Commission Agenda Report

Planning Commission Meeting
09-08-26
Item 5.B.

To: Chair Peak and Members of the Planning Commission

Prepared by: Gina Paolini, Contract Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

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

Subject: Coastal Development Permit No. 25-015, Variance No. 25-021, and Site Plan Review No. 25-029 – An application for remedial repair of a slope failure on a bluff as part of a follow-up to Emergency Coastal Development Permit No. 24-015

Location: 7049 Birdview Avenue, within the appealable coastal zone
APN: 4468-016-004
Owner: Michael and Caroline Cusumano Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-29 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 25-015 for remedial repair of a slope failure on a bluff and supportive landscaping; including Variance (VAR) No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood and Site Plan Review (SPR) No. 25-029 for 186 cubic yards (c.y.) of remedial grading in follow-up to Emergency Coastal Development Permit (ECDP) No. 24-015 located in the Rural Residential, One-Acre (RR-1) zoning district at 7049 Birdview Avenue (Michael and Caroline Cusumano Family Trust).

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

Project Overview

As shown in Figure 1, the subject parcel is a developed, bluff-top lot in the Point Dume neighborhood with a single-family residence developed in 1991. On July 12, 1988, the California Coastal Commission (CCC) approved a CDP (No. 5-88-191) for the construction of the two-story residence, swimming pool, tennis court, and onsite wastewater treatment system (OWTS). The existing stairs on the bluff face predate the residence and appear on aerial images prior to the residence being developed. The subject parcel slopes gently east to west from Birdview Avenue to the top of the bluff and then descends steeply to Westward Beach Road at the toe of the slope, 90 feet below. Due to the height and precipitous nature of the bluff, the project area is considered a *coastal bluff* as defined in Local Implementation Plan (LIP) Chapter 2.1. With the exception of the emergency remedial repair of the slope failure, all existing development is located on the flat portion of the parcel.

Figure 1 – Aerial Map



Source: Malibu GIS

In late February 2023, a slope failure occurred on the bluff during a period of heavy and prolonged rainfall. The applicant's geotechnical engineer described the slope failure as a relatively shallow landslide, which also involved the failure of a low railroad-tie retaining wall that was present near the top of the slope. The slope failure and associated erosion caused damage to the bluff and adjacent top of bluff area. When the slope failure initially

occurred, erosion debris from the slope failure area was also deposited at the toe of the bluff and onto Westward Beach Road. A permit from the Los Angeles County Department of Beaches and Harbors (Permit No. RE-332-25) was obtained for staging and removal of slope debris from adjacent property owned by Los Angeles County.

The slope failure was in proximity to an existing swimming pool, concrete steps, and hardscape areas; therefore, it was recommended by the applicant's geotechnical engineer that the remedial slope repair be processed on an emergency basis to protect the existing structures. In May 2024, the applicant submitted an ECDP application for the following scope of work:

- Removal of the landslide debris, the remnants of the failed railroad-tie wall, and removal of the accumulated slope erosion debris from the slope face and toe of slope; and
- Installation of approximately 2,570 square feet (sf.) of geo-textile/erosion control mat over the face of the trimmed slope anchored to the slope face via 91 ground anchors and 6 anchor cables.

In July 2024, the City issued ECDP No. 24-015 for the slope repair with a condition that an application for a follow-up CDP be submitted pursuant to LIP Section 13.14(F)(7) (Attachment 2 – ECDP).

Project Setting and Surrounding Land Uses

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

Table 1 – Total Property Data	
Lot Depth	435 feet (ft.)
Lot Width	105 ft.
Gross Lot Area	45,629 sf. (1.05 acres)
Area Comprised of 1:1 Slopes or Easements	2,738 sf.
Net Lot Area*	42,891 sf.

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

The project site is located on the seaward side of Birdview Avenue in the Point Dume neighborhood. The project site is within the Appeal Jurisdiction of the CCC as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed pursuant to the definition of Appealable Coastal Development Permit in LIP Section 2.1 as the proposed development is located between the sea and first public road paralleling the sea. Note that Birdview Avenue at the top of the slope is considered the first public road, not Westward Beach Road at the toe of the slope. As confirmed by the City coastal engineering consultant reviewer, the area of slope repair is located outside of the wave uprush zone, both laterally and vertically and no new foundations or substantial alteration of the existing slope or structures is proposed.

The project site does not contain mapped trails on or adjacent to it according to the LCP Park Lands Map; however, the subject parcel slopes down to the inland area of Point Dume County Beach and is visible from the public beach. The location of development and requested VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (Environmentally Sensitive Habitat Area (ESHA)). While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. The location of development subject to the VAR was determined not to be associated within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences.

The subject parcel is zoned RR-1 as are the surrounding parcels to the north, south, and east of the subject parcel which are developed with one and two-story single-family residences. Point Dume County Beach and the Pacific Ocean borders the south. Table 2 provides a summary of the surrounding land uses immediately adjacent to the subject site.

Table 2 – Adjacent Land Uses

	Address	Size	Zone	Land Use
North	7043 Birdview Ave.	0.54 acres	RR-1	Single-Family Residential
South	7055 Birdview Ave.	1.04 acres	RR-1	Single-Family Residential
East	2948 Bluewater Rd.	0.68 acres	RR-1	Single-Family Residential
West	Point Dume County Beach and Pacific Ocean			

Project Description

The proposed scope of work is as follows (Attachment 3 – Project Plans) and as detailed in Figure 2. Note that all work was completed as part of ECDP No. 24-015 and no additional development is proposed as part of this CDP.

