Commission Agenda Report

Planning Commission Meeting
08-17-26
Item 5.D.

To: Chair Peak and Members of the Planning Commission

Prepared by: Didier Murillo, Principal 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: August 6, 2026 Meeting date: August 17, 2026

Subject: Coastal Development Permit No. 26-020 – An application for a new seawall repair as a follow up to Emergency Coastal Development Permit No. 25-011

Location: 31656 Sea Level Drive, within the appealable coastal zone
APN: 4470-001-010
Owners: Drew Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-37 (Exhibit A) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-020 for the repair of a failed concrete seawall as part of a follow-up to Emergency Coastal Development Permit (ECDP) No. 25-011 (Exhibit B), located in the Single-Family Medium (SFM) zoning district at 31656 Sea Level Drive (Drew Family Trust).

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

Project Overview

As shown in Figure 1, the subject parcel is located on a rectangular-shaped beachfront parcel on the ocean side of Pacific Coast Highway (PCH) in the Lechuza Beach residential

neighborhood. The parcel is developed with a two-story single-family residence with an attached garage. The parcel is subject to the beachfront residential development standards of the LCP Local Implementation Plan (LIP) and MMC. The parcel is accessed through Sea Level Drive, a private street which connects to Broad Beach Road and PCH to the north of the subject site.

Figure 1 – Aerial Map



Source: City GIS 2026

In June 2025, the City received an application for ECDP No. 25-011 to repair a failed concrete seawall because the existing onsite wastewater treatment system (OWTS) servicing the residence was in imminent danger of being damaged or destroyed from wave uprush erosion. The proposed methodology involved excavating under the existing seawall and underpinning it with concrete filled Geobags. The ECDP scope of work included the installation of imported compacted sand backfill and filter rock material, and is intended to prevent loss of sand due to depth of scour. The ECDP scope was considered the minimum work required to prevent loss of backfill material and protect the OWTS tank from wave uprush. At the time of submittal, the sand and soil had been washing away from behind the existing seawall, under the garage and into the driveway (a portion of the driveway surface had collapsed). Based on the project plans and information provided in the ECDP application, the Community Development Director approved the ECDP application in October 2025. Furthermore, it was determined based on the record that if the proposed mitigation did not take place, then the existing erosion could intensify and

result in the loss of the OWTS tank and loss of shoreline sand supply, in addition to adding further damage to the driveway surface. The LIP requires that a follow-up CDP be processed after an ECDP is obtained. If the subject application is approved, CDP No. 26-020 will memorialize the work completed under ECDP No. 25-011. No other development is proposed in the CDP that was not otherwise approved under the ECDP.

Project Setting and Surrounding Land Uses

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

Table 1 – Parcel Data	
Lot Depth	Approx. 207 feet (ft.)
Lot Width	30 ft.
Gross Lot Area	6,182 sf. (0.14 acres)
Area Comprised of 1:1 Slopes	N/A
Net Lot Area*	N/A

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

The project site is within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea.

Onsite and Surrounding ESHA

No Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 984 ft. inland to the north of the subject parcel on the opposite side of PCH and behind existing development.

Nearby Trails and Recreation

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map; however, a portion of the California Coastal Trail (CCT) shoreline route is oriented to the south of the subject parcel and a portion of the CCT inland route to Broad Beach Road is oriented on the north side of the parcel along East Sea Level Drive. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road, adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public

use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). The subject parcel is approximately 900 ft. east of Lechuza Beach, which is an identified public beach per the LCP Park Lands Map.

Neighborhood Character

The subject parcel is zoned SFM and is bordered to the north, east, and west by existing single-family residences. The Pacific Ocean is located to the south. Table 2 provides a summary of the neighboring surrounding land uses and lot sizes.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Lot Size**	**Zoning**	**Land Use**
North	31655 Sea Level Drive	0.08 acres	SFM	Single-Family Residential
South	Pacific Ocean			
West	31655 Sea Level Drive	0.10 acres	SFM	Single-Family Residential
East	31647 Sea Level Drive	0.20 acres	SFM	Vacant

Source: City GIS 2026

Project Description

The proposed scope of work is as follows (Exhibit C – Project Plans):

Construction

a. Repair failed concrete seawall by excavating under the existing seawall and underpinning with concrete filled Geobags;
b. Installation of imported compact sand backfill and filter rock material; and
c. Repair a portion of the driveway surface (like-for-like).

All proposed development was previously completed as part of ECDP No. 25-011.

LCP Analysis

The LCP consists of the Land Use Plan (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 below.

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 and attached resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the attached resolution for the Commission's consideration.

The proposed project has been reviewed by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers (Exhibit D – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The project is subject to the beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 provides a summary of the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
MHTL SETBACK (ft.)	10'	Approx. 91'	Complies

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 (c.y.) for a residential parcel. Pursuant to City coastal engineering and geotechnical consultant reviewers, and the California State Lands Commission, the proposed project did not include grading. The previously approved scope of work consisted of an emergency repair as the OWTS was in imminent danger of being compromised by wave uprush. The underpinning methodology was to protect the OWTS and prevent loss of sand due to the depth of the scour. No new foundations are proposed. Therefore, the proposed project complies with 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. Staff reviewed the City's Cultural Resources Sensitivity Map, which indicated that the project site has a low potential to contain archaeological resources

and was previously disturbed for the construction of the existing residence. Accordingly, no further analysis is necessary. Nevertheless, a condition of approval is included in the resolution which states that 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.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project under ECDP No. 25-011 for conformance to LIP Chapter 17 requirements for water quality protection. A standard condition of approval for this project requires that prior to the issuance of any development permit, a Local Storm Water Pollution Prevention Plan incorporating construction-phase Erosion and Sediment Control Plan and Best Management Practices, must be approved by the City Public Works Department. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

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 or require any renovation or improvements to the existing OWTS.

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 15301(d) – Existing Facilities. 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 staff concerning the proposed project.

PUBLIC NOTICE: On August 6, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500 ft. radius of the subject parcel (Exhibit E).

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, the Planning Division recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-37. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division and appropriate City departments.

EXHIBITS:

A. Planning Commission Resolution No. 26-37
B. ECDP No. 25-011
C. Project Plans
D. Department Review Sheets
E. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-37

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. 26-020 FOR THE REPAIR OF A FAILED CONCRETE SEAWALL, AS PART OF A FOLLOW-UP TO EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 25-011 LOCATED IN THE SINGLE-FAMILY MEDIUM ZONING DISTRICT AT 31656 SEA LEVEL DRIVE (DREW FAMILY TRUST)

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

SECTION 1. Recitals.

A. On October 6, 2025 the Community Development Director approved Emergency Coastal Development Permit (ECDP) No. 25-011 allowing the repair of a failed concrete seawall because the existing onsite wastewater treatment system (OWTS) servicing the residence was in imminent danger of being damaged or destroyed from wave uprush erosion.

B. On March 11, 2026, an application for Coastal Development Permit (CDP) No. 25-020 was submitted to the Planning Division by applicant Santos Planning, Inc. on behalf of property owner Drew Family Trust, as a requirement to fulfill the ECDP permit. The application was routed to the City Environmental Health Administrator, City coastal engineering and geotechnical consultant reviewers, and City Public Works Department for review.

C. On June 30, 2026, a Notice of CDP Application was posted on the subject parcel.

D. On June 30, 2026, the CDP application was deemed complete for processing.

E. On August 6, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

F. On August 17, 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 15301(d) – Existing Facilities. 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 August 17, 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. 26-020 for the repair of a failed concrete seawall, located in the Single-Family Medium (SFM) zoning district 31656 Sea Level Drive.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment requirements. The project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

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 SFM residential zoning district, an area designated for residential uses. The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential beachfront development standards.

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 located between the first public road and the sea and will not adversely impact public access or recreation because adequate access exists nearby. The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus of Sea Level Drive. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no potential project-related or cumulative impact on public access and/or recreation is anticipated to result from the proposed project. As such, the proposed project conforms to the public access and recreation policies in Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

3. *The project is the least environmentally damaging alternative.*

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed, the project would not result in adverse impacts to coastal resources. The applicant did not evaluate alternatives as the project was an emergency repair to an existing seawall located beneath the residence and seaward of the existing OWTS. There were no alternative locations for the project and the scope of development was considered the minimum work required to prevent loss of backfill material and protect the OWTS tank from wave uprush. City coastal engineering and geotechnical consultant reviewers reviewed the applicant's submitted geotechnical reports and confirmed the underpinning of concrete seawall with like material as allowed under LIP Chapters 9 and 10. The repair is the minimum necessary to protect the existing permitted OWTS and seawall to avoid or minimize impacts to coastal resources. As part of the scope for the follow-up CDP, the applicant could have requested a replacement seawall in place of the existing and repaired seawall; however, a replacement seawall would not be the least environmentally damaging alternative as it would require considerably more development than the already completed repair. There are no other feasible alternatives identified that would substantially lessen environmental impacts while remaining consistent with the certified LCP.

The proposed scope of work has been reviewed and conditionally approved for compliance with the LCP by the Planning Division, City coastal engineering and geotechnical consultant reviewers, City Environmental Health Administrator, and City Public Works Department. The project is consistent with the SFM land use and zoning designations. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

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 subject parcel is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 984 ft. inland to the north of the subject parcel on the opposite side of Pacific Coast Highway (PCH) and behind existing development. Therefore, Environmental Review Board review was not required, and this finding does not apply.

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

No ESHA or ESHA buffer is present on or adjacent to the subject parcel as mapped on the LCP ESHA Overlay Map. The nearest mapped ESHA is approximately 984 ft. inland to the north of the subject parcel on the opposite side of PCH and behind existing development. Therefore, the findings of LIP Section 4.7.6 do not apply.

C. 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.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP 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 visible from Lechuza Beach, an LCP designated scenic area. Therefore, the findings set forth in LIP Section 6.4 are enumerated herein.

1. *The project, as proposed, will have no significant adverse scenic or visual impacts due to project design, location on the site or other reasons.*

The proposed project will not result in significant adverse impacts to scenic or visual resources. The proposed seawall repair is located on a developed beachfront parcel, and below the existing single-family residence. Due to the location and extent of development on the subject parcel, the project will not result in significant adverse scenic or visual impacts due to its design, and location.

2. *The project, as conditioned, will not have significant adverse scenic or visual impacts due to required project modifications, landscaping or other conditions.*

As discussed in Finding D.1 above, the seawall repair is located below the existing single-family residence and, therefore, will not have any significant adverse scenic of visual impacts.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As described in Finding A.3, the proposed project represents the least environmentally damaging feasible alternative with respect to scenic and visual resources. The applicant did not evaluate alternatives as the project was an emergency repair to an existing seawall located beneath the residence and seaward of the existing OWTS. There were no alternative locations for the project.

4. *There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.*

As described in Finding A.3, the proposed project will result in less than significant impacts on scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

5. *Development in a specific location on the site may have adverse scenic and visual impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified LCP.*

As described in Finding A.4, the subject parcel is not in a designated ESHA or ESHA buffer as shown on the LCP ESHA Overlay Map and is approximately 984 ft. from the nearest mapped ESHA. As designed and location, the project ensures compliance with the sensitive resource protection policies in the LCP.

E. 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.

F. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. The required findings are made as follows.

1. *The project, as proposed will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, or fire hazards due to project design, location on the site or other reasons.*

The applicant submitted project plans prepared by Pacific Engineering Group dated May 10, 2025; Coastal Engineering report for Bulkhead Repair, dated May 16, 2025; wave uprush analyses for a 100-year design period based on design wave parameters applicable for this section of coastline; and geotechnical reports by Pacific Engineering Group (Browne, RCE 40552) dated May 16 and May 30, 2025. These reports are on file at City Hall. Additionally, the existing seawall repair is sited approximately 91 ft. landward, at its closest point, of the MHTL. Based on review of the project plans and associated geotechnical and coastal engineering reports by the City Environmental Health Administrator, City Public Works Department, City coastal engineering and geotechnical consultant reviewers, these specialists determined that adverse impacts to the project site related to the proposed development are not expected. The proposed project will not increase the instability from geologic, flood, or fire hazards. The proposed seawall repair is suitable for the intended use provided that the certified coastal engineer, engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

The project, as conditioned, will incorporate all recommendations contained in the above cited geotechnical report and conditions required by the City Public Works Department, and City coastal engineering and geotechnical consultant reviewers. As such, the proposed project will not increase instability of the site or structural integrity from geologic, flood, or any other hazards.

<u>Fire Hazard</u>

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone (VHFHSZ), a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the State so that additional personnel and firefighting equipment can augment the LACFD. Conditions of approval have been included in the resolution to require compliance with all LACFD development standards. As such, the proposed project, as designed, constructed, and conditioned, will not be subject to nor increase the instability of the site or structural integrity involving wildfire hazards.

2. *The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.*

As described in Finding F.1, the proposed project, as designed, conditioned and approved by the applicable departments and agencies, will not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to project modifications, landscaping or other conditions.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As described in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

4. *There are no alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.*

As described in Findings A.3 and F.1, there are no expected impacts on site stability or structural integrity and, therefore, there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity of the proposed development The project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Environmental Health Administrator, City Public Works Department, and City coastal engineering and geotechnical consultant reviewers.

5. *Development in a specific location on the site may have adverse impacts but will eliminate, minimize or otherwise contribute to conformance to sensitive resource protection policies contained in the certified Malibu LCP.*

As discussed in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

G. Shoreline and Bluff Development (LIP Chapter 10)

The project site is located on the ocean side of Sea Level Drive along the shoreline. The Shoreline and Bluff Development Chapter governs those CDP applications that include development on a parcel located along the shoreline as defined by the LCP. The required findings are made as follows.

1. *The project, as proposed, will have no significant adverse impacts on public access, shoreline sand supply or other resources due to project design, location on the site or other reasons.*

The project site has no trails on or adjacent to it as shown on the LCP Park Lands Map. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the Mean High Tide Line (MHTL) and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, the proposed project is not anticipated to have any significant adverse impacts to public access.

Regarding shoreline sand supply, the proposed project is a seawall repair (following ECDP No. 25-011) that will not extend the existing shoreline protection structure further seaward than the existing development. The shoreline protection structure exists in the form of a seawall and is required for the protection of the existing OWTS. LIP Section 10.4.K states, "Shoreline and bluff protection structures shall not be permitted to protect new development, except when necessary to protect a new septic system and there is no feasible alternative that would allow residential development on the parcel. Septic systems shall be located as far landward as feasible." The scope of work includes the installation of imported compacted sand backfill and filter rock material, and is intended to prevent loss of sand due to depth of scour. The scope of work was already completed under the ECDP and was considered the minimum work required to prevent loss of backfill material and protect the OWTS tank from wave uprush. The City coastal engineering and geotechnical consultant reviewers have reviewed and approved the proposed project subject to conditions, including a deed restriction consistent with LIP Section 10.6(A-C) which acknowledges and assumes said risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Given the landward location of the proposed development (as a follow up to the emergency repair), and the necessity of the protection of the existing OWTS, the proposed development, as designed and conditioned, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to its location on the site.

2. *The project, as conditioned, will not have significant adverse impacts on public access, shoreline sand supply or other resources due to required project modifications or other conditions.*

As discussed in Finding G.1, the proposed project, as designed and conditioned and approved by the City coastal engineering consultant reviewers and the City geotechnical consultant reviewers, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

3. *The project, as proposed or as conditioned, is the least environmentally damaging alternative.*

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative.

4. *There are no alternatives to the proposed development that would avoid or substantially lessen impacts on public access, shoreline sand supply or other resources.*

As discussed in Finding A.2 and G.1, the proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources.

5. *In addition, if the development includes a shoreline protective device, that it is designed or conditioned to be sited as far landward as feasible, to eliminate or mitigate to the maximum extent feasible adverse impacts on local shoreline sand supply and public access, there are no alternatives that would avoid or lessen impacts on shoreline sand supply, public access or coastal resources and is the least environmentally damaging alternative.*

As described in Finding G.1, a seawall repair is proposed as a shoreline protection structure for the existing OWTS and its proposed location is the most landward siting possible, which is consistent with LIP Section 10.4.K. The proposed location of the shoreline protection structure would not extend further seaward. To that end, there is no feasible alternative for the repair of the existing seawall, the project is not expected to have any significant adverse impacts on public access or shoreline sand supply or other resources.

H. Public Access (LIP Chapter 12)

In accordance with LIP Section 12.6(B)(2), the project is exempt from providing public lateral, vertical, blufftop, trail, or recreational access for the following reasons:

A. Lateral and Vertical Access – Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road, adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Parcels between the vertical access and subject parcel include lateral public access along the beach landward of the MHTL. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for lateral or vertical access is warranted.
B. Blufftop Access – The subject parcel is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
C. Trail Access – No formal trail per the LCP Park Lands Map exists on the subject parcel; however, a portion of the California Coastal Trail (CCT) shoreline route is oriented to the south of the subject parcel and a portion of the CCT inland route to Broad Beach Road is oriented on the north side of the parcel along East Sea Level Drive. Lateral public beach access exists along the State of California's wet sand right of way area of the beach which allows public use of lands seaward of the MHTL and provides public access along and parallel to the sea and shoreline. All proposed development remains landward of the required 10 ft. MHTL setback as required by LIP Section 10.4(G). Therefore, no condition for trail access is warranted.
D. Recreational Access – The subject parcel is approximately 900 ft. east of Lechuza Beach, which is an identified public beach per the LCP Park Lands Map. Vertical public access between Broad Beach Road and the beach is located approximately 900 ft. (0.17 miles) to the northeast of the subject parcel at the intersection of Sea Level Drive and Broad Beach Road, adjacent to 31544 Broad Beach Road. A second vertical public access is located approximately 720 ft. (0.14 miles) to the west of the subject parcel at the terminus Sea Level Drive. Therefore, no condition for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required

I. 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. 26-020, 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. Repair failed concrete seawall by excavating under the existing seawall and underpinning with concrete filled Geobags;
   b. Installation of imported compact sand backfill and filter rock material; and
   c. Repair a portion of the driveway surface (like-for-like).

   All approved development was previously completed as part of ECDP No. 25-011.

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 **October 8, 2015**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

5. The 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.

6. 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.

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

8. 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.

9. 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, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

10. The property owner must submit payment for all outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

11. 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.

12. 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

Construction/Framing

13. All approved development was previously completed as part of ECDP No. 25-011. No additional development is authorized by this CDP.

Geology

14. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

15. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.

Environmental Health

16. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

17. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

18. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then a final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall

be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

Shoreline Protection/Coastal Engineer

19. All approved development was previously completed as part of ECDP No. 25-011. No additional development is authorized by this CDP.

Site Specific

20. The applicant shall request a final Planning Division inspection. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection.

Deed Restrictions

21. The property owner is required to acknowledge, by the recordation of a deed restriction, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the shoreline protection structure which extends the seaward footprint of the subject structure shall be undertaken and that he/she expressly waives any right to such activities that may exist under Coastal Act Section 30235. Said deed restriction shall be submitted to the Planning Division for approval prior to recordation. The deed restriction shall also acknowledge that the intended purpose of the shoreline protection structure is solely to protect existing structures located on the site, in their present condition and location, including the septic disposal system and that any future development on the subject site landward of the subject shoreline protection structure including changes to the foundation, major remodels, relocation or upgrade of the septic disposal system, or demolition and construction of a new structure shall be subject to a requirement that a new coastal development permit be obtained for the shoreline protection structure unless the City determines that such activities are minor in nature or otherwise do not affect the need for a shoreline protection structure.

Fixed Conditions

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

23. Violation of any of the conditions of this approval may be cause for revocation of this permit and termination of all rights granted there under.

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

PASSED, APPROVED AND ADOPTED this 17th day of August, 2026.

SKYLAR PEAK, 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.

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

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. 26-37 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 17th day of August, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

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

Emergency Coastal Development Permit for Seawall Repair

Location: 31656 Sea Level Drive APN: 4470-001-010	Appealable Jurisdiction: ☒ Yes ☐ No ☐ Partial The proposed work is located within the appealable jurisdiction.
ECDP No. 25-011	CEQA Exemption Section: 15269(c)
Property Owner: Drew Family Trust Applicant: Santos Planning Inc.	Property Posting: July 9, 2025
Emergency First Documented: May 2025	Cause of Emergency: Storm wave uprush and beach erosion

In June 2025 the City of Malibu received an application for an Emergency Coastal Development Permit (ECDP 25-011) to repair a failed concrete seawall by excavating under the existing seawall and underpinning with concrete filled Geobags. The scope includes the installation of imported compacted sand backfill and filter rock material. Presently the sand/soil has been washed away from behind the existing seawall, under the garage and into the driveway (a portion of the driveway surface has collapsed). The existing Onsite Wastewater Treatment System (OWTS) is now in immediate danger of being damaged or destroyed from wave uprush erosion. Based on the project plans and information provided in the permit application for the underpinning of the seawall to prevent loss of sand due to depth of scour (minimum work required to prevent loss of backfill and OWTS tank); the Community Development Director approves an emergency application for a seawall repair. If the proposed mitigation does not take place, then the existing erosion could intensify and result in the loss of the OWTS tank and further damage to the driveway surface.

Emergency Coastal Development Permit LIP Findings

The Community Development Director has reviewed this permit application and verified the facts, including the existence and nature of the emergency, insofar as time allows. After reviewing the subject application and the facts, the Community Development Director hereby makes the following findings:

Finding 1. An emergency exists and requires action more quickly than permitted by the procedures for administrative permits or for regular permits administered pursuant to the provisions of the Malibu Local Implementation Plan (LIP) and Public Resources Code Section 30600.5, and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit.

On June 4, 2025, the City received a letter issued by the applicant's consulting engineer, (Pacific Engineering Group), which documented the undermined seawall of the subject property, and recommended immediate action is needed to mitigate the damage or destruction of the OWTS tank due to further wave uprush erosion as verified by the expert letter submitted by the applicant's consulting engineer (Attachment 3). The proposed development can and will be completed within 30 days as the scope of work consists of the underpinning of the concrete seawall.

EXHIBIT B

Finding 2. Public comment on the proposed emergency action has been reviewed as time permitted.

The subject property was posted with a Notice of Application sign that includes a staff contact number and email for the public to submit questions and comments directly to staff. To date, no comments from the public have been received.

