazards (LIP Chapter 9)

The project consists of the construction of a private water well in an existing access driveway to provide potable water for the replacement residence, irrigation for landscaping, and a source of water for use in fire suppression associated with two, previously approved, 10,000-gallon water tanks onsite. The proposed well has been reviewed for conformance with the LCP by the Planning Division, City geotechnical consultant reviewers, City Environmental Health Administrator, City Public Works Department, and the LACFD. The project is not anticipated to result in potentially significant adverse impacts on site stability or structural integrity. Therefore, the findings of LIP Chapter 7 are not applicable.

H. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel is not located on a beach or coastal bluff. Therefore, the findings of LIP Chapter 10 are not applicable.

I. Public Access (LIP Chapter 12)

The project site is not located along or near the shore, bluff-top or recreational area, and has no trails on or adjacent to it according to the LCP Park Lands Map. Segments of the LCP-designated Trancas Canyon Trail are oriented along a nearby road, Anacapa View Drive, approximately 375 feet north and 785 feet west of the project site. The proposed well location would be entirely within the existing access driveway in a below-grade vault on the subject parcel and would not result in any impacts to public access or recreation in the area. Therefore, the findings of LIP Chapter 12 are not applicable.

J. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 23-033 and VAR No. 26-004, subject to the following conditions.

SECTION 5. 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. Approval of this application is to allow for the project described herein. The scope of work approved includes:

Construction

a. Potable water well under the existing access driveway in a below-grade vault, approximately 800 feet deep and 8 inches in diameter to provide potable water service to the replacement single-family residence and irrigation for landscaping. A temporary disposal area 5-feet deep lined with an ECO Membrane Pond Liner will be utilized for drilling of the new water well and subsequently removed to an appropriate off-site disposal area.

Discretionary Request

b. VAR No. 26-004 for an approximate 30 percent reduction in the required 150-foot setback between the well and OWTS (105 feet, 8 inches proposed).

The proposed project includes drilling and casing for the proposed water well only. The well would provide water to two 10,000-gallon water storage tanks that were previously approved as part of APRWF 22-018 and would be utilized for potable water for residence, irrigation for landscaping, and fire suppression.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 10, 2026**. 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 issuance of any development permits.

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

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

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

8. All development shall conform to requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29 and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

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

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.

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

Cultural Resources

12. 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.

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

Site-Specific Conditions

14. This approval is only for the installation of a water well and does not constitute approval for any other development or activities on the subject parcel. Minor adjustments to the location of the water well may be permitted by the Community Development Director provided that the setbacks between the onsite septic system and other applicable structures are not further reduced beyond the authorized setback herein, and the minor adjustment is otherwise consistent with all development standards. Should the setback be reduced less than 105 feet, 8 inches, an amendment to this CDP and VAR shall be required with an updated approval from the County Department of Public Health.

15. Prior to issuance of building or grading or excavation permits, the applicant shall provide the Planning Division with a copy of a well-yield test permit from the County Department of Public Health.

16. Prior to issuance of building permits or final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall provide the Planning Division with approval from County Department of Public Health for connection of the new water well to the approved two 10,000-gallon water tanks.

17. If the water well is excavated and found not to satisfy the requirements of potable water to serve the single-family residence, the water well shall be properly restored and abandoned, as instructed by the County Department of Public Health. The applicant shall promptly notify the Community Development Department to coordinate how potable water service would be provided on the subject property. An amendment to this CDP or other City approval may be necessary at the discretion of the Community Development Director.

Biology / Landscaping

18. 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.

19. 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.

Onsite Wastewater Treatment System

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

21. County Public Health approval: Prior to City Environmental Health approval, the applicant shall demonstrate County Department of Public Health approval of the well for water supply yield and water quality requirements. City Environmental Health final approval of the water supply well is required.

22. Environmental Health Final Review Fee: A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City for Environmental Health Building Plan Check review.

Grading / Drainage / Hydrology

23. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. A note shall be placed on the project that addresses this condition.

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

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	Sediment Controls Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

25. Since this work has been proposed to be completed without the RWQCB permit, the applicant must capture all of the water from the drill operations in tanks and haul to an appropriate facility.

26. The applicant shall not discharge any water generated during the development of the proposed well. As proposed, the earthen pit shall be lined to prevent any and all drill wastewater from infiltration.

27. The applicant must provide a permit or certified copy from the receiving authority granting the applicant's disposal water. The applicant shall submit the manifest prior to final inspection.

28. The work shall be performed in conformance with the management plan set forth in the memo dated October 10, 2025 from Hayward Environmental Consulting (HEC), as submitted with the CDP application.

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

30. For projects including installation of a private water well, prior to final inspection (or project sign, as applicable) by the Building Safety Division, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a backflow prevention device.

Construction / Framing

31. 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.

32. 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.

Fixed Conditions

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

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

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

PASSED, APPROVED AND ADOPTED this 20th day of April 2026.

