Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 3.B.3.

To: Chair Peak and Members of the Planning Commission

Prepared by: Fletcher Allen, Senior Planer

Reviewed by: Didier Murillo, Principal Planner

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

Date prepared: August 27, 2026 Meeting date: September 8, 2026

Subject: Administrative Coastal Development Permit Amendment No. 23-003 – An application to restore a temporary hauling access driveway to its original condition

Location: 28465 Via Acero Street, not within the appealable coastal zone
APN: 4467-033-014
Owner: Ayrshire West, LLC

RECOMMENDED ACTION: Receive and file the Community Development Director's report on the approval of Administrative Coastal Development Permit Amendment No. 23-003.

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

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

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and the project is for any of the uses specified: (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition, and any other developments not in excess of $100,000.00, other than any division of land; (5) water wells; and (6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed by a natural disaster that do not meet the criteria for a de minimis waiver; or (B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with LIP Section 13.29, the Community Development Director may also process applications for a new Onsite Wastewater Treatment System (OWTS), replacement of a failed OWTS or an upgrade to an existing OWTS in the same manner as ACDPs.

Permit Issuance and Local Appeal Period

On September 1, 2026, the Community Development Director will issue the amended ACDP thus beginning the appeal period to the City Council. The local appeal period will begin on September 1, 2026 and end on September 11, 2026. A decision on the ACDP is not appealable to the California Coastal Commission (CCC) as the subject parcel is not located within the Appealable Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LIP Section 2.1

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

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

ATTACHMENT: ACDP Amendment No. 23-003.

City of Malibu

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COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT

Administrative Coastal Development Permit Amendment (ACDPA) No. 23-003
Code Violation (CV) No. 23-073
Categorical Exemption No. 26-100
28465 Via Acero Street
APN 4467-033-014

NOTICE IS HEREBY GIVEN that the City of Malibu has APPROVED an application filed by Michael Gardner on behalf of the property owner, Ayrshire West, LLC, for an administrative coastal development permit amendment (ACDPA) to amend ACDPA No. 17-014 and its parent application, ACDP No. 13-014. The subject amendment is to resolve a recent Code Violation by restoring an unpermitted temporary hauling access driveway—created in 2022—to its original condition. The subject parcel is zoned Rural Residential, Five-Acre (RR-5) and is not located within the Appealable Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-Local Coastal Program (LCP) Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development in LCP Local Implementation Plan (LIP) Section 2.1.

Proposed Project

- Restore approximately 8,000 square feet (sf.,) of unpermitted grading to its original contours via 900 cubic yards of removal and recompaction; and
- Revegetate approximately 8,000 sf., of previously undisturbed vegetation.

Code Violation (CV) No. 23-073:

- The project scope listed above will address the grading violation observed in March 2023.

Project Overview

The subject property is vacant and rectangular in shape, as shown on the Site Survey (page eight of the project plans, provided as Attachment 3). Grading for an approved single-family residence (ACDPA No. 17-014) commenced in April 2022, consisting primarily of cut and export to develop terraced building pads. Unpermitted grading soon followed to establish a hauling access road connecting the site to Kanan Dume Road for convenient export of dirt. Grading activities were interrupted in March 2023 upon observing the reported Code Violation. No site retaining walls or building foundations were constructed, and no grading has occurred since.

Historical images of the property are provided in Figures 1a-1d below.

Figure 1a – Project Area Aerial (2021)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Figure 1b – Project Area Aerial (2023)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Figure 1c – Project Area Aerial (2024)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Figure 1d – Project Area Aerial (2025)



Approximate property lines are shown in purple. Source: Los Angeles County GIS (2026)

Surrounding Land Uses and Project Setting

Table 1 provides a summary of the lot dimensions and the lot area of the subject parcel, which was previously described in Planning application ACDPA No. 17-005.

Table 1 – Property Data	
Lot Depth	258 feet
Lot Width	677 feet
Gross Lot Area	180,044 square feet (4.13 acres)
Net Lot Area*	170,847 square feet (3.92 acres)

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

The property is located at the end of Via Acero Street, a private street accessible from Ramirez Canyon Road. Development along Via Acero Street primarily consists of single-family residences with attached or detached garages and swimming pools. The subject property is among the few undeveloped lots remaining along Via Acero Street.

All lots along Via Acero Street are zoned Rural Residential-Five Acre (RR-5). The project site has no trails on or adjacent to it according to the LCP Park Lands Map. Additionally, the property is not in a designated Environmentally Sensitive Habitat Area (ESHA) or ESHA buffer as shown on the LCP ESHA and Marine Resources Map.

Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Size**	**Zone**	**Land Use**
Subject Parcel	28465 Via Acero Street	180,044 sf.	RR-5	Rural Residential
North	APN 4467-002-907	238,292 sf.	010V	Residential
East	28315 Via Acero St	177,543 sf.	RR-5	Rural Residential
South-SE	28405 Via Acero St	84,503 sf.	RR-5	Rural Residential
South-S	APN 4467-033-016	174,521 sf.	RR-5	Rural Residential
South-S	28460 Via Acero St	86,627 sf.	RR-5	Rural Residential
South-SW	28462 Via Acero St	87,354 sf.	RR-5	Rural Residential
West	APN 4467-001-901	5,654,855 sf.	POS	Public Open Space

Administrative Permits Applicability (LIP Sections 13.13 and 13.29)

The Community Development Director may process ACDPs in accordance with LIP Section 13.13 if the proposed project is: A) not appealable as defined in LIP Chapter 2 and is for any of the uses specified (1) improvements to any existing structure; (2) any single-family dwelling; (3) lot mergers; (4) any development of four dwelling units or less that does not require demolition and any other developments not in excess of $100,000.00, other than any division of land; (5) water wells; and (6) driveways or access road improvements required by the fire department to improve access to properties damaged or destroyed as part of the Woolsey Fire that do not meet the criteria for a de minimis waiver; or B) is appealable as defined in LIP Chapter 2 and the project is for an attached or detached second dwelling unit. In accordance with Section 13.29, the Community Development Director may also process applications for a new OWTS, replacement of a failed OWTS or an upgrade to an existing OWTS in the same manner as ACDPs.

The project consists of restoring an unpermitted dirt hauling access road on a parcel that is not located in the CCC Appeal Jurisdiction. Therefore, pursuant to LIP Sections 13.13 and 13.29.1, the project can be processed administratively.

Application Processing

The following summarizes processing of the ACDP application and noticing:

- Application Date: August 22, 2023
- Posting of Property: March 25, 2026
- Completeness Determination: May 26, 2026
- Notice of Application Mailer (Attachment 4): July 23, 2026
- Notice of Decision Mailer (Attachment 4): August 27, 2026
- Issuance of ACDPA: September 1, 2026
- Planning Commission Reporting: September 8, 2026
- Local Appeal Period: September 1, 2026 - September 11, 2026

Code Violation No. 23-073

In March 2023, a code enforcement case was opened on the property for the unpermitted grading that established a temporary hauling road. That grading was never approved as part of ACDPA No. 17-014 or its parent application, ACDP No. 13-014. The subject application, ACDPA No. 23-003, will address the outstanding violation. Following final Planning inspection of the project, the code violation case will be closed.

In August of 2026, The State's Mountains Recreation and Conservation Authority (MRCA) provided correspondence to the City regarding concern over the restoration work, specifically how it related to the unpermitted work on their property, directly north of the subject site and outside the City's jurisdiction at the County of Los Angeles border. City staff met with the MRCA staff and the staff for the County of Los Angeles shortly after correspondence was received. The meeting concluded with an acknowledgment from the MRCA staff that the City was not responsible for the work that needed to be done on their lot in the County of Los Angeles. The County staff agreed to work with the MRCA to resolve the issue on their property. This correspondence is provided as Attachment 3.

California Environmental Quality Act

Pursuant to the authority and criteria contained in California Environmental Quality Act (CEQA), the Community Development Director has analyzed the proposed project. The Community Development Director 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 15304(b) - Minor Alterations to Land. 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).

Local Coastal Program Conformance

The LCP consists of a Land Use Plan (LUP) and LIP. The LUP contains programs and policies to implement the Coastal Act in the City of Malibu. The purpose of the LIP is to carry out the policies of the LUP. The LIP contains specific policies and regulations to which every project requiring an administrative coastal development permit must adhere.

There are 14 sections within the LIP that potentially require specified findings to be made, depending on the nature and location of the proposed project. Of these 14, five sections are for conformance review only and require no findings. These five sections include Zoning, Grading and Archaeological / Cultural Resources, Water Quality, and Wastewater Treatment System Standards, which are discussed under the Conformance Analysis section.

The nine remaining LIP sections include: 1) Coastal Development Permit findings; 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. These nine sections are discussed under the LIP Findings section. Of these nine, General Coastal Development Permit, Scenic, Visual and Hillside Resource Protection, and Hazards findings apply to this project.

Based on the project site, the scope of work, and substantial evidence contained within the record, the ESHA, Native Tree Protection, Transfer of Development Credits, Shoreline and Bluff Development, Public Access, and Land Division findings are neither applicable nor required for the proposed project for the reasons described herein. Additionally, the project is not subject to the Landscape Water Conservation Ordinance (MMC Chapter 17.53.030) because the proposed ecological restoration does not require a permanent irrigation system.

Local Implementation Plan Conformance Analysis

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers, (Attachment 2 – 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 non-beachfront development and design standards set forth under LIP Sections 3.5, 3.6., and 3.12. Table 3 below provides a zoning conformance summary and indicates the proposed project meets the applicable development standards.

Table 3 – LCP Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
SITE OF RESTORATIVE GRADING	< 3:1	< 3:1	Complies
NON-EXEMPT GRADING	< 35 cubic yards [1]	0 cubic yards	Complies

Grading (LIP Chapter 8)

As demonstrated in Table 4, the project includes 900 cubic yards of exempt removal and recompaction, with no other grading proposed. Thus, the project conforms to the grading requirements as set forth under LIP Section 8.3, which ensures that new development minimizes the visual and resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards for a residential parcel.

[1] ACDPA No. 17-014 approved 965 cubic yards of non-exempt grading, leaving 35 cubic yards of non-exempt grading for the proposed and future projects.

Table 4 – LCP Grading Conformance						
	Exempt**					
	R&R*	***Understructure***	***Safety*****	**Non-Exempt**	**Remedial**	**Total**
Cut	450	0	0	0	0	450
Fill	450	0	0	0	0	450
Total	900	0	0	0	0	900
Import	0	0	0	0	0	0
Export	0	0	0	0	0	0

All quantities listed in cubic yards unless otherwise noted
**R&R= Removal and Re-compaction*
***Exempt grading includes all R&R, understructure, and safety grading.*
****Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, and turnarounds, and any other increases in driveway width above 15 feet required by the LACFD).*

Archaeological / Cultural Resources (LIP Chapter 11)

As explained in ACDPA No. 17-014, a Phase I Archaeological Report was prepared by Robert J. Wlodarski of HEART, Inc. in August of 2012 for the project site. No archaeological resources were found onsite during the Phase I investigation. The study concluded that the project area yielded no archeological resources and the proposed improvements should have no adverse impacts to known cultural resources.

Nevertheless, a condition of approval has been incorporated into the proposed project which states that in the event that potentially important cultural resources be found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Planning Director can review this information. The project has been conditioned to meet this requirement and complies with LIP Chapter 11.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project 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 proposed restorative grading was reviewed by the City Environmental Health Administrator, who determined the project does not encroach into the new OWTS approved under ACDPA 17-014. Therefore, the project meets the minimum requirements of the MMC, and the LCP.

Administrative Coastal Development Permit Findings

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

A. General Coastal Development Permit (LIP Section 13.9)

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

The project is located in the RR-5 residential zoning district, an area designated for residential uses. The project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, and City Public Works Department. 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 development standards.

Finding 2. If the project is located between the first public road and the sea, the project is in conformity with 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 subject parcel is not located between the first public road and the sea. The project site is located inland and not located along the shoreline. Therefore, this finding does not apply. There are no trails on the subject property, and it is not visible from any existing improved trails. Furthermore, the subject parcel does not support coastal recreational uses whether directly or indirectly. 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).

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

The following alternatives to the project were considered to determine the least environmentally damaging feasible alternative:

1. No Amendment – not modifying the previously approved project was discussed as the restoration project was submitted in 2023. At that time, staff was concerned the unpermitted grading potentially encroached into ESHA or the ESHA buffer, which therefore had the potential for a Variance. The most appropriate vehicle for this request was an Amended CDP to properly evaluate the grading, drainage, and biological/ecological impacts. The Amended CDP path also provided flexibility for administrative processing, which became the case, as the project was determined to safely avoid ESHA. These initial determinations eliminated the "no amendment" option.

2. Alternate Location/Design – Given the unpermitted land disturbance, reversing the actions would require work to occur in the same location, thus eliminating the "alternate location" alternative. Additionally, an alternate grading/landscaping design (such as modified cut/fill volumes or species of vegetation in the same location) would be inconsistent with the project's goal to restore topographic contours and surficial vegetation to its original form, thus eliminating the "alternate design" alternative.

3. Proposed Amended Project – The proposed project consists of the minimum development needed to achieve the project's objective and is conditioned to comply with all applicable requirements of State and local law. Additionally, the chosen design has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers and City Public Works Department to ensure it meets the City's residential development policies of the LCP and MMC. Therefore, the proposed project has been determined to be the least environmentally damaging feasible alternative.

Finding 4. The project is not located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).

The subject property was confirmed to not contain designated ESHA or ESHA buffer, as shown on the LCP ESHA and Marine Resources Map. Staff's initial concerns that the unpermitted grading potentially disturbed ESHA lead the project before the City's Environmental Review Board (ERB) for review on October 23, 2024. The meeting determined the project did/will not encroach into ESHA, ESHA buffer, or any special status biological resources. Recommendations from this meeting were incorporated into the final landscape plans submitted to the Planning Division on February 6, 2026, and subsequently approved by the City Biologist. As such, standard ESHA findings do not apply.

B. Environmentally Sensitive Habitat Area (LIP Chapter 4)

As determined by the City Biologist, the LCP ESHA and Marine Resources Map, the subject parcel does not contain ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable.

C. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. 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. As discussed previously, the proposed development does not appear to be visible from any scenic area, road, or public viewing areas. Where this is not feasible, new development must minimize impacts through siting and by incorporating design measures to ensure visual compatibility with the character of surrounding areas.

As described in ACDPA 17-014, the project site is adjacent to and visible from Kanan Dume Road, which is an LUP-identified scenic road. The site's natural topography abutting Kanan Dume Road steeply ascends to a maximum height of approximately 20 feet and then gradually descends in a northeast direction, except for steep slopes around the Via Acero Street cul-de-sac and the northeast portion of the parcel.

Grading activities in 2022 created terraces for development approved under ACDPA 17-014, but unpermitted grading that established the temporary hauling road to Kanan Dume Road paused all development activity in 2023, prior to the installation of foundations and site retaining walls. Given that the unpermitted hauling road connects to Kanan Dume Road, it is briefly visible from Kanan Dume Road. Similarly, the process of restoring this unpermitted road to its original state will briefly be visible from Kanan Dume Road. The findings set forth in LIP Section 6.4 are made below due to the visibility of the project from Kanan Dume Road.

Finding 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.

On March 9, 2026, staff visited the subject property to observe its current condition and concluded the as-built plans were accurate. Restoration of the unpermitted hauling road to its original form will ensure the disturbed area will blend visually into its immediate surroundings.

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

The proposed amendment will not have significant adverse scenic or visual impacts.

Finding 3: The project, as proposed or as conditioned, is the least environmentally damaging feasible alternative.

As discussed in Section A, Finding 3, the proposed amendment, as conditioned, is the least environmentally damaging feasible alternative.

Finding 4: There are no feasible alternatives to development that would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.
As previously discussed in Finding 1, the proposed amendment would have a less than significant impact on scenic and visual resources, compared to available project alternatives.

Finding 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 previously discussed in Finding 1, the proposed amendment would have a less than significant impact on scenic and visual resources.

E. Transfer of Development Credits (LIP Chapter 7)

According to LIP Section 7.2, transfer of development credits only applies to land divisions and multi-family development in specified zones. The proposed project does not include a land division or multi-family development. Therefore, LIP Chapter 7 does not apply.

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 Biologist, City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers. The required findings are made as follows:

Finding 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 geotechnical and soils engineering reports prepared on April 27, 2023, November 10, 2023, and November 13, 2023 by GeoConcepts, Inc. These reports are on file and may be reviewed by contacting the Case Planner. The reports evaluate site-specific conditions and provide recommendations to address any pertinent issues.

Based on review of the project plans and associated geotechnical reports, Staff has determined that adverse impacts to the project site related to the proposed development are not expected. It has been determined that the project is not located in a hazard zone, except that the project site is located within an extreme fire hazard area.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The property is currently subject to wildfire, however, redevelopment of a residence on the subject property will not increase the site's susceptibility to wildfire. Nonetheless, the applicant will be required to record a deed restriction acknowledging and assuming the hazard risk of fires at the site. The deed restriction shall indemnify and hold the City and City staff harmless against any liability of the permitted project as the entire parcel is in a high-risk wildfire zone area.