Finding 3. The work proposed is temporary and consistent with the requirements of the certified Local Coastal Program.

The proposed scope of work is the most feasible solution to relieve the emergency. In addition, the proposed scope of work is consistent with the LIP's hazard policies, in that the project will protect both the subject property and neighboring properties from a potential safety hazard while conforming to the recommendations of the project's coastal engineer.

Finding 4. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

The proposed emergency repairs and reinforcement activities would be the minimum amount of work necessary to prevent the complete failure of the seawall. Therefore, the proposed project is the least environmentally damaging option to correct the damage. If emergency action is not taken, it could result in destruction of the OWTS tank and further damage to the driveway surface, this could create a potential risk to human life.

Finding 5. The permit is not within an area that falls within the provisions of Public Resources Code Section 30519(b).

This permit does not fall within the provisions of the California Public Resources Code Section 30519(b). The proposed work will not take place in or on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, and lying within the coastal zone. The work will not take place on any State or college lands or ports.

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. 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 within 30 days of this decision or **prior to issuance of building permits.**

3. 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.

4. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit and the issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.

5. The applicant has 90 days from the date of issuance of this emergency permit to file a coastal development permit application. If the applicant fails to satisfy this requirement all temporary work must be removed pursuant to the LIP Section 13.14(F)(7). If a regular CDP authorizing permanent retention of the development is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.

6. The applicant acknowledges and agrees that, in addition to any and all other consequences of failing to comply with the requirement that a CDP be obtained for the work approved by this emergency permit, no further applications for permits for any development will be accepted by the City of Malibu until such time as the CDP required in Condition No. 4, above, has been obtained unless permission is received from the Community Development Director.

7. If applicable, the applicant shall sign and record at the City of Malibu an “Assumption of Risk and Release” for geotechnical hazards prior to permit issuance.

Construction/ Framing

8. If polypropylene sandbags are proposed, applicant must receive exemption from Building Safety Division pursuant to Malibu Municipal Code Section 9.30.030 for their use.

Biology

9. Absolutely no staging or storing of materials is permitted on the beach/shoreline at any time.

10. Upon application of a Coastal Development Permit (CDP) application, please provide the following (condition numbers 11 and 12):

11. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

12. If any landscaping is proposed, please turn in a landscape documentation package.

Shoreline Protection (Coastal Engineering)

13. Submit as built documentation of the seawall repairs including depth of underpinning.

14. Submit a coastal engineering study that addresses the adequacy of the depth of underpinning of the seawall and slope protection in accordance with Planning requirements and specified project type and life (e. g., allowable repairs under Chapter 13. 4. 2). Provide recommendations for

inspection and monitoring of the seawall and gunite slope as both are part of the shoreline protection system for the structure and Onsite Wastewater Treatment System.

15. For the follow- up CDP, the property owner shall comply with the requirements for deed restrictions and recorded documents in accordance with City of Malibu LCP- LIP Sections 10. 6A and 10. 6B (1). These items shall be made a planning condition of approval. Templates for these documents are available from coastal engineering staff. A signed and notarized original shall be submitted to coastal engineering staff for review and approval prior scheduling a recordation appointment with the City Clerk' s office. All recorded document requirements shall be completed prior to final building plan check approval.

16. All construction debris shall be removed from the beach daily and at the completion of development.

17. No stockpiling of dirt or construction materials shall occur on the beach.

18. Measures to control erosion, runoff, and siltation shall be implemented at the end of each day's work.

19. The applicant shall not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion.

20. No machinery shall be placed, stored or otherwise located in the intertidal zone at any time, unless necessary for protection of life and/or property.

21. Construction equipment shall not be cleaned on the beach.

22. Construction debris and sediment shall be properly contained and secured on site with Best Management Practices (BMPs) to prevent the unintended transport of sediment and other debris into coastal waters by wind, rain or tracking.

Environmental Health

23. Project Plans: All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

25. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including necessary construction details, the proposed drainage plan for the developed property and the proposed landscape plan for the developed property. The OWTS plot plan shall show essential features of the OWTS and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18 inches by 22 inches).

Geology

26. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of a grading permit.

Public Works

27. 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	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	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.

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

Approval of Emergency Coastal Development Permit

Having made the above findings per LIP Chapter 13, the Community Development Director hereby determines that an emergency condition exists, and immediate action is required to prevent or mitigate loss or damage to life, health, property, or essential public services. Therefore, the Community Development Director hereby approves this emergency coastal development permit.

Please contact Didier Murillo in the Planning Division at (310) 456-2489, extension 342, for further information.

Date: October 6, 2025

Prepared by:

Didier Murillo
Senior Planner

Approved by:

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

Attachments:

1. Project Plans
2. Department Review Sheets
3. Expert Letter
4. Notice of Application Posting Affidavit

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Community Development Director's decision of approval and agrees to abide by all terms and conditions of **Emergency Coastal Development Permit No. 25-011** dated **October 6, 2025**, and submitted plans, dated **June 4, 2025,** for the project located at 31656 Sea Level Drive (4470-001-010). The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within 30 days of the decision or prior to issuance of development permits.

_____ _____

Date Signature of Property Owner

_____

Print Property Owner Name

_____ _____

Date Signature of Property Owner

_____

Print Property Owner Name

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of _____

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

personally appeared _____

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

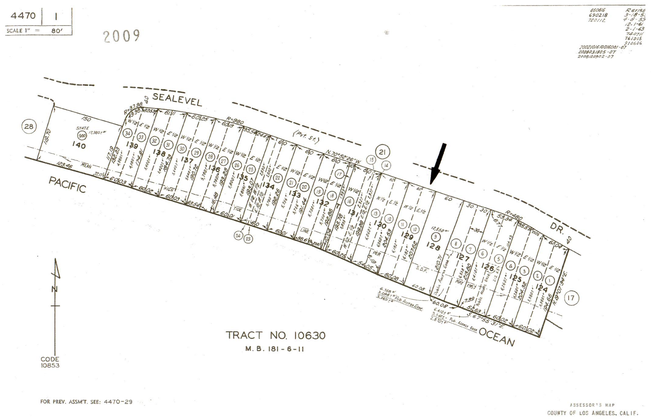
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

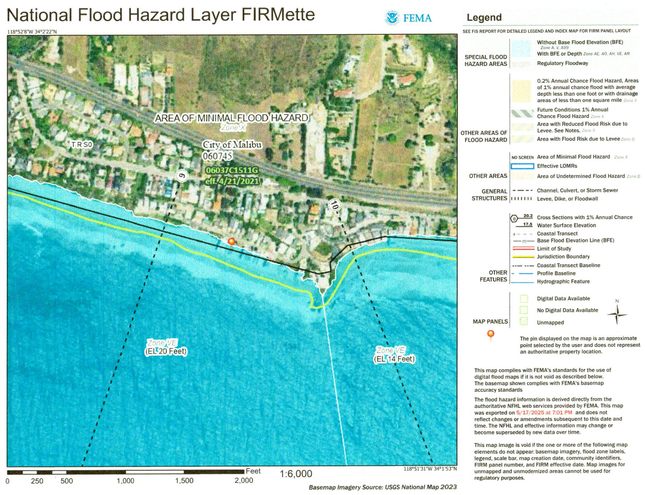
WITNESS my hand and official seal.

_____

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







Concrete Seawall Repair Plan
Emergency Underpinning

31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010

Owner:

Drew Family Trust
2528 La Mesa Way
Santa Monica, CA 90402-2305
P: (310) 702-8023 Email: doug_drew@hotmail.com

Coastal Engineer:

Pacific Engineering Group
3625 E. Thousand Oaks Blvd. Suite #254
Westlake Village, CA 91362

Reg K. Browne PE
RCE 40552
P: (805) 278-9283 Email: SurfGodReg@aol.com

Project Description:

1. Excavate A-B-C Slot method under existing concrete seawall to required depth as indicated on the plans. The Project Contractor is responsible for all shoring required for the safety of workers and adjacent structures.

2. Seawall underpinning with concrete filled Geobags with as indicated on the plans.

3. Installation of imported compacted sand backfill and filter rock material as shown of the plans. Only imported clean medium sand can be used. Using existing beach sand for the backfill is prohibited.

Plan Sheet Index

Sheet	Description
S1	Cover Sheet / Owner / Project Description.
S2	Project and Materials Specifications (Marine Environment).
S3	Site Plan / Survey.
S4	Repair Plan and Structural Details.

Seawall Monitoring and Inspection Program

Address: 31656 Sealevel Drive
Malibu, CA 90265
APN: 4470-001-010

Seawall: Vertical Concrete Seawall

Monitoring Initiation Date: **ECDP Permit Date for Seawall Repair**

Monitoring Intervals: 48 Calendar Months

1. Inspection of the seawall is to be performed by a Licensed Civil Engineer with a specialty in Coastal Engineering. The inspecting Engineer must possess a current License in good standing in the State of California to practice Civil Engineering.

2. Inspections of the seawall must take place once every **48-calendar months** starting from **the date the seawall Repair permit is issued** and continuing until the seawall is removed or replaced.

3. The seawall is to be inspected for condition of the stem wall, backfill drains, elevation of top of wall, length of return walls, condition and elevation of backfill. The inspecting Civil Engineer shall prepare a written report identifying those portions of the concrete seawall needing repair, reinforcement, or replacement.

The following seawall items are to be inspected and documented every 48 calendar months:

A. Condition of the vertical wall above and below the existing beach sand profile.
B. Condition and elevation (NAVD1988) of the backfill.
C. Condition of the backfill drains.
D. Condition and Elevations (NAVD1988) of top of vertical wall stem.
E. Condition and extent of the return walls.

4. The inspecting Civil Engineer shall prepare a written report addressing all inspection findings and recommended repairs to the timber seawall. A copy of the inspection report findings and repair recommendations shall be submitted to the City of Malibu Building and Safety Department by the Property Owner no later than 30 days from the date of inspection.

Received
June 4, 2025
Planning Division

Contractor Notes:

1. The contractor is responsible for providing all shoring during construction to support all loads to which the structure and site may be subjected. Extensive shoring of the existing structure prior to construction will be required. The contractor shall not remove the shoring until permission to do so is obtained from Pacific Engineering Group.

2. Pacific Engineering Group is not responsible for and does not have control or charge of construction means, methods, techniques, sequencing, or procedures, or for the safety precautions and safety programs in connection with the construction delineated by these plans. The contractor is responsible for supervising and direct all work and are solely and completely responsible for all construction means, techniques, sequences, procedures, and conditions for the project site, including the safety of all persons and property during the entire period of construction delineated by these plans.

3. Periodic inspections and construction observations performed by Pacific Engineering Group personnel, or their representatives are not intended to include verification or adequacy of any shoring of the structure, verifications of dimensions, or review the adequacy of the Contractor's safety measures on or near the project site.

4. It is unlawful for any portion of the building or structure to have load placed on it exceeding the design loads specified on these plans or specified per California Building Code Section 1607.

5. The Contractor shall verify all dimensions and conditions and report any discrepancies to the Engineer prior to commencing with any directly or indirectly related work delineated in these plans.

6. No deviations from these plans, structural details, and specifications are allowed without written approval from Pacific Engineering Group. Approval by an inspector or any other third party does not constitute authority to deviate from these plans. Plan changes are subject to approval from the Building Department or Governing Building Authority. The contractor is responsible for processing changes, revisions, addendums, assembling the permit documents, acquiring permits, and obtaining Owner approval for costs related to changes, revisions, or addendums to this project.

7. All construction projects require inspection and maintenance following completion. Operation, inspection, and maintenance of the structure associated and delineated by these plans is the sole responsibility of the owner. Pacific Engineering Group is not responsible for any failures by the owner or others to property occupy, operate, inspect, or maintain the project and building shown and delineated on these plans.

8. Prior to the start of work, the Project Contractor shall provide a permanent elevation benchmark referenced to NAVD1988 vertical datum, at a permanent location next to the construction area on the subject property for project elevation and construction reference.

Structural Observations and Inspections

Pacific Engineering Group and the Project Geotechnical Engineer shall perform periodic construction observations of the project work. Project Contractor shall keep the Project Engineer's informed of the progress of the work that fall under these plans and Permit. Project Contractor shall notify the Engineers a minimum (2) working days prior to needed or required construction observations. These construction observations are NOT a substitute for required City of Malibu Building and Safety Department Inspections. The following Construction Observations to be performed by the Project Engineer are required:

1. Hold a Pre-Construction meeting with the Project Contractor, Coastal Engineer, and Geotechnical Engineers are required prior to the commencement of work by the contractor under these plans.

2. Pacific Engineering Group shall observe and approve all specified elevations, depths and heights during the construction of the project.

3. Project Contractor shall provide Pacific Engineering Group for approval all Concrete Mix Designs used for the project prior to delivery of the concrete to the project.

4. Project Contractor shall provide Pacific Engineering Group all concrete test results of concrete samples taken and performed by the Deputy Concrete Inspector for approval by Pacific Engineering Group.

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

Structural Observation Report

This report includes all construction work thru _____ day of _____, 20____ Report No. _____ Page No. _____ of _____

Project Address:	Structural Observer:	Phone No.
31656 Sealevel Drive	RegK. Browne	(805) 278-9283
Owner:	Lic. or Registration No.:	Building Permit No.:
The Drew Family Trust	RCE 40552	

Observed Structural Elements and Their Connections				Location & Portions of Building	Date
☐ Foundation	☐ Wall	☐ Frames &Framing	☐ Floor & Roof	Concrete Seawall Repair-Underpinning	
☐ Footings, Slab, &Stem Walls	☐ Concrete	☐ Structural Steel, Moment Frame, Hardy Frame	☐ Concrete		
☐ Pre-stressed Concrete Slabs	☐ Masonry	☐ Steel Moment-Ord.	☐ Steel Deck		
☐ Caissons, Piles and Grade Beams	☐ Wood Shear Walls	☐ Steel Braced	☐ Wood		
☐ Hillside Buildings Special Foundation Anchors		☐ Concrete-Ductile			
☐ Anchor Bolts and Hold Downs		☐ Concrete-Non Ductile			
☐ Welded Connections		☐ Wood Framing & Seismic Connections			
		☐ Post/Beam Connections			

Observed Deficiencies: _____

Deficiencies continued on Reverse

I declare that the following statements are true to the best of my knowledge and belief.
1. I am the registered engineer or licensed architect who has responsible charge for the structural observation.
2. I, or another registered engineer or licensed architect who I have designated above is under my responsible charge, has performed the required site visits at each significant construction stage to verify if the structure is in general conformance with the approved plans and specifications.
3. All deficiencies which I have documented have been corrected unless otherwise indicated above.
4. I understand the final acceptance of the structural systems by the Building and Safety Division cannot occur without the correction of all observed deficiencies.
5. I am responsible for submission of the original of this report to the Building and Safety Division.
6. I have provided structural observation in accordance with the requirements of the City of Malibu Building and Safety Division.

Signed this 10TH (Day) of MAY (Month) 20 25 (Year) at MALIBU (City) CA

Wet signature of registered civil or structural engineer or licensed architect

REGISTERED PROFESSIONAL ENGINEER REG K. KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

Stamp required for Engineer or Architect

Cover Sheet

ENGINEERING GROUP 1990 PACIFIC

REGISTERED PROFESSIONAL ENGINEER REG K. KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project	Sheet
# 25133.DRE	S1
Date: MAY 16, 2025	4
Scale: NOTED	

ATTACHMENT 1

NOTES FOR REINFORCED CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST APPLICABLE EDITION OF ASTM STANDARDS.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM STD. C–150–04 FOR TYPE V PORTLAND CEMENT AND WATER CEMENT RATIO NOT GREATER THAN 0.40.
   CONCRETE TO HAVE 3% AIR–ENTRAINMENT.
3. REINFORCING STEEL SHALL CONFORM TO:
   A. ASTM STD. A615 GRADE 60 FOR DEFORMED BARS Fy=60,000 PSI
   B. ASTM STD. A185 FOR WELDED PLAIN WIRE FABRIC.
   C. ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED PER ASTM STD. A775.
4. CONCRETE AGGREGATE SHALL CONFORM TO ASTM STD. C–33
5. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR RETAINING WALL FOOTINGS AND SLABS–ON–GRADE SHALL BE F'c=5000 PSI AT 28 DAYS.
6. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR FOUNDATION PADS, GRADE BEAMS, COLUMNS, STURCTURAL SLABS, FOUNDATION PILES, AND WALLS SHALL BE F'c=5000 PSI AT 28 DAYS.
7. MAKING AND CURING CONCRETE TEST CYLINDERS IN THE FIELD SHALL CONFORM TO ASTM C31–69.
8. ALL CONCRETE WITH SPECIFIED ULTIMATE COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI, SHALL BE PLACED UNDER THE CONTINUOUS SUPERVISION OF A REGISTERED DEPUTY INSPECTOR, CERTIFIED BY THE CITY OF MALIBU DEPARTMENT OF BUILDING AND SAFETY.
9. WATER FOR MIXING CONCRETE SHALL BE TAKEN FROM A POTABLE SOURCE DISTRIBUTED FOR DOMESTIC PURPOSES, AND SHALL BE FREE FROM MATERIALS THAT MAY BE DELETERIOUS TO THE CONCRETE OR REINFORCING STEEL.
10. CONCRETE SHALL BE DEPOSITED IN ITS FINAL POSITION WITHIN 30 MINUTES AFTER DISCHARGE FROM ANY MIXER. CONCRETE SHALL NOT BE DROPPED FROM A HEIGHT MORE THAN 3'–0". THE CONCRETE SHALL BE COMPACTED DURING PLACEMENT WITH APPROVED VIBRATING EQUIPMENT.
11. ALL CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST BY WETTING FOR A MINIMUM PERIOD OF TEN DAYS AFTER PLACEMENT, OR BY SEALING THE SURFACE WITH NON–STAINING CURING COMPOUNDS WITH CURRENT ICBO APPROVAL. NO CURING COMPOUND SHALL BE USED ON SURFACES WHERE FUTURE BLENDING WITH CONCRETE OR PAINTING IS SPECIFIED OR REQUIRED.
12. NO TWO GRADES OF CONCRETE SHALL BE PLACED ON THE JOB SITE AT THE SAME TIME.
13. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM CLEARANCES SHALL APPLY:
    A. CONCRETE DEPOSITED AGAINST EARTH..... 4"
    B. CONCRETE SURFACES EXPOSED TO EARTH AFTER REMOVAL OF FORMS OR DIRECTLY TO THE WEATHER..... 4"
    C. CONCRETE SURFACES NOT EXPOSED TO EARTH OR DIRECTLY TO WEATHER:
       1. BEAMS AND COLUMNS..... 4"
       2. SLABS AND WALLS .....2"
14. REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES AGAINST DISPLACEMENT WITHIN THE TOLERANCES PERMITTED.
15. ALL READY–MIXED CONCRETE SHALL CONFORM TO ASTM STD. C–94. IF CONCRETE USED IS OTHER THAN READY MIXED, THE CONCRETE QUALITY SHALL CONFORM TO ACI 318–89, CHAPTER FOUR (4).
16. ALL REINFORCEMENT SHALL BE POSITIONED IN THE CONCRETE PER THE DIMENSIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING TOLERANCES:
    A. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS 24" OR LESS..... 1/2"
    B. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS GREATER THAN 24"..... 1/4"
17. SPLICES IN REINFORCEMENT SHALL OCCUR ONLY WHERE SHOWN ON PLANS.
18. ALL BARS SHALL BE BENT COLD. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
19. METAL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL, AND OTHER COATINGS THAT WILL REDUCE BOND.
20. ALL SHORING OF OF HORIZONTAL CONCRETE WORK SHALL BE DESIGNED BY A LICENSED ENGINEER.
21. SEQUENCE OF CONCRETING AND LOCATION OF CONSTRUCTION JOINTS OTHER THAN SPECIFIED SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
22. PATENTED NON–SHRINK GROUT WITH CURRENT ICBO APPROVAL SHALL BE USED FOR GROUTING. GROUT SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
23. FOR LOCATION AND SIZE OF ANCHOR BOLTS, HOLDOWNS, AND INSERTS IN CONCRETE, SEE STRUCTURAL FRAMING PLANS ALSO.
24. ADMIXTURES SHALL NOT BE USED EXCEPT AS SPECIFICALLY APPROVED BY ENGINEER.
25. EACH PLACEMENT OF CONCRETE IN MULTIPLE LIFT WORK SHALL BE ALLOWED TO SET FOR AT LEAST 24 HOURS AFTER FINAL SET OF CONCRETE AND BEFORE THE START OF A SUBSEQUENT PLACEMENT.
26. VERTICAL JOINTS IN WALLS SHALL BE KEPT TO A MINIMUM, AND ALL LOCATIONS SHALL BE APPROVED BY THE ENGINEER. VERTICAL JOINTS SHALL BE FORMED AGAINST A STOP BOARD WITH A 2x4 KEY. CONSTRUCTION JOINTS SHALL BE EITHER VERTICAL OR HORIZONTAL. BEFORE THE CONCRETING IS RESUMED, THE SURFACE OF THE CONCRETE SHALL BE CLEANED, ROUGHENED AND TREATED WITH NEAT CEMENT SLURRY.
27. FRESH CONCRETE SHALL BE PROTECTED FOR 72 HOURS FROM THE ELEMENTS AND DEFACEMENT DUE TO CONSTRUCTION OPERATIONS.
28. HONEY–COMBED SURFACES AND ROUGH PATCHES SHALL BE MADE GOOD IMMEDIATELY AFTER REMOVAL OF FORM WORK. CONCRETE ABOVE GRADE SHALL BE PLACED IN A MANNER AS TO NOT CREATE HONEY–COMBED SURFACES OR ROUGH PATCHES. SE ARCHITECTURAL PLANS FOR ARCHITECTURAL REQUIRE–MENTS FOR ALL VSABLE ABOVE GRADE CONCRETE.
29. THE SURFACE OF SOILS AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE MOISTENED THOROUGHLY JUST PRIOR TO CONCRETE INSTALLATION.
30. ALL EXCAVATIONS FOR THE FOUNDATIONS SHALL BE COMPLETELY CLEANED OF DELETERIOUS MATERIALS AND DEWATERED. CONCRETE SHALL NOT BE PLACED INTO STANDING WATER WHERE EXCAVATIONS CAN NOT BE COMPLETELY DEWATERED, CONTACT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
31. CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL CONFORM TO REQUIREMENTS OF THE UNIFORM BUILDING CODE (LATEST EDITION), VOLUME 2, SEC. 1906.3. NO CONDUITS, PIPES, ETC. SHALL BE PLACED IN SLABS, BEAMS, COLUMNS, OR FOOTINGS WITHOUT DIRECT WRITTEN PERMISSION OF THE ENGINEER NO CONDUITS, PIPES, ETC. SHALL REDUCE THE THICKNESS OF THE CONCRETE SLAB, BEAM OR FOOTING. ALL CONDUITS SHALL BE BELOW SLAB POURS.
32. SPLICES IN ADJACENT BARS BE STAGGERED AND THE LOCATION OF ALL SPLICES, EXCEPT THOSE SPECIFIED ON THE DRAWINGS, SHALL BE APPROVED BY THE ENGINEER.
33. ALL OVER–EXCAVATIONS FOR THE FOUNDATIONS SHALL BE MADE GOOD WITH LEAN CONCRETE (3 SACK MIX). NO BACKFILLING SHALL BE ALLOWED.
34. MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL NOT BE LARGER THAN:
    A. ONE–FIFTH THE NARROWEST DIMENSION BETWEEN THE SIDES OF THE FORM.
    B. ONE–THIRD THE DEPTH OF THE SLABS.
    C. ONE AND ONE–HALF INCH.
35. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT FOR AT LEAST 7 DAYS AFTER PLACEMENT.