_____
Elizabeth Riddick, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-17 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 20th day of April 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

ENVIRONMENTAL HEALTH

Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
Telephone: (626) 430-5420 • Facsimile: (626) 813-3013 • Email: waterquality@ph.lacounty.gov
http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

SR0350486 – 31255 Beach View Estates, Malibu CA, 90265

Work Plan Approval

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS FOR WELL PERMIT APPROVAL
31255 Beach View Estates	Malibu	90265	mrasmussen@keystoneplanners.com

NOTICE:

- WORK PLAN APPROVALS ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE).
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- WORK PLAN APPROVALS ARE LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- ***ONCE APPROVED NOTIFY INSPECTOR AT phabib@ph.lacounty.gov PREFERABLY 3 BUSINESS DAYS BEFORE WORK IS SCHEDULED TO BEGIN.***

TO BE COMPLETED BY DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM:

WORK PLAN APPROVED (CONSTRUCION OF 1 PRODUCTION WELL) ***DATE: August 22, 2023***

ADDITIONAL APPROVAL CONDITIONS:

- Well drilling or construction shall not start before a final Coastal Development Permit is obtained from the City of Malibu.
- Work plan approval is issued for scope of work submitted to the Drinking Water Program. Any modifications to the scope of work will require additional work plan review.
- Casing spacers shall be used within the interval(s) to be sealed to separate well casing, gravel tube, sounding tube or other tubes/casings from one another in a borehole.
- Ensure to backfill using a tremie pipe or equivalent, proceeding upward from the bottom of the boring.
- The construction/destruction of wells must comply with all applicable requirements published in the California Well Standards (Bulletins 74-81 and 74-90), Los Angeles County Code and all other applicable laws.
- Submit well completion report/log to ***phabib@ph.lacounty.gov*** within 30 days from the date its construction/destruction is completed.
- Drillers shall submit their well completion reports to the Department of Water Resources through the Online System of Well ; (OSWCR) at https://civicnet.resources.ca.gov/DWR_WELLS.