Development (already completed as part of ECDP No. 24-015)

a. Removal of the landslide debris, the remnants of the failed railroad-tie wall, and removal of the accumulated slope erosion debris from the slope face and toe of slope;

b. 186 c.y. of remedial grading;

c. Covering of the affected slope area with 2,570 cubic feet (c.f.) of composite erosion control revegetation mat, with a biodegradable layer and a metal reinforcement mesh;

d. Erosion control revegetation mat fixed-in-place with 91 drilled/torqued steel nails, placed in a staggered configuration; and

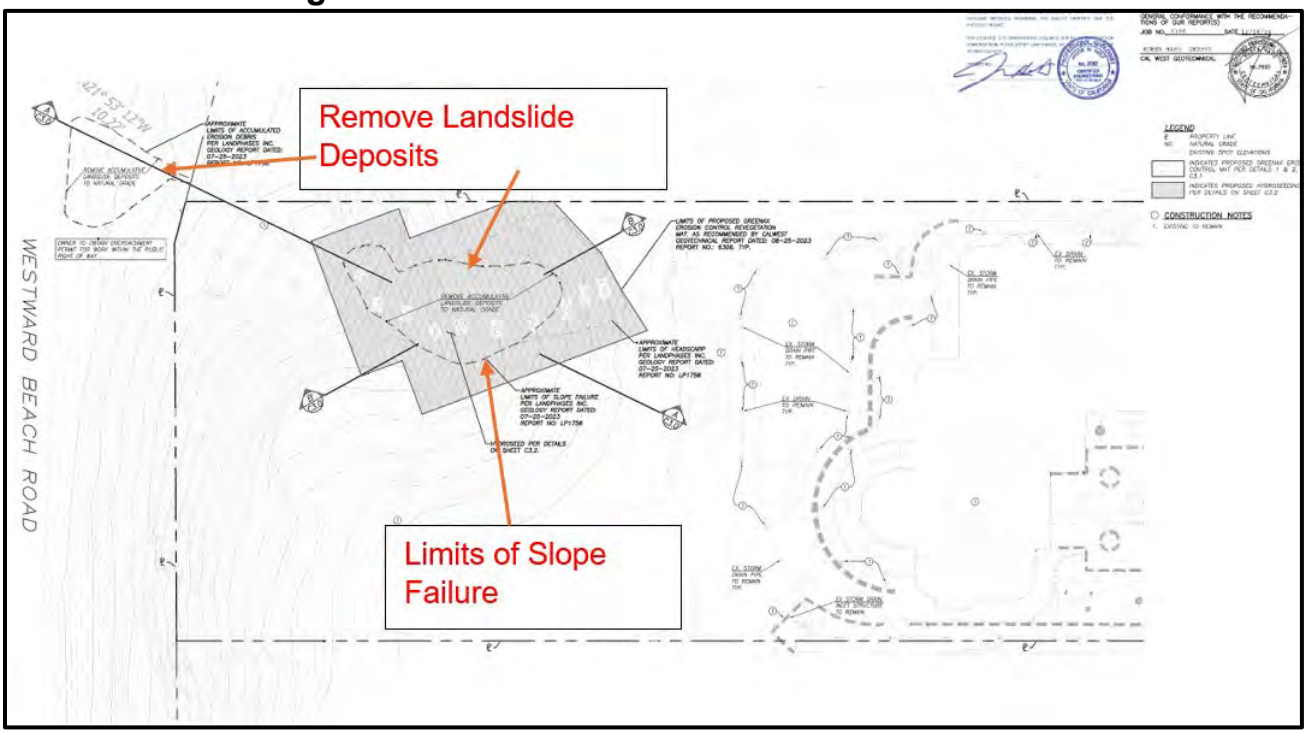
e. Erosion control landscaping.

Discretionary Requests

f. VAR No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood to allow for remedial repair of the slope failure; and

g. SPR No. 25-029 for remedial grading to allow for repair of a slope failure on a bluff.

Figure 2 – Limits of Work and Erosion Control



Source: Project Plans

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings: 1) Zoning, 2) Grading, 3) Archaeological/Cultural Resources, 4) Water Quality, and 5) OWTS. These chapters are discussed in the LIP Conformance Analysis section.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of

Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; Hazards; and Shoreline and Bluff Development. These findings are made in the resolution for the Commission's consideration. Findings have been included for the requested VAR and SPR as required by the LIP and MMC.

The project has been reviewed by the Planning Division, City Biologist, City geotechnical and coastal engineering consultant reviewers, and the City Public Works Department (Attachment 4 – Department Review Sheets). All conditions of approval from reviewers are included in the resolution. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals, and policies, inclusive of the requested VAR and SPR.

Zoning (LIP Chapter 3)

The project is subject to development and design standards set forth in LIP Sections 3.5 and 3.6. The project complies with all applicable LIP Chapter 3 standards, including LIP Section 3.6(J) which limits the location of structures on slopes to 3:1 and flatter. No structures are proposed or required. Related to LIP Section 3.6(J), "development" on slopes in the Point Dume area (which includes grading) is limited to slopes flatter than 4:1 pursuant to LIP Section 4.6.1(A). Because the project includes grading on slopes steeper than 2:5 to 1 in the Point Dume area, the standard from LIP Chapter 4 is reflected in Table 3 below which summarizes the applicable standards for the proposed development and whether the project complies with those standards.