Finding 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 stated in Finding 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.

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

As previously stated in Section A, the proposed project, as designed and conditioned, is the least environmentally damaging alternative. The project is designed to reverse the site disturbance associated with the unpermitted grading, effectively resulting in minimum to zero net disturbance to the site.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the City Environmental Health Administrator, City geotechnical consultant reviewers, and City Public Works Department. These specialists and agency determined that the proposed project does not impact site stability or structural integrity. As such, there are no feasible alternatives to the proposed development that would avoid or substantially lessen impacts on site stability or structural integrity.

Finding 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 previously discussed in Section A, the proposed project, as designed and conditioned, will not have adverse impacts on sensitive resources.

G. Shoreline and Bluff Development (LIP Chapter 10)

LIP Chapter 10 applies to land that is located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. The project site is not located on or along the shoreline, a coastal bluff or bluff top fronting the shoreline. Therefore, LIP Chapter 10 does not apply.

H. Public Access (LIP Chapter 12)

LIP Section 12.4 requires public access for lateral, bluff-top, and vertical access near the ocean, trails, and recreational access. The subject property is not located along or near the shore, a bluff-top or recreational area,

and does not contain any trails as depicted on the LCP Park Lands Map. Therefore, the findings of this chapter do not apply.

I. Land Divisions (LIP Chapter 15)

The project does not include any land division. Therefore, LIP Chapter 15 is not applicable.

APPROVAL OF ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 23-003

Based on the foregoing findings and evidence contained within the record, the Community Development Director hereby approves ACDPA No. 23-003, subject to the conditions of approval.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.

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

    a. Restore approximately 8,000 sf., of unpermitted grading to its original contours via 900 cubic yards of removal and recompaction; and
    b. Revegetate approximately 8,000 sf., of previously undisturbed vegetation.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 6, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

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

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

6. This ACDPA is subject to the expiration date of grading permits issued under ACDPA No. 17-014 and ACDP No. 13-014.

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

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

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

10. This permit shall not become effective until the project is reported to the Planning Commission, pursuant to LIP Section 13.13.6.

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

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

13. No other changes to the conditions contained in ACDPA No. 23-003 are made by this amendment and all other findings, terms and/or conditions contained in ACDPA No. 17-014 and ACDP No. 13-014 including the expiration date, shall remain in full force and effect.

14. All other conditions of ACDPA No. 17-014 and ACDP No. 13-014 are incorporated herein by reference.

15. The property owner shall comply with all provisions of the MMC and LIP.

Cultural Resources

16. 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.

17. 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.

Lighting

18. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

19. Night lighting for sports courts or other private recreational facilities shall be prohibited.

20. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

21. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited.

22. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

23. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

24. No lighting can exceed 18 feet in height except as required by the California building code.

25. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

26. Up-lighting of landscaping is prohibited.

Construction

27. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include, but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

28. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

29. Construction hours shall be limited to Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 5:00 p.m. No construction activities shall be permitted on Sundays or City-designated holidays.

30. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

31. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

Biology

32. Pursuant to LIP Section 4.8, Monitoring Reports shall be provided to the City annually and at the conclusion of the five-year monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of five years, the monitoring period shall be extended until the standards are met. The restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than exotic species control. At the City's discretion, final performance monitoring will be conducted by an independent monitor supervised by the city biologist and paid for by the applicant. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative mitigation.

33. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building Safety Division.

34. Invasive plant species, as determined by the City of Malibu, are prohibited.

35. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote or copper arsenate.

36. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site’s sensitive habitat areas.

37. The (restoration plan) has been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the (restoration plan). Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

38. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

39. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

40. Native species of the Santa Monica Mountains, characteristic of the local habitat, shall be used on graded slopes or where slope plantings are required for slope stabilization, erosion control, and watershed protection. Plants should be selected to have a variety of rooting depths. A spacing of 15 ft. between large woody (≥10 ft. canopy) shrubs is recommended by the LACFD. Lawns are prohibited on slopes greater than 5 percent.

41. Slope planting measures such as contour planting and terracing or other techniques shall be incorporated on slopes to interrupt the flow and rate of surface runoff in order to prevent surface soil erosion.

42. Any site preparation activities, including grading, excavation, and the 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 ft. (300 ft. 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.

43. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

44. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Environmental Health

45. The restoration plan shall not encroach into the onsite waste wastewater treatment system (OWTS) approved under ACDPA 17-014.

Geology

46. 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.

47. 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.

Public Works

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

    Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

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

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

All Best Management Practices (BMP) shall be in accordance with 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.

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

Prior to Final Inspection

51. Prior to, or at the time of a Planning final inspection, the property owner / applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

52. The applicant shall request a final inspection by the City Biologist prior to a final inspection by the Planning Division to determine that all conditions to protect natural resources are in compliance with the approved plans.

53. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

Deed Restrictions

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

Fixed Conditions

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

56. 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.

Appeals and Reporting

LOCAL APPEAL – Pursuant to LIP Section 13.20.1 (Local Appeals), a decision of the Community Development Director may be appealed to the Planning Commission by an aggrieved person by written statement setting forth the grounds for appeal. The appeal period expires on **September 11, 2026 at 4:30 p.m.** 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.

REPORTING – Pursuant to LIP Section 13.13.6, this permit shall be reported to the Planning Commission and is tentatively scheduled to be reported at the **September 8, 2026** Regular Planning Commission meeting. Copies of this report will be available at www.malibucity.org/agendacenter and to all those wishing to receive such notification by contacting the Case Planner. This permit will not become effective until completion of the Planning Commission review of the permit pursuant to California Code of Regulations Section 13153.

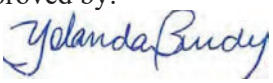
Please contact Fletcher Allen in the Planning Division at (310) 456-2489, extension 233, for further information. Copies of all related documents can be reviewed by any interested person during regular business hours.
Date: September 1, 2026

Prepared by:

Fletcher Allen

Fletcher Allen
Senior Planner

Approved by:



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

Attachments:

1. Project Plans
2. Department Review Sheets
3. Correspondence
4. Notice of Application Mailer/Notice of Decision Mailer

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

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu's decision of approval and agrees to abide by all terms and conditions for **Administrative Coastal Development Permit Amendment No. 23-003, dated September 1, 2026, for the project located at 28465 Via Acero Street, Malibu, CA 90265**. The permit and rights conferred in this approval shall not be effective until all property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within ten (10) working days of the decision and/or prior to issuance of any development permit.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ALL-PURPOSE ACKNOWLEDGMENT

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

STATE OF CALIFORNIA } SS
County of Los Angeles

On _____ before me, _____,
Date (Insert Name and Title of Notary Public)

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)

CITY OF MALIBU CUT AND FILL SLOPES NOTES:

46. NO DETRIMENTAL AMOUNT OF ORGANIC MATERIAL OR ROCK GREATER THAN 12" OR AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER SHALL BE BURIED OR PLACED IN FILLS. [3313.3]
48. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.3]
50. WHERE FILL IS TO BE PLACED ABOVE THE TOP OF AN EXISTING SLOPE STEEPER THAN THREE HORIZONTAL TO ONE VERTICAL, THE TOE OF THE FILL SHALL BE SET BACK FROM THE TOP EDGE OF THE SLOPE A MINIMUM DISTANCE OF 6' MEASURED HORIZONTALLY. [3313.6]

CITY OF MALIBU GRADING INSPECTION NOTES:

90. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).
91.
A. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO THIS INSPECTION.
B. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
D. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING SITE FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT TOPS OF SLOPES; THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE. FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADE.
E. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEMS INSTALLED. SUBMIT THE REQUIRED "AS-BUILD GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
F. SUB-DRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUB-DRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUB-DRAIN INSTALLATIONS.

CITY OF MALIBU COMPACTION TESTING REQUIREMENTS:

92. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D15557 – LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40' BELOW FINISHED GRADE, AND
B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40' BELOW FINISHED GRADE.
93. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1556 – LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY MAY BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937 – LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY TESTS, UNIFORMLY DISTRIBUTED, ARE BY THE SAND-CONE METHOD. THE METHOD OF DETERMINING FIELD DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [3313.4]
94. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [3313.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
A. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
B. ONE TEST FOR EACH 1,000 CUBIC YARD OF MATERIAL PLACED.
C. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST EACH 1,000 SQUARE FEET FOR SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.

CITY OF MALIBU GENERAL NOTES:

97. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
98. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.
100. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
102. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
103. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
104. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURE TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
105. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 70 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE.
106. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
107. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
108. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
109. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
110. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
111. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOILS ENGINEER'S DIRECTIONS.
112. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
113. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIALS PRIOR TO EXCAVATION.
115. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER.
116. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OF ABSENCE OR SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
117. SUB-DRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUB-DRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUB-DRAIN LOCATIONS AND ELEVATIONS.
118. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
119. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
120. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
121. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATED THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.

CITY OF MALIBU GENERAL NOTES (CONTINUED):

122. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
123. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
124. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH OR REVISIONS SUBMITTED FOR REVIEW.
125. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER AREA APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
126. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR OTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
127. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR OWNER.

CITY OF MALIBU REQUIRED GEOTECHNICAL NOTES:

1. UNUSUAL OR UN-ANTICIPATED GEOTECHNICAL CONDITIONS ENCOUNTERED DURING GRADING AND CONSTRUCTION OF THE PROJECT SHALL BE EVALUATED BY THE PROJECT GEOTECHNICAL CONSULTANT. ADDITIONAL RECOMMENDATIONS SHALL BE PROVIDED TO CITY GEOTECHNICAL STAFF FOR REVIEW, AND REVISIONS TO PLANS OR NEW PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW. WORK SHALL BE STOPPED UNTIL THE CONDITIONS ARE EVALUATED AND MITIGATED, AS NECESSARY.
2. THE PROJECT GEOTECHNICAL CONSULTANT SHALL PREPARE AN AS-BUILT REPORT DOCUMETNING THE INSTALLATION OF THE PILE FOUNDATION ELEMENTS FOR THE RETAINING WALLS FOR REVIEW BY CITY GEOTECHNICAL STAFF. THE REPORT SHALL INCLUDE TOTAL DEPTHS OF THE PILES, DEPTH INTO THE RECOMMENDED BEARING MATERIAL, DEPTH TO GROUNDWATER, AND A MAP DEPICTING THE LOCATIONS OF THE PILES.
3. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE THE EXPANSION INDEX OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE CIVIL OR STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.
4. PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOIL SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOIL SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.
5. PRIOR TO THE FINAL APPROVAL OF THE PROJECT, AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT GEOTECHNICAL CONSULTANT MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE REPORT MUST INCLUDE THE RESULTS OF ALL DENSITY TESTS AS WELL AS A MAP DEPICTING THE LIMITS OF FILL, LOCATIONS OF ALL DENSITY TESTS, LOCATIONS AND ELEVATIONS OF ALL REMOVAL BOTTOMS, LOCATIONS AND ELEVATIONS OF ALL KEYWAYS AND BACK DRAINS, AND LOCATION SAND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE ALL CUT SLOPE EXCAVATIONS AND PROVIDE ADDITIONAL RECOMMENDATIONS IF UN-ANTICIPATED OR UNUSUAL GEOTECHNICAL CONDITIONS ARE ENCOUNTERED. GEOLOGIC CONDITIONS ENCOUNTERED DURING GRADING SHALL BE INCLUDED ON THE AS-BUILT GEOLOGIC MAP.
7. TESTS SHALL BE PERFORMED PRIOR TO POURING FOOTINGS AND SLABS TO EVALUATE CORROSIVITY OF THE SUPPORTING SOILS, AND FOUNDATION AND SLAB PLANS SHOULD BE REVIEWED BY THE STRUCTURAL ENGINEER AND REVISED, IF NECESSARY.
8. PLEASE PROVIDE TO THE CITY THE RESULTS OF THE SHEAR STRENGTH TESTING AFTER GRADING TO VERIFY THE COMPACTED FILL STRENGTHS.

CITY OF MALIBU REQUIRED NOTES:

1. PROVIDE A SIGN IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY ADDRESSING POOL DISCHARGE PER CITY OF MALIBU GUIDELINES. THE SIGN SHOULD READ AS FOLLOWS: 'IT IS ILLEGAL TO DISCHARGE POOL, SPA, OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE, OR STREAM PER MMMC SECTION 13.04.060(D)(5)"

SURVEY:

1. TOPOGRAPHY SHOWN WAS PREPARED BY CLEMONS LAND SURVEYING, DATED 4/9/12.
2. BENCHMARK: B.M. NO. Y-10346, NAVD 1988, LOS ANGELES COUNTY PUBLIC WORKS. 50MM IP W/DPW BM TAG IN WELL 12.5M W/O C/L KANAN DUME RD & 58M N C/L CAVALLERI RD, 2M W/O EDGE AC IP MKR 600MM S/O MON. ELEVATION = 443.649 FEET

PROJECT INFORMATION:

PROPERTY OWNER/APPLICANT:
PROJECT ADDRESS: 28465 VIA ACERO STREET
APN 4467-033-014

PROJECT DESCRIPTION: RESTORATION GRADING OF A TEMPORARY DRIVEWAY.

SHEET INDEX:

C0.1	COVER SHEET
C1.1	GRADING PLAN
C2.1	LSWPPP
C2.2	LSWPPP DETAIL SHEET

LINETYPE LEGEND:

— — — PROPERTY LINE
— — — EASEMENT
—1000— ORIGINAL GROUND CONTOUR
—(1000)— PROPOSED FINISH GROUND CONTOUR

CITY OF MALIBU DEPT. OF PUBLIC WORKS REQUIRED NOTES:

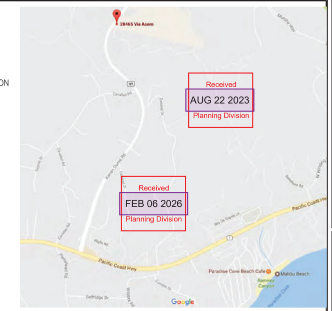
1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK".
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. ~~NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.~~
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING SURVEYOR AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING SURVEYOR SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK" (THE "WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN , PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NPDES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UPDATED.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENT SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES: SEE ATTACHED GRADING YARDAGE CERTIFICATE.
20. TOTAL DISTURBED AREA: 0.7± AC.
TOTAL EXISTING IMPERVIOUS SURFACE AREA: 1,760± SQ. FT.
TOTAL PROPOSED IMPERVIOUS SURFACE AREA: 23,995± SQ. FT.
FLOOD ZONE ON FIRM: N/A BASE FLOOD ELEVATION: N/A
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU'S STANDARD LABEL TEMPLATE.
23. CONTRACTOR SHALL INSTALL NEW SIGN STATING 'IT IS ILLEGAL TO DISCHARGE POOL, SPA, OR WATER FEATURE WATERS TO A STREET, DRAINAGE COURSE, OR STORM DRAIN PER MMC 13.04.060(D)(5).' SIGN SHALL BE POSTED IN THE FILTRATION AND/OR PUMPING EQUIPMENT AREA FOR THE PROPERTY.
24. PRIOR TO ISSUANCE OF ANY PERMITS, THE APPLICANT SHALL INDICATE THE METHOD OF DISINFECTION AND THE METHOD OF DISCHARGING.
25. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.

ADDITIONAL NOTES:

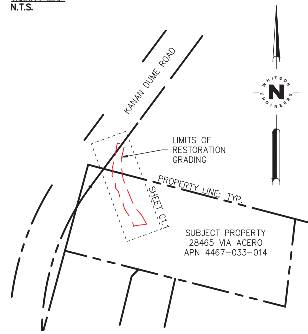
1. NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT ENCROACHMENT PERMIT.
2. CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
3. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
      CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
      CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
   B. CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK"
   C. THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF LOS ANGELES AND CITY OF MALIBU.
   D. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   E. THE PROJECT PLANS AND SPECIFICATIONS
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH.
5. CONSTRUCTION CONTRACTOR AND PROJECT SURVEYOR SHALL CONFIRM EXISTING CONDITIONS ARE CONSISTENT WITH THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCY.

ABBREVIATIONS:

±	PLUS OR MINUS
AC	ASPHALTIC CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BOW	BOTTOM OF WALL
BVCE	BEGIN VERTICAL CURVE ELEAVATION
BVCS	BEGIN VERTICAL CURVE STATION
CONC.	CONCRETE
CY	CUBIC YARD
ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
FF	FINISH FLOOR
FL	FLOW LINE
H	HEIGHT
HP	HIGH POINT
INV	INVERT
K	ALGEBRAIC DIFFERENCE
L	LENGTH
LACFD	LA COUNTY FIRE DEPARTMENT
LCP	LOCAL COASTAL PLAN
LF	LINEAR FEET
LP	LOW POINT
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RISER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SECP	SUPER ELEVATION CRITICAL POINT
SFR	SINGLE FAMILY RESIDENCE
SQ. FT.	SQUARE FEET
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TOW	TOP OF WALL
TYP.	TYPICAL
U	UPPER
VC	VERTICAL CURVE
W	WIDTH
WSE	WATER SURFACE ELEVATION



VICINITY MAP
N.T.S.