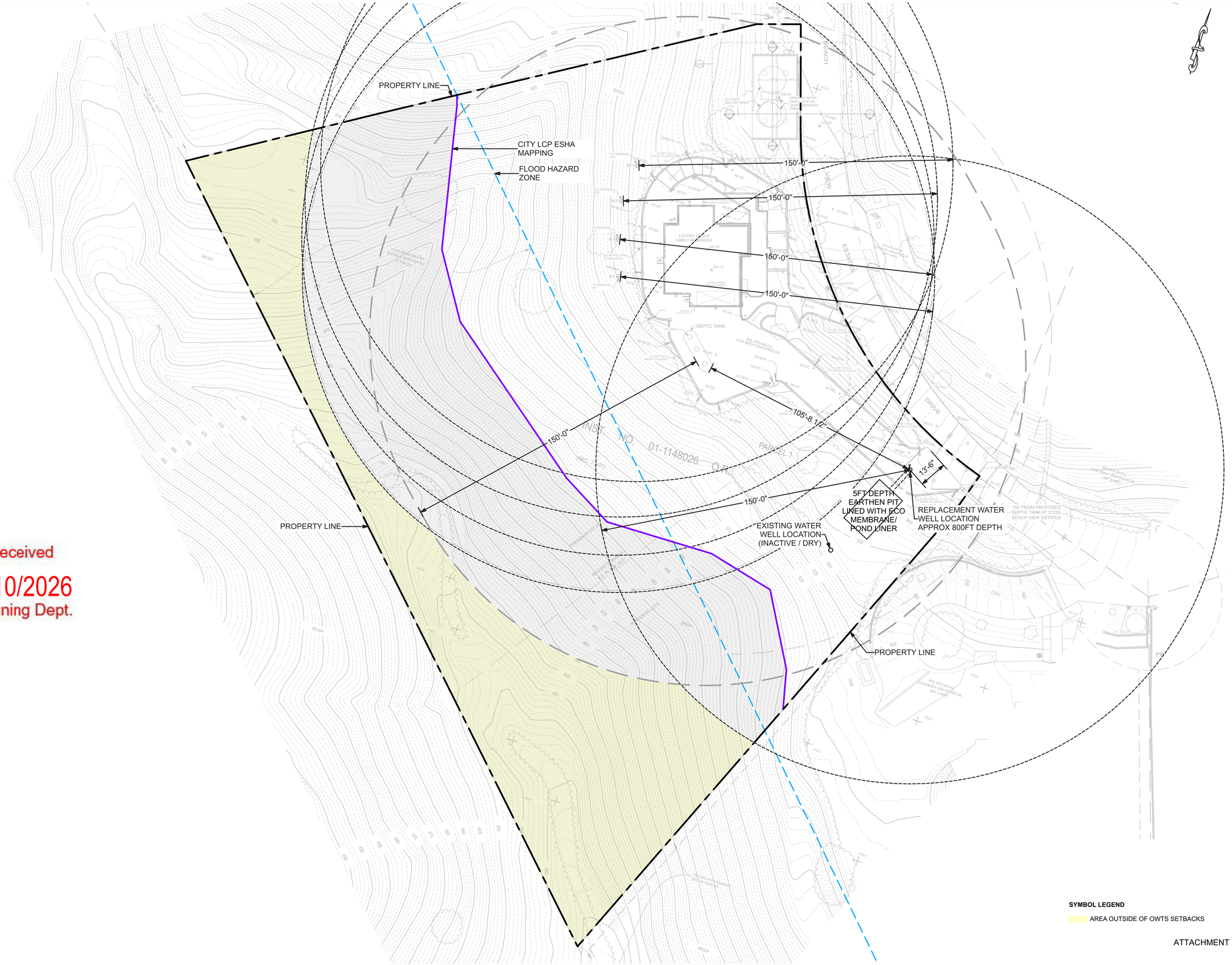
REHS NO: 5770

Peter Habib, REHS

Peter Habib

☐ ANNULAR SEAL FINAL INSPECTION REQUIRED	☐ WELL COMPLETION LOG REQUIRED
DATE ACCEPTED: REHS signature	DATE ACCEPTED: REHS signature
☐ WATER QUALITY—BACTERIOLOGICAL STANDARDS REQUIRED	☐ WATER QUALITY—CHEMICAL STANDARDS REQUIRED
DATE ACCEPTED: REHS signature	DATE ACCEPTED: REHS signature
☐ WATER SUPPLY YIELD REQUIRED	☐ OTHER REQUIREMENT
DATE ACCEPTED: REHS signature	DATE ACCEPTED: REHS signature

ATTACHMENT 2



Received
2 /10/2026
Planning Dept.

BEACH VIEW ESTATES RESIDENCE

31255 BEACH VIEW ESTATES
Malibu, CA

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/2025
STATE OF CALIFORNIA

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

MARK	DATE	DESCRIPTION
	2022-08-25	PLANING DEPT. SUBMITTAL

BURDGE ARCHITECTS
24911 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL. 310-456-5905

SHEET TITLE

SITE PLAN

SYMBOL LEGEND

AREA OUTSIDE OF OWTS SETBACKS

ATTACHMENT 3

DRAWING NO.
A-0.3

PROJECT	BEACH VIEW ESTATES RESIDENCE
DATE	Plot Date: 2026/02/06
SCALE	1" = 20'
DRAWN BY	D.W.B.,

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 03/31/2025

PROJECT NUMBER: CDP 23-033

JOB ADDRESS: 31255 BEACH VIEW ESTATES DR

APPLICANT / CONTACT: Martin Rasmussen, Keystone Strategic Planning

APPLICANT EMAIL: mrasmussen@keystoneplanners.com

PLANNER: Richard Greenbauer

PROJECT DESCRIPTION: New water well

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 4/7/25

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)	Martin Rasmussen, Keystone Strategic Planning mrasmussen@keystoneplanners.com		
Project Address:	**31255 BEACH VIEW ESTATES DR** Malibu, CA 90265		
Planning Case No.:	CDP 23-033		
Project Description:	New water well		
Date of Review:	April 5, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/31/25
Site Survey:	3/31/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	3/31/25
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	5/24/23 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. Pursuant to Malibu LIP 4.4.4, the new water well is exempt from the biological assessment and environmental review board because it is an "addition to existing structures that are within the lawfully established graded pad area, or the existing developed/landscaped area if there is no graded pad, and that do not require additional fuel modification". The water well is in the existing driveway and does not require any fuel modification.

RECOMMENDATIONS:

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

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

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

-o0o-

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

cc: Planning Project file
Planning Department

City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861
(310) 456-2489 FAX (310) 456-3356 www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **REVISED DATE** 03/31/2025

PROJECT NUMBER: CDP 23-033

JOB ADDRESS: 31255 BEACH VIEW ESTATES DR

APPLICANT / CONTACT: Martin Rasmussen, Keystone Strategic Planning

APPLICANT EMAIL: mrasmussen@keystoneplanners.com

PROJECT DESCRIPTION: New water well

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Sammak 4/30/2025

Signature **Date**

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

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

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)	Martin Rasmussen mrasmussen@keystoneplanners.com		
Project Address:	**31255 Beach View Estates** Malibu, California 90265		
Planning Case No.:	CDP 23-033		
Project Description:	Water Well		
Date of Review:	April 30, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Architectural Plans:	Burdge Architects: Plans dated 4-20-2023
Grading Plans:	
OWTS Plan:	EPD Consultants: Plot Plan dated 3-31-2023, 2-24-2025
OWTS Report:	EPD Consultants: Report dated 2-24-2025
Geology Report:	Land Phases: Hydrogeologic Report dated 10-18-2024. Alpine Geotechnical: Reports dated 2-15-2021, 4-26-2021, 8-26-2021.
Miscellaneous:	Los Angeles County Drinking Water Program Work Plan approval dated 8-22-2023
Previous Reviews:	7-3-2023

REVIEW FINDINGS

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

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 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 for Building Plan Check Approval:

1) **OWTS on Project Plans:** The final project plans must show the existing onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

2) **LA County Public Health approval:** Prior to City of Malibu Environmental Health approval, the applicant shall demonstrate Los Angeles County Department of Public Health approval of the well for water supply yield and water quality requirements.

    - City of Malibu Environmental Health approval of the water supply well is required.

3) **Environmental Health Final Review Fee:** A fee in accordance with the adopted fee schedule at the time of building plan check submittal shall be paid to the City of Malibu for Environmental Health Building Plan Check review.