Table 3 – Non-Beachfront Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
STRUCTURES ON SLOPES	3 to 1 or flatter	None proposed	Complies
SITE OF DEVELOPMENT / PT. DUME (LIP Ch. 4)	*Flatter than 4 to 1*	*Steeper than 4 to 1*	*VAR No. 25-021*

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residentially zoned parcel. As represented on the Total Grading Yardage Certificate on the civil plan cover sheet, no non-exempt grading is proposed or required with the project. The project is proposing 186 c.y. of remedial

grading, which is requested for authorization via SPR No. 25-021. Pursuant to LIP Sections 8.3(G) and 13.27.1(A)(2), all remedial grading requires authorization of an SPR.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. A Cultural Resource Investigation was completed in October 1989 by John M. Foster of Greenwood and Associates, and no constraints were placed on the property related to archeological resources. The project site has extensive ground disturbance due to prior grading for the existing single-family residence. Adverse impacts on cultural resources are not expected. Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices. With the implementation of these conditions, the project would conform to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS standards. LIP Section 18.7 includes specific siting, design, and performance requirements. The area of remedial grading is not within the limits of any existing OWTS. No new or repair of an existing OWTS is proposed for this project.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in 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 proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15304(a) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption applies to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of the publication of this report, no public correspondence has been received by staff concerning the proposed project.

PUBLIC NOTICE: On August 13, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 5).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval provided in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-29. The proposed project has been reviewed and conditionally approved for conformance with the LCP by Planning Division staff and appropriate City departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-29
2. ECDP No. 24-015
3. Project Plans
4. Department Review Sheets
5. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 25-015 FOR REMEDIAL REPAIR OF A SLOPE FAILURE ON A BLUFF AND SUPPORTIVE LANDSCAPING; INCLUDING VARIANCE NO. 25-021 FOR DEVELOPMENT ON SLOPES STEEPER THAN 4 TO 1 IN THE POINT DUME NEIGHBORHOOD AND SITE PLAN REVIEW NO. 25-029 FOR 186 CUBIC YARDS OF REMEDIAL GRADING IN FOLLOW-UP TO EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 24-015 LOCATED IN THE RURAL RESIDENTIAL, ONE-ACRE ZONING DISTRICT AT 7049 BIRDVIEW AVENUE (MICHAEL AND CAROLINE CUSUMANO FAMILY TRUST)

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

SECTION 1. Recitals.

A. On July 22, 2024, the Community Development Director approved Emergency Coastal Development Permit (ECDP) No. 24-015 allowing the remedial repair of a failed slope. A separate permit (No. RE-332-25) was issued by the Los Angeles County Department of Beaches and Harbors for staging and removal of slope debris from adjacent property owned by Los Angeles County.

B. On March 25, 2025, an application for Coastal Development Permit (CDP) No. 25-015 was submitted to the Planning Division by the applicant, Studio N34, on behalf of the property owner, Michael and Caroline Cusumano Family Trust, as a requirement to fulfill the ECDP permit. The application was routed to the City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department for review.

C. On October 15, 2025, Variance (VAR) No. 25-021 was added to the project for development on slopes steeper than 4 to 1 in the Point Dume neighborhood, and Site Plan Review (SPR) No. 25-029 was added to allow for remedial grading.

D. On August 13, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

E. On September 8, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15304(a) – Minor Alterations to Land. The Planning

Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on September 8, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 25-015 for the remedial repair of a failed slope; including VAR No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood and SPR No. 25-029 for 186 cubic yards (c.y.) of remedial grading located on a parcel within the Rural Residential, One-Acre (RR-1) zoning district at 7049 Birdview Avenue.

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

A. General Coastal Development Permit (LIP Chapter 13)

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

The proposed project is located in the RR-1 zoning district in the Point Dume neighborhood, an area designated for residential uses. The Planning Division, City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department reviewed the proposed project for conformance with the LCP. As discussed herein, based on submitted reports, project plans, and visual analysis, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable residential development standards, inclusive of the VAR and SPR.

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

The subject parcel is located between the first public road (Birdview Avenue) and the sea. Birdview Avenue at the top of the slope is considered the first public road, not Westward Beach Road at the toe of the slope. Due to the location of the bluff repair on the inland side of Westward Beach Road, the proposed project does not impact public access along the ocean and is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976. All development was previously completed as part of ECDP No. 24-015 and no further development is required.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. As proposed and due to the location of development, the project would not result in adverse impacts to coastal resources, including public access, public views, shoreline sand supply, or habitat. The project includes removal and trimming

of accumulative landslide deposits and loose debris from the slope, surface stabilization of the landslide area with a composite erosion control revegetation mat supported with soil nails, and revegetation via hydroseeding of the slope repair area. Emergency repairs to this area were previously completed in May 2025 as part of the scope approved for ECDP No. 24-015.

The applicant's geotechnical engineer evaluated all possible alternatives for the project site; however, all other alternatives were deemed infeasible due to the type of slope repair needed. Alternatives considered but found infeasible included installation of Temporary Erosion Control (TEC) and Best Management Practice (BMP) devices, without remedially restoring the slope or permanent stability measures. TEC/BMP measures were temporarily implemented per the project Erosion Control Plan, including silt fence and fiber rolls. However, such measures were limited to mitigating erosion only and were not designed to provide permanent stabilization or environmental protection. Another alternative considered implementing a remedial grading-only method, without surficial stabilization. However, this would have required significantly more grading on the slope than proposed due to the steep slope gradient. Given the location of the bluff oriented near the ocean and extent of grading involved, this alternative was found infeasible. A fourth alternative considered was to install piles at the top of the slope to protect the existing building pad structures (residence, pool, deck) and leave the slope alone. However, the piles would create more significant environmental impacts due to the required large drilling and concrete equipment. Additionally, the slope failure and erosion could still enlarge below the piles potentially creating hazardous conditions and impacting adjacent properties. Considerations included not repairing the slope wherein if no slope mitigation/repair measures were implemented, the slope failure and erosion had the potential to increase, potentially creating hazardous conditions and impacting the existing site structures or adjacent properties.