OVERALL SITE PLAN
N.T.S.

City of Malibu
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: ____________
PROJECT ADDRESS: 28465 VIA ACERO

All projects proposing land form alteration which involves more than 100 cubic yards of grading shall complete this form. The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form**. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			*Non-Exempt*	*Remedial*	**Total**
	R&R	*Understructure*	*Safety*			
Cut	450*					450
Fill	450					450
Total	900					900
Import	0					0
Export	0					0

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Richard P. Weber
PRINT NAME

SIGN NAME

DATE: 5/31/23

*Cut grading has already occurred. Material is currently stock piled on site and shall be used for the proposed restoration grading.

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

Page 1 of 1
P:\Forms\COUNTER FORMS\Planning\PLN Grading Verification Certificate_130701.doc

Civil Engineering
Land Surveying
4859 West Slauson Avenue
Unite 625
Los Angeles, California
310.645.3205
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
5/31/23 MB FIRST SUBMITTAL

28465 VIA ACERO
MALIBU, CA
APN 4467-033-014
RESTORATION GRADING PLAN
COVER SHEET

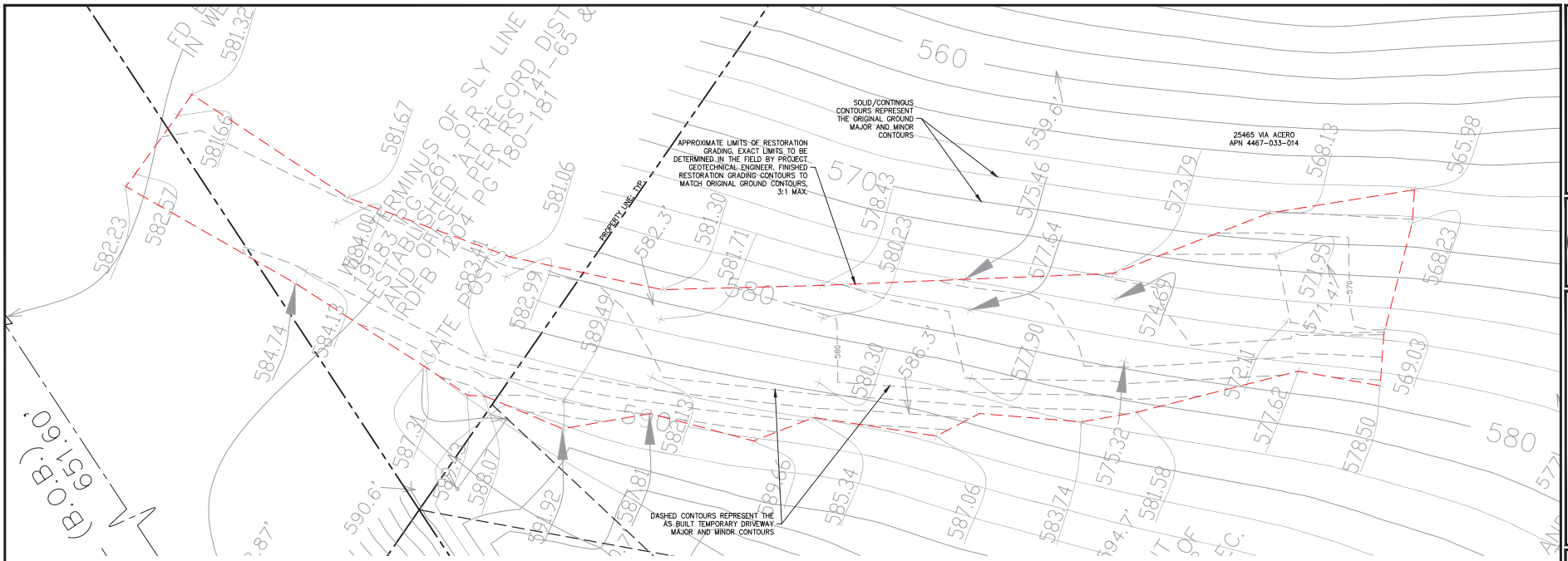
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DRAWN:	MB
JOB No.:	3554.00

SHEET
C0.1
OF 4

U:\LA Projects\3554\CIVIL\DESIGN\3554.00-RESTORATION PLAN.dwg mbaldi May 31, 2023 - 1:37pm

0 1 2 INCHES 3

ATTACHMENT 1



Civil Engineering
Land Surveying
4699 West Jefferson Avenue
Suite 1-C
Los Angeles, California
90016
310.445.3205
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
RICHARD P. KERBER
No. 55219
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION		
	5/31/23	FIRST SUBMITTAL
	MB	

28465 VIA ACERO
MALIBU, CA.
APN 4467-033-014

RESTORATION GRADING PLAN
GRADING PLAN

SCALE:	1"=10'
DRAWN:	MB
JOB No.:	3554.00
SHEET	C1.1
OF	4

10 0 10 20
SCALE: 1" = 10'

0 1 2 INCHES 3

811 Know what's below. Call before you dig

D:\LA Projects\3554 (VIA ACERO)\3554.00-RESTORATION PLAN.dwg mstaff May 25, 2023 - 1:49pm

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)\WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES:

1. In case of emergency, call _____ at _____

2. Total Disturbed Area 0.2± (Acres) WDID # n/a
   i. Risk Level:

3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.

4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.

5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.

6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.

7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.

8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.

9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.

10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.

11. Every effort should be made to eliminate the discharge of nonstorm water from the project sites at all times.

12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.

13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.

14. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 40% chance of 0.25 inches or greater of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).

17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by win.

18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

20. As the QSD/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity."

_____
Civil Engineers/Architects Signature Date

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

_____
Owner or Authorized Representative (Permitee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

The following BMP as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

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 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

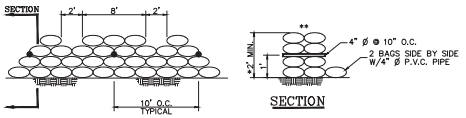
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

EROSION CONTROL DEVICE MAINTENANCE MEASURES		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Hydroseeding	After Rain Events and Weekly	Install new hydroseed if necessary
Earth Dikes and Drainage Swales	After Rain Events and Weekly	Rebuild if necessary
Silt Fencing	After Rain Events and Weekly	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence Consider New Locations
Check Dam	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the dam
Gravel Bag Berm	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/4 the height of the berm
Sand Bag Barrier	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the bag
Storm Drain Inlet Protection	After Rain Events and Weekly	Remove sediment as necessary depending on type used. Reinstall if necessary.
Sediment Trap	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment as necessary
Stabilized Construction Entrance	After Rain Events and Weekly	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.

** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH.

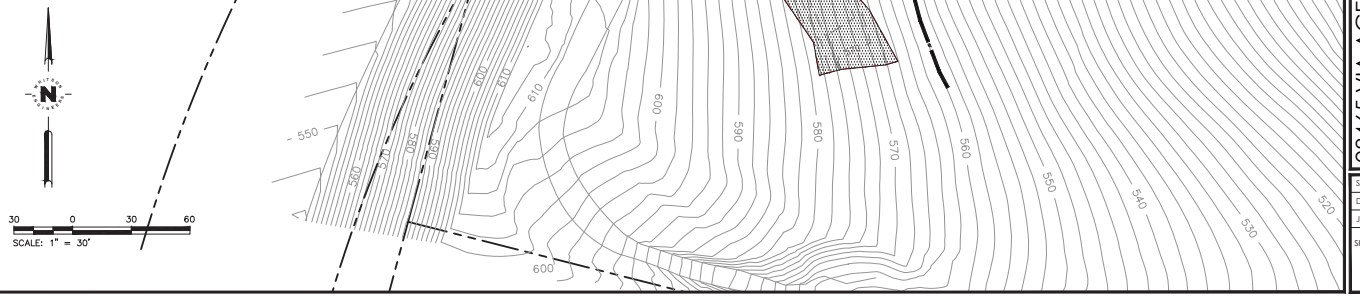
1 CHECK DAM
N.T.S.

EROSION CONTROL LEGEND

- HYDROSEEDING PER CASQA BMP EC-4 OR DETAIL 1 ON SHEET C4.2
- SILT FENCE PER CASQA BMP SE-1
- STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC-1 OR DETAIL 7 ON SHEET C4.2
- STORM DRAIN INLET PROTECTION PER CASQA BMP SE-10 OR DETAIL 3 ON SHEET C4.2
- TCW — TEMPORARY CONCRETE WASHOUT AREA PER CASQA BMP WM-8 OR DETAIL 5 ON SHEET C4.2
- CHECK DAM PER CASQA BMP SE-4 OR DETAIL 1 ON SHEET C4.2
- V — VEHICLE EQUIPMENT AREA FOR CLEANING FUELING, AND MAINTENANCE PER DETAILS 5 AND 6 ON SHEET C4.2
- M — MATERIAL DELIVERY AND STORAGE AREA PER CASQA BMP WM-1 OR DETAIL 4 ON SHEET C4.2
- W — WASTE COLLECTION AREA AND SOLID WASTE MANAGEMENT PER CASQA BMP WM-5

REQUIRED NOTES:

1. SPILL PREVENTION AND CONTROL SHALL BE ACCOMPLISHED THROUGH IMPLEMENTATION OF CASQA BMP WM-4
2. TEMPORARY CONCRETE WASHOUT MUST BE AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.



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4699 West Jackson Avenue
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REGISTERED PROFESSIONAL ENGINEER RICHARD P. KREBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION
FIRST SUBMITTAL 5/31/23 MB

MALIBU, CA.
APN 4467-033-014

28465 VIA ACERO
RESTORATION GRADING PLAN
LSWPPP

SCALE:	1"=30'
DRAWN:	MB
JOB No.:	3554.00
SHEET	C2.1
OF	4

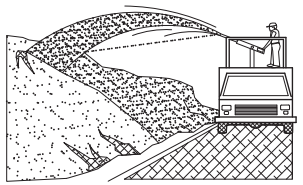
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0 1 2 INCHES 3

General Notes

1. *Best Management Practices (BMP's) contained herein reflect minimum requirements. For additional BMP's refer to CASQA BMP Handbooks.*
2. *All construction activity shall be performed in accordance with a Stormwater Pollution Prevention Plan (SWPPP) developed and implemented in compliance with requirements of the State Water Resources Control Board, National Pollution Discharge Elimination System (NPDES) Permit No. CAS063339.*
3. *The SWPPP 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 representative 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 SWPPP.*
7. *A standby crew for emergency work shall be available at all time 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.*

1 Erosion Control

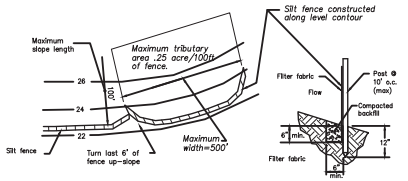


Notes:

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.*
8. *EARTHGUARD is permitted to be used on all graded pads and slopes.*
   a. *APPLY EARTHGUARD ON SLOPES AT MIN. RATE OF 8 GAL./AC AND MULCH RATE OF 2,000 LB/AC*
   b. *APPLY EARTHGUARD ON PADS AT A MIN. RATE OF 4GAL/AC*
   c. *SPRAY ALL MIXTURES AT A MIN. RATE OF 3,000 GAL OF WATER/AC. SEE MANUFACTURES RECOMMENDATIONS*

NOTE: JUTE NETTING COULD BE USED FOR SLOPES OVER 5' HIGH IN LIEU OF ABOVE RECOMMENDATIONS.

2 Silt Fence

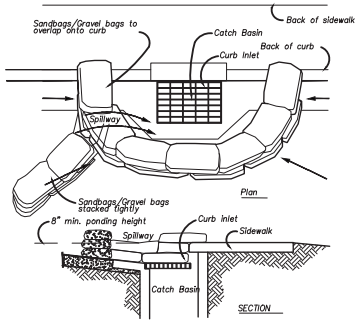


Notes:

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.*

NOTE: FIBER ROLL MAY BE USED IN LIEU OF SILT FENCE.

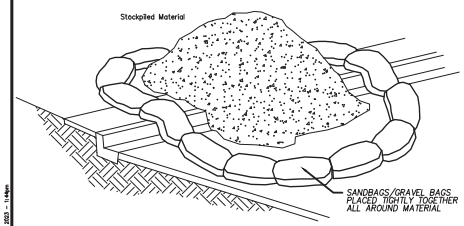
3 Catch Basin/Inlet Protection



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.*

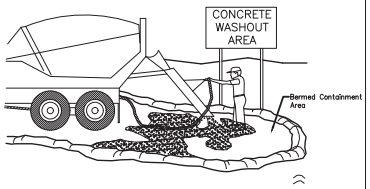
4 Material Storage



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.*

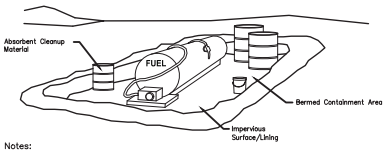
5 Concrete Waste Management



Notes:

1. *Excess and waste concrete shall not be washed into the street or into a drainage system. 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. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.*

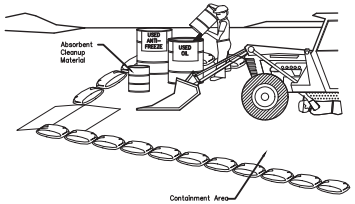
Vehicle/Equipment Fueling



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.*

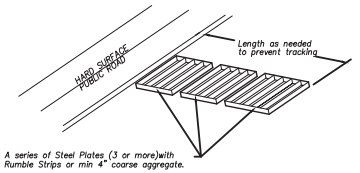
6 Equipment Repair/Maintenance



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. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas.*
2. *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.*

7 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 adequatly 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.*

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. KERBER No. 55519 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION		
	5/31/23	FIRST SUBMITTAL
	MB	

MALIBU, CA.

APN 4467-033-014

28465 VIA ACERO

RESTORATION GRADING PLAN
LSWPPP DETAIL SHEET

SCALE:	NO SCALE
DRAWN:	MB
JOB No.:	3554.00

SHEET C2.2 OF 4

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IRRIGATION LEGEND

SYMB.	DESCRIPTION	MANUFACTURER & MODEL	NOTES
	PRESSURE COMPENSATING EMITTERS	RAINBIRD PCT-07 ON RAINBIRD SPX-FLEX 1/2" TUBING RISERS	USE RAINBIRD SPIRAL BARB FITTINGS
	MINI- ROTOR HEADS PRECIP RATE= 0.45" ON HUNTER PROS-00 SHRUB BODY	HUNTER MP-3000-80 30'R MAX. HUNTER MP-2000-360 18'R MAX.	1.82 GPM @ 180° @ 40 PSI 1.48 GPM @ 360°@ 40 PSI
	REMOTE CONTROL VALVE W/ FILTER	RAINBIRD XCZ-100-PRBLC	
	PVC BALL VALVE	TRUE UNION OR EQUAL	LINE SIZED
	HOSE BIB OR QUICK COUPLER	GENERIC	LABEL "NON-POTABLE - DO NOT DRINK" IN ENGLISH & SPANISH
	BRONZE GATE VALVE	NIBCO T-113K OR EQUAL	LINE SIZED
	AIR RELIEF / FLUSH OUT VALVE	RAINBIRD AVR 050 + MDCFCAP	
	NON-PRESSURE LATERAL LINE ABOVE GROUND	PVC SCHEDULE 40 UVR BROWN-LINE ULTRA VIOLENT RESISTANT	3/4" UNLESS OTHERWISE NOTED - ANCHOR W/ PIPE STAKES 20' O.C.
	PRESSURE MAINLINE ABOVE GROUND	PVC SCHEDULE 40 UVR BROWN-LINE ULTRA VIOLENT RESISTANT	1" UNLESS OTHERWISE NOTED - ANCHOR W/ PIPE STAKES 20' O.C.
	AUTOMATIC CONTROLLER	GENERIC 4 STATION (MIN) WITH PUMP START	PEDESTAL MOUNT 110V AC FROM WELL CIRCUIT
P	PUMP 50 PSI MIN. @ 11 GPM		

PLAN NOTES:

1. PLANS ARE DIAGRAMMATIC – EQUIPMENT IS ILLUSTRATED OVERSIZED FOR LEGIBILITY.

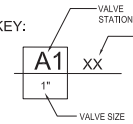
MWELO EXEMPTION:

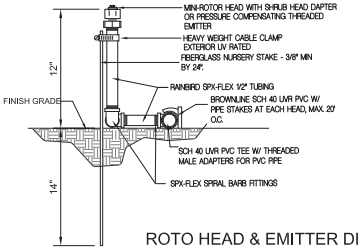
THIS IS AN ECOLOGICAL RESTORATION PROJECT AND THE PROPOSED IRRIGATION SYSTEM IS TEMPORARY, TO REMAIN OPERATIONAL ONLY FOR THE LIMITED PERIOD OF TIME REQUIRED TO REESTABLISH THE NATURAL LANDSCAPE DISTURBED BY THE CONSTRUCTION OF THE TEMPORARY AND NOW ABANDONED ACCESS DRIVEWAY.
PER CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7 (MODEL WATER EFFICIENT LANDSCAPE ORDINANACE) SECTION 490.1. APPLICABILITY, SUBSECTION (e).(2), THIS PROJECT IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF MWELO.