NOTES FOR STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FOR STRUCTURAL STEEL FOR BUILDINGS. (LATEST EDITION AND SUPPLEMENTS.)
2. MATERIAL SPECIFICATION:
   A) ALL STRUCTURAL STEEL SHAPES, PLATES AND MISCELLANEOUS STRAPS AND CLIPS SHALL CONFORM TO ASTM STD. A–992.
      ALL STRUCTURAL STEEL SHAPES, PLATES, WASHERS, AND STRAPS SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND BE HOT DIPPED GALVANIZED.
   B) ALL BOLTS SHALL CONFORM TO ASTM STD. A–307, UNLESS OTHERWISE NOTED ON PLANS. ALL BOLTS TO BE HOT DIPPED GALVANIZED.
   C) ALL PIPE COLUMNS SHALL CONFORM TO ASTM STD. A–53 GRADE B.
   D) ELECTRODES FOR WE LDING SHALL BE E70 CONFORMING TO ASTM STD. A–233.
   E) ALL STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM STD. A500, GRADE B, FY=46,000 PSI, UNLESS NOTED OTHERWISE.
   F) ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND MUST BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE DONE IN THE SHOP OF A FABRICATOR CERTIFIED BY THE GOVERNING BUILDING AUTHORITY. ALL FIELD WELDING SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED DEPUTY INSPECTOR CERTIFIED BY THE GOVERNING BUILDING AUTHORITY. ALL EXPOSED WELDS ON EXPOSED STEEL SHALL BE GROUND SMOOTH AND CONTINUOUS IN CROSS–SECTIONS. ALL FIELD WELDING SHALL BE ULTRASOUNDED.
4. PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONSULTING ENGINEER FOR REVIEW AND APPROVAL. FABRICATION DRAWINGS SHALL BE REVIEWED FOR GENERAL DESIGN CONSIDERATIONS ONLY. THE FABRICATOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH THE CONTRACTOR.
5. ANY REVISIONS TO THE STRUCTURAL DETAILS OR MATERIALS SHALL BE ADAQUATELY NOTED BY THE FABRICATOR ON DRAWINGS AND APPROVED IN WRITING BY THE PROJECT ENGINEER. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OR ARCHITECT DOES NOT RELIEVE THE STEEL FABRICATER OF THE RESPONSIBILITY OF WRITTEN AND SIGNED APPROVALS FOR DEVIATIONS MADE FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
6. STANDARD SIZE BOLT HOLES SHALL BE PROVIDED FOR MEMBER TO MEMBER CONNECTIONS, UNLESS OTHERWISE NOTED. IF THE THICKNESS OF THE MATERIAL IS NOT GREATER THAN THE NOMINAL DIAMETER OF THE BOLT PLUS 1/8", THE HOLE MAY BE PUNCHED.
7. SIDE OR END FILLET WELDS TERMINATING AT THE ENDS OR SIDES RESPECTIVELY OF PARTS OR MEMBERS SHALL, WHENEVER PRACTICABLE, BE RETURNED CONTINUOUSLY AROUND CORNERS FOR A DISTANCE NOT LESS THAN TWO TIMES THE NOMINAL SIZE OF THE WELD.
8. ALL WELDS ALONG EDGES OF MATERIAL LESS THAN 1/4" THICK SHALL NOT BE GREATER THAN THE THICKNESS OF MATERIAL.
9. HARDENED WASHERS SHALL BE INSTALLED OVER OVERSIZED HOLES IN AN OUTER PLY, IF OVERSIZED HOLES ARE SPECIFIED ON PLANS IN FRICTION TYPE CONNECTIONS.
10. ASTM A325 OR A490 HIGH STRENGTH–BOLTED CONSTRUCTION WHERE USED SHALL CONFORM TO THE FOLLOWING:
    A) THE SURFACES OF PARTS IN CONTACT WITH THE BOLT HEAD AND NUT SHALL NOT HAVE A SLOPE OF MORE THAN 1:20. IF SLOPE IS GREATER THAN 1:20, A BEVELED WASHER SHALL BE USED.
    B) THE SURFACE SHALL BE FREE OF DIRT, LOOSE SCALE, BURNS AND OTHER DEFECTS.
    C) IN ADDITION TO (B) ABOVE, CONTACT SURFACES WITHIN FRICTION TYPE CONNECTIONS SHALL BE FREE OF OIL, PAINT, LACQUER, OR OTHER COATINGS.
    D) BOLTS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN TABLE J3.7, AISC 9TH EDITION. THE TIGHTENING SHALL BE DONE BY THE TURN OF THE NUT METHOD, DIRECT TENSION INDICATOR OR PROPERLY CALIBRATED WRENCHES. THE BOLTS TIGHTENED BY MEANS OF CALIBRATED WRENCH SHALL BE INSTALLED WITH A HARDENED WASHER UNDER THE NUT OR BOLT HEAD, WHICHEVER IS THE ELEMENT TURNED IN TIGHTENING.
    E) THE CONTINUOUS SPECIAL INSPECTION IS NOT REQUIRED DURING THE ENTIRE INSTALLATION AND TIGHTENING OPERATION, PROVIDED THE SURFACES AND BOLT TYPE ARE INSPECTED PRIOR TO THE START OF THE BOLTING AND THREADS ARE NOT REQUIRED TO BE EXCLUDED FROM THE SHEAR PLANE. HOWEVER, UPON COMPLETION OF ALL BOLTING, 10% OF THE BOLTS FOR EACH TYPE OF CONNECTION SHALL BE VERIFIED FOR MINIMUM SPECIFIED BOLT TENSION.
11. ALL STEEL WORK CONCEALED BY INTERIOR BUILDING FINISH OR IN CONTACT WITH CONCRETE SHALL BE GIVEN ONE SHOP COAT OF RED OXIDE PRIMER, UNLESS NOTED OTHERWISE ON THE PLANS.
12. THE TEMPORARY BRACING SHALL BE PROVIDED DURING THE ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE OR STANDARD OF PRACTICE. IT IS THE RESPONSIBILITY OF THE STELL FABRICATOR TO ENGINEER AND PROVIDE ALL NECESSARY SHORING AND BRACING DURING STEEL ERECTION.
13. THE LOCAL APPLICATION OF HEAT OR MECHANICAL MEANS MAY BE USED TO INTRODUCE OR CORRECT CAMBER, CURVATURE AND STRAIGHTNESS. THE TEMPERATURE OF HEATED AREAS SHALL NOT EXCEED 1200º FAHRENHEIT.
14. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL TUBES, BEAMS, COLUMNS, AND PLATES SHALL BE HOT DIPPED GALVANIZED AND PAINTED PER ARCHITECTURAL SPECIFICATIONS. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR GALVANIZED MATERIAL. CONTRACTOR TO VERIFY PAINT SPECIFICTIONS FOR SAND BLAST PRIOR TO PAINT. PRIMER NOT REQUIRED.
15. IN ADDITION TO DEPUTY INSPECTION OF ALL FIELD WELDING, ALL STEEL CONNECTIONS TO BE INSPECTED AND APPROVED BY THE ENGINEER OR DULY APPOINTED ENGINEER FROM PACIFIC ENGINEERING GROUP.
16. ANY CONFLICTS BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
17. ANY CONSTRUCTION DEVIATIONS FROM THE APPROVED PLANS WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER ARE NOT PERMITTED. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION DEVIATIONS FROM THE PLANS THAT ARE NOT APPROVED IN WRITING BY THE ENGINEER AND ARCHITECT.

NOTES FOR ROCK FILTER MATERIAL

1. ALL ELEVATIONS OF THE ROCK AND EXCAVATIONS SHALL BE VERIFIED IN THE FIELD BY AN INSPECTOR FROM PACIFIC ENGINEERING GROUP OR A REGISTERED CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING.
2. IF HOLES ARE DUG ON THE BEACH OVER FOUR (4) FEET DEEP, A PERSON SHALL NOT BE PLACED IN THE HOLES FOR ANY REASON. SHORING OF ALL EXCAVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND MEASURES DURING THE COURSE OF CONSTRUCTION.
3. ROCK USED TO COMPLETE THE PROJECT SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWNG CRITERIA AND THE RESULTS OF THE TESTS SHALL BE CERTIFIED TO BY A REGISTERED ENGINEERING GEOLOGIST OR BY A CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING. THE ROCK SHALL BE TESTED BY THE FOLLOWNG TESTS AS DESCRIBED IN REPORTS BY THE AMERICAN SOCIETY FOR TESTING MATERIALS D4992–07, C127–12, AND C535–09:
   A. THE BULK SPECIFIC GRAVITY SHALL BE COMPUTED.
   B. THE APPARENT SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.48
   C. THE BULK SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.46
   D. THE ABRASION LOSS BY USE OF THE LOS ANGELES MACHINE SHALL NOT EXCEED A MAX. OF 40%
4. THE ROCK PLACEMENT SHALL BE OBSERVED BY PACIFIC ENGINEERING GROUP OR A LICENSED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING.
5. FILTER ROCK SPECIFICATIONS
   THE FILTER ROCK SHALL HAVE THE FOLLOWING GRADATION:

ROCK SIZE	% PASSING BY WEIGHT
6"	100%
4"	40%–60%
1–1/2"	25%–50%
3/4"	0%–10%

6. ALL ROCK SHALL BE STONE THAT IS CLEAN, HARD, ANGULAR, SOUND, AND DURABLE IN SEAWATER. IT SHALL BE UNIFORM IN QUALITY, FREE OF SOFT, FRIABLE, THIN, ELONGATED, OR LAMINATED PIECES, IT SHALL BE OF SUCH CHARACTER THAT IT CAN BE HANDLED AND PLACED WITHOUT DISINTEGRATION.
7. ALL ROCK ELEVATIONS SHALL BE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ELEVATION BENCHMARK REFERENCED TO THE NAVD88 DATUM AS CLOSE TO THE CONSTRUCTION AREA AS POSSIBLE FOR VERIFYING ROCK PLACEMENT ELEVATIONS. THE ELEVATION BENCHMARK MUST BE ESTABLISHED BY A LAND SURVEYOR WITH A CURRENT CALIFORNIA LAND SURVEYORS LICENSE.
8. PLACEMENT OF THE ROCK SHALL BE INSPECTED BY PACIFIC ENGINEERING GROUP OR BY A REGISTERED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING. CONTRACTOR SHALL NOTIFY PACIFIC ENGINEERING GROUP A MINIMUM OF 2 WORKING DAYS PRIOR TO THE REQUIRED INSPECTIONS AND THAT THE CONTRACTOR SHALL NOTIFY OWNER THAT SUCH INSPECTIONS ARE TO TAKE PLACE.

NOTES FOR WOOD FRAMING

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH PER PS 20–99, GRADED PER GRADING RULE 16, W.C.L.I.B. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM GRADES SHALL APPLY:

CATEGORY	GRADE
2x4 STUDS & PLATES	#2
2x6 STUDS & PLATES	#2
2x JOISTS & RAFTERS	#2
4x BEAMS, JOISTS	#1
6x AND LARGER BEAMS, WHALERS	#1
BRACES & POSTS	
3X AND 4X VERTICAL SHEATHING	SELECT STRUCTURAL

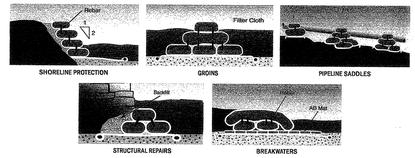
   ALL TIMBER SHALL BE PRESSURE TREATED WITH ACZA 2.50 PCF RETENTION CONFORMING TO AMERICAN WOOD PRESERVERS' ASSOCIATION AWPA USE CATAGORY UC5B FOR SEVERE SALTWATER EXPOSURE.

   ALL CUT–OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4–06.
2. UNLESS OTHERWISE NOTED, ALL ROUND TIMBER PILES WHERE SPECIFIED SHALL CONFORM TO ASTM STANDARD D25–99 FOR PACIFIC COAST DOUGLAS FIR. ALL TIMBER PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA USE CATAGORY UC5B FOR EXTREME SALT WATER EXPOSURE WITH ONE OF THE FOLLOWING PRESERVATIVES:
   A. CREOSOTE.....25.0 PCF RETENTION
   B. ACZA.....2.5 PCF RETENTION

   ALL CUT–OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4–06.
3. UNLESS OTHERWISE NOTED, ALL SIMPSON STRONG–TIE HARDWARE SHALL BE HOT DIPPED GALVANIZED OR TYPE 316L STAINLESS STEEL AND EPOXY PAINTED PRIOR TO INSTALLATION.
4. UNLESS NOTED OTHERWISE ON THE DETAIL PLANS, ALL BOLTS SHALL HAVE A MINIMUM DIAMETER OF 3/4" AND BE HOT DIPPED GALVANIZED. BOLT HEADS AND NUTS SHALL BE PROVIDED WITH HOT DIPPED GALVANIZED MALLEABLE WASHERS UNLESS NOTED OTHERWISE
5. ALL ROOF RAFTERS AND FLOOR JOISTS SHALL BE BLOCKED AT SUPPORTS AND MAXIMUM 8' INTERVALS.
6. UNLESS OTHERWISE NOTED ON THE PLANS, FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS.
7. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED PER AWPA USE CATAGORY UC5B.
8. ALL POSTS ARE 4x4 DOUGLAS FIR #1, UNLESS OTHERWISE NOTED.
9. ALL JOISTS SHALL HAVE MINIMUM BEARING OF 3–1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY.
10. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF THE WOOD MEMBERS SHALL BE PROVIDED WITH MALLEABLE WASHERS THAT ARE HOT DIPPED GALVANIZED.

Fabriform® Concrete Bags Specifications

DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as scoured bridge piers, dam spillways, bulk-heads, dikes, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves *as both a filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves.* Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented *perpendicular* to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE
PHYSICAL			
Composition			NYLON
Weight	ASTM D-5261	oz/yd (g/m)	8 (270)
Thickness	ASTM D-5199	mils (mm)	30 (0.76)
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP 600 (2,670) FILL 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP 25 FILL 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP 400 (70) FILL 400 (70)
Elongation At Break	ASTM D-4595	%	WARP 15 FILL 15
Trapezoidal Tear Strength	ASTM D-4533	lbf (N)	WARP 200 (890) FILL 200 (890)
CBR Puncture Strength Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

D. Fine Aggregate Concrete (Grout)

Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested according to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

III. INSTALLATION

A. Fabric Storage

Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

B. Site Preparation

The surface to be protected shall be constructed to the line and dimensions as shown on the contract drawings. The area shall be free of all obstruction and organic material, such as roots and sharp rocks.

C. Concrete Bag Placement and Injection

The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

Fine aggregate concrete (grout) shall be injected between the upper and lower layers of fabric through special self-sealing inlet valves provided by the manufacturer in the upper layer of fabric. The injection pipe shall be held tightly at the point of injection. The sequence of grout injection shall be such as to insure complete filling of the concrete bag to the thickness required while minimizing excess grout loss.

Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

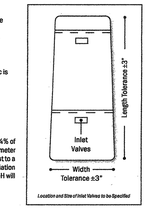
A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.

B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.

C. Specify location of inlet valves and outside diameter of injection hose to be used.

D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).



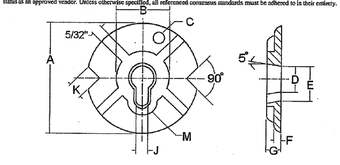
V. EFFECTIVE pH OF SURROUNDING WATER

Laboratory tests have demonstrated that cement lost through fabric will average about a ½% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water – typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.

MALLEABLE WASHERS (HOT DIPPED GALVANIZED)

Round Malleable Washer, Plain Finish

The information below lists the required dimensional, chemical and physical characteristics of the fasteners in this purchase order. If the order received does not meet these requirements, it may result in a supplier corrective action request, which could jeopardize your status as an approved vendor. Unless otherwise specified, all referenced consensus standards must be adhered to in their entirety.



Size	A	B	C	D	E	F	G	J	K	M
	OD	Shoulder Dia.	Hole Dia.	I.D.	Slot Length	Flange Thickness	Washer Thickness	Slot Width	Notch Width	Radius
	Min/Max	+/- 0.031	+/- 0.031	Min/Max	+/- 0.031		Min / Max	Min	+/- 0.031	
3/8	2.500 / 2.562	1.250	.250	0.437 / 0.500	.562	0.125	.250/.260	.250	.250	.250
1/2	2.500 / 2.562	1.250	.250	0.562 / 0.625	.594	0.125	.230/.250	.281	.250	.250
5/8	2.625 / 2.750	1.375	.250.	0.689 / 0.750	.750	0.156	.310/.335	.281	.312	.250
3/4	2.937 / 3.000	1.500	.060	0.813 / 0.875	.875	0.156	.400/.430	.344	.312	.312
7/8	3.500 / 3.625	1.750	.060	0.937 / 0.969	1.000	0.172	.490/.520	.344	.375	.312
1	3.750 / 4.000	1.750	.060	1.125 / 1.190	1.125	0.190	.510/.530	.344	.375	.312
1-1/8	4.500 / 4.750	2.500	.3125	1.190 / 1.250	1.250	0.190	.510/.580	.344	.375	.312
1-1/4	5.000 / 5.250	2.750	.3125	1.312 / 1.375	1.375	0.190	.575/.725	.406	.437	.375

SEAWALL STRUCTURAL SPECIFICATIONS

ENGINEERING GROUP 1990 PACIFIC

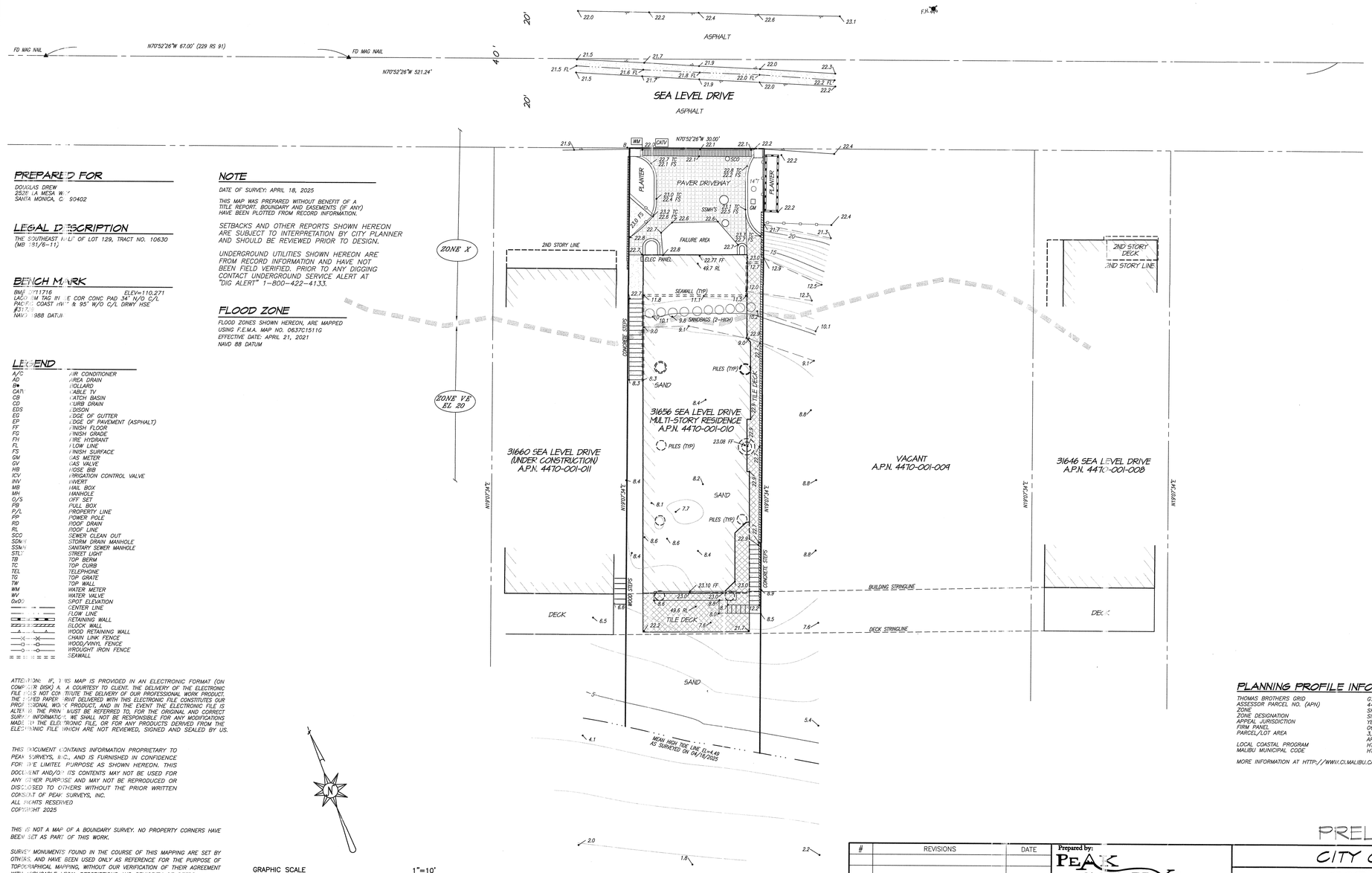
REGISTERED PROFESSIONAL ENGINEER — REG. C040552 — Exp. 3/31/27 — CIVIL — STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD. #254
WESTLAKE VILLAGE, CA 91362
PHONE: 805–278–9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project # 25133.DRE
Date MAY 16, 2025
Scale
Sheet S2 / 4