-o0o-

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

cc: Environmental Health file
Planning Department

31255 BEACH VIEW ESTATES DR (CDP 23-033)
MALIBU, CA 90265

S.F.D.:	4 Bedroom/57 Fixture Units (N)
TREATMENT TANK:	Existing 1,000 Gallon Septic Tank to be replaced with 3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	1 – 6' x 24' BI w/10' Cap (N) (projected; B-1)
	1 – 6' x 21' BI w/11' Cap (N) (projected; B-2)
	1 – 6' x 20' BI w/11' Cap (N) (projected; B-3)
FUTURE:	1 – 6' x 19.5' BI w/10' Cap (F) (projected; B-4)
PERC RATE:	3,190 gpd/7.06 gpsf (proj; B-1)
	3,692 gpd/9.33 gpsf (proj; B-2)
	5,928 gpd/15.7 gpsf (proj; B-3)
	12,285 gpd/33.4 gpsf (proj; B-4)
DESIGNER:	Kevin Poffenbarger, RCE 69089
REFERENCE:	EPD: OWTS report dated 10-30-2020; Add I report dated 4-13-2021, 2-24-2025
	Alpine Geotechnical: Geologic and Soils Engineering report dated 9-30-2020; Add I letter dated 1-29-2021; Add II letter dated 4-26-2021
	Landphases: Hydrogeology Report dated 10-18-2024

*SEE REVERSE SIDE FOR MORE OWTS INFORMATION.

NOTES:

1. This conformance review is for a new water well to serve a new single-family dwelling only.
2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of review treatment.
3. This review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
4. A new advanced onsite wastewater treatment system (OWTS) will be installed under a separate permit (City of Malibu Planning case # DMW 20-030). The advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 4/30/2025

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

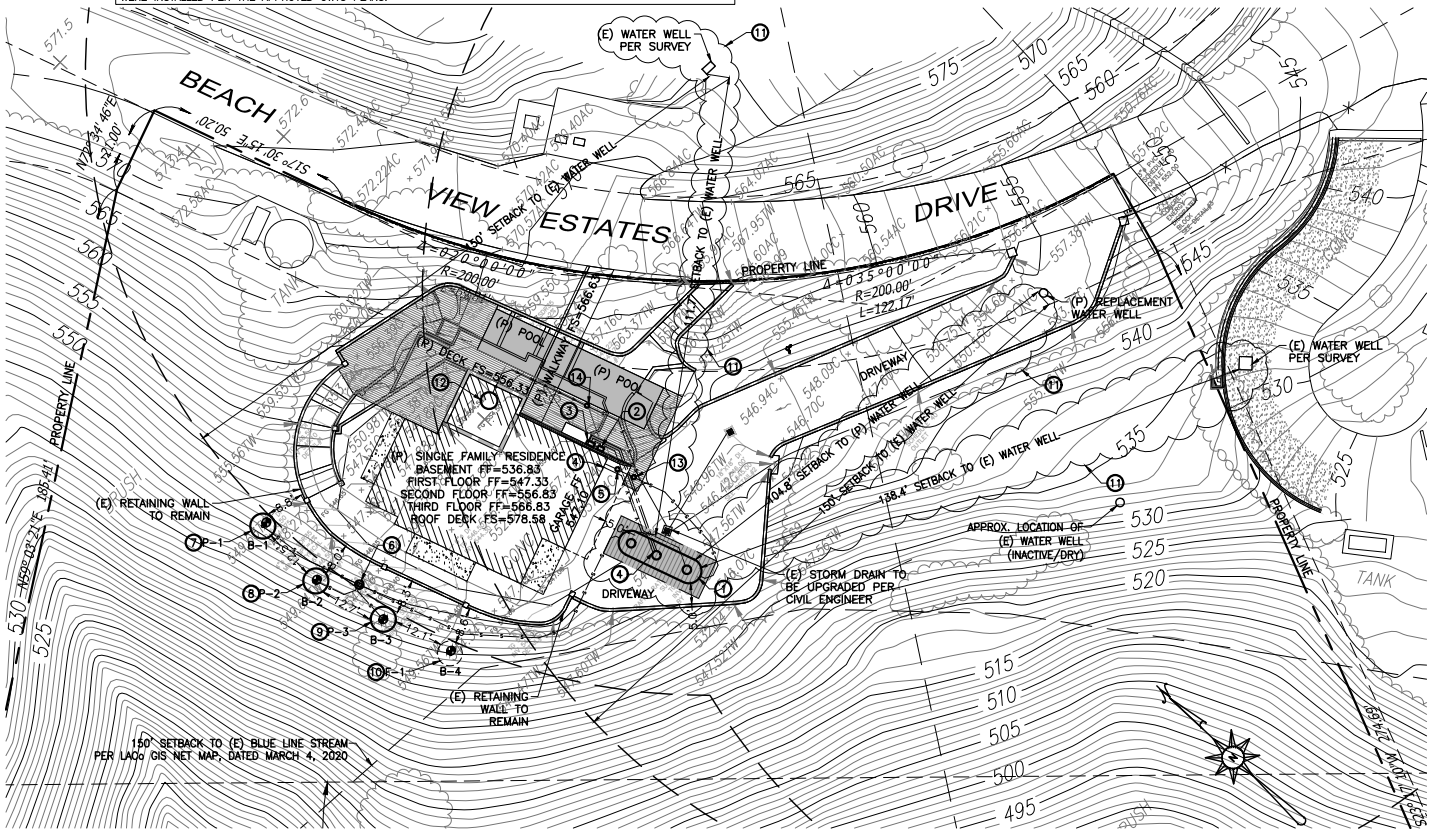
KEY:
- PROPERTY LINE
- EASEMENT
- (P) STRUCTURE
- (E) RETAINING WALL
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (AIR)
- (P) SS PIPES (VENT)
- (P) SS PIPES (ELECTRICAL)
- (P) PRESENT SEEPAGE PIT
- (P) FUTURE SEEPAGE PIT
- GEOLOGIC BORINGS (B-X) APPROX. PER ALPINE GEOTECHNICAL, INC.