NON-POTABLE AGRICULTURAL WELL WATER NOTICE

THE WATER INTENDED FOR THIS TEMPORARY IRRIGATION SYSTEM WILL COME FROM AN AGRICULTURAL WATER WELL ON THE PROPERTY NOT USED FOR POTABLE WATER. "NON-POTABLE WATER – DO NOT DRINK" WARNING SIGNS SHALL BE INSTALLED ON ALL VALVES AND HYDRANTS. NO STERILIZATION, BACKFLOW PROTECTION, OR ROUTINE CONTAMINATION TESTING IS THEREFORE REQUIRED AND NONE IS PROVIDED BY THESE PLANS.

VALVE KEY:





ROTO HEAD & EMITTER DETAIL
TYPICAL ALL CONTAINER PROVIDED PLANTS

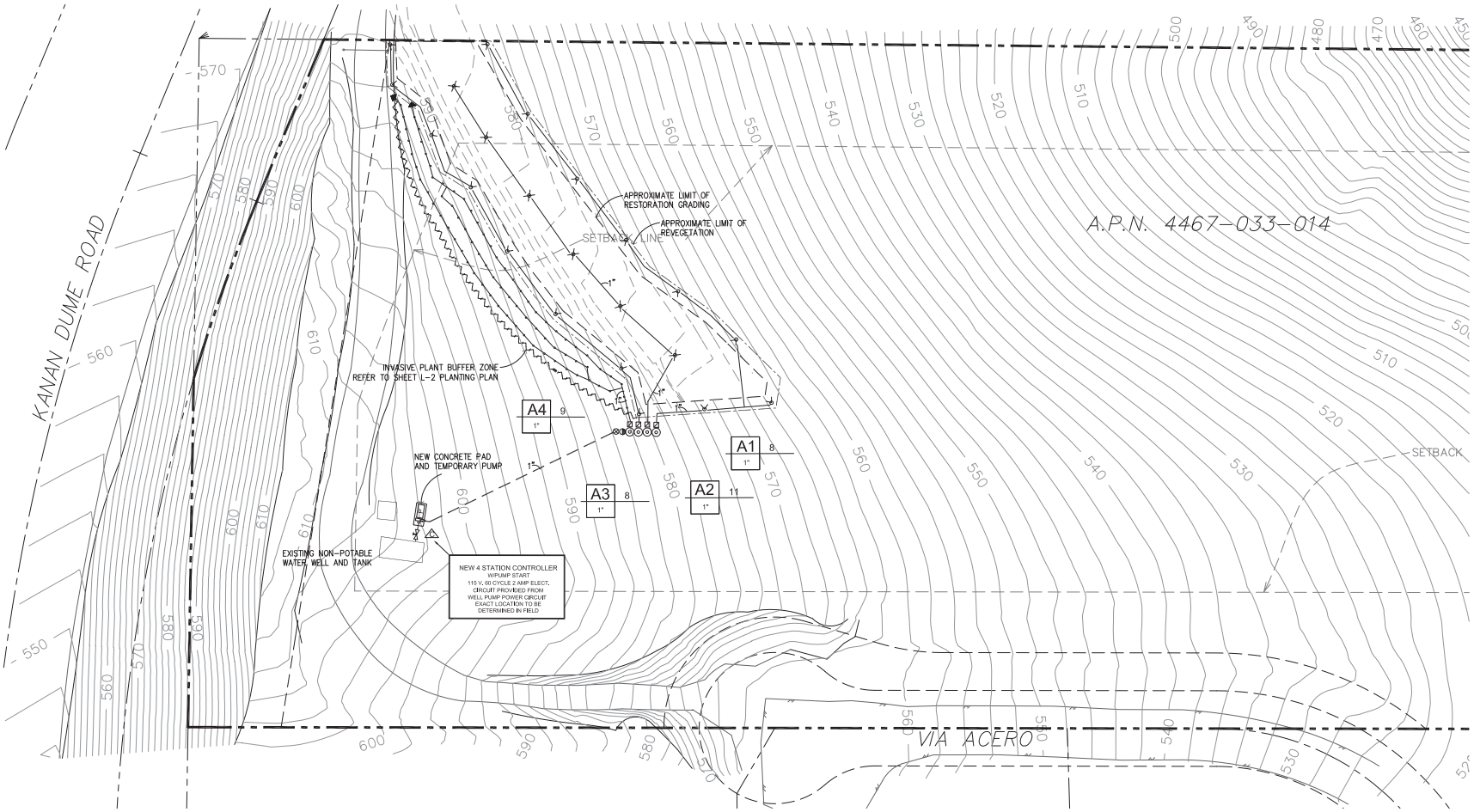
CARTER, ROMANEK
Landscape Architects, Inc.
28720 Roadside Drive, Suite 100
Agoura Hills, California 91301
(310)477-3900

Project:

28465 VIA ACERO

REVEGETATION PLAN

MALIBU, CA 90265



PLAN NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Date: 1/20/2026'

Scale: 1" = 20'

Drawing Title:

IRRIGATION PLAN

REVEGETATION

Sheet No:

L-1

PLANT MATERIAL LEGEND

	SYMB.	BOTANICAL NAME	FUEL MOD ZONE	COMMON NAME	SIZE	QTY.
INVASIVE PLANT BUFFER		ACHILLEA MILLEFOLIUM	A	COMMON YARROW	1 GAL 18" O.C.	200
		ATRIPLEX LENTIFORMIS 'BREWERI'	B	QUAIL BUSH	1 GAL	15
		BACCHARIS SALICIFOLIA	B	MULE FAT	1 GAL	10
		BRICKELLIA CALIFORNICA	B	BRICKEL BUSH	1 GAL	17
		ENCELIA CALIFORNICA	A, 10'	BUSH SUNFLOWER	1 GAL	13
		SALVIA MELLIFERA	B	BLACK SAGE	1 GAL	16
RESTORATION		S&S SEEDS CARPENTERIA SITE SPECIFIC HYDROSEED SEED MIX SEE THIS SHEET, TO RIGHT			1 GAL	

- CONTAINER PLANT SIZES WILL GENERALLY BE 1 GALLON SIZE, OR AS AVAILABLE FROM CALSCAPE LISTED NURSERY SOURCES.

PLAN NOTES:

1. INVASIVE PLANT INTRUSION CONTROL BUFFER ZONE:
   - CONTAINER PLANTED, CONVENTIONALLY MANAGED PLANTING AREA.
   - REFER TO GENERAL NOTES FOR PLANTING AREA PREPARATION ELSEWHERE ON THIS SHEET.
   - POINT-SOURCE DRIP IRRIGATION WITH EMITTERS DIRECTLY OVER ROOT BALL OF PLANTS – REFER TO IRRIGATION PLAN.
   - HAY ROLL WATTLING USED TO MINIMIZE WATER RUN-OFF BORN SEEDS INTRUDING FROM ADJOINING SITE AREA.
   - WEED CONTROL USING PRE-EMERGENT HERBICIDE AS APPROVED BY QUALIFIED PEST CONTROL ADVISOR AS WELL AS HAND CULTIVATION.
   - REPLACE/REPLANT LOST MATERIAL UNTIL ESTABLISHED.
2. HYDROSEEDED NATIVE PLANT RESTORATION AREA:
   - HYDROSEEDED USING S&S SEEDS SITE SPECIFIC COASTAL SAGE SCRUB SEED MIX – SEE THIS SHEET TO RIGHT.
   - REFER TO GENERAL NOTES FOR PLANTING AREA PREPARATION ELSEWHERE ON THIS SHEET.
   - SUPPLEMENTAL OVERHEAD SPRAY IRRIGATED TEMPORARILY UNTIL ESTABLISHED.
   - WEED CONTROL LIMITED TO HAND PULLING OF INVASIVE NON-NATIVE PLANTS.
   - PRE-EMERGENT HERBICIDE MUST NOT BE USED IN SEEDED PLANTING AREA.
   - REPLACE/REPLANT LOST MATERIAL BY HAND SEEDING OR IN-FILL CONTAINER PLANTING UNTIL ESTABLISHED. ESTABLISHED PLANTING DENSITY TO EQUAL SUBSTANTIALLY COMPLETE WET SEASON DENSITY OF UNDISTURBED NATURAL SITE AREA.
3. RESTORATION REGRADING REQUIRED TO CORRECT UNAUTHORIZED ACCESS ROAD REGARDLESS OF ANY AND ALL FUTURE SITE DEVELOPMENT. FUTURE SITE DEVELOPMENT MAY ALTER RESTORATION REGRADING IF AND AS REQUIRED SUBJECT TO CITY DEVELOPMENT REVIEW PROCEDURES.

PLANT MATERIAL SOURCES:

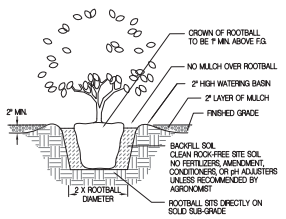
- HYDROSEED PLANTING SEED MIX SHALL BE BY S&S SEEDS, CARPENTERIA.
  CONTACT: ZACHARY KUCINSKI (805) 684-0436
- CONTAINER PLANT MATERIAL
  CONTACT: CALIFORNIA NATIVE PLANT SOCIETY (CALSCAPE) https://calscape.org/nurseries.php

GENERAL NOTES:

1. GRADING AND SITE PLANTING PREPARATION
   - ALL AREA TO BE RESTORED INCLUDING HYDROSEEDED AREA AND CONTAINER PLANTED BUFFER ZONE ARE TO BE DEEP RIPPED TO LOOSEN EXISTING SOIL PRIOR TO PLACING ANY LANDSCAPING OR FILL.
   - REMOVE ALL DEBRIS, NON-NATIVE VEGETATION, AND ROCKS LARGER THAN 2" LOOSENED BY THE RIPPING.
   - PLACE REPLACEMENT FILL SOIL PREVIOUSLY STOCKPILED ELSEWHERE ON THE SITE IN LIGHTLY COMPACTED LIFTS FOLLOWING REQUIREMENTS OF THE THE CIVIL ENGINEER.
     DO NOT EXCESSIVELY COMPACT THE FILL – AS A NON-STRUCTURAL FILL THE MAXIMUM COMPACTION ACHIEVED MUST BE NOT MORE THAN 85% PROCTOR.
   - IN AREA OF FILL GRADING ONCE FINAL GRADE IS ACHIEVED LIGHTLY LOOSEN PLACED FILL BY HAND OR ROTO-TILLER PRIOR TO PLANTING.
   - OBTAIN AGRONOMY LAB SOIL MANAGEMENT TESTS FROM AT LEAST THREE LOCATIONS IN FILLED AND UNFILLED PLANTING AREA. NOTIFY LAB THAT NATIVE PLANT RESORATION BY CONTAINER AND HYDROSEEDING IS PROPOSED. FOLLOW LAB RECOMMENDATIONS FOR COMPLETION OF SOIL PREPARATION. APPLY NO FERTILIZER, pH ADJUSTER, OR SOIL CONDITIONER UNLESS RECOMMENDED BY THE SOIL LAB OR AS RECOMMENDED BY S&S SEEDS FOR THE HYDROSEEDING.
   - FINE GRADE PLANTING AREAS USING HAND TOOLS TO OBTAIN AN EVEN SURFACE FREE OF ROCKS, VEGETATION, AND DEBRIS PRIOR TO PLANTING.
2. ENVIRONMENTAL PROTECTION: USE NO PESTICIDES INCLUDING AND PARTICULARLY NO RODENTICIDES IN THE EXECUTION OF THIS WORK. SAFE PRE-EMERGENT HERBICIDE AS RECOMMENDED BY A QUALIFIED HERBICIDE ADVISOR ARE TO BE USED IN THE INVASIVE PLANT INTRUSION BUFFER AREA ONLY.

FUEL MODIFICATION NOTE:

THE SITE IS LOCATED IN A MAPPED HIGH FIRE HAZARD AREA. SINCE NO STRUCTURE ADDITION IS PART OF THIS REVEGETATION WORK FORMAL FUEL MODIFICATION PLAN APPROVAL IS NOT REQUIRED OR SOUGHT. HOWEVER, THE PLANTING PALETTE PROPOSED HAS BEEN CAREFULLY SELECTED TO AVOID KNOWN HIGH FIRE HAZARD AND PROHIBITED SPECIES. SPECIES APPROVED BY THE L.A. COUNTY FIRE FUEL MODIFICATION UNIT FOR USE IN FUEL MODIFICATION ZONE "B" (AT LEAST 30' SEPARATED FROM PROPOSED FUTURE STRUCTURES) ARE LOCATED AT LEAST 30' AWAY FROM THE APPROVED FUTURE DEVELOPMENT. SPECIES LOCATED WITHIN FUEL MODIFICATION ZONE "A" OF THE APPROVED FUTURE DEVELOPMENT ARE ALL SPECIES APPROVED FOR ZONE "A". REFER TO THE SHEET L-3 PHASE 2 PLAN.



SHRUB PLANTING DETAIL
TYPICAL ALL CONTAINER PROVIDED PLANTS

CARTER, ROMANEK
Landscape Architects, Inc.
28720 Roadside Drive, Suite 100
Agoura Hills, California 91301
(310)477-3900

LICENSED LANDSCAPE ARCHITECT — WAYNE ROMANEK — SIGNATURE — 5/31/26 RENEWAL DATE — STATE OF CALIFORNIA

Project:

28465 VIA ACERO

REVEGETATION PLAN

MALIBU, CA 90265

CITY OF MALIBU
PLANNING DEPARTMENT

CITY BIOLOGIST APPROVAL

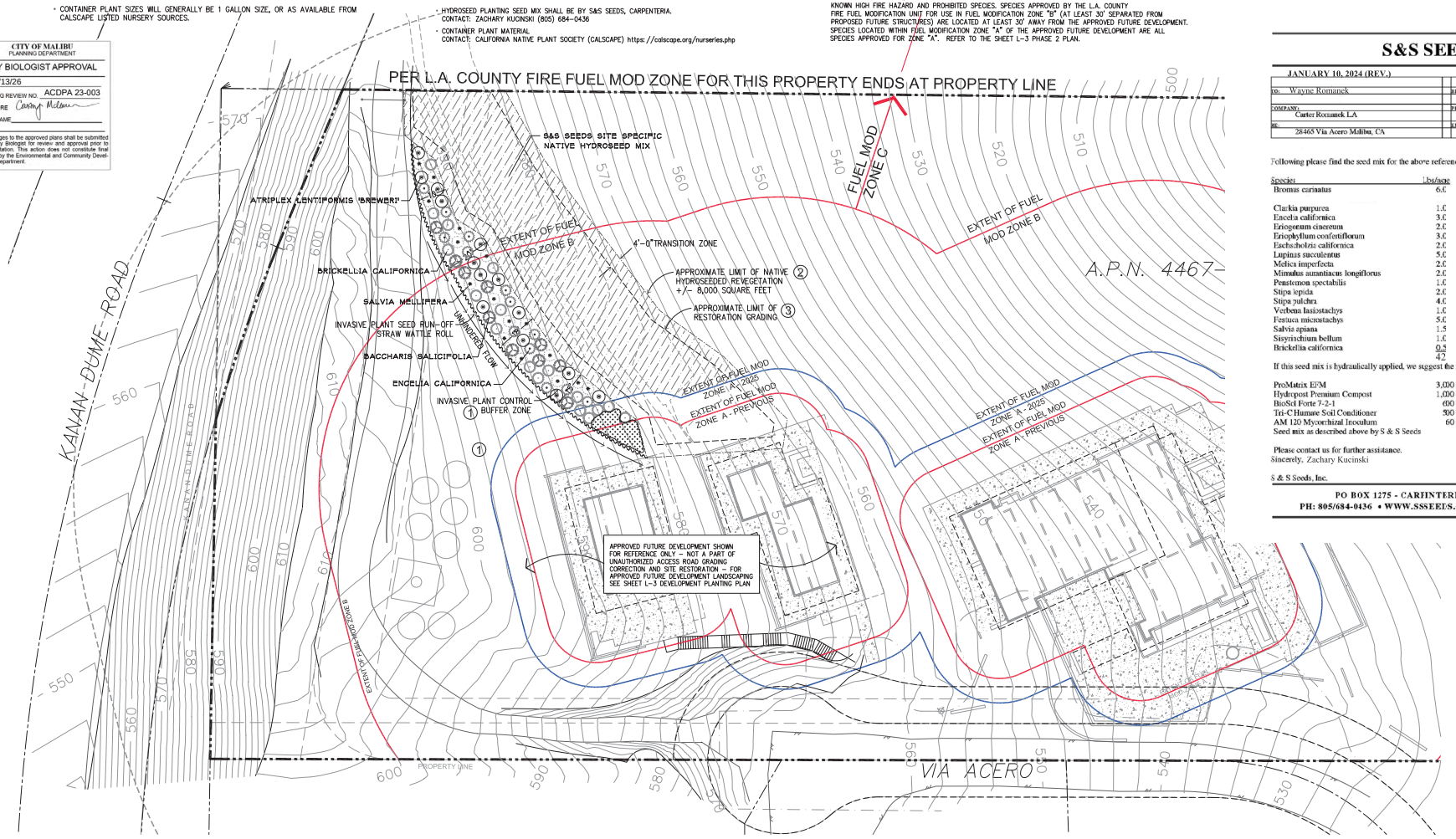
DATE 2/13/26

PLANNING REVIEW NO. ACDPA 23-003

SIGNATURE

PRINT NAME

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



S&S SEEDS

JANUARY 10, 2024 (REV.)