PREPARED FOR

DOUGLAS DREW
2528 E LA MESA W
SANTA MONICA, C 90402

LEGAL DESCRIPTION

THE SOUTHEAST HALF OF LOT 129, TRACT NO. 10630 (MB 151/6-11)

BENCH MARK

BM# 011716 ELEV=110.271
LACO DPW TAG IN E COR CONC PAD 34' N/O C/L PACIFIC COAST HWY & 95' W/O C/L DRWY #31755
NAVD 1988 DATUM

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B◆	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RD	ROOF DRAIN
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD/VINYL FENCE
	WROUGHT IRON FENCE
	SEAWALL

NOTE

DATE OF SURVEY: APRIL 18, 2025

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 06037C1511G
EFFECTIVE DATE: APRIL 21, 2021
NAVD 88 DATUM

ATTENTION: IF, THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO PEAK SURVEYS, INC., AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE AS SHOWN HEREON. THIS DOCUMENT AND/OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF PEAK SURVEYS, INC.
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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GRAPHIC SCALE 1"=10'
0 10 20 30 40

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	G7-626
ASSESSOR PARCEL NO. (APN)	4470-001-010
ZONE	SFM
ZONE DESIGNATION	SINGLE FAMILY MEDIUM-4du/acre
APPEAL JURISDICTION	YES
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	3,988 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

#	REVISIONS	DATE

PRELIMINARY

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD, Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
31656 SEA LEVEL DRIVE

DRAWN BY / DATE: CG APRIL 2026
CHECKED BY / DATE:
SHEET 1 OF 1

G:\projects\25-6822\25-6822.dwg 04/24/2025

Site Plan Survey

ENGINEERING GROUP 1990 PACIFIC

REGISTERED PROFESSIONAL ENGINEER
KENNETH BROWNE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date

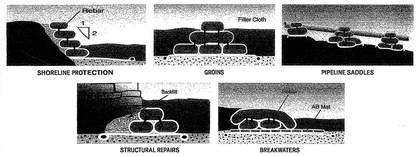
PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
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31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project	#25132,DOE
Date	MAY 16, 2026
Scale	1" = 10'
Sheet	S3 / 4

Fabriform® Concrete Bags Specifications

DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as scoured bridge piers, dam spillways, bulk-heads, dikes, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves as both a *filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves.* Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented *perpendicular* to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE
PHYSICAL			
Composition			NYLON
Weight	ASTM D-5261	oz/yd (g/m)	8 (270)
Thickness	ASTM D-5199	mils (mm)	30 (0.76)
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP 600 (2,670) FILL 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP 25 FILL 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP 400 (70) FILL 400 (70)
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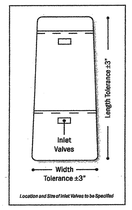
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C. Specify location of inlet valves and outside diameter of injection hose to be used.

D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

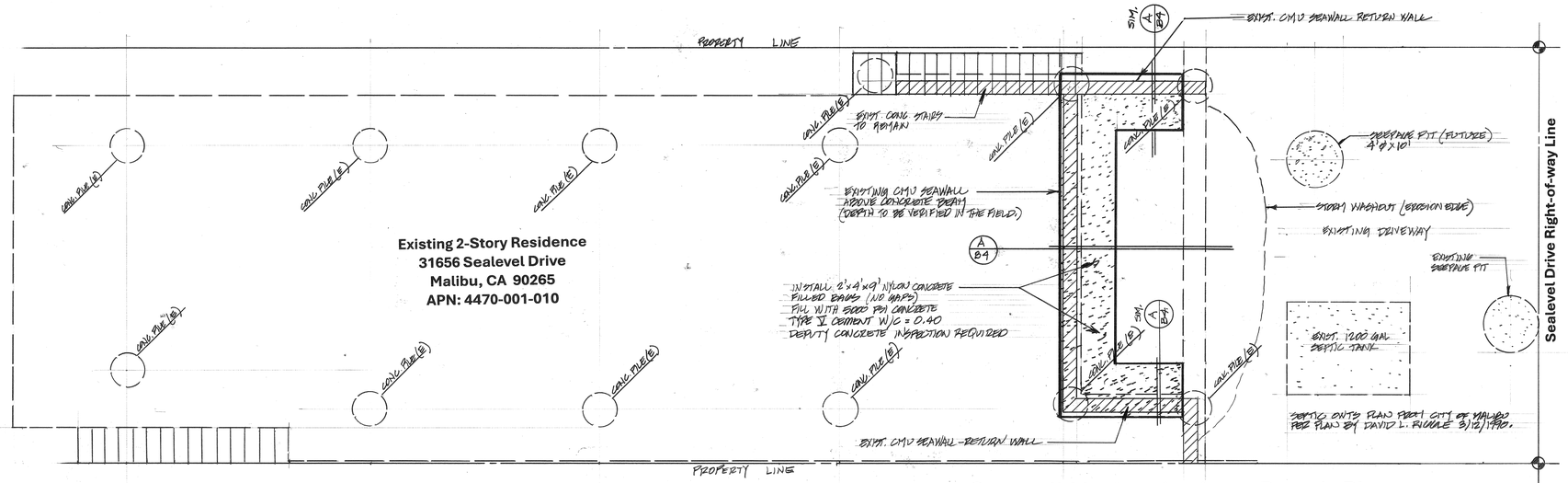
E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 8,000 square feet of bag area (0.2m³/100m²).



Location and Size of Inlet Valves to be Specified

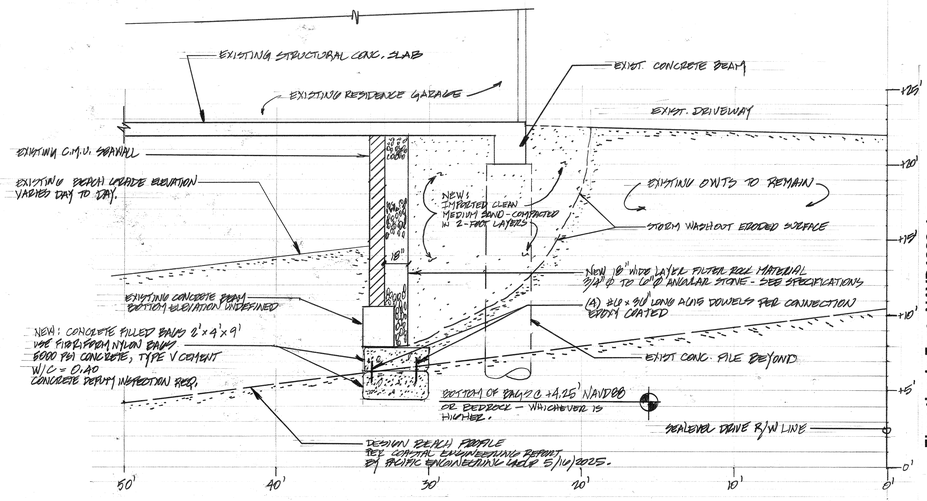
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Seawall Underpinning – Repair Plan

Scale: ¼" = 1'-0"



Distance in feet from Sealevel Drive R/W Line

Elevation in Feet NAVD1988 datum

Seawall Underpinning - Section A

Scale: ¼" = 1'-0"

Repair Plan / Details

PACIFIC ENGINEERING GROUP 1990

REGISTERED PROFESSIONAL ENGINEER KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD. #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DRE	Sheet S4 / 4
Date MAY 16, 2025	
Scale NOTED	

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 06/04/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PLANNER: To Be Assigned

PROJECT DESCRIPTION: Emergency Seawall Repair

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 6/17/25

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)	Charles Santos, Santos Planning Inc charles@santosplanning.com	
Project Address:	**31656 SEA LEVEL DR** Malibu, CA 90265	
Planning Case No.:	ECDP 25-011	
Project Description:	Emergency Seawall Repair	
Date of Review:	June 17, 2025	
Reviewer:	Courtney McCammon	Signature: Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	6/4/25
Site Survey:	6/4/25
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

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

RECOMMENDATIONS:

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

   A. Absolutely no staging or storing of materials is permitted on the beach/shoreline at any time.

   B. Upon application of a Coastal Development Permit (CDP) application, please provide the following:

   - 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.
   - If any landscaping is proposed, please turn in a landscape documentation package.

-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 90265-4804
(310) 456-2489 FAX (310) 456-3356

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 06/04/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Emergency Seawall Repair

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ None, bill against planning fees.

____ **The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.**

SIGNATURE [signature] DATE 9-20-2025

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required.

REF: Pacific Engineering Group Repair Plans dated 5-26-2025 (4 sheets), Pacific Engineering Group Emergency letter dated May 30, 2025, Coastal Engineering report dated May 16, 2025.

B1 **Building Plan Check: Submit B&S approved plans stamped by Coastal Engineer. Add the following notes to the plans: Once repair complete, temporary sandbags shall be removed from the beach; Submit as-built plans upon completion of work. Owners must submit and record a Maintenance of Shoreline Protection Device Agreement.**

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 06/04/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Emergency Seawall Repair

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Fleming 7/9/2025

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos charles@santosplanning.com		
Project Address:	**31656 Sea Level Drive** Malibu, California 90265		
Planning Case No.:	ECDP 25-011		
Project Description:	Emergency Seawall Repair		
Date of Review:	July 9, 2025		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Pacific Engineering Group: Plans dated 5-16-2025
Fixture Worksheet:	n/a
Operating Permit:	Active: Expires **10-12-2025**
Miscellaneous:	Los Angeles County Health approval for a NSFR and OWTS dated 3-20-1990
Previous Approval:	
Previous Reviews:	

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) **Project Plans:** All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

   The following notes shall be included in the project plans:

   a. "*All OWTS components must be delineated in the field and protected at all times during and after construction of the sea wall repair*."

   b. "*A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted by the OWTS Registered Practitioner Inspector to the Building Inspector and Environmental Health office.*"

   c. "*Backfill shall consist of an approved material that will provide adequate lateral and vertical support for the OWTS components*."

3) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the OWTS meeting the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/Local Implementation Plan (LIP). At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

-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

31656 SEA LEVEL DRIVE (ECDP 25-011)
MALIBU, CA 90265

S.F.D.:	4 Bedroom (E)
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 10' BI w/2' Cap (E)
FUTURE:	100%
PERC RATE:	Sand

NOTES:

1. This conformance review is for a seawall repair only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.

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

4. *A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted to the City of Malibu Building Inspector and Environmental Health office prior to the Building Permits being finaled by the City of Malibu Building Inspector.*

Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

D. Fine Aggregate Concrete (Grout)

Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested according to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

III. INSTALLATION

A. Fabric Storage

Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

B. Site Preparation

The surface to be protected shall be constructed to the line and dimensions as shown on the contract drawings. The area shall be free of all obstruction and organic material, such as roots and sharp rocks.

C. Concrete Bag Placement and Injection

The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

Fine aggregate concrete (grout) shall be injected between the upper and lower layers of fabric through special self-sealing inlet valves provided by the manufacturer in the upper layer of fabric. The injection pipe shall be held tightly at the point of injection. The sequence of grout injection shall be such as to insure complete filling of the concrete bag to the thickness required while minimizing excess grout loss.

Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.

B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.

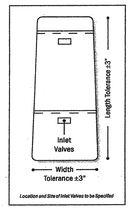
C. Specify location of inlet valves and outside diameter of injection hose to be used.

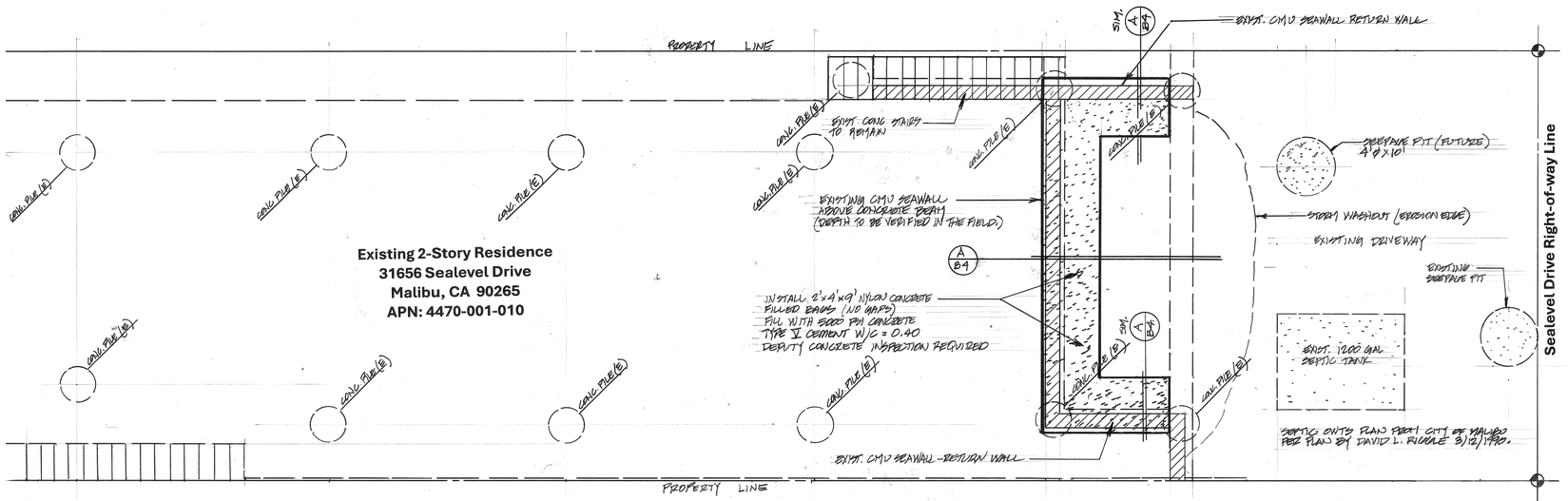
D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.

E. In estimating freight costs, it is conservative to use:
Weight – 14 lbs. per hundred square feet of bag area (7 kg/10m²)
Cube – 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).

V. EFFECTIVE pH OF SURROUNDING WATER

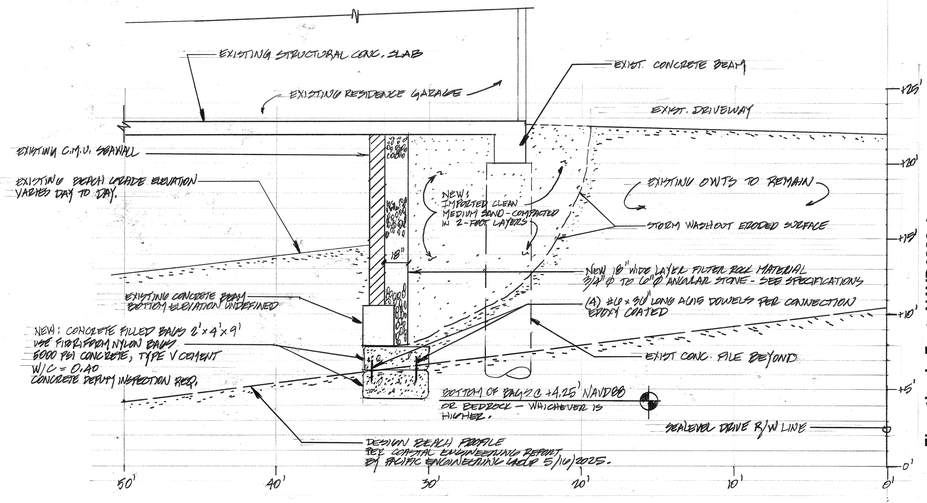
Laboratory tests have demonstrated that cement lost through fabric will average about a ¼% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water – typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.





Seawall Underpinning – Repair Plan

Scale: ¼" = 1'-0"



Distance in feet from Sealevel Drive R/W Line

Seawall Underpinning - Section A

Scale: ¼" = 1'-0"

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: DATE: 7/9/2025

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

Repair Plan / Details

PACIFIC ENGINEERING GROUP 1990

REGISTERED PROFESSIONAL ENGINEER KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133. DRE	Sheet S4
Date MAY 16, 2025	4
Scale NOTED	

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **DATE:** 06/04/2025

PROJECT NUMBER:	ECDP 25-011
JOB ADDRESS:	31656 SEA LEVEL DR
APPLICANT / CONTACT:	Charles Santos, Santos Planning Inc
APPLICANT EMAIL:	charles@santosplanning.com
PROJECT DESCRIPTION:	Emergency Seawall Repair

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff

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

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ None, bill against planning fees.

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

SIGNATURE  DATE 8-12-2025

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

REF: Pacific Engineering Group Repair Plans dated 5-26-2025 (4 sheets), Pacific Engineering Group Emergency letter dated May 30, 2025.

Project is approved based on: (1) Nature of emergency (OWTS threatened), (2) underpinning for wall only to prevent loss of sand due to depth of scour, no new foundations or seaward expansion of wall and (3) minimum work required to prevent loss of backfill and OWTS tank.

Building Plan Check: Submit B&S approved plans stamped by Coastal Engineer. Add the following notes to the plans: Once repair complete, temporary sandbags shall be removed from the beach; Submit as-built plans upon completion of work.

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 **DATE:** 06/03/2025

PROJECT NUMBER: ECDP 25-011

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Emergency Seawall Repair

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 $_____

SIGNATURE

06/10/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Kevin Chang, Assistant Civil Engineer

Date: June 10, 2025

Re: Proposed Conditions of Approval for 31656 Sea Level Dr, ECDP 25-011

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

STORMWATER

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

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

Recycled Paper

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

MISCELLANOUS

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

PACIFIC ENGINEERING GROUP
Consulting Engineers

3625 E. Thousand Oaks Blvd.
Suite 254
Westlake Village, CA 91362
Phone: 805.278.9283

May 30, 2025

The Drew Family Trust
Doug and Rebecca Drew Trustees
C/O Charles Santos
5707 Corsa Ave. Suite #202
Westlake Village, CA 91362

Subject: **Emergency Coastal Development Permit (ECDP) Letter**
31656 Sealevel Drive
Malibu, CA 90265
APN: 4470-001-010

PEG Project: #25133.DRE

Dear Mr. Santos:

This letter is written to advise the City of Malibu that, based on my observations and my experience, an emergency condition has developed at 31656 Sealevel Drive, Malibu, CA. Due to storm wave uprush and beach erosion, the existing CMU seawall at the subject property has been undermined with the loss of sand from between the existing seawall and the existing OWTS. The erosion extends to only a few feet seaward of the existing OWTS. The existing OWTS is now in immediate danger of being damaged or destroyed from wave uprush erosion. Temporary sandbags were placed at the seaward side toe of the seawall as a temporary measure to slow the erosion of the backfill fronting the existing OWTS. Pacific Engineering Group confirms that this is an emergency that will require an Emergency Coastal Development Permit (ECDP) from the City of Malibu to repair the existing undermined seawall and protect the existing OWTS from erosion. This condition has also been observed at the subject property by the City Coastal Engineering Reviewer Lauren Doyle and she agrees that an emergency condition exists.

Please call Pacific Engineering Group at (805) 278-9283 should you have any further questions.

Respectfully submitted,

Pacific Engineering Group

Reg K. Browne PE
President/Principal Engineer
RCE 40552

REGISTERED PROFESSIONAL ENGINEER
REG KENNETH BROWNE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

ATTACHMENT 3

AFFIDAVIT OF POSTING

I, Charles Santos, hereby certify that on (*date*) 7/9/25, the Notice of a Pending Coastal Development Permit on was posted at:

(*property address*) 31656 Sea Level Drive.



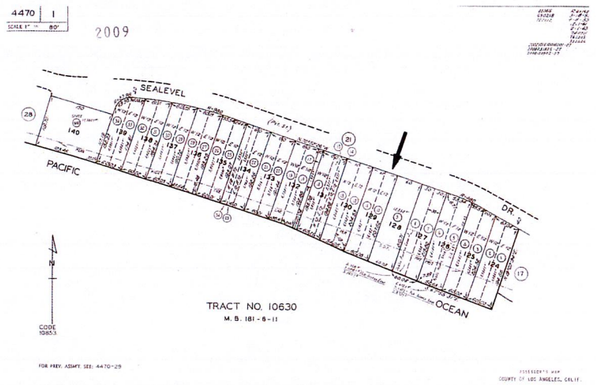
Application number: ECDP 25-011

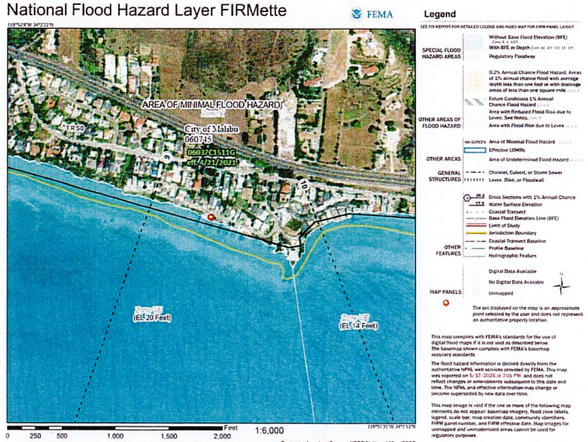
Photo taken by: Charles Santos (Name) on: 7/9/25 (Date)

Charles Santos (Print Name)

(Signature)







CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
APPROVED
SIGNATURE: _____ DATE: 9/11/2025
THE APPROVAL OF THIS PLAN & SPECIFICATION SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES

Concrete Seawall Repair Plan
Emergency Underpinning

PRE-SITE BUILDING SAFETY INSPECTOR MEETING REQUIRED PRIOR TO THE START OF WORK

PERMIT ISSUED
PERMIT NO.: 25-1813
DATE: 10/14/2025
INITIAL: JB

31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010

Owner:

Drew Family Trust
2528 La Mesa Way
Santa Monica, CA 90402-2305
P: (310) 702-8023 Email: doug_drew@hotmail.com

Coastal Engineer:

Pacific Engineering Group
3625 E. Thousand Oaks Blvd. Suite #254
Westlake Village, CA 91362

Reg K. Browne PE
RCE 40552
P: (805) 278-9283 Email: SurfGodReg@aol.com

CITY OF MALIBU
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
FINAL APPROVAL
PLANNING Reviewed by: ECDP 25-011
DATE: October 8, 2025
SIGNATURE:
PRINT NAME: DIDIER MURILLO
THESE PLANS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE PLANS APPROVED ON: N/A

Project Description:

1. Excavate A-B-C Slot method under existing concrete seawall to required depth as indicated on the plans. The Project Contractor is responsible for all shoring required for the safety of workers and adjacent structures.