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
PSP	PER SEPARATE PERMIT
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER

NOTES:
1. ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION PLAN PER DETAIL 1, SHEET W0.00.
2. OWS GENERAL NOTES PER DETAIL 2, SHEET W0.00.
3. OWS REDUCTION IN SETBACK CERTIFICATIONS PER DETAIL 3, SHEET W0.00.
4. OWS PROCESS FLOW SCHEMATIC PER DETAIL 4, SHEET W0.00.
5. OWS CALCULATIONS PER DETAIL 5, SHEET W0.00.
6. OWS KEYNOTES PER DETAIL 6, SHEET W0.00.
7. OWS SEEPAGE PIT ELEVATIONS PER DETAIL 7, SHEET W0.00.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=30'

GRAPHIC SCALE: 1"=30'

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	BUILDING PLAN CHECK SUBMITTAL	8/16/21	WHA
2	PROPOSED BASEMENT FIXTURES	8/26/22	WHA
3	PROPOSED WATER WELL	4/10/23	AF
4	PROPOSED WATER WELL (CDP 23-033)	2/24/25	WHA

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

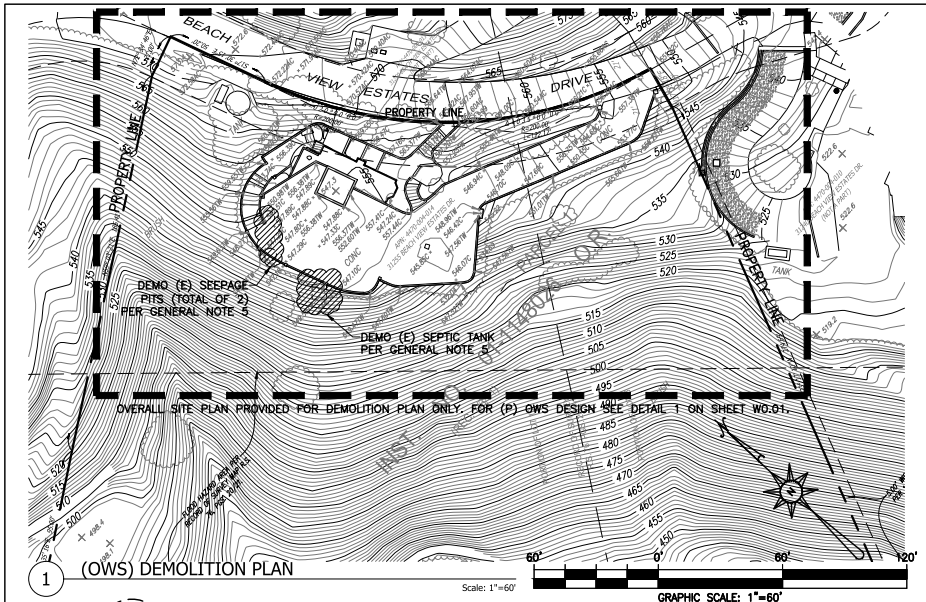
PROJECT: 31255 BEACH VIEW ESTATES DRIVE MALIBU, CA 90265

DATE	SCALE	DRAWN BY
10/30/20	AS SHOWN	CB

PROJECT NO. G843

DRAWING NO. W0.01

SHEET 2 OF 2 SHEETS



1 (OWS) DEMOLITION PLAN

Scale: 1"=60'

KEY:

- PROPERTY LINE
- EASEMENT
- (E) SEPTIC COMPONENT
- (E) SEEPAGE PIT LOCATION
- (P) OWS DEMOLITION AREA

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY.
2. AERIAL TOPOGRAPHIC SURVEY MAP PROVIDED BY CHRIS NELSON & ASSOCIATES, INC., DATED AUGUST 12, 2020. ARCHITECTURAL PLANS, DATED APRIL 14, 2023, AND REPLACEMENT WATER WELL PLAN, DATED FEBRUARY 17, 2025, PROVIDED BY BURDGE & ASSOCIATES ARCHITECTS. GRADING & DRAINAGE PLANS PROVIDED BY MESSIHA ENGINEERING SERVICES, INC., DATED APRIL 10, 2023. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS AND PROVIDED IN NAVD88 DATUM.
3. ALL BORINGS (B–X) ARE APPROXIMATE LOCATIONS PER ALPINE GEOTECHNICAL, INC. GEOLOGIC & SOILS ENGINEERING REPORT, DATED SEPTEMBER 30, 2020.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF APPROVED PROJECT FINAL FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
5. ALL (E) SEPTIC SYSTEM COMPONENTS SHALL BE ABANDONED, REMOVED OR DEMOLISHED AS NECESSARY BY THE CONTRACTOR PER THE MPC. SEE OWS DEMOLITION PLAN, THIS SHEET. ALL (E) SEPTIC COMPONENT LOCATIONS ARE APPROXIMATE PER THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES SEPTIC APPROVAL, DATED MARCH 14, 1991. REMOVAL OF ALL EXISTING SEPTIC SYSTEM COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REQUIREMENTS. THE OBTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
6. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.