TO: Wayne Romanek	BID NUMBER:
COMPANY: Carter Romanek LA	PHONE NUMBER: 310 477 3900
RE: 28465 Via Acero Malibu, CA	EMAIL ADDRESS: wayne@crlainc.com

Following please find the seed mix for the above referenced project:

Species	Lbs/acre
Bromus carinatus	6.0
Clarkia purpurea	1.0
Encelia californica	3.0
Eriogonum cinereum	2.0
Eriophyllum confertiflorum	3.0
Eschscholtzia californica	2.0
Lupinus succulentus	5.0
Melica imperfecta	2.0
Mimulus aurantiacus longiflorus	2.0
Penstemon spectabilis	1.0
Stipa lepida	2.0
Stipa pulchra	4.0
Verbena lasiostachys	1.0
Festuca microstachys	5.0
Salvia apiana	1.5
Sisyrinchium bellum	1.0
Brickellia californica	0.5
	42

If this seed mix is hydraulically applied, we suggest the following slurry components:

ProMatrix EFM	3,000 lbs/acre
Hydropost Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	500 lbs/acre
AM 120 Myorrhizal Inoculum	60 lbs/acre
Seed mix as described above by S & S Seeds	

Please contact us for further assistance.
Sincerely, Zachary Kucinski

S & S Seeds, Inc.

PO BOX 1275 - CARPINTERIA, CA 93014 USA
PH: 805/684-0436 • WWW.SSSEEDS.COM • FAX: 805/684-2798

PLAN NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Date: 1/20/26

Scale: 1" = 20'

Drawing Title:
PLANTING PLAN
REVEGETATION

Sheet No:
L-2

REVEGETATION PLANT MATERIAL LEGEND

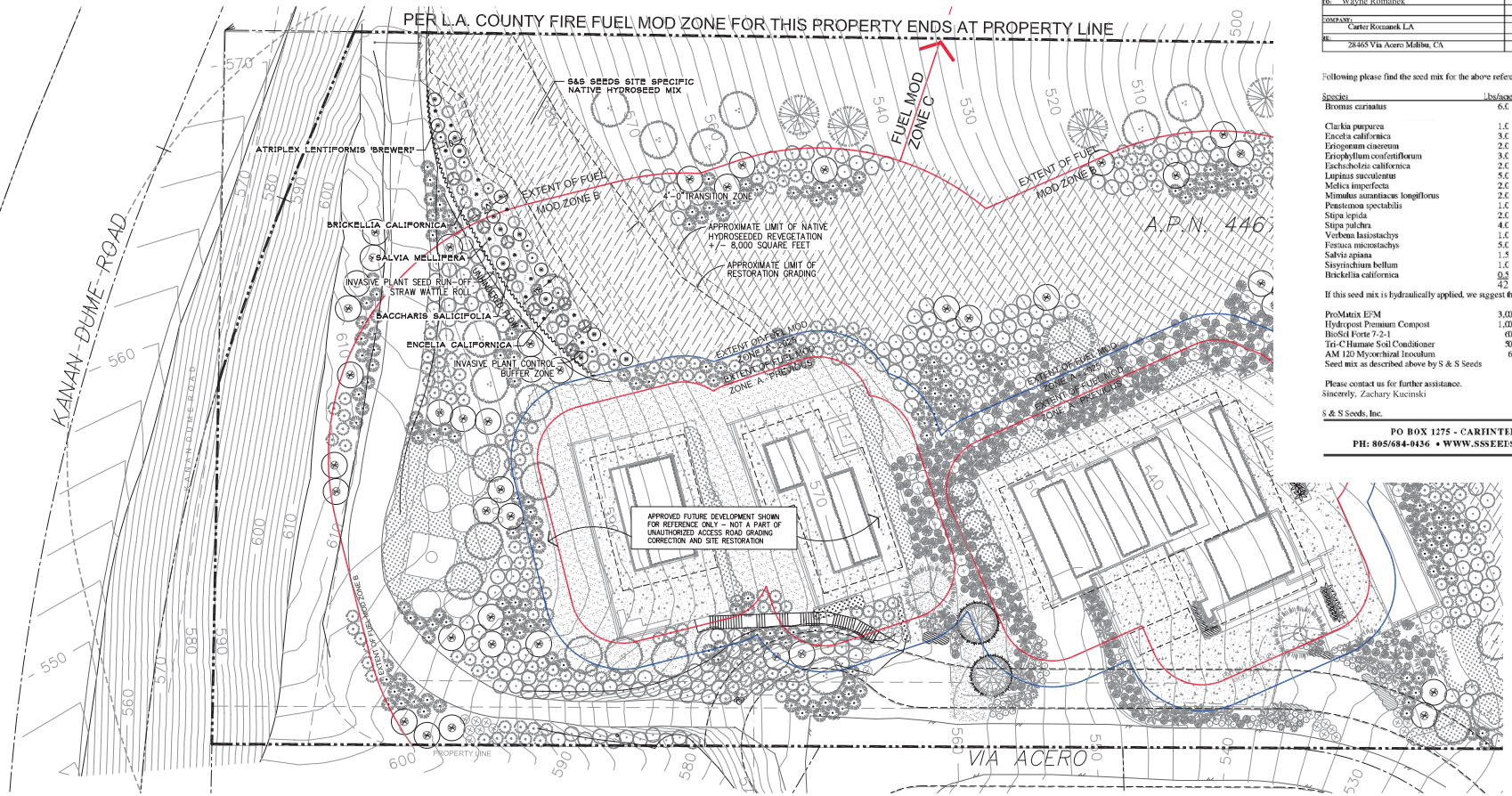
	SYMB.	BOTANICAL NAME	FUEL MOD ZONE	COMMON NAME	SIZE	QTY.
INVASIVE PLANT BUFFER		ACHILLEA MILLEFOLIUM	A	COMMON YARROW	1 GAL 18" O.C.	200
		ATRIPLEX LENTIFORMIS 'BREWERI'	B	QUAIL BUSH	1 GAL	15
		BACCHARIS SALICIFOLIA	B	MULE FAT	1 GAL	10
		BRICKELLIA CALIFORNICA	B	BRICKEL BUSH	1 GAL	17
		ENCELIA CALIFORNICA	A, 10'	BUSH SUNFLOWER	1 GAL	13
RESTORATION		SALVIA MELLIFERA	B	BLACK SAGE	1 GAL	16
		S&S SEEDS CARPENTERIA SITE SPECIFIC HYDROSEED SEED MIX SEE THIS SHEET, TO RIGHT			1 GAL	

* CONTAINER PLANT SIZES WILL GENERALLY BE 1 GALLON SIZE, OR AS AVAILABLE FROM CALSCAPE LISTED NURSERY SOURCES.

APPROVED DEVELOPMENT PLANT MATERIAL LEGEND

	SYMB.	BOTANICAL NAME	COMMON NAME	FUEL MOD ZONE
TREES		ACACIA STENOPHYLLA	SHOESTRING ACACIA	A, 15'
		CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	A
		CITRUS (TO BE SELECTED)	CITRUS TREE	A, 10'
		HETEROMELES ARBUTIFOLIA	TOYON	A, 15'
		OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	A, 15'
		MALOSMA LAURINA	LAUREL SUMAC	B, 40'
GROUND COVERS		ACHILLEA HYBRIDS	YARROW	A
		CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	NOT LISTED
		SEDUM NUSSBAUMERANUM	NO COMMON NAME	A
		IRRIGATED NATIVE GROUNDCOVER MIX	SEE LIST ON PLAN	B
		SUCCULENT ROOF GARDEN -		A

SYMB.	BOTANICAL NAME	COMMON NAME	FUEL MOD ZONE
	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	A
	AGAVE DESMETTIANA VARIEGATA	NO COMMON NAME	A
	ATRIPLEX LENTIFORMIS BREWERI	SALTBUSH	B
	BACCHARIS PILULARIS	COYOTE BRUSH	B
	ENCELIA CALIFORNICA	COAST SUNFLOWER	A, 10'
	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	B
	FURCRAEA FOETIDA MEDIOPICTA (OR SPECIMEN SUCCULENT T.B.S.)	MAURITIUS HEMP	A
	HESPERALOE PARVIFOLIA	RED YUCCA	A
	LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH	A
	MUHLENBERGIA RIGENS	DEER GRASS	A, 10'
	PHORMIUM TENAX	NEW ZEALAND FLAX	A
	SALVIA LEUCOPHYLLA	PURPLE SAGE	B
	WESTRINGIA 'MUNDI'	PROSTRATE COAST ROSEMARY	A, 10'
	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY COAST ROSEMARY	A, 10'



S&S SEEDS

JANUARY 10, 2024 (REV.)

TO: Wayne Romanek	BID NUMBER:
COMPANY: Carter Romanek LA	PHONE NUMBER: 310 477 3900
RE: 28465 Via Acero Malibu, CA	EMAIL ADDRESS: wayne@crlainc.com

Following please find the seed mix for the above referenced project:

Species	Lbs/acre
Bromus carinatus	6.0
Clarkia purpurea	1.0
Encelia californica	3.0
Eriogonum cinereum	2.0
Eriophyllum confertiflorum	3.0
Eschscholzia californica	2.0
Lupinus succulentus	5.0
Melica imperfecta	2.0
Mimulus aurantiacus longiflorus	2.0
Penstemon spectabilis	1.0
Stipa lepida	2.0
Stipa pulchra	4.0
Verbena lasiostachys	1.0
Festuca microstachys	5.0
Salvia apiana	1.5
Sisyrinchium bellum	1.0
Brickellia californica	0.5
	42

If this seed mix is hydraulically applied, we suggest the following slurry components:

ProMatrix EFM	3,000 lbs/acre
Hydropost Premium Compost	1,000 lbs/acre
BioSol Forte 7-2-1	600 lbs/acre
Tri-C Humate Soil Conditioner	500 lbs/acre
AM 120 Mycorrhizal Inoculum	60 lbs/acre
Seed mix as described above by S & S Seeds	

Please contact us for further assistance.
Sincerely, Zachary Kucinski

S & S Seeds, Inc.

PO BOX 1275 - CARPINTERIA, CA 93014 USA
PH: 805/684-0436 • WWW.SSSEEDS.COM • FAX: 805/684-2798

CARTER, ROMANEK
Landscape Architects, Inc.
28720 Roadside Drive, Suite 100
Agoura Hills, California 91301
(310)477-3900

LICENSED LANDSCAPE ARCHITECT WAYNE ROMANEK SIGNATURE 5/31/26 RENEWAL DATE STATE OF CALIFORNIA

Project:

28465 VIA ACERO

REVEGETATION PLAN

MALIBU, CA 90265

PLAN NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

Date: 1/20/2026

Scale: 1" = 20'

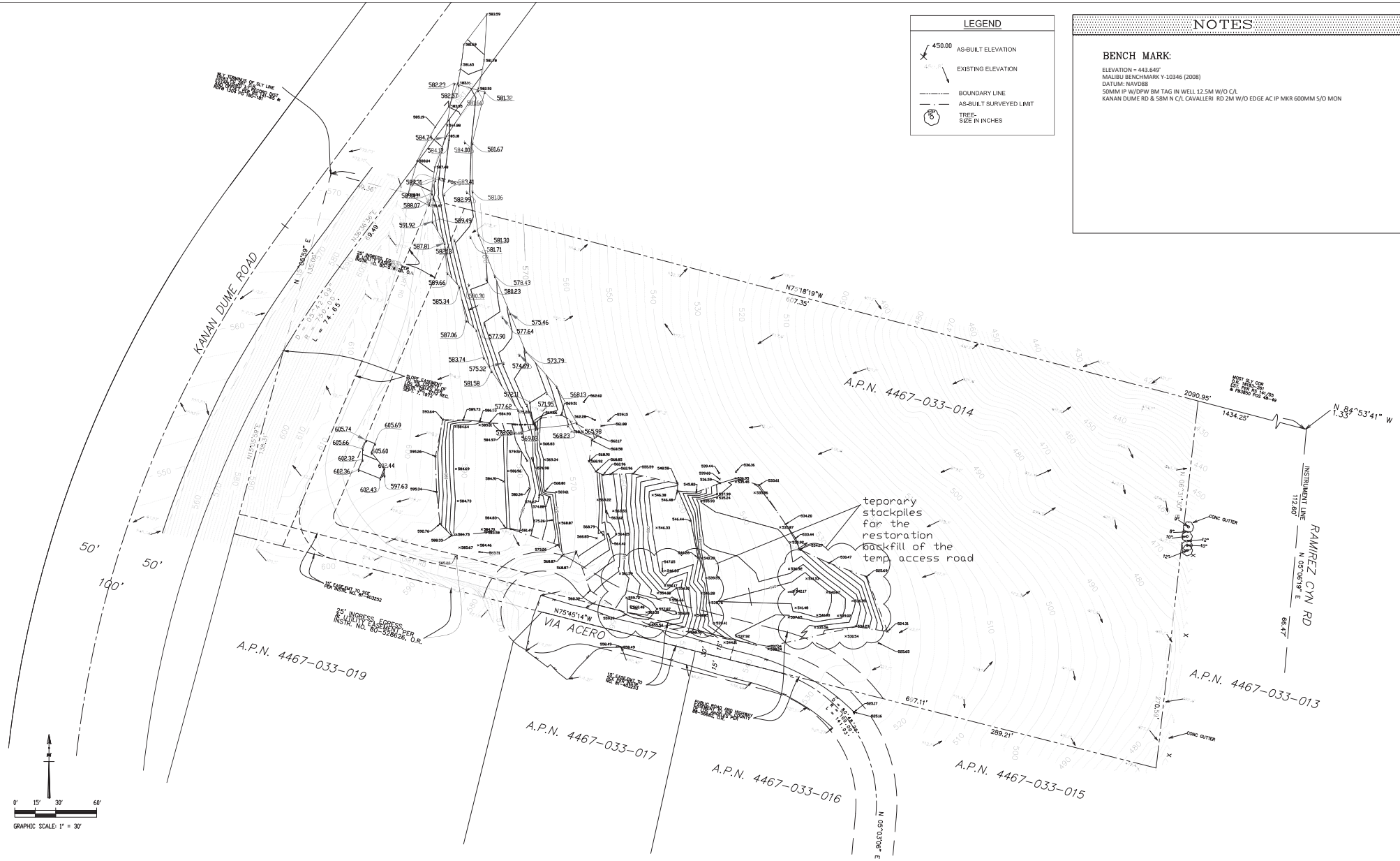
Drawing Title:

PLANTING PLAN

DEVELOPMENT

Sheet No:

L-3



PREPARED BY: NICK KAZEM, INC. 4966 TOPANGA CYN. BLVD., WOODLAND HILLS, CA 91364 (818) 999-9890	NICK KAZEMI L.S. NO. 7022 EXP. 6-30-2024	PREPARED FOR: KAMYAR LASHGARI, TAFT CORPORATION (323)828-8213	REV. NO	DATE	REVISION	BY: APP.
			SCALE 1"= 30'	CHK'D BY	APPROVED BY: R.C.E. NO.	DATE 4-1-2023 DWG. NO. 4135-TOPO

AS-BUILT GRADING SURVEY

FOR

28645 VIA ACERO MALIBU, CALIFORNIA 90265

SHEET 1 OF 1 SHEET

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator

FROM: City of Malibu Planning Department **DATE:** 08/22/2023

PROJECT NUMBER: ACDPA 23-003

JOB ADDRESS: 28465 VIA ACERO ST

APPLICANT / CONTACT:

APPLICANT ADDRESS:

APPLICANT PHONE #:

APPLICANT FAX #:

APPLICANT EMAIL:

PROJECT DESCRIPTION: Restoration of a temporary hauling access driveway to export permitted grading dirt

---

TO: Malibu Planning Department and/or Applicant

FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ **NOT REQUIRED**

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

Matthew Fleenk — 8/30/2023

Signature **Date**

Scope of work does not encroach into the new onsite wastewater treatment system (OWTS) approved under ACDPA 17-014 (attached here to for reference) for this property. No further Environmental Health review is required for this project unless the hauling access point changes.