2. Seawall underpinning with concrete filled Geobags with as indicated on the plans.

3. Installation of imported compacted sand backfill and filter rock material as shown of the plans. Only imported clean medium sand can be used. Using existing beach sand for the backfill is prohibited.

Plan Sheet Index

Sheet	Description
S1	Cover Sheet / Owner / Project Description.
S2	Project and Materials Specifications (Marine Environment).
S3	Site Plan / Survey.
S4	Repair Plan and Structural Details.
1 OF 1	Stamped/Signed Survey

Seawall Monitoring and Inspection Program

Address: 31656 Sealevel Drive
Malibu, CA 90265
APN: 4470-001-010

Seawall: Vertical Concrete Seawall

Monitoring Initiation Date: **ECDP Permit Date for Seawall Repair**

Monitoring Intervals: 48 Calendar Months

1. Inspection of the seawall is to be performed by a Licensed Civil Engineer with a specialty in Coastal Engineering. The inspecting Engineer must possess a current License in good standing in the State of California to practice Civil Engineering.

2. Inspections of the seawall must take place once every **48-calendar months** starting from **the date the seawall Repair permit is issued** and continuing until the seawall is removed or replaced.

3. The seawall is to be inspected for condition of the stem wall, backfill drains, elevation of top of wall, length of return walls, condition and elevation of backfill. The inspecting Civil Engineer shall prepare a written report identifying those portions of the concrete seawall needing repair, reinforcement, or replacement.

The following seawall items are to be inspected and documented every 48 calendar months:

A. Condition of the vertical wall above and below the existing beach sand profile.
B. Condition and elevation (NAVD1988) of the backfill.
C. Condition of the backfill drains.
D. Condition and Elevations (NAVD1988) of top of vertical wall stem.
E. Condition and extent of the return walls.

4. The inspecting Civil Engineer shall prepare a written report addressing all inspection findings and recommended repairs to the timber seawall. A copy of the inspection report findings and repair recommendations shall be submitted to the City of Malibu Building and Safety Department by the Property Owner no later than 30 days from the date of inspection.

CITY OF MALIBU
COASTAL ENGINEERING
PLANS HAVE BEEN REVIEWED FOR COASTAL ENGINEERING AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH CITY OF MALIBU LAWS AND ORDINANCES.
SIGNATURE
APPROVED
By Michael B. Phipps, PG, CEG at 1:46 pm, Oct 08, 2025
FEES PAID IN FULL

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT
APPROVED
SIGNATURE DATE 08/28/2025
APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: _____ DATE: 8/29/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

Contractor Notes:

1. The contractor is responsible for providing all shoring during construction to support all loads to which the structure and site may be subjected. Extensive shoring of the existing structure prior to construction will be required. The contractor shall not remove the shoring until permission to do so is obtained from Pacific Engineering Group.

2. Pacific Engineering Group is not responsible for and does not have control or charge of construction means, methods, techniques, sequencing, or procedures, or for the safety precautions and safety programs in connection with the construction delineated by these plans. The contractor is responsible for supervising and direct all work and are solely and completely responsible for all construction means, techniques, sequences, procedures, and conditions for the project site, including the safety of all persons and property during the entire period of construction delineated by these plans.

3. Periodic inspections and construction observations performed by Pacific Engineering Group personnel, or their representatives are not intended to include verification or adequacy of any shoring of the structure, verifications of dimensions, or review the adequacy of the Contractor's safety measures on or near the project site.

4. It is unlawful for any portion of the building or structure to have load placed on it exceeding the design loads specified on these plans or specified per California Building Code Section 1607.

5. The Contractor shall verify all dimensions and conditions and report any discrepancies to the Engineer prior to commencing with any directly or indirectly related work delineated in these plans.

6. No deviations from these plans, structural details, and specifications are allowed without written approval from Pacific Engineering Group. Approval by an inspector or any other third party does not constitute authority to deviate from these plans. Plan changes are subject to approval from the Building Department or Governing Building Authority. The contractor is responsible for processing changes, revisions, addendums, assembling the permit documents, acquiring permits, and obtaining Owner approval for costs related to changes, revisions, or addendums to this project.

7. All construction projects require inspection and maintenance following completion. Operation, inspection, and maintenance of the structure associated and delineated by these plans is the sole responsibility of the owner. Pacific Engineering Group is not responsible for any failures by the owner or others to properly occupy, operate, inspect, or maintain the project and building shown and delineated on these plans.

8. Prior to the start of work, the Project Contractor shall provide a permanent elevation benchmark referenced to NAVD1988 vertical datum, at a permanent location next to the construction area on the subject property for project elevation and construction reference.

9. All OWTS components must be delineated in the field and protected at all times during and after construction of the sea wall repair.

10. A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted by the OWTS Registered Practitioner Inspector to the Building Inspector and Environmental Health office.

11. Backfill shall consist of an approved material that will provide adequate lateral and vertical support for the OWTS components.

12. Once repair complete, temporary sandbags shall be removed from the beach; Submit as-built plans upon completion of work.

13. Owners must submit and record a Maintenance of Shoreline Protection Device Agreement.

Structural Observations and Inspections

Pacific Engineering Group and the Project Geotechnical Engineer shall perform periodic construction observations of the project work. Project Contractor shall keep the Project Engineer's informed of the progress of the work that fall under these plans and Permit. Project Contractor shall notify the Engineers a minimum (2) working days prior to needed or required construction observations. These construction observations are NOT a substitute for required City of Malibu Building and Safety Department Inspections. The following Construction Observations to be performed by the Project Engineer are required:

1. Hold a Pre-Construction meeting with the Project Contractor, Coastal Engineer, and Geotechnical Engineers are required prior to the commencement of work by the contractor under these plans.

2. Pacific Engineering Group shall observe and approve all specified elevations, depths and heights during the construction of the project.

3. Project Contractor shall provide Pacific Engineering Group for approval all Concrete Mix Designs used for the project prior to delivery of the concrete to the project.

4. Project Contractor shall provide Pacific Engineering Group all concrete test results of concrete samples taken and performed by the Deputy Concrete Inspector for approval by Pacific Engineering Group.

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

Structural Observation Report

This report includes all construction work done _____ day of _____ 20____ Report No. _____ Page No. _____ of _____

Project Address: 31656 Sealevel Drive	Structural Observer: RegK. Browne		Phone No.: (805) 278-9283
Owner: The Drew Family Trust	Lic. or Registration No.: RCE 40552		Building Permit No.:

Observed Structural Elements and Their Connections				Location & Portion of Building	Date
☐ Foundation	☐ Wall	☐ Frames & Framing	☐ Floor & Roof	Concrete Seawall Repair-Underpinning	
☐ Footings, Slab, &Stem Walls	☐ Concrete	☐ Structural Steel, Moment Frame, Hardy Frame	☐ Concrete		
☐ Pre-stressed Concrete Slabs	☐ Masonry	☐ Steel Moment-Out	☐ Steel Deck		
☐ Caissons, Piles and Grade Beams	☐ Wood Shear Walls	☐ Steel Braced	☐ Wood		
☐ Hillside Buildings Special Foundation Anchors		☐ Concrete-Ductile			
☐ Anchor Bolts and Hold Downs		☐ Concrete-Non Ductile			
☐ Welded Connections		☐ Wood Framing & Seismic Connections			
		☐ Post/Beams Connections			

Observed Deficiencies: _____

Deficiencies continued on Reverse

I declare that the following statements are true to the best of my knowledge and belief.
1. I am the registered engineer or licensed architect who has responsible charge for the structural observation.
2. I or another registered engineer or licensed architect who I have designated above is under my responsible charge, has performed the required site visits at each significant construction stage to verify if the structure is in general conformance with the approved plans and specifications.
3. All deficiencies which I have documented have been corrected unless otherwise indicated above.
4. I understand the final acceptance of the structural systems by the Building and Safety Division cannot occur without the correction of all observed deficiencies.
5. I am responsible for submission of the original of this report to the Building and Safety Division.
6. I have provided structural observation in accordance with the requirements of the City of Malibu Building and Safety Division.

Signed this: 16TH Day of MAY Month 20 25 Year at MALIBU City CA

Registered/Licensed civil or structural engineer or licensed architect

REGISTERED PROFESSIONAL ENGINEER REG KENNETH BROWNE No. C040552 Exp. 3/31/27 Civil STATE OF CALIFORNIA

Signature of Registered/Licensed Professional

EXHIBIT C

Cover Sheet

ENGINEERING GROUP 1990 PACIFIC

REGISTERED PROFESSIONAL ENGINEER REG KENNETH BROWNE No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date
1	MALIBU P.C.C. #1	8/29/25

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DRE
Date MAY 16, 2025
Scale NOTED
Sheet S1 / 4

NOTES FOR REINFORCED CONCRETE

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST APPLICABLE EDITION OF ASTM STANDARDS.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM STD. **C-150-18** FOR TYPE V PORTLAND CEMENT AND WATER CEMENT RATIO NOT GREATER THAN 0.40. CONCRETE TO HAVE 3% AIR-ENTRAINMENT. △
3. REINFORCING STEEL SHALL CONFORM TO:
   A. ASTM STD. A615 GRADE 60 FOR DEFORMED BARS Fy=60,000 PSI
   B. ASTM STD. A185 FOR WELDED PLAIN WIRE FABRIC.
   C. ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED PER ASTM STD. A775.
4. CONCRETE AGGREGATE SHALL CONFORM TO ASTM STD. C-33
5. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR RETAINING WALL FOOTINGS AND SLABS-ON-GRADE SHALL BE F'c=5000 PSI AT 28 DAYS.
6. UNLESS OTHERWISE NOTED, ALL CONCRETE FOR FOUNDATION PADS, GRADE BEAMS, COLUMNS, STURCTURAL SLABS, FOUNDATION PILES, AND WALLS SHALL BE F'c=5000 PSI AT 28 DAYS.
7. MAKING AND CURING CONCRETE TEST CYLINDERS IN THE FIELD SHALL CONFORM TO ASTM **C31-2018** △
8. ALL CONCRETE WITH SPECIFIED ULTIMATE COMPRESSIVE STRENGTH IN EXCESS OF 2500 PSI, SHALL BE PLACED UNDER THE CONTINUOUS SUPERVISION OF A REGISTERED DEPUTY INSPECTOR, CERTIFIED BY THE CITY OF MALIBU DEPARTMENT OF BUILDING AND SAFETY.
9. WATER FOR MIXING CONCRETE SHALL BE TAKEN FROM A POTABLE SOURCE DISTRIBUTED FOR DOMESTIC PURPOSES, AND SHALL BE FREE FROM MATERIALS THAT MAY BE DELETERIOUS TO THE CONCRETE OR REINFORCING STEEL.
10. CONCRETE SHALL BE DEPOSITED IN ITS FINAL POSITION WITHIN 30 MINUTES AFTER DISCHARGE FROM ANY MIXER. CONCRETE SHALL NOT BE DROPPED FROM A HEIGHT MORE THAN 3'-0". THE CONCRETE SHALL BE COMPACTED DURING PLACEMENT WITH APPROVED VIBRATING EQUIPMENT.
11. ALL CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST BY WETTING FOR A MINIMUM PERIOD OF TEN DAYS AFTER PLACEMENT, OR BY SEALING THE SURFACE WITH NON-STAINING CURING COMPOUNDS WITH CURRENT **ICC** APPROVAL. NO CURING COMPOUND SHALL BE USED ON SURFACES WHERE FUTURE BLENDING WITH CONCRETE OR PAINTING IS SPECIFIED OR REQUIRED. △
12. NO TWO GRADES OF CONCRETE SHALL BE PLACED ON THE JOB SITE AT THE SAME TIME.
13. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM CLEARANCES SHALL APPLY:
    A. CONCRETE DEPOSITED AGAINST EARTH.......... 4"
    B. CONCRETE SURFACES EXPOSED TO EARTH AFTER REMOVAL OF FORMS OR DIRECTLY TO THE WEATHER.......... 4"
    C. CONCRETE SURFACES NOT EXPOSED TO EARTH OR DIRECTLY TO WEATHER:
       1. BEAMS AND COLUMNS.......... 4"
       2. SLABS AND WALLS .... 2"
14. REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BY CONCRETE, METAL, OR OTHER APPROVED CHAIRS, SPACERS OR TIES AGAINST DISPLACEMENT WITHIN THE TOLERANCES PERMITTED.
15. ALL READY-MIXED CONCRETE SHALL CONFORM TO ASTM STD. C-94. IF CONCRETE USED IS OTHER THAN READY MIXED, THE CONCRETE QUALITY SHALL CONFORM TO **ACI 318-19** CHAPTER FOUR (4). △
16. ALL REINFORCEMENT SHALL BE POSITIONED IN THE CONCRETE PER THE DIMENSIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING TOLERANCES:
    A. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS 24" OR LESS.......... 1/2"
    B. SLABS, BEAMS, WALLS, AND COLUMNS WHERE MIN. OVERALL DEPTH 'D' IS GREATER THAN 24".......... 1/4"
17. SPLICES IN REINFORCEMENT SHALL OCCUR ONLY WHERE SHOWN ON PLANS.
18. ALL BARS SHALL BE BENT COLD. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
19. METAL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, MUD, OIL, AND OTHER COATINGS THAT WILL REDUCE BOND.
20. ALL SHORING OF OF HORIZONTAL CONCRETE WORK SHALL BE DESIGNED BY A LICENSED ENGINEER.
21. SEQUENCE OF CONCRETING AND LOCATION OF CONSTRUCTION JOINTS OTHER THAN SPECIFIED SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
22. PATENTED NON-SHRINK GROUT WITH CURRENT **ICC** APPROVAL SHALL BE USED FOR GROUTING. GROUT SHALL BE PLACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. △
23. FOR LOCATION AND SIZE OF ANCHOR BOLTS, HOLDOWNS, AND INSERTS IN CONCRETE, SEE STRUCTURAL FRAMING PLANS ALSO.
24. ADMIXTURES SHALL NOT BE USED EXCEPT AS SPECIFICALLY APPROVED BY ENGINEER.
25. EACH PLACEMENT OF CONCRETE IN MULTIPLE LIFT WORK SHALL BE ALLOWED TO SET FOR AT LEAST 24 HOURS AFTER FINAL SET OF CONCRETE AND BEFORE THE START OF A SUBSEQUENT PLACEMENT.
26. VERTICAL JOINTS IN WALLS SHALL BE KEPT TO A MINIMUM, AND ALL LOCATIONS SHALL BE APPROVED BY THE ENGINEER. VERTICAL JOINTS SHALL BE FORMED AGAINST A STOP BOARD WITH A 2x4 KEY. CONSTRUCTION JOINTS SHALL BE EITHER VERTICAL OR HORIZONTAL. BEFORE THE CONCRETING IS RESUMED, THE SURFACE OF THE CONCRETE SHALL BE CLEANED, ROUGHENED AND TREATED WITH NEAT CEMENT SLURRY.
27. FRESH CONCRETE SHALL BE PROTECTED FOR 72 HOURS FROM THE ELEMENTS AND DEFACEMENT DUE TO CONSTRUCTION OPERATIONS.
28. HONEY-COMBED SURFACES AND ROUGH PATCHES SHALL BE MADE GOOD IMMEDIATELY AFTER REMOVAL OF FORM WORK. CONCRETE ABOVE GRADE SHALL BE PLACED IN A MANNER AS TO NOT CREATE HONEY-COMBED SURFACES OR ROUGH PATCHES. SE ARCHITECTURAL PLANS FOR ARCHITECTURAL REQUIREMENTS FOR ALL VISABLE ABOVE GRADE CONCRETE.
29. THE SURFACE OF SOILS AGAINST WHICH CONCRETE IS TO BE PLACED SHALL BE MOISTENED THOROUGHLY JUST PRIOR TO CONCRETE INSTALLATION.
30. ALL EXCAVATIONS FOR THE FOUNDATIONS SHALL BE COMPLETELY CLEANED OF DELETERIOUS MATERIALS AND DEWATERED. CONCRETE SHALL NOT BE PLACED INTO STANDING WATER WHERE EXCAVATIONS CAN NOT BE COMPLETELY DEWATERED, CONTACT STRUCTURAL ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
31. CONDUITS AND PIPES EMBEDDED IN CONCRETE SHALL CONFORM TO REQUIREMENTS OF THE 2023 LOS ANGELES BUILDING CODE AND ACI 318-19 SECTION 20.6. NO CONDUITS, PIPES, ETC. SHALL BE PLACED IN SLABS, BEAMS, COLUMNS, OR FOOTINGS WITHOUT DIRECT WRITTEN PERMISSION OF PACIFIC ENGINEERING GROUP. NO CONDUITS, PIPES, ETC. SHALL REDUCE THE THICKNESS OF THE CONCRETE SLAB, BEAM, OR FOOTING. △
32. SPLICES IN ADJACENT BARS BE STAGGERED AND THE LOCATION OF ALL SPLICES, EXCEPT THOSE SPECIFIED ON THE DRAWINGS, SHALL BE APPROVED BY THE ENGINEER.
33. ALL OVER-EXCAVATIONS FOR THE FOUNDATIONS SHALL BE MADE GOOD WITH LEAN CONCRETE (3 SACK MIX). NO BACKFILLING SHALL BE ALLOWED.
34. MAXIMUM SIZE OF THE COARSE AGGREGATE SHALL NOT BE LARGER THAN:
    A. ONE-FIFTH THE NARROWEST DIMENSION BETWEEN THE SIDES OF THE FORM.
    B. ONE-THIRD THE DEPTH OF THE SLABS.
    C. ONE AND ONE-HALF INCH.
35. CONCRETE SHALL BE MAINTAINED ABOVE 50 DEGREES FAHRENHEIT FOR AT LEAST 7 DAYS AFTER PLACEMENT.