The proposed project, and preferred alternative to address the slope failure requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts, while mitigating potential hazards and impacts related to the existing slope failure. Given the above discussion, the proposed method was considered the optimum option to mitigate hazards and promote surficial slope stability, while minimizing significant adverse impacts. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

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

The location of development and requested VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (Environmentally Sensitive Habitat Area (ESHA)). While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. The location of development is not located within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences. Therefore, Environmental Review Board review was not required, and this finding is not applicable.

B. Variance No. 25-021 from LIP Section 4.6.1(A) for Development on Steep Slopes (LIP Section 13.26.5)

LIP Section 4.6.1(A) limits development in the Point Dume neighborhood to slopes flatter than 4 to 1, including grading. A VAR is requested to allow for repair of the slope failure on slopes steeper than 4 to 1. Approximately 25 percent of the subject site contains slopes steeper than 2.5 to 1, all concentrated in the area of the slope failure. Based on the foregoing evidence, findings for VAR No. 25-021 are made as follows.

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

The project proposes remedial grading and installation of approximately 2,570 square feet (sf.) of geo-textile/erosion control mat over the face of the trimmed slope anchored to the slope face via 91 ground anchors and 6 anchor cables, all associated with a slope repair permitted under ECDP No. 24-015. No structures are proposed or required. Given the steep topography of the project site, and the necessity of the slope repair permitted under ECDP No. 24-015, there is no feasible way to protect the existing residence and accessory structures and repair the failed slope without the approval of the requested VAR.

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

The City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department have reviewed the proposed project and determined it is consistent with all applicable safety, health or welfare regulations and policies. Because of the area of the slope failure, development on slopes steeper than 4 to 1 ($\geq$ 2.5 to 1) is necessary for the repair. All grading and slope repair will be required to be constructed to applicable building safety and engineering standards and codes. The scope of the VAR request has been reviewed and conditionally approved by the Planning Division, City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department. Therefore, granting the VAR would not be considered detrimental to the public interest, safety, health, or welfare, nor detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.

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

The proposed project is limited to the area of a slope failure area on the subject parcel. The area of repair includes development on slopes steeper than 4 to 1 ($\geq$ 2.5 to 1). The VAR will not constitute a special privilege, as the repair is necessary to protect the existing residence and accessory development, which is consistent with neighboring bluff top development.

4. *The granting of such variance will not be contrary to or conflict with the general purposes and intent of this Chapter, not to the goals, objectives, and policies of the LCP.*

The granting of a VAR for development on steep slopes in the Point Dume neighborhood will not be contrary to or in conflict with the zoning provisions or LCP goals, objectives, and policies. The VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (ESHA). The VAR is requested under the provisions of LIP Section 12.36 to allow the repair of the slope failure on slopes steeper than 4 to 1 ($\geq$ 2.5 to 1). The reviewing departments have determined that the proposed development is consistent with the LCP and appropriate for the project as proposed.

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

The location of development and requested VAR was reviewed by the City Biologist including compliance with LIP Chapter 4 (ESHA). While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. The location of development subject to the VAR was determined not to be associated within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences. Therefore, this finding does not apply.

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

The VAR is not associated with stringline standards. Therefore, this finding does not apply.

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

The VAR is for relief from a specific development standard in LIP Section 4.6.1(A) for the Point Dume neighborhood and within an area that does not contain ESHA or ESHA buffer, and does not authorize a use not otherwise permitted within the RR-1 zoning designation. The project proposes a geo-textile/erosion control mat over the face of a slope repair which is anchored to the slope face by 91 ground anchors and 6 anchor cables. The remediation provides slope stability to protect the existing single-family residence and associated development, which are permitted uses in the subject zone.

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

Surrounding parcels with similar steep topography as the subject parcel are developed with residences, OWTS, and retaining walls. The VAR would allow the permanent slope repair which includes installation of approximately 2,570 sf. of geo-textile/erosion control mat over the face of a slope repair with 91 ground anchors and 6 anchor cables to stabilize the failed slope, and protect the existing structures.

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

The City Biologist, City geotechnical and coastal engineering consultant reviewers, and City Public Works Department reviewed the proposed project. As conditioned, all reviewing specialists

have determined that the project would comply with state and local requirements, inclusive of the VAR and SPR. The slope repair will comply with all building code requirements and will incorporate the recommendations from all city agencies and project consultants.

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

The requested VAR is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parklands. There is currently no public parking on the subject parcel. Granting the VAR would not result in impacts to public parking or recreational access in the area.