2 ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

CITY OF MALIBU MUNICIPAL CODE – MMC TABLE 15.42.030(E) REQUIRED REDUCTION IN SETBACK CERTIFICATIONS				
KEYNOTE	OWS COMPONENT	SITE ELEMENT	CODE SETBACK REQUIREMENT	ACTUAL SETBACK
11	SEPTIC TREATMENT TANK	(E) WATER WELLS	150.0 FEET	111.7–138.4 FEET
		(P) WATER WELL		104.8 FEET

NOTE:
THE LIST OF (P) REDUCTION IN SETBACKS IN THE ABOVE TABLE IS BEING PROVIDED AS REFERENCE ONLY. THE REQUIRED REDUCTION IN SETBACK CERTIFICATIONS HAVE BEEN PREPARED AND APPROVED BY ALL RELEVANT PARTIES AT THE CITY OF MALIBU. REFER TO KEYNOTE 11 PER DETAIL 6 THIS SHEET.

3 REDUCTION IN SETBACK CERTIFICATIONS

Scale: N.T.S.

TOTAL BEDROOMS: 5
TOTAL DRAINAGE FIXTURE UNITS: 74

SINGLE FAMILY RESIDENCE: 5 BEDROOMS
2 BEDROOM @ 300 GPD/BED = 600 GPD
3 BEDROOMS @ 150 GPD/BED = 450 GPD

PEAK DESIGN DAILY FLOWRATE: 1,050 GPD
AVERAGE DESIGN DAILY FLOWRATE: 600 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500–GALLONS
(BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 3,000–GALLONS
(BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 9,000–GALLONS
(BASED UPON BEDROOM COUNT ONLY)

EFFLUENT DISPERSAL:
PERC RATE PRESENT: B–1 = 3,190.50 GPD/6'ø PIT
B–2 = 3,692.10 GPD/6'ø PIT
B–3 = 5,928.00 GPD/6'ø PIT
TOTAL = 12,810.60 GPD/3–6'ø PITS

PERC RATE FUTURE: B–4 = 12,285.00 GPD/6'ø PIT
TOTAL = 12,285.00 GPD/1–6"ø PIT

(ALPINE GEOTECHNICAL, INC. GEOLOGIC & SOILS ENGINEERING REPORT, DATED SEPTEMBER 30, 2020)

PRESENT SEEPAGE PITS: 3 TOTAL
(1 6'ø X 24.00' BI PIT W/ 10.00' CAP DEPTH FROM EG @ B–1)
(1 6'ø X 21.00' BI PIT W/ 11.00' CAP DEPTH FROM EG @ B–2)
(1 6'ø X 20.00' BI PIT W/ 11.00' CAP DEPTH FROM EG @ B–3)

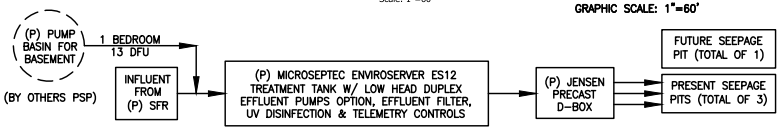
FUTURE SEEPAGE PIT: 1 TOTAL
(1 6'ø X 19.50' BI PIT W/ 10.00' CAP DEPTH FROM EG @ B–4)

PEAK DESIGN DISPERSAL LOADING RATE: 0.86 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.49 GPD/SF

5 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS WERE INSTALLED PER THE APPROVED OWTS PLANS.



4 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @ PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG/FS (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15–FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P–1	B–1	34.00	546.00	546.00	10.00	10.00	536.00	536.50	24.00	512.00	501.00	11.00
	P–2	B–2	32.00	543.00	543.00	11.00	11.00	532.00	532.50	21.00	511.00	501.00	10.00
	P–3	B–3	31.00	542.00	542.00	11.00	11.00	531.00	531.50	20.00	511.00	501.00	10.00
FUTURE SEEPAGE PIT	F–1	B–4	29.50	540.50	540.50	10.00	10.00	530.50	531.00	19.50	511.00	501.00	10.00