28465 Via Acero Street **(ACDPA 17-014)**
MALIBU, CA 90265 **(ACDP 13-014)**

SUPERSEDES ALL PRIOR APPROVALS

S.F.D.:	3 Bedroom/50 Fixture Units (N)
GUEST HOUSE:	1 Bedroom/14 Fixture Units (N)
STUDIO:	0 Bedroom/9 Fixture Units (N)
TREATMENT	3,634 Gallon MicroSepTec ES-12
TANK:	w/ Internal UV Disinfection Unit (N)
ACTIVE:	1 - 6' x 31 BI w/ 10' Cap (N)
FUTURE:	1 - 6' x 29 BI w/ 10 Cap (N)
PERC RATE:	12,000 gpd (present projected; B-1)
	11,850 gpd (future projected; B-2)
DESIGNER:	John Yaroslaski, RCE 60149
REFERENCE:	Ensitu: OWTS Design Reports dated 1-11-2013, 6-18-2018, 9-29-2021
	Slutske: Percolation Test Report dated 10-19-2012

NOTES:

1. This approval is for a 3 bedroom (50 fixture units) new single family residence, 1 bedroom (14 fixture units) new guest house, and studio (9 fixture units). The new alternative onsite wastewater treatment system conforms to the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

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

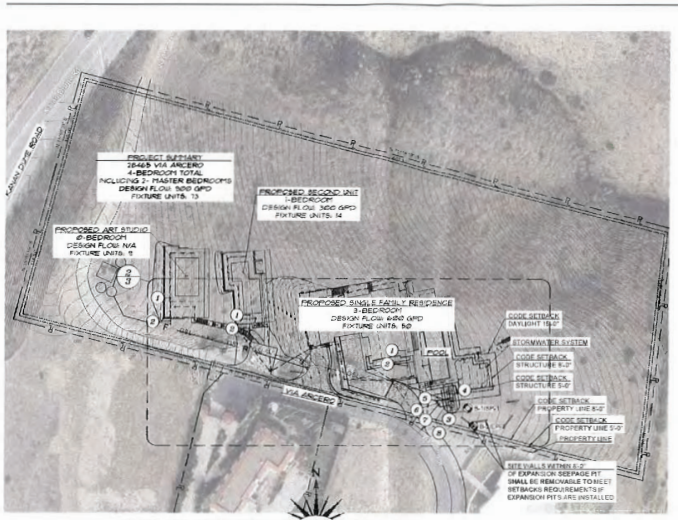
3. This approval is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT.
ENVIRONMENTAL HEALTH

APPROVED

SIGNATURE: _____ DATE: 11/24/2021

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



SITE PLAN OWTS
SCALE 1"=50'-0"

GENERAL NOTES

1. EXISTING OWTS COMPONENTS LOCATION AND ABANDONMENT
   1.1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS. THE LOCATIONS ON THE ENGINEERING PLANS ARE INFORMATIONAL AND MAY NOT INCLUDE ALL COMPONENTS OF THE OWTS, MANY ITEMS, SUCH AS TANKS, PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND OTHER APPURTENANCES ARE BURIED AND NOT LOCATABLE BY THE SURVEYOR OR UTILITIES LOCATOR.
   1.2. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) COMPONENTS, MY OWTS ABANDONMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK ASSOCIATED WITH THE ABANDONMENT OF THE EXISTING OWTS COMPONENTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH REGULATORY REQUIREMENTS. THE ATTAINMENT OF ANY SUCH REQUIRED PERMITS OR APPROVALS FOR THIS SCOPE OF WORK SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND THEIR AGENTS.
   1.3. THE EXISTING OWTS COMPONENTS (INCLUDING SEPTIC TANK(S), PIPING, DISTRIBUTION DEVICES, SEEPAGE PITS, DISPERSAL FIELDS, AND APPURTENANCES SHALL BE PROPERLY ABANDONED PURSUANT TO CITY OF MALIBU ORDINANCE 470, SECTION 15.16.170.C, AND SECTION 15.48.170.D, TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES, METHOD OF ABANDONMENT SHALL BE DETERMINED BY THE ENGINEER AND/OR THE OWNER'S REPRESENTATIVE.
2. SEWER SITE SHALL BE DECIDED IN ACCORDANCE WITH SPECIFICATIONS AND TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND ORDINANCES.
3. SYSTEM COMPONENTS AND APPURTENANCES (INCLUDING CLEANOUTS, VENTS, BACKMATION VALVES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND PERMITS.
4. ELECTRICAL COMPONENTS AND APPURTENANCES SHALL BE INSTALLED BY ACCORDANCE WITH TITLE 27 OF THE LOS ANGELES COUNTY CODE INCORPORATING THE MOST CURRENT CALIFORNIA ELECTRICAL CODE, LOCAL ELECTRICAL CODE, AND ORDINANCES.
5. A NEED PERMIT DESIGN MECHANICAL ENGINEER, UNDER THE DIRECTION OF THE OWNER-BUILDER, SHALL BE RETAINED TO DESIGN THE SYSTEM. ENSITU ENGINEERING INC. IS NOT A QUALIFIED ENGINEERING FIRM, THEREFORE, WE CANNOT PRESENT HANDS ON TO REVIEW THE STABILITY OF THE EXISTING SLOPE.
6. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE INSTALLATION OF THE TANK AND DISPERSAL SYSTEM COMPONENTS OF THE ADDITIONS (INCLUDED BUT NOT LIMITED TO: (A) TANK EXCAVATION, BEDDING, AND BACKFILL; (B) SEEPAGE PITS EXCAVATION, CONSTRUCTION, AND BACKFILL; (C) SUBSURFACE DISPERSAL SYSTEM BEDDING AND MATERIAL CONSTRUCTION AND BACKFILL) AND PROVIDE THE CITY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE TANK AND DISPERSAL SYSTEM COMPONENTS WERE INSTALLED PER APPROVED PLANS AND.
7. LEACHFIELDS AND DISPOSAL SYSTEMS DESIGNATED AS SAND CATEGORY ANY MATERIAL ENCOUNTERED IN THE CONSTRUCTION OF THE LEACHFIELD THAT IS NOT CATEGORIZED AS SAND, SAND DEPOSITS SHALL BE EXCAVATED TO THE LEVEL OF THE NATIVE BEACH SAND DEPOSITS AND REPLACED WITH SOURCE, WASHED SAND. THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE THE EXCAVATION OF THE LEACHFIELD AND CONFIRM IN WRITING TO THE CITY INSPECTOR THAT ALL NON-SAND MATERIAL WITHIN THE LIMITS OF THE LEACHFIELD HAVE BEEN REMOVED AND REPLACED WITH CLEAN SAND AND THE LEACHFIELD WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED OWTS PLANS.
8. SUBSURFACE DISPOSAL SHALL BE PLACED IN UNCOMPACTED NATIVE SOILS, WELL GRADED AND FILLED A MINIMUM OF 18 INCHES. SOIL SHALL BE AMENDED TO BE 10% SAND, 30% GRAVEL, 40% NATIVE ORGANIC/FINE DESIGNER SHALL BE CONTACTED TO ADVISE CONTRACTOR ON TYPE OF TOPSOIL TO IMPORT FOR MINIMUM BURIAL DEPTH. DISPERSAL FIELD SHALL BE PLANTED AND ESTABLISHED PRIOR TO OCCUPANCY (ENGINEER TO VERIFY).
9. ALL DIMENSIONS AND GRADES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SYSTEM INSTALLATION. BUILDING SEWER DIPS OR CONFLICTS/INTERFERENCE WITH NOT PROVIDED AND SHALL BE DETERMINED BY CONTRACTOR PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF BUILDING SEWER CONNECTION MINIMUM 2% SLOPE FROM STRUCTURE TO CONNECTION POINT.
11. ONSITE WASTEWATER TREATMENT SYSTEM SHALL BE VENTED IN ACCORDANCE WITH TITLE 28 OF THE LOS ANGELES COUNTY CODE, INCORPORATING THE MOST CURRENT CALIFORNIA PLUMBING CODE, LOCAL PLUMBING CODE, AND POLICIES.

OWTS Capacity (Design and Hardware)

Component	Description	Size/Capacity	Design Capacity	Max Capacity
Primary Treatment Tank(s)	1 Piconday Tec ES-12	3,634 gallons	73 fixture units	125 fixture units
Secondary Treatment Tank(s)	1 Piconday Tec ES-12	3,634 gallons	990 gpd at 55 mg/L BOD5	1,925 gpd at 55 mg/L BOD5
Disinfection	1 Piconday Tec ES-12	1,200 gpd	990 gpd	1,200 gpd
Seepage Pit Disposal	1 Present Seepage Pits and 1 Expansion Seepage Pits	1,200 gpd (Present) 1,200 gpd (Future)	990 gpd, 4 Bedrooms, and 73 Total Fixture Units	1200 gpd Maximum Effluent Flow, 9 Maximum Number of Bedrooms, and 125 Maximum Fixture Units
NSF Pumps	Description	Design Point	Pump Savings	
	Xylem-@ 22.3 ft (10m)	Xylem-@ 22.3 ft (10m)	1.6 gallons per day, 33 seconds, and 54.3 seconds per cycle, Total discharge 64 gallons per cycle	

MicroSepTec Design

Design Flow	990 gpd
Design Influent BOD	220 mg/L
Design Effluent BOD	30 mg/L
Design Organic Loading BOD	1.33 lbs/day
MicroSepTec Tank Model	ES-12
MicroSepTec Tank Volume	3,634 gal
MicroSepTec ES-12 Max Organic Removal	3.85 lbs/day
Maximum Number of Bedrooms	4
Design Organic Removal	3.85 lbs/day
Design Tank Volume	3634 gal
Maximum Fixture Units Served (Equivalent Dwelling Units)	125 fixture units
Hydraulic Loading	1200 gpd
Maximum Fixture Units Served on Design Tank Volume	125

HST Pump Design Settings

Total Dynamic Head	33.3 feet
Pump Flow Rate	30 gpm
Design Pump Flow Rate (Effluent Pump)	24.0 gpm
Total Pump Run Time (Design Hour)	47.5 min
Design Pump Hour Rest	12.5 min
Pump Cycles in 12 Hour Period	15.00 cycles
Minimum pump cycles	24.00 cycles
Actual pump cycles	8.00 cycles
Pump Run Time	16.00 min
Pump Rest Time	44.00 min
Pump Cycles in 24 Hour period	23.00 cycles

Primary Tank(s) Calculations

Total Proposed Fixture Units	73
Total Proposed Dwelling Units	3
Dwelling Units Summary	
Total Proposed Dwelling Units	3
Proposed Bedrooms Summary	
Total Proposed Bedrooms	4 bedrooms
Number of Proposed Master Bedrooms	2 bedrooms
Number of Proposed Standard Bedrooms	2 bedrooms
Flow Calculations (GI)	
Peak Flow per Master Bedroom	300 gpd
Peak Flow per Standard Bedroom	150 gpd
Average Flow per Master Bedroom	225 gpd
Average Flow per Standard Bedroom	113 gpd
Flow Calculations Proposed (GI)	
Peak Flow, Qp	1200 gpd
Average Flow, Qa	450 gpd
Design Flow, Qd	900 gpd

Septic Tank(s) (ST) Calculations

Total Fixture Units (FU)	73
Total Proposed Dwelling Units	3
Total Fixture Units	73
Minimum Septic Tank Size based on Fixtures	3000 gal
Total Proposed Bedrooms	4 bedrooms
Minimum Septic Tank Size based on Bedrooms	1500 gal
Minimum Septic Tank Size	3000 gal
Design Septic Tank Size	3,634 gal

Seepage Pit Calculations

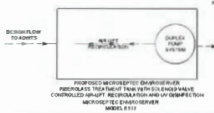
Minimum Seepage Pit Capacity	1200 gal
Ratio (to Tested Value, 0.833)	1440 gal
Minimum Seepage Pit Capacity	1440 gal
Design Percent Seepage Pit Capacity (Expansion Seepage Pits)	1,200 gal
Design Total Seepage Pit Capacity	2,640 gal

Present Seepage Pits

Existing Number	Cut Depth Below Inlet, ft	Cut Depth Below Inlet, in	Total Depth, ft	Total Depth, in	Seepage Pit Capacity, gal
P-1	31	31	31	372	4000
P-2					1000
P-3					1000
Total					6000

Expansion Seepage Pits

Seepage Pit Number	Cut Depth Below Inlet, ft	Cut Depth Below Inlet, in	Total Depth, ft	Total Depth, in	Seepage Pit Capacity, gal
E-1	30	30	30	360	4000
E-2	30	30	30	360	4000
E-3	30	30	30	360	4000
Total					12000



EQUIPMENT SCHEDULE

ITEM	QTY	DESCRIPTION	MF/PART NUMBER
1	3	CONNECTION TO BUILDING SEWER[1]	
2	3	GRAVITY CLEANOUT AND BACKWATER VALVE[1]	INDUSTRIAL BACKWATER VALVE, OPEN/MODEL SWTP FOR 4"L 8" LD, VALVE BOX (CHRISTY MODEL RB)
3	1	DUPLEX PUMP SYSTEM[1,2,3]	MICROSEPTEC
4	1	TREATMENT TANK[1,2,3]	MICROSEPTEC ES12
5	2	AIR COMPRESSOR[1,2,3]	MICROSEPTEC
6	1	REMOTE CONTROL UNIT CONTROL UNIT CONNECTED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER'S INSTALLATION GUIDELINES[1,2]	MICROSEPTEC
7	1	CONTROL UNIT DEDICATED COMMUNICATION AND POWER AS OUTLINED IN MANUFACTURER'S INSTALLATION GUIDELINES[1,2]	GEORGIN
8	1	VENT ASSEMBLY[1,2]	GEORGIN
[1]		ALL PLUMBING SPECIFICATIONS, MATERIALS, AND COMPONENTS SHALL COMPLY WITH THE LATEST EDITION OF THE LOCALLY APPLICABLE PLUMBING CODE AS ADOPTED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLUMBING WORK AND SHALL COORDINATE ALL PLUMBING WORK WITH ALL OTHER TRADES.	
[2]		ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE LATEST EDITION OF THE LOCALLY APPLICABLE ELECTRICAL CODE AS ADOPTED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK AND SHALL COORDINATE ALL ELECTRICAL WORK WITH ALL OTHER TRADES. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL), SUCH AS UNDERWRITERS LABORATORIES (UL), CANADIAN STANDARDS ASSOCIATION (CSA), OR INTERTEK (ETL). ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL ELECTRICAL APPLIANCES, COMPONENTS, AND EQUIPMENT SHALL BE PURCHASED, INSTALLED, AND MAINTAINED IN GOOD WORKING CONDITION.	

PIPING SCHEDULE

TAG	DESCRIPTION	SPECIFICATION
GSL	PROPOSED GRAVITY SEWER LINE	4" SCH40 PVC
PAL	PROPOSED AIR COMPRESSOR LINE	1" SCH80 PVC
SPH	SEEPAGE PIT HEADER	2" SCH80 PVC

LEGEND

- EXISTING SEEPAGE PIT LOCATION
- PERCOLATION TEST AND PROPOSED EXPANSION/FUTURE SEEPAGE PIT LOCATION
- EXISTING OWTS TO BE ABANDONED (SEE GENERAL NOTE 1)
- EXISTING OWTS TO BE REMAIN (CONTRACTOR TO VERIFY LOCATION AND STRUCTURAL INTEGRITY)
- BUILDINGS AND STRUCTURES
- SITE WALL
- DRIVEWAY
- HARDSCAPE
- POOL

APPROVED

Subject to verification of actual location of existing District water main distance from Sanitary sewer disposal system facilities. Separation distance must satisfy Section 721 of the Uniform Plumbing Code.

Will F. [illegible] 4/6/2022
By Date

Los Angeles County Waterworks Districts

ENSITU
ENSITU ENGINEERING, INC.
Dedicated to achieving higher standards in onsite and decentralized wastewater systems.
1455 Donlon St. Suite 200, Ventura, CA 93003
Tel: 805.794.6519
Fax: 805.794.6579
www.ensitu.com

REVISIONS

NO.	DATE	BY

28465 VIA ARCERO AOWTS FINAL DESIGN PLANS
FD-SITE PLAN AND TABLES
MALIBU, CALIFORNIA

DATE: 08/20/2021
DESIGNED BY: JNY
DRAWN BY: JNY
CHECKED BY: JNY
JOB NO. 348-02
SHEET 2 OF 4

Project Reference: Attn: N Yaro
Date: 10/19/2012
Subject: Percolation Test Results
Report for 28465 Via Acero, Malibu, California

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)\WET WEATHER EROSION CONTROL (WWECP) GENERAL NOTES:

1. In case of emergency, call _____ at _____

2. Total Disturbed Area 0.2± (Acres) WDID # n/a
   i. Risk Level:

3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.

4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.

5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.

6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.

7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply with the appropriate BMP for dewatering operations.

8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.

9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.

10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.

11. Every effort should be made to eliminate the discharge of nonstorm water from the project sites at all times.

12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.

13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.

14. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

15. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 40% chance of 0.25 inches or greater of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).

17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by win.

18. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

20. As the QSD/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activity."

_____
Civil Engineers/Architects Signature Date

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

_____
Owner or Authorized Representative (Permitee) Date

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

The following BMP as outlined in, but not limited to, the latest edition of the CASQA Construction BMP Online Handbook or Caltrans Stormwater Quality Handbooks (Construction Site BMP Manual), may apply during the construction of this project (additional measures may be required if deemed appropriate by the Project Engineer or the Building Official)

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 – STREAMBANK STABILIZATION
EC13 – RESERVED
EC14 – COMPOST BLANKETS
EC15 – SOIL PREPARATION/ROUGHENING
EC16 – NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL
SE1 – SILT FENCE
SE2 – SEDIMENT BASIN
SE3 – SEDIMENT TRAP
SE4 – CHECK DAM
SE5 – FIBER ROLLS
SE6 – GRAVEL BAG BERM
SE7 – STREET SWEEPING AND VACUUMING
SE8 – SANDBAG BARRIER
SE9 – STRAW BALE BARRIER
SE10 – STORM DRAIN INLET PROTECTION
SE11 – ACTIVE TREATMENT SYSTEMS
SE12 – TEMPORARY SILT DIKE
SE13 – COMPOST SOCKS & BERMS
SE14 – BIOFILTER BAGS

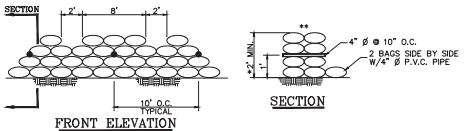
WIND EROSION CONTROL
WE1 – WIND EROSION CONTROL

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

EROSION CONTROL DEVICE MAINTENANCE MEASURES		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Hydroseeding	After Rain Events and Weekly	Install new hydroseed if necessary
Earth Dikes and Drainage Swales	After Rain Events and Weekly	Rebuild if necessary
Silt Fencing	After Rain Events and Weekly	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence Consider New Locations
Check Dam	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the dam
Gravel Bag Berm	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/4 the height of the berm
Sand Bag Barrier	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment when it reaches 1/2 the height of the bag
Storm Drain Inlet Protection	After Rain Events and Weekly	Remove sediment as necessary depending on type used. Reinstall if necessary.
Sediment Trap	After Rain Events and Weekly	Reinstall if necessary, Consider new locations Remove sediment as necessary
Stabilized Construction Entrance	After Rain Events and Weekly	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours



* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET.

** PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH.

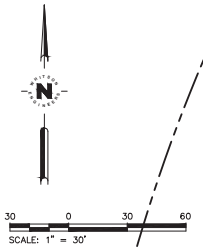
1 CHECK DAM
N.T.S.

EROSION CONTROL LEGEND

- HYDROSEEDING PER CASQA BMP EC-4 OR DETAIL 1 ON SHEET C4.2
- SILT FENCE PER CASQA BMP SE-1
- STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP TC-1 OR DETAIL 7 ON SHEET C4.2
- STORM DRAIN INLET PROTECTION PER CASQA BMP SE-10 OR DETAIL 3 ON SHEET C4.2
- TCW — TEMPORARY CONCRETE WASHOUT AREA PER CASQA BMP WM-8 OR DETAIL 5 ON SHEET C4.2
- CHECK DAM PER CASQA BMP SE-4 OR DETAIL 1 ON SHEET C4.2
- V — VEHICLE EQUIPMENT AREA FOR CLEANING FUELING, AND MAINTENANCE PER DETAILS 5 AND 6 ON SHEET C4.2
- M — MATERIAL DELIVERY AND STORAGE AREA PER CASQA BMP WM-1 OR DETAIL 4 ON SHEET C4.2
- W — WASTE COLLECTION AREA AND SOLID WASTE MANAGEMENT PER CASQA BMP WM-5

REQUIRED NOTES:

1. SPILL PREVENTION AND CONTROL SHALL BE ACCOMPLISHED THROUGH IMPLEMENTATION OF CASQA BMP WM-4
2. TEMPORARY CONCRETE WASHOUT MUST BE AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES.



Civil Engineering
Land Surveying
4677 West Jackson Avenue
Suite 140
Los Angeles, California
90043
310.645.3205
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. KERBER No. 55219 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION		
FIRST SUBMITTAL		
5/31/23		
MB		

MALIBU, CA.
APN 4467-033-014

28465 VIA ACERO

RESTORATION GRADING PLAN
LSWPPP

SCALE:	1"=30'
DRAWN:	MB
JOB No.:	3554.00
SHEET	C2.1
OF	4

0 1 2 INCHES 3

D:\LA Projects\3554 CVA, LP\3554.05-ESTIMATES\3554.05-ESTIMATES PLAN.dwg Mar 29, 2023 - 1:43pm mstaff

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:** 08/22/2023

PROJECT NUMBER: ACDPA 23-003

JOB ADDRESS: 28465 VIA ACERO ST

APPLICANT / CONTACT:

APPLICANT ADDRESS:

,

APPLICANT PHONE #:

APPLICANT FAX #:

APPLICANT EMAIL:

PROJECT DESCRIPTION: Restoration of a temporary hauling access driveway to export permitted grading dirt

---

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.

Nathan Mejia — 9/14/2023

SIGNATURE DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: September 14, 2023

Re: Proposed Conditions of Approval for 28465 Via Acero St ACDPA 23-003

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.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

STORMWATER

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

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

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

MISCELLANOUS

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

COMMERCIAL DEVELOPMENT

4. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department **REVISED DATE** 03/01/2024

PROJECT NUMBER:	ACDPA 23-003
JOB ADDRESS:	28465 VIA ACERO ST
APPLICANT / CONTACT:	KAMYAR LASHGARI, TAFT CORPORATION
APPLICANT ADDRESS:	28405 VIA ACERO ST Malibu, CA 90265
APPLICANT PHONE #:	(213) 268-3468
APPLICANT FAX #:	
APPLICANT EMAIL:	taftcorporation@gmail.com
PROJECT DESCRIPTION:	Restoration of a temporary hauling access driveway to export permitted grading dirt

---

TO: Malibu Planning Divison and/or Applicant

FROM: City Geotechnical Staff

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

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

SIGNATURE  DATE 4-18-2024

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: GCI Interim Geology report dated 2-22-2024 and Geotechnical Review letter dated 1-18-2024. GCI acknowledged that site retaining walls in some locations will require deepened foundations.

The Applicant must submit revised foundation plans for the house and site retaining walls to reflect GCI's updated observations of the as graded condition and recommendations. Deepened pile supported foundations are required to reach bedrock.

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: January 18, 2024 **Review Log #:** **5113**

Site Address: 28465 Via Acero Street

Lot/Tract/PM #: n/a **Planning #:** **ACDPA 23-003**
ACDPA 17-014
CDP 13-014

Applicant/Contact: Kamyar Lashgari, taftcorporation@gmail.com **BPC/GPC #:** Ref: CC 20-315 to 320

Contact Phone #: 213-268-3468 **Fax #:** **Planner:** **Raneika Brooks**

Project Type: Access road restoration, interim as-built geology and compaction reports, unpermitted grading; for single-family residential development

Submittal Information

Consultant(s) / Report Date(s):
*(Current submittal(s) in **Bold**.)*

GeoConcepts, Inc. (Barrett, CEG 2088): **11-13-2023**
GeoConcepts, Inc. (Barrett, CEG 2088; Dermendjian, RCE 88261): **11-10-2023, 4-27-2023**
GeoConcepts, Inc. (Dermendjian, RCE 88261): **11-8-2023**
GeoConcepts, Inc. (Barrett, CEG 2088; Walter, RGE 2476): 4-22-2021, 3-7-18, 3-5-18, 10-27-17, 8-8-13, 5-9-13, 2-26-13
GeoConcepts, Inc. (Barrett, CEG 2088): 3-6-18, 6-1-15, 4-8-15, 12-14-12
Letter from Nicole Farnoush addressing Environmental Health Review letter Comments dated 5-9-18.

Architectural plans prepared by Bau10 Architecture, undated.
Structural plans prepared by Bold Engineering, undated.
City-approved Grading plans prepared by Whitson Engineers stamped by Bureau Veritas North America, Inc. on 9-10-2021.
Landscape Plans prepared by Carter, Romanek Landscape Architects, Inc. dated April 24, 2018.
Preliminary Onsite Wastewater Treatment System (OWTS) plan prepared by EnSitu Engineering, Inc. dated January 17, 2013

Previous Reviews: Geotechnical Review Referral Sheet dated 8-30-2023, Environmental Health Referral Sheet dated 8-30-2023; Ref: 6-24-2021, 1-26-2021, 5-30-2018, 12-27-17, Environmental Health Review Sheet dated 12-19-17, 7-1-15, 5-13-15, 9-4-13, 6-19-13, 4-5-13, Geotechnical Review Referral Sheet dated 3-13-13

Review Findings

Coastal Development Permit Review

☒ The as-built and restoration project is **ACCEPTABLE** from a geotechnical perspective.

☐ The as-built and restoration project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Building Plan-Check Stage Review

☒ Awaiting Building plan check submittal.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.

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

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

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

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

Remarks

The referenced access roadcut and supplemental reports, interim geologic report, and compaction report (interim) were reviewed by the City's consultants from a geotechnical perspective. The project includes documenting and evaluating the access road roadcuts and restoration of the slope with grading, addressing un-permitted grading on the site other than on the access road, and providing updated recommendations based on a comparison of the permitted grading and existing grading to date on the site.

The residential development project, under construction, comprises a new 6,858 square foot two-story single-family residence and attached 2-car garage, an 899 square foot one-story second unit with 188 square feet of storage, a 1,000 square foot one-story artist studio, retaining walls, a swimming pool, water features, decking, flatwork, landscaping, a water well, underground water storage tanks (six 5,000 gallon tanks), and grading (2,060 yards of R & R; 1,430 yards of cut and 155 yards of fill under structure; 90 yards of cut and 20 yards of fill for safety; 965 yards of cut non-exempt; and 2,310 yards of export). A new onsite wastewater treatment system (OWTS) will be installed on the property that consists of a treatment tank and one seepage pit (6' diameter x 31' B.I. seepage pit with a 10' cap) with 100% expansion.

Review Comments:

1. None

Building Plan-Check Stage Review Comments:

2. Please provide a set of grading plans for the access road restoration for review.
3. The slope stability model limits need to be explained, please provide a narrative for how the model limits were selected, and how this addresses the concerns of the road cut stability.
4. Prior to final approval of the project, a final as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests, a dry density and optimum moisture maximum curve(s), a map depicting the limits of

fill, locations of all density tests, locations and elevations of all removal bottoms, and the expansion index of the sandstone bedrock used for foundation embedment. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

5. The final set of access road restoration grading plans **(APPROVED BY BUILDING AND SAFETY)** incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and e-stamped and e-signed by the Project Engineering Geologist and Project Geotechnical/Civil Engineer**. The City's geotechnical consultants will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet.

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

Engineering Geology Review by: _____ 12/7/2023

Christopher Dean, C.E.G. #1751, Exp. 9-30-24 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ 1/18/2024

Lauren J. Doyel, G.E. #2681, Exp. 6-30-25 Date
Geotechnical Engineering Reviewer (805-496-1222)

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

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

GeoDynamics, Inc.
Applied Earth Sciences
Geotechnical Engineering & Engineering Geology Consultants

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. Show the name, address, and phone number of the Geotechnical Consultant(s) on the cover sheet of the Architectural and Grading Plans.
2. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant's recommendations.
3. Show the onsite wastewater treatment system on the Site Plan.

Retaining Walls (As Applicable)

1. Show retaining wall backdrain and backfill design, as recommended by the Geotechnical Consultant, on the Plans.
2. Retaining walls separate from a residence require separate permits. Contact the Building and Safety Department for permit information. One set of retaining wall plans shall be submitted to the City for review by City geotechnical staff. Additional concerns may be raised at that time which may require a response by the Project Geotechnical Consultant and applicant.

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 02/06/2026

PROJECT NUMBER:	ACDPA 23-003
JOB ADDRESS:	28465 VIA ACERO ST
APPLICANT / CONTACT:	Mike Gardner
APPLICANT EMAIL:	maliburealestate@icloud.com
PLANNER:	Fletcher Allen
PROJECT DESCRIPTION:	Restoration of a temporary hauling access driveway to export permitted grading dirt
REVISION:	

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

X 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 2/13/26

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)	Mike Gardner maliburealestate@icloud.com		
Project Address:	**28465 VIA ACERO ST** Malibu, CA 90265		
Planning Case No.:	ACDPA 23-003		
Project Description:	Restoration of a temporary hauling access driveway to export permitted grading dirt		
Date of Review:	February 13, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	
Site Survey:	
Landscape Plan:	2/6/26 (Revegetation plan)
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	5/18/23 (Greg Ainsworth), 10/18/23 (Greg Ainsworth)
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	6/10/24 (Restoration and Monitoring Plan)
Previous Reviews:	9/3/23 (Incomplete), 11/14/23 (Incomplete), 1/23/24 (Incomplete), 8/13/24 (Approved), 12/1/25 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. Pursuant to MMC Section 17.53.030, the proposed project is not subject to the Landscape Water Conservation Ordinance as the project is an ecological restoration project that does not require a permanent irrigation system.

2. Following the ERB hearing, the applicant has incorporated their recommendations into the landscaping plan to the best of their ability for the restoration aspect of the area on the property.

RECOMMENDATIONS:

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

   A. Pursuant to LIP Section 4.8, Monitoring Reports shall be provided to the City annually and at the conclusion of the five-year monitoring period that document the success or failure of the mitigation. If performance standards are not met by the end of five years, the monitoring period shall be extended until the standards are met. The restoration will be considered successful after the success criteria have been met for a period of at least 2 years without any maintenance or remediation activities other than exotic species control. At the City's discretion, final performance monitoring will be conducted by an independent monitor supervised by the city biologist and paid for by the applicant. If success criteria are not met within 10 years, the applicant shall submit an amendment proposing alternative mitigation.

   B. Prior to installation of any landscaping, the applicant shall obtain a plumbing permit for the proposed irrigation system from the Building Safety Division.

   C. Prior to, or at the time of a Planning Final Inspection, the property owner/applicant shall submit to the Case Planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   D. Invasive plant species, as determined by the City of Malibu, are prohibited.

   E. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.

   F. 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.

G. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas nearby including the coastal sage scrub ESHA.

H. The (*restoration plan*) has been conditioned to protect natural resources in accordance with the Malibu General Plan. All areas shall be planted and maintained as described in the (*restoration plan*). Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

2. **UPON COMPLETION OF PLANT INSTALLATION**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

3. **ERB REQUIRED**

Pursuant to LIP Section 4.4.4, the proposed project will require review by the Environmental Review Board (ERB) as it has the potential to impact special status biological resources.

-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

Outlook

City of Malibu - Administrative CDP Amendment No. 23-003 and Code Violation No. 23-073

From Mario Sandoval <mario.sandoval@mrca.ca.gov>
Date Tue 7/28/2026 12:41 PM
To fallen@malibucity.org <fallen@malibucity.org>; ybundy@malibucity.org <ybundy@malibucity.org>
Cc Elena Eger <elena.eger@mrca.ca.gov>; Diane Temple <dtemple@planning.lacounty.gov>

1 attachment (3 MB)
28465 Via Acero_Encroachment Letter_013023_FINAL.pdf;

Good afternoon,

The MRCA is in receipt of a notice for an application to amend Administrative Coastal Development Permit Amendment No. 17-014 and Administrative Coastal Development Permit No. 13-014 to restore an unpermitted temporary hauling access driveway to its original condition.

MRCA staff request to review any related and available documents at City Hall today (07/28/26) before close of business. Please prepare this document package in anticipation of this review.

The MRCA has noted this illegal hauling access driveway since December of 2022 as it was also illegally constructed over MRCA fee property (APN 4467-002-907) located within unincorporated Los Angeles County outside of the City of Malibu - see the attached correspondence dated January 31, 2023, mailed to the owner of record at the time. There has been no coordination between the City of Malibu and the MRCA regarding this code violation despite our reporting it to the City in 2022 when it came to our attention. We have been coordinating with Los Angeles County Zoning Enforcement since January of 2023 to request that this illegal development that occurred on MRCA property as a result of this City issued development permit be restored fully.

Has the City of Malibu been in contact with Los Angeles County Planning or Zoning Enforcement to fully restore this unpermitted access driveway from Kanan Dume Road, not just the portions that reside within the City? I am copying Diane Temple with LA County Zoning Enforcement on this message as she is the latest staff contact for MRCA regarding this outstanding violation and unpermitted development over MRCA property.

A resolution that fully restores the unpermitted development related to these City permits across both jurisdictions would be ideal.

Mario Sandoval
Deputy Chief and Coastal Planner
Mountains Recreation and Conservation Authority
213.393.7999

https://mrca.ca.gov/coastal-access/

ATTACHMENT 3

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
Phone (310) 589-3200 Fax (310) 589-3200

January 31, 2023

Sent by overnight Federal Express

Mr. Thilo Kuther
Estate of Thilo Kuther
28465 Via Acero Street
Malibu, California 90265

28465 Via Acero
Los Angeles County APN 4467-033-014

Dear Mr. Kuther:

The Mountains Recreation and Conservation Authority (MRCA) owns property with a street address of 5350 Kanan Dume Road, Malibu, Los Angeles County Assessor's Parcel Nos. 4467-002-907, -908 and –909 immediately adjacent to undeveloped property with the owner of record as Thilo Kuther and a street address of 28465 Via Acero, Malibu, more particularly described above.