C. Site Plan Review No. 25-029 from LIP Section 8.3(G) to Allow Remedial Grading (LIP Section 13.27.5(B))

LIP Section 13.27.5(B) requires that the City makes four findings for an SPR. LIP Section 8.3(G) permits remedial grading with a SPR. Remedial grading is defined in LIP Section 2.1 as grading necessary to mitigate an environmental hazard as recommended by a geotechnical or soils report prepared by a licensed professional geologist or geotechnical engineer and approved by the City geotechnical reviewers. MMC Section 17.62.040(D) requires seven additional findings for an SPR; however, as the proposed remedial grading constitutes 186 c.y., well below the 5,000 c.y. allowance in MMC Sections 17.62.040(A)(9) and 17.62.040(D)(3), the project complies with the remedial grading allowances in the MMC and the additional SPR findings are not necessary or applicable. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the required findings for SPR No. 25-029 are made as follows:

1. *The project is consistent with policies and provisions of the Malibu LCP.*

The project is consistent with all policies and provisions of the LCP based on submitted reports and detailed site investigations. LIP Section 2.1 defines remedial grading as grading necessary to mitigate an environmental hazard as recommended by a geotechnical report approved by City geotechnical reviewers. Remedial grading is not allowed when it could be avoided by changing the location of the development. The geotechnical reports that recommend remedial grading were reviewed by the City geotechnical and coastal engineering consultant reviewers who determined that the proposed remedial grading was necessary and complies with the City's geotechnical guidelines and LIP Chapter 8. In addition, the area proposed for remedial grading is required for safety purposes.

2. *The project does not adversely affect neighborhood character.*

The project is compatible with other development in the adjacent area in that the proposed grading does not result in substantial landform alteration that will be visually apparent. The remedial grading proposed will repair a slope failure on a bluff and remediate safety hazards for the subject parcel and neighboring parcels. The requested amount of remedial grading is 186 c.y. and this amount is not expected to adversely affect neighborhood character as it will not change the visual character of the subject parcel because the slope will be restored to its natural grade.

3. *The project provides maximum feasible protection to significant public views as required by Chapter 6 of the Malibu LIP.*

The remedial grading consists primarily of removal and recompaction to restore the slope to natural grade, rather than landform alteration involving cut or fill grading. Due to the limited amount of remedial grading and restoration of natural grade proposed, the remedial grading will not impact public views of the bluff from public viewing areas below.

4. *The proposed project complies with all applicable requirements of State and local law.*

The proposed project has received LCP conformance review from the City Biologist, City geotechnical and coastal engineering consultant reviewers, and the City Public Works Department. The project must also be approved by the City Building Safety Division prior to issuance of City building permits. The proposed project complies with all applicable requirements of state and local law.

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

The subject parcel is not in a designated ESHA or ESHA buffer, as shown on the LCP ESHA Overlay Map. Based on site specific analysis by the City Biologist, it was determined that there is no ESHA on or near the parcel and that review by the Environmental Review Board (ERB) was not required. On April 3, 2025, the City Biologist approved the proposed project and determined that the project is not expected to result in any adverse impacts to significant biological resources. While the project site is located within the Point Dume neighborhood and subject to the slope standard in LIP Section 4.6.1(A), the standard generally applies to all parcels in Point Dume. LIP Section 4.6.1(A) limits development to slopes flatter than 4 to 1 in the Point Dume neighborhood and VAR No. 25-021 is requested to allow for the repair of a slope failure on slopes steeper than 4 to 1. The location of development on slopes steeper than 4 to 1 was determined not to be associated within an identified ESHA or ESHA buffer. Therefore, the findings of LIP Section 4.7.6 are not applicable, and the project is not subject to the additional development standards and provisions of LIP Chapter 4.

E. 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.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The proposed project site is visible from the public beach at Point Dume County Beach. Therefore, the findings of LIP Chapter 6 are applicable.

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

The remedial grading consists primarily of removal and recompaction to restore the slope to natural grade, rather than landform alteration involving cut or fill grading. Due to the limited amount of remedial grading and restoration of natural grade proposed, the remedial grading will not impact public views of the bluff from public viewing areas below. No structures are proposed

or required as part of the slope repair. Therefore, it is not anticipated that the project will result in adverse scenic or visual impacts.

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

As conditioned, the project will not have significant adverse scenic or visual impacts as the extent of development is consistent with Finding F.1. As conditioned, the project's scenic and visual effects are minimized to the maximum extent feasible and the project will not result in significant adverse scenic or visual impacts.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. The slope failure repair requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts.

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

The project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences.

G. Transfer of Development Credit (LIP Chapter 7)

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

H. 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 geotechnical and coastal engineering consultant reviewers, and the City Public Works Department. The required findings are made as follows:

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

The applicant submitted geotechnical and soils engineering reports, which evaluated site-specific conditions and provided recommendations to address any pertinent issues. Potential hazards analyzed include geologic, seismic and fault rupture, liquefaction, landslide, groundwater, tsunami, nearby water well impacts, and flood and fire hazards. Based on review of the project plans and associated reports, City reviewers determined that the proposed development will not increase site instability from such hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

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.*

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

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. The slope failure repair requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts.

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

City geotechnical consultant reviewers analyzed the proposed development for the hazards listed in LIP Chapter 9. They found that the proposed project does not impact site stability or structural integrity. There are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

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

As discussed in Finding A.4, the location of development is not located within an identified ESHA or ESHA buffer. Additionally, onsite bluff vegetation does not constitute ESHA as bluff vegetation is dominated by non-native species, does not include any species that support ESHA, and the bluff is located within the existing fuel modification zones of adjacent single-family residences.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

The proposed project is located in a developed neighborhood, which contains similar bluff setbacks to existing development, and also contains similar residential development. As confirmed by the City coastal engineering consultant reviewer, the area of slope repair is located outside of the wave uprush zone, both laterally and vertically and no new foundations or substantial alteration of the existing slope or structures is proposed. Additionally, the project, as designed, is not expected to have significant adverse impacts on public access, shoreline sand supply or other resources due to the location of development inland from Westward Beach Road, upslope from the sandy area at the toe of the slope, and limited extent of remedial grading necessary to repair the slope failure.