7 ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT SYSTEM HOUSED IN A 3,634–GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR, GRAVITY DISCHARGE, EFFLUENT FILTER, UV DISINFECTION & TELEMETRY CONTROLS, TANK SHALL BE CONSTRUCTED UNDERNEATH H–20 TRAFFIC RATED SLAB W/ THREE (3) 30"ø H–20 TRAFFIC RATED MANHOLE COVERS TO GRADE. SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL. DEDICATED IP ADDRESS AND POWER TO PANEL, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) TWO MICROSEPTEC HIBLOW HP–120LL AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES FURNISHED BY CONTRACTOR PER MFR RECOMMENDATIONS.
4. (P) ENVIROSERVER ES12 AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
5. (P) GRAVITY CLEANOUT TO GRADE.
6. (P) JENSEN PRECAST CONCRETE MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
7. (P) PRESENT ONE (1) 6'ø X 24.00' BI SEEPAGE PIT WITH 10.00' CAP DEPTH FROM EG @ B–1. CONSTRUCT WITH 8"ø INSPECTION PORT IN ENCLOSURE TO GRADE.
8. (P) PRESENT ONE (1) 6'ø X 21.00' BI SEEPAGE PIT WITH 11.00' CAP DEPTH FROM EG @ B–2. CONSTRUCT WITH 8"ø INSPECTION PORT IN ENCLOSURE TO GRADE.
9. (P) PRESENT ONE (1) 6'ø X 20.00' BI SEEPAGE PIT WITH 11.00' CAP DEPTH FROM EG @ B–3. CONSTRUCT WITH 8"ø INSPECTION PORT IN ENCLOSURE TO GRADE.
10. (P) FUTURE ONE (1) 6'ø X 19.50' BI SEEPAGE PIT WITH 10.00' CAP DEPTH FROM EG @ B–4.
11. REDUCTION IN SETBACK FOR ALL PORTIONS OF THE (P) SEPTIC TREATMENT TANK SITUATED LESS THAN 150–FT FROM THE (E) AND (P) WATER WELLS PER MPC TABLE 15.42.030(E). THE REDUCED SETBACKS WILL BE ADDRESSED AS REQUIRED PER THE WASTEWATER ENGINEER AND PROJECT GEOLOGIST / HYDROGEOLOGIST RECOMMENDATIONS. REFER TO DETAIL 3 THIS SHEET. IT IS UNDERSTOOD THIS SHALL BE MITIGATED WITH THE FOLLOWING (A) ADDING TERTIARY TREATMENT TO THE OWS TREATMENT PROCESS; AND (B) MFR AND CONTRACTOR TO PROVIDE AND INSTALL GAS AND WATERTIGHT TANK TO PREVENT CONTAMINATION WITH (E) AND (P) WATER WELLS.
12. (P) PUMP STATION TO SERVE BASEMENT LEVEL FIXTURES (DESIGNED BY OTHERS PER ARCHITECTURAL PLANS, PER SEPARATE PERMIT).
13. (P) BACKWATER VALVE.
14. (P) PRESSURE TO GRAVITY CLEANOUT. CONSTRUCT WITH "WYE" FITTING BEFORE 10–FT (MIN.) GRAVITY PIPING.

6 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 63089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	BUILDING PLAN CHECK SUBMITTAL	8/16/21	WHA
2	PROPOSED BASEMENT FIXTURES	8/26/22	WHA
3	PROPOSED WATER WELL	4/10/23	AF
4	PROPOSED WATER WELL (CDP 23-033)	2/24/25	WHA

ADDRESS:
APN 4470-004-014
31255 BEACH VIEW ESTATES DRIVE
MALIBU, CA 90265

SHEET TITLE: ONSITE WASTEWATER SYSTEM

PROJECT: BEACH VIEW ESTATES RESIDENCE

DATE	SCALE	DRAWN BY
10/30/20	AS SHOWN	CB

PROJECT NO. G843

DRAWING NO. W0.00

SHEET 1 OF 2 SHEETS

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 **DATE:** 05/15/2023

PROJECT NUMBER:	CDP 23-033
JOB ADDRESS:	31255 BEACH VIEW ESTATES DR
APPLICANT / CONTACT:	Martin Rasmussen, Keystone Strategic Planning
APPLICANT ADDRESS:	4859 West Slauson Ave Los Angeles, CA 90056
APPLICANT PHONE #:	(503)866-1249
APPLICANT FAX #:	
PROJECT DESCRIPTION:	New water well

TO: Malibu Planning Department and/or Applicant
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	X
The required fire flow for this project is _____ 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.	_____
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.	_____	_____
Required and/or proposed Fire Department Vehicular Turnaround	_____	_____
Required 5 foot wide Fire Department Walking Access (including grade %)	_____	_____
Width of proposed driveway/access roadway gates	_____	_____

*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.

Joseph Youman _____ 06-12-23 _____

SIGNATURE **DATE**

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

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: May 19, 2025		**Review Log #:**	**5075**
Site Address:	31255 Beach View Estates Drive		
Lot/Tract/PM #:		**Planning #:**	**CDP 23-033 P2**
Applicant/Contact:	Martin Rasmussen, mrasmussen@keystoneplanners.com	**BPC/GPC #:**	
Contact Phone #:	(503)866-1249 **Fax #:**	**Planner:**	**Richard Greenbauer**
Project Type:	New water well		

Submittal Information

Consultant(s) / Report Date(s): *(Current submittal(s) in **Bold**.)*	Land Phases, Inc. (Holt, CEG 2282, CHG 816): **10-18-2024** Alpine Geotechnical, Inc. (Sivas, CEG 2565; Simon, RCE 82610): Ref : 2-23-2023, 8-17-2022, 8-27-2021, 4-26-2021, 1-29-2021, 9-30-2020 EPD Consultants (Poffenbarger, RCE 69089): **2-24-2025** **2nd Planning Submittal for Geology** **Site plans prepared by Burdge Architects plotted on March 27, 2025, 3 sheets.** Architectural plans prepared by Burdge Architects dated April 18, 2023, 19 sheets. Grading plans prepared by Messiha Engineering Services, Inc. dated April 26, 2023. **OWTS plans prepared by EPD Consultants dated February 24, 2025.**
Previous Reviews:	7-24-2023; Ref: 12-8-2022 (for APRWF 22-018); 8-13-2021 (PVWF 20-018); 5-19-2021, 12-29-2020 (DMW 20-030); Environmental Health Review Sheets dated 4-30-2025 and 7-3-2023

Review Findings

Coastal Development Permit Review

☒ The water well project is **ACCEPTABLE** from a geotechnical perspective. No further geotechnical reviews are required.