NOTES FOR STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FOR STRUCTURAL STEEL FOR BUILDINGS. (LATEST EDITION AND SUPPLEMENTS.)
2. MATERIAL SPECIFICATION:
   A) ALL STRUCTURAL STEEL SHAPES, PLATES AND MISCELLANEOUS STRAPS AND CLIPS SHALL CONFORM TO ASTM STD. A-992. ALL STRUCTURAL STEEL SHAPES, PLATES, WASHERS, AND STRAPS SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND BE HOT DIPPED GALVANIZED.
   B) ALL BOLTS SHALL CONFORM TO ASTM STD. A-307, UNLESS OTHERWISE NOTED ON PLANS. ALL BOLTS TO BE HOT DIPPED GALVANIZED.
   C) ALL PIPE COLUMNS SHALL CONFORM TO ASTM STD. A-53 GRADE B.
   D) ELECTRODES FOR WE LDING SHALL BE E70 CONFORMING TO ASTM STD. A-233.
   E) ALL STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM STD. A500, GRADE B, FY=46,000 PSI, UNLESS NOTED OTHERWISE.
   F) ALL STRUCTURAL STEEL SHAPES AND PLATES SHALL HAVE A MINIMUM THICKNESS OF 3/8" AND MUST BE HOT DIPPED GALVANIZED.
3. ALL WELDING SHALL BE DONE IN THE SHOP OF A FABRICATOR CERTIFIED BY THE City of Malibu ALL FIELD WELDING SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED DEPUTY INSPECTOR CERTIFIED BY THE GOVERNING BUILDING AUTHORITY. ALL EXPOSED WELDS ON EXPOSED STEEL SHALL BE GROUND SMOOTH AND CONTINUOUS IN CROSS-SECTIONS. ALL FIELD WELDING SHALL BE ULTRASOUNDED. △
4. PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONSULTING ENGINEER FOR REVIEW AND APPROVAL. FABRICATION DRAWINGS SHALL BE REVIEWED FOR GENERAL DESIGN CONSIDERATIONS ONLY. THE FABRICATOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH THE CONTRACTOR.
5. ANY REVISIONS TO THE STRUCTURAL DETAILS OR MATERIALS SHALL BE ADAQUATELY NOTED BY THE FABRICATOR ON DRAWINGS AND APPROVED IN WRITING BY THE PROJECT ENGINEER. APPROVAL OF THE SHOP DRAWINGS BY THE ENGINEER OR ARCHITECT DOES NOT RELIEVE THE STEEL FABRICATER OF THE RESPONSIBLITY OF WRITTEN AND SIGNED APPROVALS FOR DEVIATIONS MADE FROM THE STRUCTURAL AND ARCHITECTURAL DRAWINGS OR SPECIFICATIONS.
6. STANDARD SIZE BOLT HOLES SHALL BE PROVIDED FOR MEMBER TO MEMBER CONNECTIONS, UNLESS OTHERWISE NOTED. IF THE THICKNESS OF THE MATERIAL IS NOT GREATER THAN THE NOMINAL DIAMETER OF THE BOLT PLUS 1/8", THE HOLE MAY BE PUNCHED.
7. SIDE OR END FILLET WELDS TERMINATING AT THE ENDS OR SIDES RESPECTIVELY OF PARTS OR MEMBERS SHALL, WHENEVER PRACTICABLE, BE RETURNED CONTINUOUSLY AROUND CORNERS FOR A DISTANCE NOT LESS THAN TWO TIMES THE NOMINAL SIZE OF THE WELD.
8. ALL WELDS ALONG EDGES OF MATERIAL LESS THAN 1/4" THICK SHALL NOT BE GREATER THAN THE THICKNESS OF MATERIAL.
9. HARDENED WASHERS SHALL BE INSTALLED OVER OVERSIZED HOLES IN AN OUTER PLY, IF OVERSIZED HOLES ARE SPECIFIED ON PLANS IN FRICTION TYPE CONNECTIONS.
10. ASTM A325 OR A490 HIGH STRENGTH-BOLTED CONSTRUCTION WHERE USED SHALL CONFORM TO THE FOLLOWING:
    A) THE SURFACES OF PARTS IN CONTACT WITH THE BOLT HEAD AND NUT SHALL NOT HAVE A SLOPE OF MORE THAN 1:20. IF SLOPE IS GREATER THAN 1:20, A BEVELED WASHER SHALL BE USED.
    B) THE SURFACE SHALL BE FREE OF DIRT, LOOSE SCALE, BURNS AND OTHER DEFECTS.
    C) IN ADDITION TO (B) ABOVE, CONTACT SURFACES WITHIN FRICTION TYPE CONNECTIONS SHALL BE FREE OF OIL, PAINT, LACQUER, OR OTHER COATINGS.
    D) BOLTS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN TABLE J3.7, AISC 16th Edition. THE TIGHTENING SHALL BE DONE BY THE TURN OF THE NUT METHOD, DIRECT TENSION INDICATOR OR PROPERLY CALIBRATED WRENCHES. THE BOLTS TIGHTENED BY MEANS OF CALIBRATED WRENCH SHALL BE INSTALLED WITH A HARDENED WASHER UNDER THE NUT OR BOLT HEAD, WHICHEVER IS THE ELEMENT TURNED IN TIGHTENING. △
    E) THE CONTINUOUS SPECIAL INSPECTION IS NOT REQUIRED DURING THE ENTIRE INSTALLATION AND TIGHTENING OPERATION, PROVIDED THE SURFACES AND BOLT TYPE ARE INSPECTED PRIOR TO THE START OF THE BOLTING AND THREADS ARE NOT REQUIRED TO BE EXCLUDED FROM THE SHEAR PLANE. HOWEVER, UPON COMPLETION OF ALL BOLTING, 10% OF THE BOLTS FOR EACH TYPE OF CONNECTION SHALL BE VERIFIED FOR MINIMUM SPECIFIED BOLT TENSION.
11. ALL STEEL WORK CONCEALED BY INTERIOR BUILDING FINISH OR IN CONTACT WITH CONCRETE SHALL BE GIVEN ONE SHOP COAT OF RED OXIDE PRIMER, UNLESS NOTED OTHERWISE ON THE PLANS.
12. THE TEMPORARY BRACING SHALL BE PROVIDED DURING THE ERECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE OR STANDARD OF PRACTICE. IT IS THE RESPONSIBILITY OF THE STELL FABRICATOR TO ENGINEER AND PROVIDE ALL NECESSARY SHORING AND BRACING DURING STEEL ERECTION.
13. THE LOCAL APPLICATION OF HEAT OR MECHANICAL MEANS MAY BE USED TO INTRODUCE OR CORRECT CAMBER, CURVATURE AND STRAIGHTNESS. THE TEMPERATURE OF HEATED AREAS SHALL NOT EXCEED 1200? FAHRENHEIT.
14. ALL ARCHITECTURALLY EXPOSED STRUCTURAL STEEL TUBES, BEAMS, COLUMNS, AND PLATES SHALL BE HOT DIPPED GALVANIZED AND PAINTED PER ARCHITECTURAL SPECIFICATIONS. SEE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR GALVANIZED MATERIAL. CONTRACTOR TO VERIFY PAINT SPECIFICTIONS FOR SAND BLAST PRIOR TO PAINT. PRIMER NOT REQUIRED.
15. IN ADDITION TO DEPUTY INSPECTION OF ALL FIELD WELDING, ALL STEEL CONNECTIONS TO BE INSPECTED AND APPROVED BY THE ENGINEER OR DULY APPOINTED ENGINEER FROM PACIFIC ENGINEERING GROUP.
16. ANY CONFLICTS BETWEEN THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
17. ANY CONSTRUCTION DEVIATIONS FROM THE APPROVED PLANS WITHOUT THE APPROVAL OF THE ARCHITECT AND ENGINEER ARE NOT PERMITTED. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION DEVIATIONS FROM THE PLANS THAT ARE NOT APPROVED IN WRITING BY THE ENGINEER AND ARCHITECT.

NOTES FOR ROCK FILTER MATERIAL

1. ALL ELEVATIONS OF THE ROCK AND EXCAVATIONS SHALL BE VERIFIED IN THE FIELD BY AN INSPECTOR FROM PACIFIC ENGINEERING GROUP OR A REGISTERED CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING.
2. IF HOLES ARE DUG ON THE BEACH OVER FOUR (4) FEET DEEP, A PERSON SHALL NOT BE PLACED IN THE HOLES FOR ANY REASON. SHORING OF ALL EXCAVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND MEASURES DURING THE COURSE OF CONSTRUCTION.
3. ROCK USED TO COMPLETE THE PROJECT SHALL BE TESTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA AND THE RESULTS OF THE TESTS SHALL BE CERTIFIED TO BY A REGISTERED ENGINEERING GEOLOGIST OR BY A CIVIL ENGINEER WITH A SPECIALIZED KNOWLEDGE IN COASTAL ENGINEERING. THE ROCK SHALL BE TESTED BY THE FOLLOWING TESTS AS DESCRIBED IN REPORTS BY THE AMERICAN SOCIETY FOR TESTING MATERIALS ASTM C127-24, D4992-22, and C535-16 △
   A. THE BULK SPECIFIC GRAVITY SHALL BE COMPUTED.
   B. THE APPARENT SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.48
   C. THE BULK SPECIFIC GRAVITY SHALL NOT BE LESS THAN 2.46
   D. THE ABRASION LOSS BY USE OF THE LOS ANGELES MACHINE SHALL NOT EXCEED A MAX. OF 40%
4. THE ROCK PLACEMENT SHALL BE OBSERVED BY PACIFIC ENGINEERING GROUP OR A LICENSED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING.
5. FILTER ROCK SPECIFICATIONS
   THE FILTER ROCK SHALL HAVE THE FOLLOWING GRADATION:

ROCK SIZE	% PASSING BY WEIGHT
6"	100%
4"	40%-60%
1-1/2"	25%-50%
3/4"	0%-10%

6. ALL ROCK SHALL BE STONE THAT IS CLEAN, HARD, ANGULAR, SOUND, AND DURABLE IN SEAWATER. IT SHALL BE UNIFORM IN QUALITY, FREE OF SOFT, FRIABLE, THIN, ELONGATED, OR LAMINATED PIECES. IT SHALL BE OF SUCH CHARACTER THAT IT CAN BE HANDLED AND PLACED WITHOUT DISINTEGRATION.
7. ALL ROCK ELEVATIONS SHALL BE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). CONTRACTOR IS RESPONSIBLE TO PROVIDE AN ELEVATION BENCHMARK REFERENCED TO THE NAVD88 DATUM AS CLOSE TO THE CONSTRUCTION AREA AS POSSIBLE FOR VERIFYING ROCK PLACEMENT ELEVATIONS. THE ELEVATION BENCHMARK MUST BE ESTABLISHED BY A LAND SURVEYOR WITH A CURRENT CALIFORNIA LAND SURVEYORS LICENSE.
8. PLACEMENT OF THE ROCK SHALL BE INSPECTED BY PACIFIC ENGINEERING GROUP OR BY A REGISTERED CIVIL ENGINEER WITH A SPECIALTY IN COASTAL ENGINEERING. CONTRACTOR SHALL NOTIFY PACIFIC ENGINEERING GROUP A MINIMUM OF 2 WORKING DAYS PRIOR TO THE REQUIRED INSPECTIONS AND THAT THE CONTRACTOR SHALL NOTIFY OWNER THAT SUCH INSPECTIONS ARE TO TAKE PLACE.

NOTES FOR WOOD FRAMING

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH PER PS 20-20, GRADED PER GRADING RULE 16, W.C.L.I.B. UNLESS OTHERWISE NOTED ON THE PLANS, THE FOLLOWING MINIMUM GRADES SHALL APPLY: △

CATEGORY	GRADE
2x4 STUDS & PLATES	#2
2x6 STUDS & PLATES	#2
2x JOISTS & RAFTERS	#2
4x BEAMS, JOISTS	#1
6x AND LARGER BEAMS, WHALERS BRACES & POSTS	#1
3X AND 4X VERTICAL SHEATHING	SELECT STRUCTURAL

ALL TIMBER SHALL BE PRESSURE TREATED WITH ACZA 2.50 PCF RETENTION CONFORMING TO AMERICAN WOOD PRESERVERS' ASSOCIATION AWPA USE CATAGORY UC5B FOR SEVERE SALTWATER EXPOSURE.

ALL CUT-OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4-06.

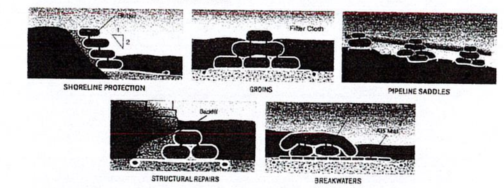
2. UNLESS OTHERWISE NOTED, ALL ROUND TIMBER PILES WHERE SPECIFIED SHALL CONFORM TO ASTM STANDARD D25-99 FOR PACIFIC COAST DOUGLAS FIR. ALL TIMBER PILES SHALL BE PRESSURE TREATED IN CONFORMANCE WITH AWPA USE CATAGORY UC5B FOR EXTREME SALT WATER EXPOSURE WITH ONE OF THE FOLLOWING PRESERVATIVES:
   A. CREOSOTE.......... 25.0 PCF RETENTION
   B. ACZA.......... 2.5 PCF RETENTION

   ALL CUT-OFFS, DRILLED HOLES, AND MATERIAL INJURIES SHALL BE FIELD TREATED BY SATURATION WITH COPPER NAPHTHENATE 2% PER THE AWPA STD. M4-06.
3. UNLESS OTHERWISE NOTED, ALL SIMPSON STRONG-TIE HARDWARE SHALL BE HOT DIPPED GALVANIZED OR TYPE 316L STAINLESS STEEL AND EPOXY PAINTED PRIOR TO INSTALLATION.
4. UNLESS NOTED OTHERWISE ON THE DETAIL PLANS, ALL BOLTS SHALL HAVE A MINIMUM DIAMETER OF 3/4" AND BE HOT DIPPED GALVANIZED. BOLT HEADS AND NUTS SHALL BE PROVIDED WITH HOT DIPPED GALVANIZED MALLEABLE WASHERS UNLESS NOTED OTHERWISE
5. ALL ROOF RAFTERS AND FLOOR JOISTS SHALL BE BLOCKED AT SUPPORTS AND MAXIMUM 8' INTERVALS.
6. UNLESS OTHERWISE NOTED ON THE PLANS, FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL PARTITIONS.
7. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED PER AWPA USE CATAGORY UC5B.
8. ALL POSTS ARE 4x4 DOUGLAS FIR #1, UNLESS OTHERWISE NOTED.
9. ALL JOISTS SHALL HAVE MINIMUM BEARING OF 3-1/2" ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY.
10. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF THE WOOD MEMBERS SHALL BE PROVIDED WITH MALLEABLE WASHERS THAT ARE HOT DIPPED GALVANIZED.

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Scot Weisse DATE: 6/25/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

Fabriform® Concrete Bags Specifications

DESIGNS BASED ON OVER 40 YEARS OF EXPERIENCE



Fabriform Concrete Bags are used to create large, cast-in-place concrete blocks that provide superior shore protection with significantly reduced labor and equipment requirements. They allow for customized design to ensure the most stable repair of waterfront areas such as scoured bridge piers, dam spillways, bulk-heads, dikes, jetties, flood walls, breakwaters, and other sub-aqueous structures.

Fabriform Concrete Bags are woven from high-tenacity, multifilament, 100% nylon fiber to create a water-permeable material that serves as both a filter and a form. A fine-aggregate concrete mixture is pumped into the bags through self-closing inlet valves. Excess mix water is forced through the fabric as a result of pump pressure, causing rapid stiffening and case hardening of the outer area of the cast-in-place block. Reinforcing dowels can be inserted into the completed block to interlock with the next layer. The result is a strong, stable concrete block installation that will provide proven protection.

IMPORTANT: When used as waterfront protection over erodible soil, a layer of filter cloth beneath and behind the blocks is required to prevent toe scour and undermining or consolidation of the underlying soil. Fabriform revetments are an effective supporting platform under the blocks on soft soil.

In construction of breakwater and groins, the top layer of blocks must be oriented *perpendicular* to the predominant direction of wave action or "nose-on" to the waves.

I. GENERAL

A. Scope of Work

The work shall consist of furnishing all labor, materials, and equipment for installing fabric-formed concrete bags as indicated in the contract drawings and specified herein.

B. Description

The work shall consist of installing concrete bags, as indicated in the contract drawings, by positioning a specially woven, dual wall, 100% nylon fabric bag on the area to be protected and injecting it with fine aggregate concrete (grout).

C. Qualification of Contractor

The Contractor shall furnish records of past successful experience in performing this type of work. The Contractor shall save the Owner harmless from liability of any kind arising from the use of any patented or unpatented invention in the performance of this work.

II. MATERIALS

A. Fiber and Fabric Specifications

Fiber and fabric materials shall meet the minimum requirements, as listed and reported by an independent testing agency, shown below:

PROPERTY	TEST METHOD	UNIT	VALUE
PHYSICAL			
Composition			NYLON
Weight	ASTM D-5261	oz/yd (g/m)	8 (270)
Thickness	ASTM D-5199	mils (mm)	30 (0.76)
MECHANICAL			
Grab Tensile Strength	ASTM D-4632	lbf (N)	WARP 600 (2,670) FILL 600 (2,670)
Grab Tensile Elongation	ASTM D-4632	%	WARP 25 FILL 25
Wide Width Strip Tensile Strength	ASTM D-4595	lbf/in (kN/m)	WARP 400 (70) FILL 400 (70)
Elongation At Break	ASTM D-4595	%	WARP 15 FILL 15
Trapezoidal Tear Strength	ASTM D-4533	lbf (N)	WARP 200 (890) FILL 200 (890)
CBR Puncture Strength Puncture Resistance	ASTM D-6241	lbs	2,200
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D 4751	U.S. Standard	60 (max)
Flow Rate	ASTM D-4491	gal/min/sf	35 (max)

B. Fabric Design

Fabric bag material shall consist of single-layer, open-selvage fabric joined in a bag configuration. Fabric shall be woven of 100% high-tenacity, continuous multifilament nylon of which at least 50% by weight shall be textured fiber. Polyester, staple, and partially orientated yarn shall not be allowed.

C. Fabric Assembly

The 100% nylon fabric is factory sewn into predetermined custom sized bags with a tolerance of plus or minus 3 inches (75mm). Self-sealing inlets are factory-installed with size and location determined by contractor. Two self-sealing inlets shall be provided for bags 20 feet (6 m) or longer. Seams shall be folded and double-needle stitched.

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Fine aggregate concrete (grout) shall consist of a mixture of portland cement, fine aggregate, and water so proportioned and mixed as to provide a readily flowable grout. Admixtures and/or a pozzolan may be used with the approval of the Engineer. Use of super plasticizers and/or silica fume is not recommended. The hardened fine aggregate concrete shall exhibit a compressive strength of 2,500 psi (17 MPa) at 28 days when specimens are made and tested according to the provisions of ASTM C-31 and C-39. The average compressive strength of fabric cast test cylinders, as described in Paragraph C above, shall be at least 20% higher at 7 days than that of companion test cylinders made in accordance with ASTM C-31, and not less than 3,000 psi (21 MPa) at 28 days.

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Immediately following receipt of fabric on the job site, fabric bags shall be inspected and stored in a clean, dry area where they will not be subject to mechanical damage or exposure to moisture or direct sunlight. Fabric allowed to become wet and then dried before installation will be subject to shrinkage.

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The fabric bags shall be positioned over a geotextile filter fabric, as specified by the Engineer, at their approximate design location. The contractor must make the appropriate allowance for contraction of the fabric bag in each direction which will occur as a result of grout injection. The bags shall be positioned and filled in such a way they abut tightly. Joints between bags in successive tiers shall be staggered.

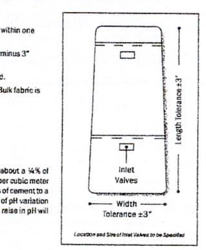
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Foot traffic will not be permitted on the freshly pumped bag when such traffic will cause permanent indentations in the bag surface. Walk boards shall be used where necessary.

If reinforcing steel connectors (rebars) between blocks are required, the rebars are first inserted through the fabric and then into the bag containing fresh concrete. The succeeding layer of bags is threaded over these rebars and filled with concrete in a staggered pattern.

IV. ORDERING INFORMATION

A. All Fabriform concrete bags are assembled to order. Shipment can usually start within one week from receipt of order.
B. Specify bag size by length, width and height. Manufacturing tolerance is plus or minus 3" (75mm) in length and width.
C. Specify location of inlet valves and outside diameter of injection hose to be used.
D. Bags may be shop assembled to irregular, non-rectangular shapes on request. Bulk fabric is available for job site assembly of special bags.
E. In estimating freight costs, it is conservative to use:
   Weight - 14 lbs. per hundred square feet of bag area (7 kg/10m²)
   Cube - 40 cu. ft. per 6,000 square feet of bag area (0.2m³/100m²).



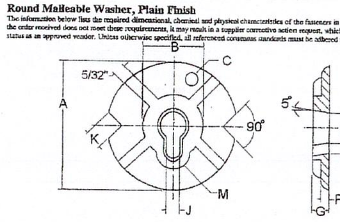
V. EFFECTIVE pH OF SURROUNDING WATER

Laboratory tests have demonstrated that cement lost through fabric will average about a ¼% of cement content with a maximum of ½%, equivalent to about 3,000 gm of cement per cubic meter of mortar pumped. Tests have likewise demonstrated that the addition of 50 grams of cement to a cubic meter of water will raise the pH value about 1.0, well within the normal range of pH variation in potable water - typically 7.0 - 9.5. From these facts, it may be demonstrated the raise in pH will be limited to no more than 1.0.

MALLEABLE WASHERS (HOT DIPPED GALVANIZED)

Round Malleable Washer, Plain Finish

The information below lists the required dimensional, chemical and physical characteristics of the fasteners in this purchase order. If the order received does not meet these requirements, it may result in a supplier corrective action request, which could jeopardize your status as an approved vendor. Unless otherwise specified, all referenced consensus standards must be adhered to in their entirety.



Size	A	B	C	D	E	F	G	J	K	M
	OD	Shoulder Dia.	Hole Dia.	I.D.	Slot Length	Flange Thickness	Washer Thickness	Slot Width	Notch Width	Radius
	Min/Max	+/- 0.031	+/- 0.031	Min/Max	+/- 0.031		Min / Max	Min	+/- 0.031	
3/8	2.500 / 2.562	1.250	.250	0.437 / 0.500	.562	0.125	.230/.250	.250	.250	.250
1/2	2.500 / 2.562	1.250	.250	0.562 / 0.625	.594	0.125	.230/.250	.281	.250	.250
5/8	2.625 / 2.750	1.375	.250.	0.689 / 0.750	.750	0.156	.310/.335	.281	.312	.250
3/4	2.937 / 3.000	1.500	.060	0.813 / 0.875	.875	0.156	.400/.430	.344	.312	.312
7/8	3.500 / 3.625	1.750	.060	0.937 / 0.969	1.000	0.172	.490/.520	.344	.375	.312
1	3.750 / 4.000	1.750	.060	1.125 / 1.190	1.125	0.190	.510/.530	.344	375	.312
1-1/8	4.500 / 4.750	2.500	.3125	1.190 / 1.250	1.250	0.190	.510/.530	.344	.375	.312
1-1/4	5.000 / 5.250	2.750	.3125	1.312 / 1.375	1.375	0.190	.675/.725	.406	.437	.375

SEAWALL STRUCTURAL SPECIFICATIONS

ENGINEERING GROUP PACIFIC 1990

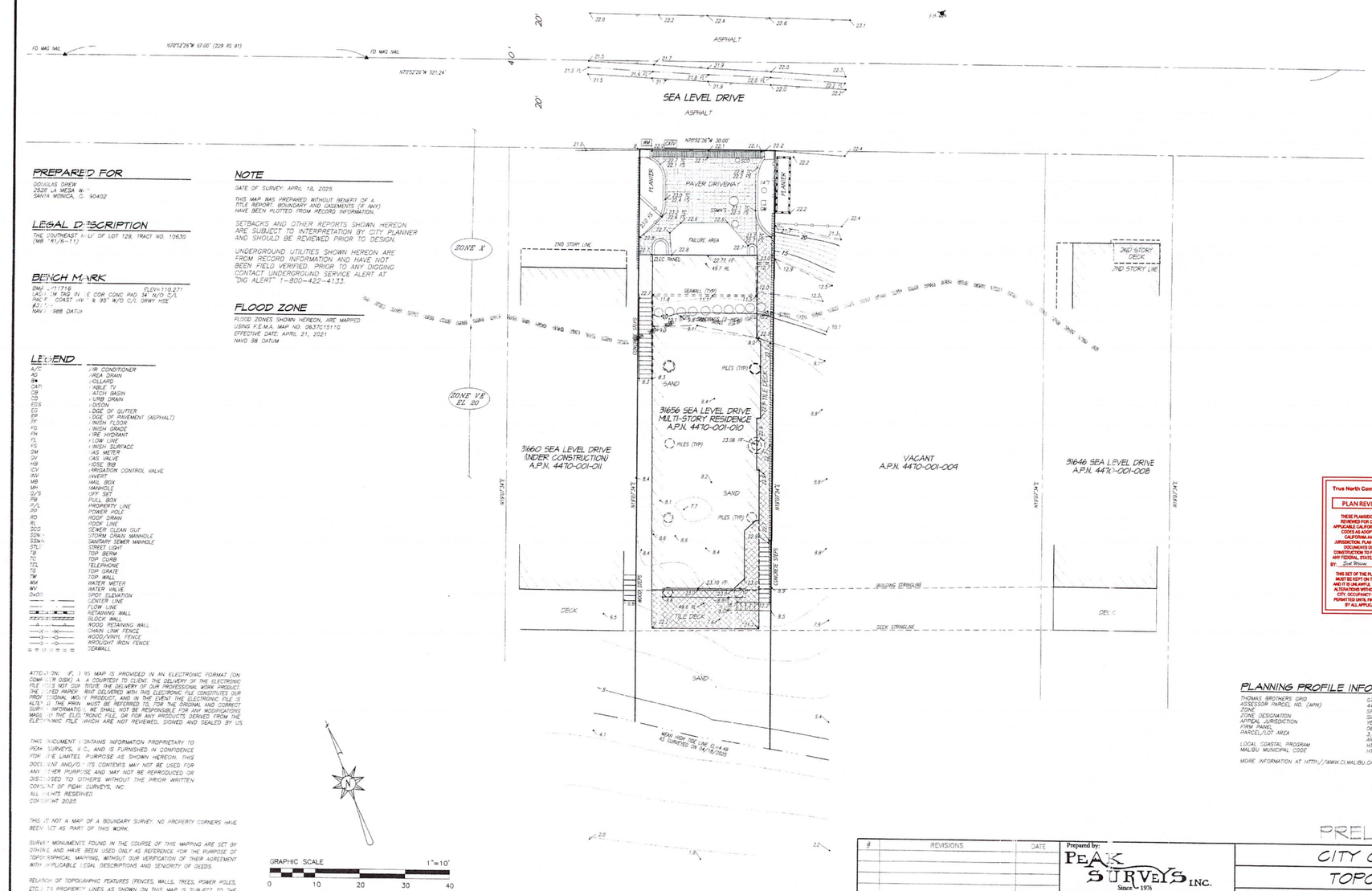
REGISTERED PROFESSIONAL ENGINEER
KENNETH BROWNE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
1	P.O.C. #1	7/31/25