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

The project, as conditioned, is not expected to have any significant adverse impacts on public access, shoreline sand supply or other resources.

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

As discussed in Finding A.3, the project is the least environmentally damaging feasible alternative. The slope failure repair requires shallow work to restore and revegetate the natural slope. This method avoids deeper and more invasive work, equipment and associated environmental impacts.

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

As described in Finding I.1, the project, as designed and conditioned, is not expected to have any significant adverse impacts on public access, shoreline sand supply or other resources.

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

The project does not include a shoreline protective device nor any structure on the bluff.

J. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline, is inland from Westward Beach Road, and adequate vertical public access from Westward Beach Road to Point Dume County Beach is provided at the base of the project site. Adequate lateral public access exists along the extent of Point Dume County Beach. No provision for vertical or lateral access is warranted.
B. Blufftop Access - Adequate vertical public access from Westward Beach Road to the beach is provided and accessible from Pacific Coast Highway and Birdview Avenue. No provision for blufftop access the beach is warranted.

C. Trail Access - The project site does not include any existing or planned trails as indicated on the LCP Park Lands Map. The subject parcel slopes down to the inland area of the Point Dume County Beach. No provision for trail access is warranted.
D. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access at Point Dume County Beach. No provision for recreational access is warranted.

No potential project-related or cumulative impacts on public access and/or recreation are anticipated to result from the proposed project. The proposed project conforms to the public access and recreational policies in Chapter 3 of the Coastal Act of 1976. Therefore, the requirement for public access of LIP Section 12.4 does not apply and further findings are not required.

K. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 25-015, Variance No 25-021, and Site Plan Review No. 25-029, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

   Construction

   a. Removal of the landslide debris, the remnants of the failed railroad-tie wall, and removal of the accumulated slope erosion debris from the slope face and toe of slope;
   b. 186 c.y. of remedial grading;
   b. Covering of the affected slope area with 2,570 cubic feet (c.f.) of composite erosion control revegetation mat, with a biodegradable layer and a metal reinforcement mesh;

c. Erosion control revegetation mat fixed-in-place with 91 drilled/torqued steel nails, placed in a staggered configuration; and
d. Erosion control landscaping.

Discretionary Requests

e. VAR No. 25-021 for development on slopes steeper than 4 to 1 in the Point Dume neighborhood to allow for remedial repair of a slope failure; and
f. SPR No. 25-029 for remedial grading to allow for repair of a slope failure on a bluff.

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 **April 8, 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 and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division within 10 days of this decision and/or prior to issuance of any development permits.

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

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

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

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City geotechnical and coastal engineering consultant reviewers, and the 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. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

12. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.

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

Construction / Framing

14. 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.

15. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.

16. 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.

17. 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.

18. 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.

19. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on state highways, the applicant/property owner is required to obtain a transportation permit from the California Department of Transportation.

Biology/Landscaping

20. Except as permitted pursuant to the provisions in LCP Land Use Plan (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.

21. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

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

23. No non-native plant species shall be approved greater than 50 ft. from the residential structure.

24. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).

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

26. 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.

27. 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.

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

29. Prior to a final plan check approval, if the property is serviced by the Los Angeles County Water District No. 29 (WD29), the property owner /applicant must provide a landscape water use approval from WD29.

30. 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.

31. 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.

32. 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.

Public Works

33. There shall be no lane closures, obstruction of public streets, parking restrictions, or other encroachments into the public right of way without required prior approval and permits from the City Public Works Department. Any issued Public Works permits shall be maintained on site and presented on request of any City employee or agent.

34. 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.

35. The total grading yardage verification certificate shall be copied onto the coversheet of the Grading Plan. No alternative formats or substitutes will be accepted.

36. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.

37. The Building Official may approve grading during the rainy season to remediate hazardous geologic conditions that endanger public health and safety.

38. All cut and fill slopes shall be stabilized with landscaping at the completion of final grading.

39. 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.

Geology

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

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

Prior to Final Inspection

42. 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.

43. Prior to, or at the time of a Planning final inspection, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

44. Prior to a final Building inspection, the applicant shall provide a Recycling Summary Report (Summary Report) and obtain the approval from the Community Development Department. Applicant must provide haul tickets and diversion information. The final Summary Report shall designate the specific materials that were land filled or recycled, and state the facilities where all materials were taken.

45. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A final inspection by the Building Division shall not be completed until the Planning Division has determined that the project complies with this CDP.

46. Any construction trailer, storage equipment or similar temporary equipment not permitted as part of the approved scope of work shall be removed prior to final inspection and approval, and if applicable, the issuance of the certificate of occupancy.

Site-Specific Conditions

47. No exterior lighting is proposed as part of this project; therefore, no new exterior lighting is permitted as part of this project.

Fixed Conditions

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

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

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

PASSED, APPROVED AND ADOPTED this 8th day of September 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-29 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 8th day of September 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

City of Malibu

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

Emergency Coastal Development Permit for Slope Remediation

Location: 7049 Birdview Avenue APN: 4468-016-004	The proposed work is located in the Appealable Jurisdiction: ☒ Yes ☐ No
ECDP No. 24-015	CEQA Exemption Section: 15269(c)
Property Owner: Michael and Caroline Cusumano Family Trust Applicant: Sara Laws	Property Posting: July 11, 2024
Emergency First Documented: Late February of 2023	Cause of Emergency: Atmospheric River events

Based on the project plans and information provided in the permit application for remediation of a slope failure on a bluff top, the Planning Director approves an emergency application for the removal of 186 cubic yards of landslide deposits and the placement of an erosion control mat fastened with steel nails.