On December 16, 2022, our staff observed a contractor, Kamyar Lashgari, Taft Corporation, 26405 Via Acero, Malibu, conducting unpermitted and extensive grading, terracing, benching, soil retention and creation of a roadway and placement of steel rumble plates on and over our property, Parcel No. 4467-002-907, in violation of our property rights and the use restrictions on our property that benefit the California State Coastal Conservancy, a state agency. Contractor Lashgari claimed he was acting under the property owner's authority. Contractor Lashgari also claimed the work was permitted by the City of Malibu and conducted only on the private parcel. Our rangers issued a violation to Contractor Lashgari; demanded Contractor Lashgari cease his operation; and refused to grant permission to use our property to exit his heavy equipment to Kanan Dume Road. Despite our refusal, we later observed Contractor Lashgari used our property to remove his equipment from the graded area on Parcel No. 4467-033-014.

Contractor Lashgari also represented in that December 16, 2022, conversation that his work was lawfully permitted and contained on your property exclusively. Our staff showed Contractor Lashgari our November 2021 survey by Land & Air Surveying, but he insisted that our survey was incorrect. So, on December 22, 2022, our licensed surveyor staked the southernmost boundary of Parcel No. 4467-002-907 with pink surveyor stakes as seen in the timestamped photographs attached. The physically staked boundary confirmed what our staff told Contractor Lashgari. Your unpermitted and illegal development on our Parcel No. 4467-002-907, which lies entirely within the County of Los Angeles, is not subject to the City of Malibu's jurisdiction or allowed under

any Coastal Development Permit issued by the City.

Contractor Lashgari also represented to our staff that Mr. Kuther had died the day before our December 16, 2022, conversation. We extend our condolences to his family. Out of respect, we waited to bring this matter to your attention.

Please contact us by February 13, 2023 by email elena.eger@mrca.ca.gov to discuss resolution of this matter.

Sincerely,

Elena Eger
Coastal Projects Special Counsel




Dec 16, 2022 10:13:15 AM






RESTRICTED AREA
DO NOT ENTER
Dec 22, 2022 4:22:06 PM

PROPERTY ADDRESS:

VACANT KANAN DUME
MALIBU, CA 90265

ASSESSOR'S PARCEL NO.'S.:

4467-001-900 (LOS ANGELES COUNTY)
4467-002-907 (LOS ANGELES COUNTY)
4467-002-908 (LOS ANGELES COUNTY)
4467-002-909 (LOS ANGELES COUNTY)

LEGAL DESCRIPTIONS:

APN: 4467-001-900

A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1, PAGES 407 ET SEQ OF PATENTS, OFFICIAL RECORDS OF LOS ANGELES COUNTY (SEE NOTE 5)

APN 4467-002-907:

A PARCEL OF LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT T.M. NO. 8, AS DESCRIBED IN SAID PATENT, SAID T.M. NO.8 BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF SAID RANCHO AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 89 PAGES 23 AND 24 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 30' 00" WEST 1088.90 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTHWESTERLY LEAVING SAID NORTHERLY BOUNDARY LINE OF SAID RANCHO, SOUTH 00° 13' 11" WEST 97.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 144.09 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83° 52' 27" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 57' 15" AN ARC DISTANCE OF 145.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 20° 57' 18" WEST 80.39 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET IN THE DEED TO HOPE ANN GOODRICH, RECORDED MARCH 27, 1942 IN BOOK 19183 PAGE 261 OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 46° 05' 45" EAST 626.48 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF SOUTH 75° 41' 05" EAST 2091.62 FEET IN SAID DEED TO HOPE ANN GOODRICH; THENCE NORTHWESTERLY ALONG SAID BOUNDARY LINE NORTH 75° 41' 05" WEST 974.54 FEET TO THE EASTERLY RIGHT OF WAY OF KANAN DUME ROAD, 100 FEET WIDE, AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY, NORTH 36° 13' 30" EAST 313.73 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 81° 43' 08" WEST 404.64 FEET IN SAID DEED TO HOPE ANN GOODRICH; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE, SOUTH 81° 43' 08" EAST 164.54 FEET TO THE EASTERLY TERMINUS OF SAID CERTAIN BOUNDARY LINE, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 28° 56' 24" EAST 294.96 FEET IN THE DEED TO HOWARD N. WAYMIRE AND VERNE L. WAYMIRE, RECORDED DECEMBER 12, 1947 IN BOOK 2594 PAGE 70 OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON SAID RECORD OF SURVEY; THENCE NORTHEASTERLY ALONG SAID CERTAIN BOUNDARY LINE, NORTH 28° 54' 08" EAST 295.34 FEET TO SAID NORTHERLY LINE OF SAID RANCHO TOPANGA MALIBU SEQUIT; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF SAID RANCHO, SOUTH 86° 28' 12" EAST 111.86 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 5.50 ACRES OF LAND MORE OR LESS.

EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS PROVIDED FOR IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION, RECORDED APRIL 14, 1942 IN BOOK 19308, PAGE 12, OFFICIAL RECORDS

APN: 4467-002-908

A PARCEL OF LAND, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, AS CONFIRMED TO MATTHEW KELLER BY PATENT RECORDED IN BOOK 1PAGES 407 ET SEQ., OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT T.M. NO. 8, AS DESCRIBED IN SAID PATENT, SAID T.M. NO.8 BEING AN ANGLE POINT IN THE NORTHERLY BOUNDARY OF SAID RANCHO AS SHOWN ON A RECORD OF SURVEY RECORDED IN BOOK 89 PAGES 23 AND 24 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 28' 12" WEST 1088.90 FEET TO THE TRUE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTHWESTERLY LEAVING SAID NORTHERLY BOUNDARY LINE OF SAID RANCHO, SOUTH 00° 14' 39" WEST 97.89 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 144.09 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 83° 52' 27" EAST; THENCE SOUTH-WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57° 57' 15" AN ARC DISTANCE OF 145.75 FEET TO THE END OF SAID CURVE; THENCE SOUTH 20° 58' 57" WEST 80.87 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET IN THE DEED TO HOPE ANN GOODRICH, RECORDED MARCH 27, 1942 IN BOOK 19183 PAGE 261 OF OFFICIAL RECORDS OF SAID COUNTY AND SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 46° 05' 45" EAST 626.48 FEET TO A POINT ON THAT CERTAIN BOUNDARY LINE DESCRIBED AS HAVING A BEARING AND DISTANCE OF SOUTH 75° 41' 05" EAST 1067.86 FEET TO THE SOUTHERLY ANGLE POINT OF SAID BOUNDARY IN SAID DEED AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID RANCHO, NORTH 53° 18' 38" EAST 3.31 FEET; THENCE NORTHERLY LEAVING SAID SOUTHERLY BOUNDARY LINE, NORTH 11° 38' 10" WEST 20.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 35° 15' 14" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 13' 12" AN ARC DISTANCE OF 30.10 FEET TO THE END OF SAID CURVE; THENCE NORTH 39° 38' 10" WEST 181.68 FEET; THENCE NORTH 60° 57' 34" WEST 135.52 FEET; THENCE NORTH 55° 30' 41" WEST 213.49 FEET TO SAID BOUNDARY LINE HEREIN-BEFORE DESCRIBED AS HAVING A BEARING AND DISTANCE OF NORTH 76° 02' 50" WEST 1632.19 FEET; THENCE NORTHWESTERLY ALONG SAID BOUNDARY LINE, NORTH 46° 18' 11" WEST 158.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 182.20 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 46° 48' 03" EAST; THENCE NORTH-EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 10' 16" AN ARC DISTANCE OF 137.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 05° 39' 17" WEST 118.46 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF SAID RANCHO TOPANGA MALIBU SEQUIT; THENCE NORTH-WESTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID RANCHO, NORTH 86° 28' 12" WEST 122.74 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

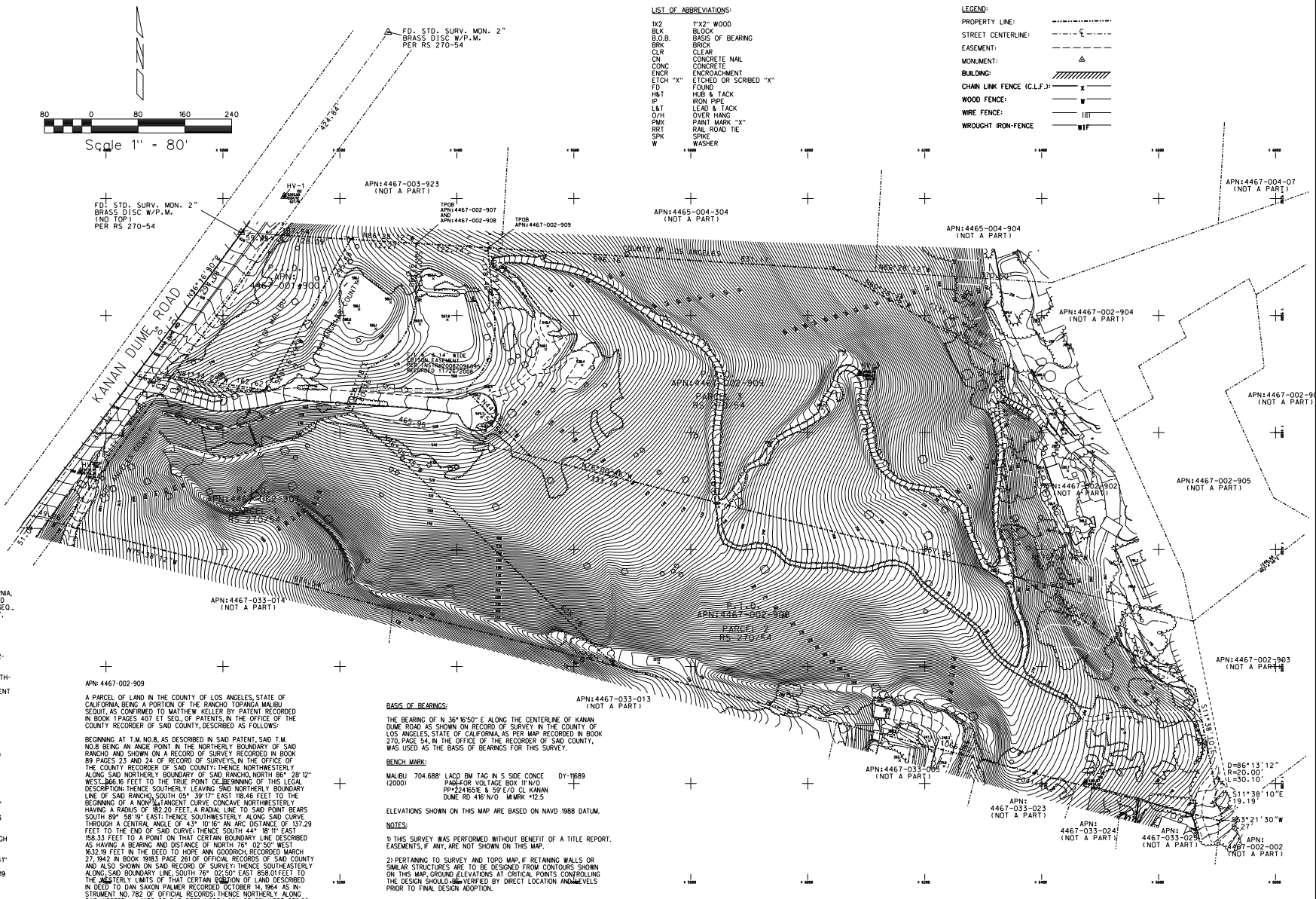
EXCEPT THEREFROM ALL MINERALS, OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES CONTAINED IN, ON, WITHIN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY, AS PROVIDED FOR IN THE DEED FROM MARBLEHEAD LAND COMPANY, A CORPORATION, RECORDED APRIL 14, 1942 IN BOOK 19308 PAGE 12, OFFICIAL RECORDS.

LIST OF ABBREVIATIONS:

1X2	1"X2" WOOD
BLK	BLOCK
B.O.B.	BASIS OF BEARING
BRK	BRICK
CLR	CLEAR
CN	CONCRETE NAIL
CONC	CONCRETE
ENCR	ENCROACHMENT
ETCH "X"	ETCHED OR SCRIBED "X"
FD	FOUND
H&T	HUB & TACK
IP	IRON PIPE
L&T	LEAD & TACK
O/H	OVER HANG
PMK	PAINT MARK "X"
RRT	RAIL ROAD TIE
SPK	SPIKE
W	WASHER

LEGEND:

PROPERTY LINE:
STREET CENTERLINE:
EASEMENT:
MONUMENT:
BUILDING:
CHAIN LINK FENCE (C.L.F.):
WOOD FENCE:
WIRE FENCE:
WROUGHT IRON-FENCE



BASIS OF BEARINGS:

THE BEARING OF N 36°16'50" E ALONG THE CENTERLINE OF KANAN DUME ROAD AS SHOWN ON RECORD OF SURVEY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 270, PAGE 54, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:

MALIBU (2000) 704.688' LACO BM TAG IN S SIDE CONCE PAD +OR VOLTAGE BOX 11' N/O PP+224165'E & 59' E/O CL KANAN DUME RD 416' N/O MMRK +12.5 DY-11689

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NAVD 1988 DATUM.

NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS MAP.

2) PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.

3) UTILITIES, IF LOCATED, ARE BY SURFACE EVIDENCE ONLY. (MANHOLES, WATER METERS, GAS METERS, POWER POLES, ETC.)

4) GROSS PARCEL AREAS
APN:4467-001-900 • 38,622 SQ. FT. / 0.89 ACRES
APN:4467-002-907 • 240,011 SQ. FT. / 5.51 ACRES
APN:4467-002-908 • 436,579 SQ. FT. / 10.02 ACRES
APN:4467-002-909 • 349,225 SQ. FT. / 8.02 ACRES
TOTAL GROSS AREA • 1,064,437 SQ. FT. / 24.44 ACRES

5) APN: 4467-001-900 PLOTTED PER RECORD MAPS. LEGAL DISCRIPTION UNAVAILABLE AT TIME OF SURVEY

6) AERIAL SURVEY WAS FLOWN AT 1"=40' SCALE

STAMP

AERIAL TOPOGRAPHIC SURVEY

REVISIONS:

SURVEYED BY: JM, HC
DRAWN BY: JM, AL

SURVEYED FOR:
MOUNTAINS RECREATION & CONSERVATION AUTHORITY
MARIO SANDOVAL
LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE 26, SUITE 100
LOS ANGELES, CA 90065

SURVEYED BY:
LAND & AIR SURVEYING
BOUNDARY - TOPOGRAPHIC - A.L.T.A. SURVEYS
SUBDIVISIONS - PARCEL MAPS
32741 PACIFIC COAST HIGHWAY
SUITE 240A
MALIBU, CA 90265
(310) 456-9381
FAX (310) 456-9821

SCALE:	1" = 80'
CALC'D BY:	JM
JOB NO:	MT.REC.KANAN
CHCK'D BY:	MDS
PHOTO DATE:	11/24/21
DRAW BY:	AL
SHEET:	1 OF 1
EASEMENTS CHCK'D BY:	MDS

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF APPLICATION



NOTICE OF APPLICATION

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

ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT AMENDMENT NO. 23-003 AND CODE VIOLATION NO. 23-073 - An application to amend Administrative Coastal Development Permit Amendment No. 17-014 and Administrative Coastal Development Permit No. 13-014 to restore an unpermitted temporary hauling access driveway to its original condition

LOCATION / APN:	**28465 Via Acero St** / 4467-033-014
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Mike Gardner / Ayrshire West, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304(b)
APPLICATION FILED:	August 22, 2023
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org / (310) 456-2489, ext. 233

PUBLIC COMMENT PERIOD - Related documents are available for review at City Hall during regular business hours. Written comments, concerns, or questions may be presented to the Community Development Department at any time prior to the issuance of a decision. On or after August 11, 2026, the Community Development Director may issue a decision on the permit application. A Notice of Decision will be mailed to owners and residents within 500 feet of the perimeter of the subject property and to those who request such notification in writing prior to issuance of the decision.

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

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on August 11, 2026, the appeal period would expire on Friday, August 21, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director Date: July 23, 2026

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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION



NOTICE OF DECISION

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

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LOCATION / APN:	**28465 Via Acero St** / 4467-033-014
ZONING:	Rural Residential, Five-Acre (RR-5)
APPLICANT / OWNER:	Mike Gardner / Ayrshire West, LLC
APPEALABLE TO:	Planning Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304(b)
APPLICATION FILED:	August 22, 2023
ISSUE DATE:	September 1, 2026
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org (310) 456-2489, ext. 233

REPORTING - The Community Development Director's decision on this permit application is tentatively scheduled to be reported to the Planning Commission at its regular meeting on September 8, 2026. Copies of the agenda report, including the approved or denied permit, will be available at or before the meeting, typically 10 days before the meeting in the Agenda Center: http://www.malibucity.org/agendacenter. Related documents are available for review at City Hall during regular business hours. An approved permit shall not become effective until completion of the Planning Commission reporting.

LOCAL APPEAL - A decision or any portion of the decision made by the Community Development Director may be appealed to the Planning Commission. Should a decision be issued on September 1, 2026, the appeal period would expire on Friday, September 11, 2026 at 4:30 p.m. Appeal forms may be found online at www.malibucity.org/planningforms or in person at City Hall, or by calling (310) 456-2489, extension 246.

YOLANDA BUNDY, Community Development Director Date: August 26, 2026