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

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 hydrogeologic report, OWTS report, OWTS plans, and architectural site plans were reviewed by the City's geotechnical consultants from a geotechnical and hydrogeologic perspective.

This review evaluates the effects of disposing effluent from onsite wastewater treatment system (OWTS) into the subsurface in the vicinity of a water well from a water quality perspective. The Malibu Municipal Code requires water wells to be separated from seepage pits by a minimum of 150 feet (horizontal).

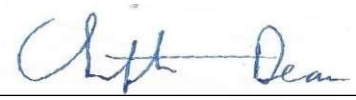
The water well will be permitted through the County of Los Angeles Health Department.

The new single-family residence, basement, and swimming pool/spa were previously reviewed under PVWF 20-018 and APRWF 22-018, and the new onsite wastewater treatment system (OWTS) was previously reviewed under DMW 20-030. These projects are not included in this review.

Review Comments:

None.

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
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

5-19-2025
Date

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

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

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

None.

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** 10/14/2025

PROJECT NUMBER: CDP 23-033

JOB ADDRESS: 31255 BEACH VIEW ESTATES DR

APPLICANT / CONTACT: Martin Rasmussen, Keystone Strategic Planning

APPLICANT EMAIL: mrasmussen@keystoneplanners.com

PROJECT DESCRIPTION: New water well

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ **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.**

Building Plan Check (BPC) Required ☒Yes ☐No BPC Fees Req'd $ 508

SIGNATURE

11/24/2025
DATE

Please see the attached conditions.

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Julie Santia, Associate Engineer

Date: November 24, 2025

Re: Proposed Conditions of Approval for 31255 Beach View Estates Dr, CDP 23-033

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

1. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**

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

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control

	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

3. Since this work has been proposed to be completed without the RWQCB permit, the applicant must capture all of the water from the drill operations in tanks and hauled to an appropriate facility.

   The applicant shall not discharge any water generated during the development of the proposed well. As proposed, the earthen pit shall be lined to prevent any and all drill wastewater from infiltration.

   The applicant must provide a permit or certified copy from the receiving authority granting the applicants disposal water. The applicant shall submit the manifest prior to final inspection.

   The work shall be performed in conformance with the management plan set forth in the memo dated October 10, 2025 from Hayward Environmental Consulting (HEC), as submitted with the CDP application.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 2, 2026

IN REPLY PLEASE
REFER TO FILE: WW-1

Conscious Choice LLC
C/O Martin Rasmussen
4859 West Slauson Avenue, #753
Los Angeles, CA 90056

Dear Mr. Rasmussen:

LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
WATER SERVICE TO 31255 BEACH VIEW ESTATES, MALIBU, CALIFORNIA 90265
ASSESSOR PARCEL NO. 4470-004-014

This is in response to your recent correspondence regarding water service from the Los Angeles County Waterworks District No. 29, Malibu, to Assessor Parcel No. 4470-004-014. The District is unable to provide water service for your project at this time as your parcel is more than 2,000 feet from one of the District's existing water mains, which would pose operational concerns that might result in deterioration of water quality.

Alternatively, you may propose a conceptual plan to extend the public water system to your property, while mitigating these concerns, and submit this plan to the District for consideration. If the District accepts the conceptual plan, the applicant must finance the design and agree, in writing, to finance the construction of the new water system facilities in order for the District to issue a Will-Serve Letter for the proposed development.

If you have any questions, please contact Ms. Marcela Benavides, Waterworks Division, at (626) 300-3353 or mbenavid@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works

for CAROLINA T HERNANDEZ, PE
Assistant Deputy Director
Waterworks Division

RG:jc
P:\WWPUB\ADMIN\LETTERS\2026\WNSL D29- 31255 BEACH VIEW DR - APN 4448-026-060 (WWD2026000160).DOC

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, April 20, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 23-033 AND VARIANCE NO. 26-004 - An application for the construction of a new potable water well; including a variance for a reduced setback from an onsite wastewater treatment system

LOCATION / APN:	**31255 Beach View Estates Dr** / 4470-004-014
ZONING:	Rural Residential-Five Acre (RR-5)
APPLICANT / OWNER:	Keystone Strategic Planning / Conscious Choice, LLC
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(e)
APPLICATION FILED:	May 15, 2023
CASE PLANNER:	Richard Greenbauer, Contract Planner, rgreenbauer@malibucity.org (949) 489-1442, ext. 132

A written staff report will be available at or before the hearing for the projects. All persons wishing to address the Commission regarding these matters will be afforded an opportunity in accordance with the Commission's procedures. Copies of all related documents can be reviewed by any interested person at City Hall during regular business hours. Oral and written comments may be presented to the Planning Commission on, or before, the date of the meeting.

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

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

YOLANDA BUNDY, Community Development Director Date: March 27, 2026

ATTACHMENT 5