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD. #254
WESTLAKE VILLAGE, CA 91362
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project: #25133.DRE
Date: MAY 16, 2025
Scale
Sheet: **S2**
4



PREPARED FOR

DOUGLAS DREW
2526 LA MESA W
SANTA MONICA, C 90402

LEGAL DESCRIPTION

THE SOUTHEAST [illegible] OF LOT 129, TRACT NO. 10630 (MB 161/6-11)

BENCH MARK

DMA [illegible] ELEV=110.271
LAG [illegible] TAG IN E COR COND PAD, 34' N/O C/L
PALF [illegible] COAST HWY & 95' W/O C/L DRWY HSE
#3 [illegible]
NAVD 88 DATUM

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B●	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EOS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RD	ROOF DRAIN
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLI	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD/VINYL FENCE
	WROUGHT IRON FENCE
	SEAWALL

NOTE

DATE OF SURVEY: APRIL 18, 2025

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 06037C1511G EFFECTIVE DATE: APRIL 21, 2021 NAVD 88 DATUM

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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GRAPHIC SCALE 1"=10'
0 10 20 30 40

PLANNING PROFILE INFORMATION

THOMAS BROTHERS GRID	07-626
ASSESSOR PARCEL NO. (APN)	4470-001-010
ZONE	SFM
ZONE DESIGNATION	SINGLE FAMILY MEDIUM--4du/acre
APPEAL JURISDICTION	YES
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	3,988 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://CODE.US/CODES/MALIBU--COASTAL
MALIBU MUNICIPAL CODE	HTTP://CODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

True North Compliance Services, Inc.
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BY: [illegible] DATE: 4/30/2025
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PRELIMINARY

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

CITY OF MALIBU
TOPOGRAPHY
31656 SEA LEVEL DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
GB APRIL 2025		

G:\projects\25-6822\25-6822.dwg, 04/24/2025

Site Plan Survey

1990

REGISTERED PROFESSIONAL ENGINEER
KENNETH RISHPE
No. C040552
Exp. 3/31/27
CIVIL
STATE OF CALIFORNIA

No.	Revision/Issue	Date
1	MALIBU PCC #1	7/31/25

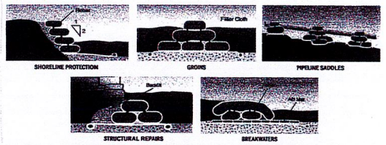
PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project #25133.DOE
Date MAY 16, 2025
Scale 1" = 10'
Sheet S3 / 4

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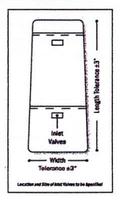
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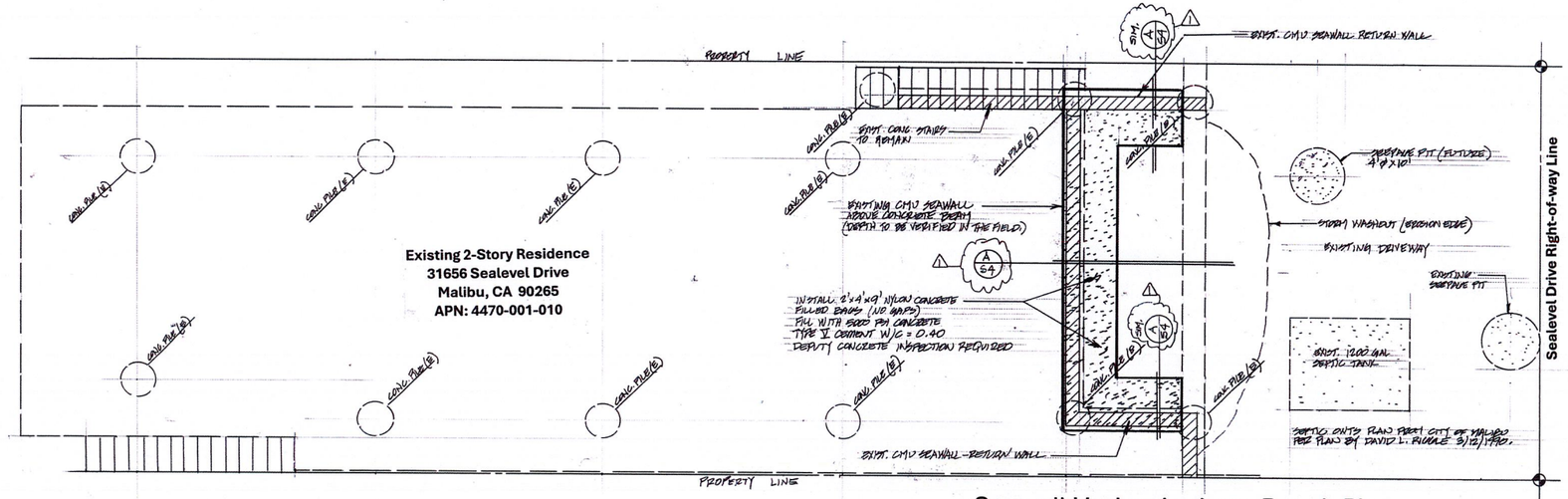
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Seawall Underpinning – Repair Plan

Scale: ¼" = 1'-0"

31656 SEA LEVEL DRIVE (ECDP 25-011)
MALIBU, CA 90265 (TN 25-0226)

S.F.D.:	4 Bedroom (E)
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 10' BI w/2' Cap (E)
FUTURE:	100%
PERC RATE:	Sand

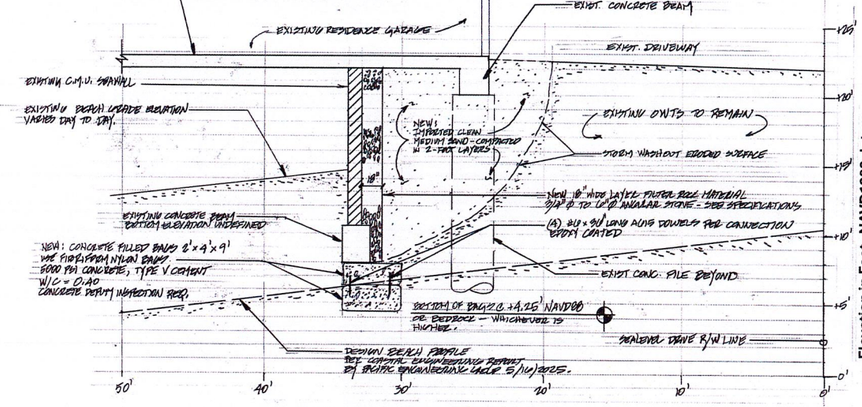
NOTES:

1. This conformance review is for a seawall repair only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.

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

4. *A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted to the City of Malibu Building Inspector and Environmental Health office prior to the Building Permits being finaled by the City of Malibu Building Inspector.*



Distance in feet from Sealevel Drive R/W Line

Elevation in Feet NAVD1988 datum

Seawall Underpinning - Section A

Scale: ¼" = 1'-0"

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH
APPROVED
SIGNATURE: DATE: 9/11/2025
THE APPROVAL OF THIS PLAN & SPECIFICATION SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES.

CITY OF MALIBU
COASTAL ENGINEERING
PLANS HAVE BEEN REVIEWED FOR COASTAL ENGINEERING AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH CITY OF MALIBU LAWS AND ORDINANCES.
SIGNATURE
APPROVED By Michael B. Phippe, PG, CEG at 1:46 pm, Oct 08, 2025
FEES PAID IN FULL

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS (CBSC) AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: DATE: 9/29/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

CITY OF MALIBU
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
FINAL APPROVAL
PLANNING REVIEW NO.: ECDP 25-011
DATE: October 8, 2025
SIGNATURE:
PRINT NAME: DIDIER MURILLO
THESE PLANS HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE PLANS APPROVED ON: N/A

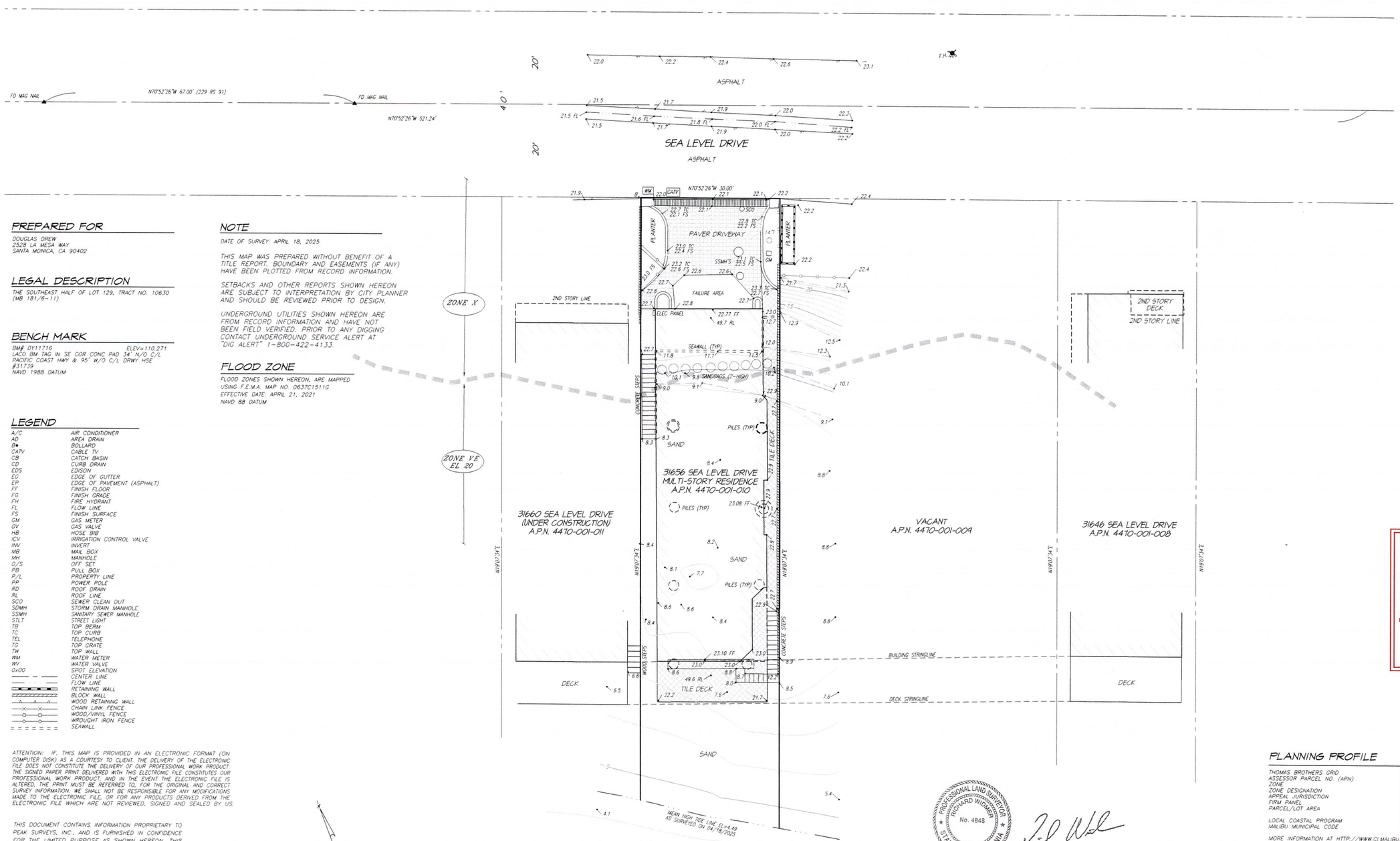
Repair Plan / Details

No.	Revision/Issue	Date
1	MALIBU PCC #1	7/14/25

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project: #25133.DRE
Date: May 16, 2025
Scale: NOTED
Sheet: S4 / 4



PREPARED FOR

DOUGLAS DREW
2528 LA MESA WAY
SANTA MONICA, CA 90402

LEGAL DESCRIPTION

THE SOUTHEAST HALF OF LOT 129, TRACT NO. 10630 (MB 181/6-11)

BENCH MARK

BM# DY11716 ELEV=110.271
LACO BM TAG IN SE COR CONC PAD 34' N/O C/L PACIFIC COAST HWY & 95' W/O C/L DRWY HSE #31739
NAVD 1988 DATUM

NOTE

DATE OF SURVEY: APRIL 18, 2025.

THIS MAP WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. BOUNDARY AND EASEMENTS (IF ANY) HAVE BEEN PLOTTED FROM RECORD INFORMATION.

SETBACKS AND OTHER REPORTS SHOWN HEREON ARE SUBJECT TO INTERPRETATION BY CITY PLANNER AND SHOULD BE REVIEWED PRIOR TO DESIGN.

UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION AND HAVE NOT BEEN FIELD VERIFIED. PRIOR TO ANY DIGGING CONTACT UNDERGROUND SERVICE ALERT AT "DIG ALERT" 1-800-422-4133.

FLOOD ZONE

FLOOD ZONES SHOWN HEREON, ARE MAPPED USING F.E.M.A. MAP NO. 06037C1511G
EFFECTIVE DATE: APRIL 21, 2021
NAVD 88 DATUM

LEGEND

A/C	AIR CONDITIONER
AD	AREA DRAIN
B●	BOLLARD
CATV	CABLE TV
CB	CATCH BASIN
CD	CURB DRAIN
EDS	EDISON
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT (ASPHALT)
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
MB	MAIL BOX
MH	MANHOLE
O/S	OFF SET
PB	PULL BOX
P/L	PROPERTY LINE
PP	POWER POLE
RD	ROOF DRAIN
RL	ROOF LINE
SCO	SEWER CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
STLT	STREET LIGHT
TB	TOP BERM
TC	TOP CURB
TEL	TELEPHONE
TG	TOP GRATE
TW	TOP WALL
WM	WATER METER
WV	WATER VALVE
0x00	SPOT ELEVATION
	CENTER LINE
	FLOW LINE
	RETAINING WALL
	BLOCK WALL
	WOOD RETAINING WALL
	CHAIN LINK FENCE
	WOOD/VINYL FENCE
	WROUGHT IRON FENCE
	SEAWALL

ATTENTION: IF, THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

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THIS IS NOT A MAP OF A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING ARE SET BY OTHERS, AND HAVE BEEN USED ONLY AS REFERENCE FOR THE PURPOSE OF TOPOGRAPHICAL MAPPING, WITHOUT OUR VERIFICATION OF THEIR AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES AS SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS THAT A BOUNDARY SURVEY MAY REQUIRE.

GRAPHIC SCALE 1"=10'
0 10 20 30 40

PROFESSIONAL LAND SURVEYOR
RICHARD WIDMER
No. 4848
STATE OF CALIFORNIA

08/05/2025

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Scott Nevens DATE: 8/25/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

PLANNING PROFILE

THOMAS BROTHERS GRID	G7-626
ASSESSOR PARCEL NO. (APN)	4470-001-010
ZONE	SFM
ZONE DESIGNATION	SINGLE FAMILY MEDIUM-4du/acre
APPEAL JURISDICTION	YES
FIRM PANEL	06037C1518F
PARCEL/LOT AREA	3,988 SQ. FT. (CALCULATED) AREA IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES
LOCAL COASTAL PROGRAM	HTTP://QCODE.US/CODES/MALIBU-COASTAL
MALIBU MUNICIPAL CODE	HTTP://QCODE.US/CODES/MALIBU/

MORE INFORMATION AT HTTP://WWW.CI.MALIBU.CA.US

#	REVISIONS	DATE

Prepared by:
PEAK SURVEYS INC.
Since 1976
CIVIL · SURVEY · DESIGN
2488 TOWNSGATE RD. Suite D
WESTLAKE VILLAGE, CA 91361
P: 805.497.0102 F: 805.495.7014
www.peakinc.com

A.P.N. 4470-001-010

CITY OF MALIBU

TOPOGRAPHY

31656 SEA LEVEL DRIVE

DRAWN BY / DATE	CHECKED BY / DATE	SHEET 1 OF 1
GD APRIL 2025		

ATTACHMENT "B" NOTES

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAMBANKBSTABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPNG AND VACUUMING
SE8 - SANDBAG BARRIER
SE9 - STRAW BALE BARRIER
SE10 - STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

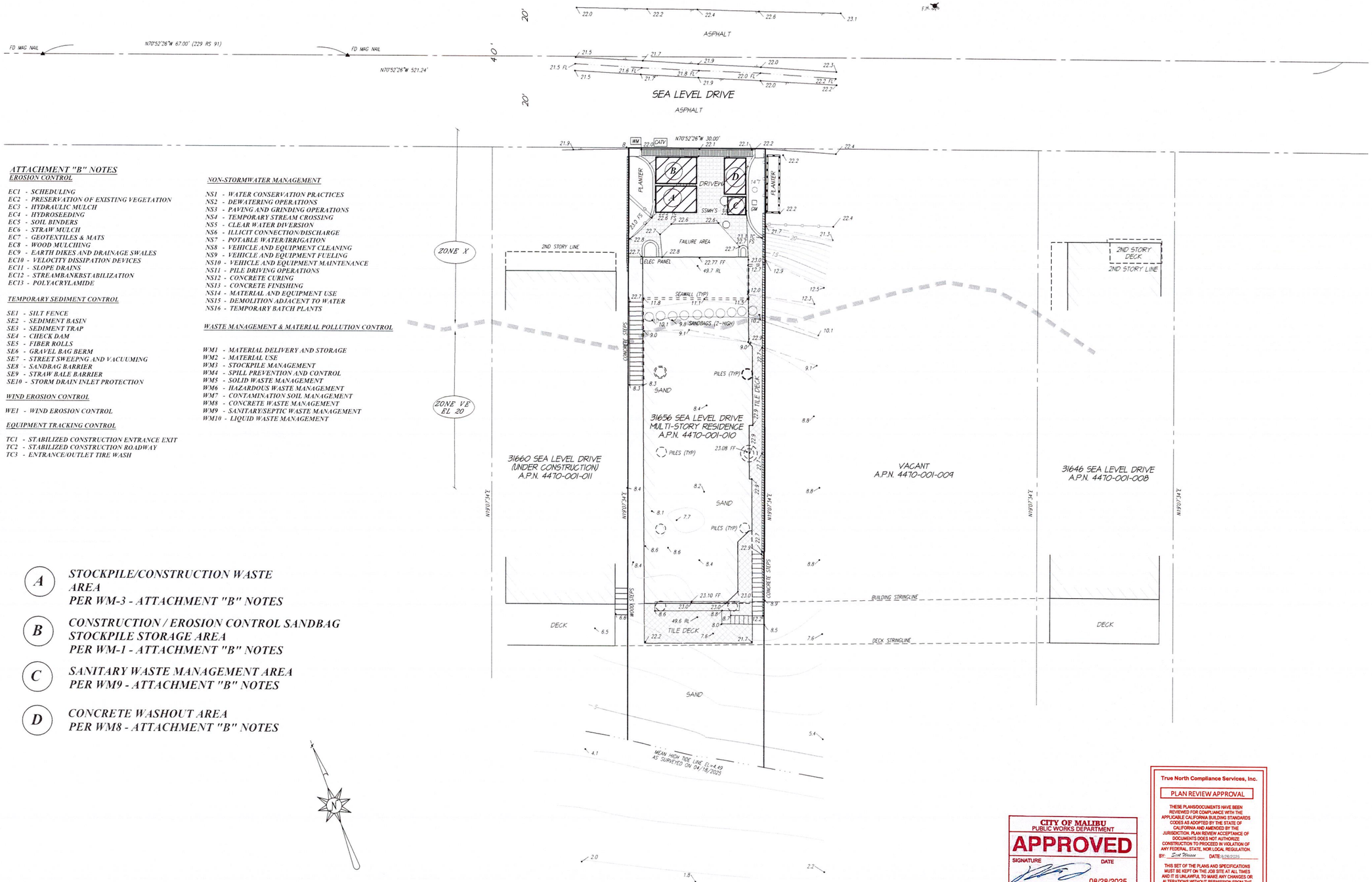
TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT



A STOCKPILE/CONSTRUCTION WASTE AREA
PER WM-3 - ATTACHMENT "B" NOTES

B CONSTRUCTION / EROSION CONTROL SANDBAG STOCKPILE STORAGE AREA
PER WM-1 - ATTACHMENT "B" NOTES

C SANITARY WASTE MANAGEMENT AREA
PER WM9 - ATTACHMENT "B" NOTES

D CONCRETE WASHOUT AREA
PER WM8 - ATTACHMENT "B" NOTES

GRAPHIC SCALE 1"=10'
0 10 20 30 40

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT
APPROVED
SIGNATURE DATE
08/28/2025
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
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BY: Scott Weaver DATE: 6/26/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

SANTOS PLANNING INC.
5707 CORSA AVE, SUITE 202
WESTLAKE VILLAGE, CA 91362

PLAN REVISION DESCRIPTIONS

Local SWPPP

31656 SEA LEVEL DRIVE
MALIBU, CA 90265

SHEET NO.

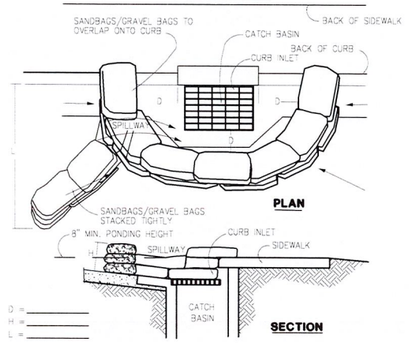
1

OF 2 SHEETS

GENERAL NOTES

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION CONTROL PLAN (SWPCP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS063339.
3. THE SWPCP SHALL:
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVES ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM, AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

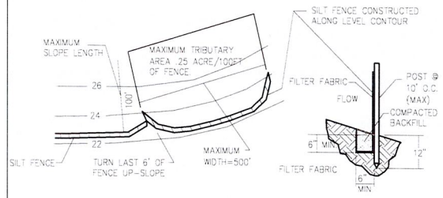
A
CATCH BASIN/INLET PROTECTION



NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

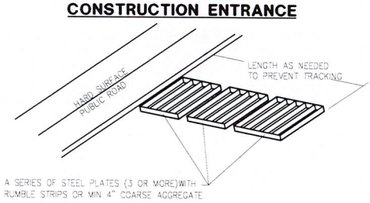
B
SILT FENCE



NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.

C
STABILIZED CONSTRUCTION ENTRANCE



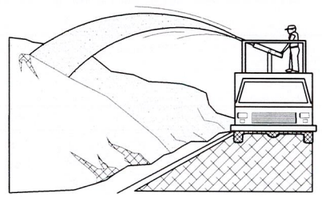
NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

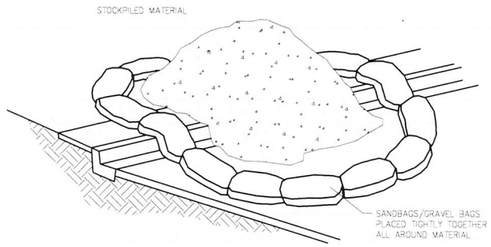
D
EROSION CONTROL



NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM NOVEMBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.

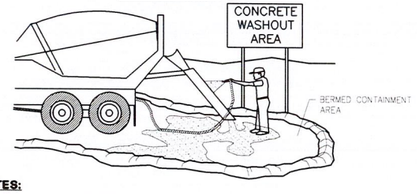
E
MATERIAL STORAGE



NOTES:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

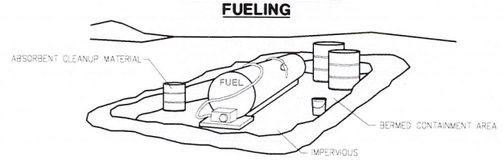
F
CONCRETE WASTE MANAGEMENT



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

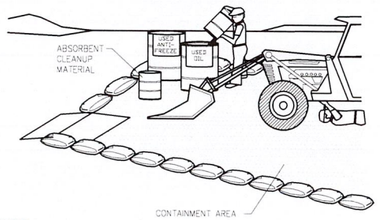
G
VEHICLE/EQUIPMENT FUELING



NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA, AWAY FROM DRAINAGE COURSES.
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

H
EQUIPMENT REPAIR/MAINTENANCE

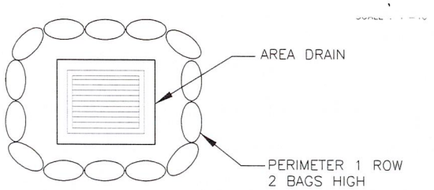


NOTES:

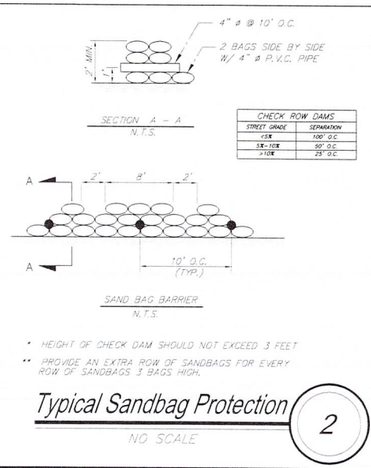
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS; DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

LEGEND

- SILT FENCE PER BMP'S
- SAND BAG BARRIER
- STORM INLET PROTECTION



Inlet Protection 1
NO SCALE



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.
** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH.

Typical Sandbag Protection 2
NO SCALE

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT
APPROVED
SIGNATURE DATE
08/28/2025
THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES

True North Compliance Services, Inc.
PLAN REVIEW APPROVAL
THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.
BY: Scot Straub DATE: 8/28/2025
THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

SANTOS PLANNING INC.
5707 CORSA AVE, SUITE 202
WESTLAKE VILLAGE, CA 91362

PLAN REVISION DESCRIPTIONS

Local SWPPP

31656 SEA LEVEL DRIVE
MALIBU, CA 90265

SHEET NO.

2

OF 2 SHEETS

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 03/11/2026

PROJECT NUMBER: CDP 26-020

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP for sea wall repair.

REF: ECDP 25-011, No change or addition to scope of work. Underpinning of existing permitted seawall, and backfill in driveway to fill void.

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

✓ **The project is feasible and CAN proceed through the Planning process.**
Building Plan Check (BPC) Required ☒Yes ☐No BPC Fees Req'd $per city fee schedule

____ **The project CANNOT proceed through the planning process until coastal engineering feasibility is determined. Depending upon the nature of the project, this may require submittal of coastal engineering reports and/or wave run-up studies which evaluate the coastal environment setting, processes, and hazards.**

SIGNATURE

05-13-2026
DATE

Determination of Coastal Engineering feasibility is not approval of building and/or grading plans. Plans and/or reports must be submitted for Building Department approval, and may require approval of both the City Geotechnical Engineer, and City Coastal Engineer. Additional requirements/conditions may be imposed at the time of building and/or grading plans are submitted for review. Geotechnical reports may also be required. City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 9:00 am and 12:00 pm at the City Hall Public counter, or by calling (310) 456-2489, extension 306.

REF: Project Plans prepared by Pacific Engineering Group dated May 10, 2025; Coastal Engineering report for Bulkhead Repair, dated May 16, 2025. Wave uprush analyses for 100 year design period based on design wave parameters applicable for this section of coastline.
1.) Basis of Approval: Underpinning of concrete seawall with like material as allowed under Chapter 9 and 10 of the LCP-LIP where the repair is the minimum necessary to protect the existing permitted OWTS and seawall.
2.) Conditions of Approval: Under Chapter 10.6, sections A, B, and C Owner must execute covenants acknowledging hazard, seawall monitring requirement, and waiving right to expand shoreline protection device further seaward (if not already executed and recorded).

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **DATE:** 03/11/2026

PROJECT NUMBER: CDP 26-020

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP for sea wall repair.

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

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

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Guerrero 3/18/2026

Signature **Date**

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

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

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Charles Santos charles@santosplanning.com		
Project Address:	**31656 Sea Level Drive** Malibu, California 90265		
Planning Case No.:	CDP 26-020		
Project Description:	Follow up CDP for sea wall repair		
Date of Review:	March 17, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Pacific Engineering Group: Plans dated 5-16-2025, **7-31-2025**
Fixture Worksheet:	n/a
Operating Permit:	Active: Expires **10-12-2030**
Miscellaneous:	Los Angeles County Health approval for a NSFR and OWTS dated 3-20-1990
Previous Approval:	
Previous Reviews:	7-9-2025 CRC, 9-11-2025 TN 25-0226 (ECDP 25-011),

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) ***Itemized Response to Conditions:*** *Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to ensure that all conditions have been adequately addressed by the project consultants prior to building plan check submittal*.

2) **Project Plans:** All final project plans shall be submitted for Environmental Health review and approval. These plans must be approved by the Building Safety Division prior to receiving Environmental Health final approval.

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

   The following notes shall be included in the project plans:

   - "*All OWTS components must be delineated in the field and protected at all times during and after construction of the sea wall repair*."
   - "*A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted by the OWTS Registered Practitioner Inspector to the Building Inspector and Environmental Health office.*"
   - "*Backfill shall consist of an approved material that will provide adequate lateral and vertical support for the OWTS components*."

4) **OWTS Plot Plan:** A plot plan drawn to scale shall be submitted showing all existing improvements, proposed improvements, and all components of the OWTS. At least one copy of the plot plan showing essential features of the OWTS must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend on approvals. The OWTS plan must show the existing septic tank, all present/future seepage pits, and all lines of connection from the residence.

-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

31656 SEA LEVEL DRIVE (CDP 26-020)
MALIBU, CA 90265 (ECDP 25-011)

S.F.D.:	4 Bedroom (E)
SEPTIC TANK:	1,200 Gallon (E)
ACTIVE:	1 – 5' x 10' BI w/2' Cap (E)
FUTURE:	100%
PERC RATE:	Sand

NOTES:

1. This conformance review is for follow up coastal development permit for seawall repair only. No renovation to the existing conventional onsite wastewater treatment system (OWTS) is required.

2. This review relates only to the minimum requirements of the MMC, and the LCP, and does not include an evaluation of any geological or other potential problems, which may require an alternative method of wastewater treatment.

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

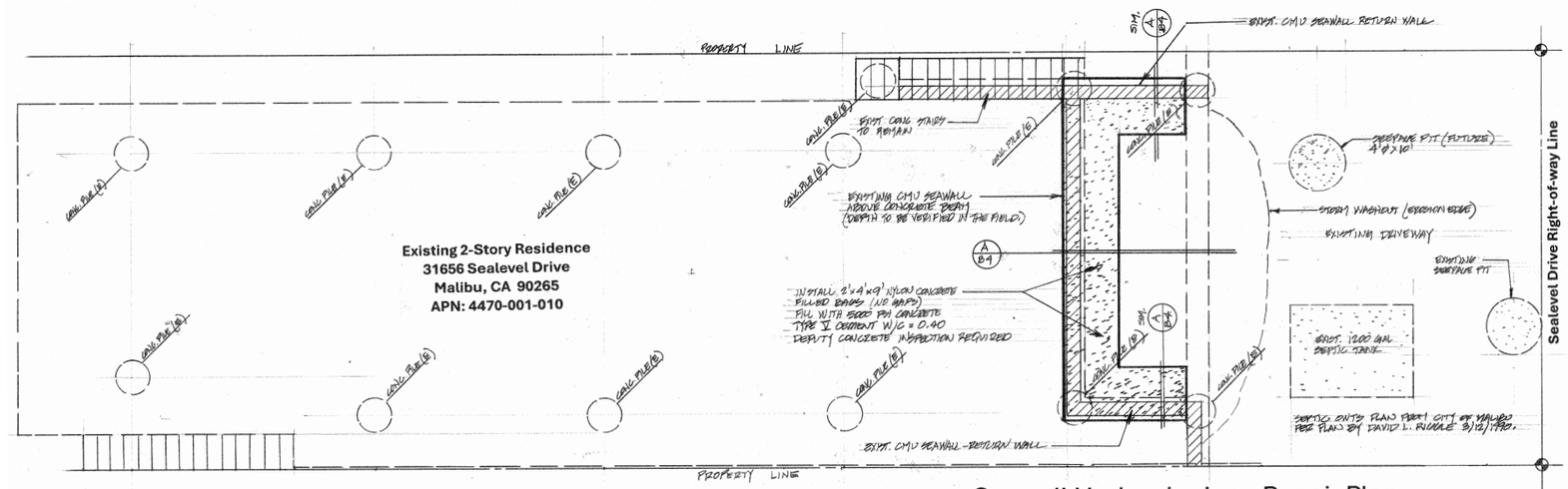
4. *A post construction inspection to the existing OWTS shall be performed by a City of Malibu OWTS Registered Practitioner Inspector. The OWTS Inspection Report shall be submitted to the City of Malibu Building Inspector and Environmental Health office prior to the Building Permits being finaled by the City of Malibu Building Inspector.*

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

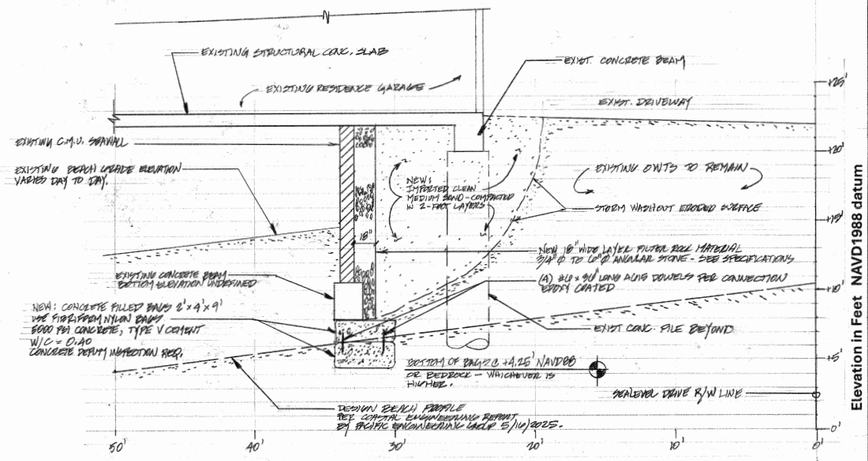
CONFORMANCE REVIEW

SIGNATURE: ..... DATE: 3/18/2026

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



Seawall Underpinning – Repair Plan



Distance in feet from Sealevel Drive R/W Line

Seawall Underpinning - Section A

Repair Plan / Details

PACIFIC ENGINEERING GROUP 1990

REGISTERED PROFESSIONAL ENGINEER KENNETH ANDERSON No. C040552 Exp. 3/31/27 CIVIL STATE OF CALIFORNIA

No.	Revision/Issue	Date

PACIFIC ENGINEERING GROUP
3625 E. THOUSAND OAKS BLVD, #254
PO BOX 4165
WESTLAKE VILLAGE, CA 91359
PHONE: 805-278-9283

Project Name and Address
Concrete Seawall Repair Plan
Emergency Underpinning
31656 Sea Level Drive
Malibu, CA 90265
APN: 4470-001-010
Owner: Drew Family Trust

Project	#25133.DRE
Date	MAY 14, 2025
Scale	NOTED
Sheet	S4 / 4

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:	March 23, 2026	**Review Log #:**	**5413**
Site Address:	31656 Sea Level Drive		
Lot/Tract/PM #:		**Planning #:**	**CDP 25-020** ECDP 25-011 **P1**
Applicant/Contact:	Charles Santos, charles@santosplanning.com	**BPC/GPC #:**	
Contact Phone #:	818-643-5950 **Fax #:**	**Planner:**	**Didier Murillo**
Project Type:	Follow-up CDP for sea wall repair		

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in **Bold**.)*	None Ref: Pacific Engineering Group (Browne, RCE 40552): 5-30-2025, 5-16-2025 **1st Coastal Development Permit Submittal** **City-Approved Concrete Seawall Repair Plans, Emergency Underpinning prepared by Pacific Engineering Group dated July 31, 2025 (for ECDP 25-011, BPC TN 25-0226).** **Permit No. 25-1813 for Emergency Seawall Repair dated October 16, 2025.**
Previous Reviews:	None; Ref: Environmental Health Review Sheet dated 3-18-2026; Ref: Geotechnical Review Referral Sheet dated 8-12-2025 (ECDP 25-011).

Review Findings

Coastal Development Permit Review

☒ The seawall repair project is **ACCEPTABLE** from a geotechnical perspective.

☐ The seawall repair project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal.

☒ The project is **COMPLETE** from a geotechnical perspective with the following conditions.

☐ The project is **NOT COMPLETE** from a geotechnical perspective. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage completion.

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

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*

- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical 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 regulations, as appropriate; any questions regarding Planning regulations or interpretations should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

NOTE TO PLAN PREPARERS: Please review the City's recently adopted Electronic Submittal Guidelines and resubmit plans that conform.
https://www.malibucity.org/DocumentCenter/View/28469/Electronic-Plans-Submittal-Guideline.

Remarks:

The referenced City-approved seawall repair plans, and the City's files for the ECDP and plan check of the seawall repair, as well as the permit for the repair, have been reviewed by the City's consultants from a geotechnical perspective. The repair includes excavating under the existing concrete seawall and underpinning the seawall with concrete-filled geobags and installing imported compacted sand backfill and filter rock material.

The repair is an emergency and has been permitted for construction, as the OWTS is compromised. The underpinning is proposed to prevent loss of sand due to the depth of the scour. There are no new foundations proposed nor any seaward expansion of the seawall.

Building Plan Check Stage Conditions:

1. Please submit an electronic set of as-built plans upon completion of the repair for review.

2. Please verify in writing that the temporary sandbags were removed from the beach upon completion of the repair.

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

Engineering Geology Review by: _____ *3-23-2026*

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

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

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 **DATE:** 03/11/2026

PROJECT NUMBER: CDP 26-020

JOB ADDRESS: 31656 SEA LEVEL DR

APPLICANT / CONTACT: Charles Santos, Santos Planning Inc

APPLICANT EMAIL: charles@santosplanning.com

PROJECT DESCRIPTION: Follow up CDP for sea wall repair.

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 $_____

SIGNATURE

03/30/2026
DATE

CALIFORNIA
STATE LANDS
COMMISSION

100 Howe Avenue, Suite 100 South
Sacramento, CA 95825-8202

STATE OF CALIFORNIA
GAVIN NEWSOM, *Governor*

MATTHEW DUMLAO, PhD, *Executive Officer*
Reception: 916.574.1900
TTY: 711

June 29, 2026

SENT VIA ELECTRONIC MAIL ONLY TO: charles@santosplanning.com

File Ref.: I-5799

Santos Planning Inc.
Attn: Charles Santos
28328 Agoura Road, STE 203
Agoura Hills, CA 91301

Subject: Commission Jurisdictional Determination for a Proposed Project at 31656 Sea Level Drive, Malibu, Los Angeles County

Dear Charles Santos,

This letter is in response to a request you submitted to the California State Lands Commission (Commission) on behalf of your client, Doug Drew, for a jurisdictional review of a proposed project located at 31656 Sea Level Drive, Malibu, Los Angeles County. Commission staff has reviewed the proposed project in order to determine the following:

1. Whether the project will intrude into the 10-foot setback area as measured from the most landward surveyed Mean High Tide Line (MHTL), which is prohibited by Section 3.6 Residential Development Standards, Paragraph G, 3(c), of the City of Malibu's Local Coastal Program/Local Implementation Plan (Malibu LCP/LIP).
2. Whether the Commission asserts a sovereign title interest in the location(s) of the existing improvements or the proposed project.

The facts pertaining to your project, as we understand them, are these:

- The project was completed and consisted of an emergency seawall repair.
- This is a well-developed stretch of beach with numerous single-family residences both upcoast and downcoast.

Regarding the first item enumerated above, Section 3.6 Residential Development Standards, Paragraph G, 3(c) of the Malibu LCP/LIP specifically requires that all

construction be located a minimum of 10 feet inland from the most landward surveyed MHTL. Pursuant to the City of Malibu's development code, determination of the MHTL for the purpose of this requirement is to be made in consultation with the Commission. The MHTL surveys that the Commission is aware of include a 1928 Los Angeles (L.A.) County MHTL; a 1932 survey per Tract No. 10630; and a 2025 MHTL survey prepared by Peak Surveys, Inc. Based on the evidence reviewed, it appears that the 2025 Peak Surveys, Inc. MHTL is the most landward MHTL surveyed. The proposed project does not intrude into the 10-foot setback area of the most landward MHTL survey.

The second item detailed above concerns the Commission's sovereign interest in the subject location. To provide background, the landward boundary of the State's sovereign land ownership is the ambulatory ordinary high-water mark (OHWM). Along the coast, the OHWM is generally determined by the MHTL; exceptions to this include areas that have been filled in, areas with artificial accretions, or areas where the boundary has been fixed by an agreement or court decision. Though MHTL surveys serve as evidence regarding the location of the MHTL at a discrete moment in time, they do not delineate a permanent boundary. Thus, in the absence of a boundary line agreement accepted by the Commission, or an adjudicated boundary line, the boundary between sovereign land and privately held uplands remains ambulatory.

Based on Commission staff's review of the information submitted with your inquiry, the most waterward portions of the existing and proposed improvements are landward of all MHTLs that the Commission is aware of at this time. Therefore, no lease or other authorization is currently required from the Commission for this completed project.

This conclusion is without prejudice to any future assertion of State ownership or public rights, should circumstances change, or should additional information become available. This letter is not intended, nor should it be construed as a waiver or limitation of any right, title, or interest of the State of California in any lands under its jurisdiction.

Should you have any questions, please contact Devyn Romero at (916) 574-0724 or by email at Devyn.Romero@slc.ca.gov.

Sincerely,



Brian Bugsch, Chief
Land Management Division

Cc: Devyn Romero, PLMS
Land Management Division
Commission

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, August 17, 2026, at 6:30 p.m**. **in the Multi-Purpose Room, Malibu City Hall,** 23825 Stuart Ranch Road, Malibu, CA on the project identified below. In the event construction at City Hall limits technical capabilities in the Multi-Purpose Room, the meeting may be relocated to Council Chambers. 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. 26-020 - An application for a new seawall repair by excavating under the existing concrete seawall and underpinning with concrete filled geobags, including the installation of imported compacted sand backfill and filter rock material

LOCATION / APN:	**31656 Sea Level Dr** / 4470-001-010
ZONING:	Single-Family Medium (SFM)
APPLICANT / OWNER:	Santos Planning Inc / Drew Family Trust
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15301(d)
APPLICATION FILED:	March 11, 2026
CASE PLANNER:	Didier Murillo, Principal Planner, dmurillo@malibucity.org / (310) 456-2489, ext. 342

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.

COASTAL COMMISSION APPEAL - An aggrieved person may appeal the Planning Commission's approval directly to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. More information may be found online at www.coastal.ca.gov or by calling 805-585-1800.

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: August 6, 2026

EXHIBIT E