Emergency Coastal Development Permit LIP Findings

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

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

Due to the slope failure, a low railroad-tie retaining wall near the top of the failed, an existing beach access stairway was damaged, and a storm drainpipe was undermined. Immediate action is needed to remediate the slope failure to prevent further slope degradation as verified by Letter of Justification (Attachment 3), City Geotechnical staff, and the Building Official.

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

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

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

The proposed scope of the work is the most feasible solution in order to relieve the emergency situation. Other temporary alternatives were studied, but none could immediately address the emergency in a more temporary or least impactful way than proposed. In addition, the proposed scope

ATTACHMENT 2

of work is consistent with the LIP's hazard policies, in that the project will protect the existing development on the site from damage.

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

The proposed project is the least environmentally damaging option to the maximum extent feasible because the nature of the emergency is urgent, and no reasonable alternative solutions would be more temporary. The proposed emergency repair activities constitute the minimum amount of work necessary to correct the damage.

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

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

Conditions of Approval

Standard Conditions

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

2. The 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 set forth below. The applicant shall file this form with the Planning Department within 30 days of this decision or prior to issuance of building permits.

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

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

5. The applicant acknowledges and agrees that, in addition to any and all other consequences of failing to comply with the requirement that a CDP be obtained for the work approved by this emergency permit, no further applications for permits for any development will be accepted by

the City of Malibu until such time as the CDP required in Condition No. 4, above, has been obtained.

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

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

Biology

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

Public works

9. 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.

    c. 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.

10. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3

11. 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.

Geology

12. No permanent structures or foundations may be installed as part of this approval.

Approval of Emergency Coastal Development Permit

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

Please contact Samantha Elias in the Planning Department at (310) 456-2489, extension 256, for further information.

Date: July 22, 2024

Prepared by:

Samantha Elias
Associate Planner

Approved by:

Richard Mollica
Planning Director

Attachments:

1. Project Plans
2. Department Review Sheet(s)
3. Letter of Justification for Emergency Repair
4. Notice of Application Posting Affidavit

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Planning Director's decision of approval and agrees to abide by all terms and conditions of **Emergency Coastal Development Permit No. 24-015** dated **July 22, 2024**, and submitted plans, dated **May 29, 2024,** for the project located at **7049 Birdview Avenue** (4468-016-004). The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Department within 30 days of the decision or prior to issuance of development permits.

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

_____ _____
Date Signature of Property Owner

_____
Print Property Owner Name

ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
County of _____

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

personally appeared _____

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

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

WITNESS my hand and official seal.

_____

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

CITY OF MALIBU GRADING NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES,
5. 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.
6. 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 PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
9. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
12. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
13. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
14. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
15. SUBDRAIN OUTLETS SHALL BE COMPETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS-GRADED PLANS. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
18. 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.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. 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.
21. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
22. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE 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.
23. 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 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
24. 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.)
25. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
28. 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.
29. 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.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
32. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
33. 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 THE OWNER.

PLANTING AND IRRIGATION NOTES

34. ALL CUT AND FILL SLOPES WILL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS IS PRACTICAL DURING GRADING. IN ADDITION TO THE GROUND COVER PLANTS SHALL BE INSTALLED ON ALL SLOPES. ALL PLANTING SHALL BE OF A TYPE APPROVED BY THE CITY BIOLOGIST.
35. THE PLANS FOR A DESIGNED IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY BIOLOGIST.
36. PLANTING AND IRRIGATION PLANS FOR SLOPES MUST BE PREPARED AND SIGNED BY A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
37. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.

FILL NOTES

38. 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).
39. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
    A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISH GRAD, AND
    B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISH GRADE
40. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1557-LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY SHALL BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED 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. [33132.4]
41. 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. [331.8] 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 YARDS 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 FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY SOILS ENGINEER.
43. 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.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
45. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL COMPACTED FILLS.
46. ALL CONCRETE PLACED ON GRADE SHALL BE COLORED TO MATCH NATURAL CONDITIONS ADJACENT TO THE STRUCTURES. SURFACE PAINT IS NOT ACCEPTABLE. ALL COLORS ARE TO BE INCORPORATED INTO THE MIX AND BLENDED UNIFORMLY.
47. FILL PLACED OVER EXISTING TERRAIN 5:1 AND STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
48. FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, TEST D1557-91T OR APPROVED EQUIVALENT. ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

GRADING INSPECTION REQUIREMENTS

49. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH WORK).
    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 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 FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING RECORDS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
    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 SYSTEM INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
    f. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
    g. FILL INSTALLATION:
       i. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10ft. [3313.2]
       ii. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION FILL.
       iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THE WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30ft> OR RESULTS IN A SLOPE SURFACE STEEPER THE 2 HORIZONTAL 1 VERTICAL [3313.7]
    h. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPES ARE IN PLACE AND h. BEFORE ANY CONCRETE IS POURED
    i. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION i. PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GRADING PLAN NOTES:

50. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO GRADING. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE CHANGES CAN BE MADE.
51. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITIES AND EASEMENTS ARE ADEQUATELY STAKED PRIOR TO ANY GRADING.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
53. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT.
54. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
55. ALL RETAINING WALLS ARE UNDER SEPARATE PERMIT. PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
56. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
57. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

ADDITIONAL NOTES:

58. EXPANSION INDEX TESTING SHOULD BE PERFORMED DURING SITE PREPARATION TO VERIFY AS-GRADED SITE CONDITIONS. THE RESULTS OF THE TESTS AS WELL AS SPECIFIC RECOMMENDATIONS FOR SLAB REINFORCEMENT AND THICKNESS MUST BE SUBMITTED TO THE CITY FOR REVIEW AT THAT TIME.
59. AN EVALUATION OF SOIL CORROSIVITY SHALL BE MADE IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY OF MALIBU'S GEOTECHNICAL GUIDELINES AT THE COMPLETION OF GRADING BY THE PROJECT GEOTECHNICAL CONSULTANT, WHO SHALL PROVIDE APPROPRIATE RECOMMENDATIONS.
60. PRIOR TO FINAL APPROVAL OF THE PROJECT AN AS-BUILT COMPACTION REPORT PREPARED BY THE PROJECT 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 OF ELEVATIONS OF KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS (INCLUDING THE RESULTS OF ALL TESTING PERFORMED TO VERIFY COMPETENT BOTTOMS) AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS-BUILT GEOLOGIC MAP.
61. THE SURFACE OF THE CUT SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (33% SLOPE) UNLESS A SOILS ENGINEER OR AN ENGINEERING GEOLOGY REPORT STATING THAT A CUT AT A STEEPER SLOPE WILL BE STABLE AND NOT CREATE A HAZARD. PROVIDE A RECOMMENDATION FROM THE PROJECT GEOTECHNICAL ENGINEER GEOLOGIST AND APPROVED BY THE CITY SOILS AND GEOLOGY STAFF. [3312.2].
62. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] ADD THE FOLLOWING NOTE ON THE PLANS: "CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROXIMATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL".
63. MAXIMUM GRADE OF CUT OR FILL [MLCP 8.3D:
    a. 3:1 FOR AREAS CREATED FOR DEVELOPMENT OF STRUCTURES AND OPEN YARD AREAS.
64. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANING, EROSION CONTROL BLANKETS. SOIL STABILIZERS OR OTHER APPROVED MEANS.
65. PROVIDE RIP-RAP OR OTHER REDUCER AT DISCHARGE END OF DRAINS NOT CONNECTED TO A PERMANENT SYSTEM. SHOW DETAIL. [3316.2]
66. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE ENGINEER. WEEKLY STATUS REPORT SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
67. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVISES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
68. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
69. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS-BUILT GEOLOGIC MAP.
70. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
71. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
72. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD-TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SOS NOTED FOR EACH TEST.
73. GRADING PERMITS SHALL NOT BE ISSUED BETWEEN NOVEMBER 1 AND MARCH 31 EACH YEAR PER LCP SECTION 17.2.1. PROJECT APPROVED FOR GRADING PERMIT SHALL NOT RECEIVE GRADING PERMITS UNLESS THE PROJECT CAN BE ROUGH GRADED BEFORE NOVEMBER 1.
74. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.
75. PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOILS SHALL BE PRE-MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE-MOISTENED SOILS SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.

CONDITIONS OF APPROVAL

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR ________________ ON ________.

CONTRACTORS NOTE:

THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

STARTING DATE 30 DAYS AFTER PERMIT ISSUANCE ,2024

COMPLETION DATE 90 DAYS AFTER PERMIT ISSUANCE ,2024

SCOPE OF WORK:

REMEDIAL GRADING PLAN

PUBLIC WORKS DEPARTMENT GENERAL 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 A 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, AND/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, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS 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 CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER 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 TO 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 AND/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 NDPES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE.
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 EASEMENTS 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:
    CUT: 186 CU. YDS. FILL: ∅ CU. YDS.
    EXPORT: 186 CU. YDS. IMPORT: ∅ CU. YDS.
20. GROSS LOT AREA: ∅ ACRES/SQ. FT.
    NET LOT AREA: ∅ ACRES/SQ. FT.
    PROPOSED IMPERMEABLE COVERAGE: ∅ SQ. FT.
    MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE: ∅ SQ. FT.
    TOTAL DISTURBED AREA: 2,564 SQ. FT.
    FLOOD ZONE ON FIRM: ∅ BASE FLOOD ELEVATION: ∅ FT.
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 STANDARD LABEL TEMPLATE.

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

PERCENTAGES:

UP TO ¼ ACRE:	45% OF THE NET AREA
¼ ACRE TO ½ ACRE:	35% OF THE NET AREA
½ ACRE OR MORE	30% OF THE NET AREA
	UP TO A MAX. OF 25,000 SQ.FT. PER PARCEL.

PROPOSED IMPERMEABLE COVERAGE:

N/A

811
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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: 7049 BIRDVIEW AVE.

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					186	186
Fill						
Total					186	186
Import						
Export					186	186

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: LENNIE LISTON
PRINT NAME
SIGN NAME

DATE: ____________

REGISTERED PROFESSIONAL ENGINEER LEONARD I. LISTON III No. 93123 CIVIL STATE OF CALIFORNIA

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

FOR SITE VISITS DURING CONSTRUCTION CAL WEST GEOTECHNICAL REQUIRES A 48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)
JOB NO.________ DATE________

CAL WEST GEOTECHNICAL

Received
5/29/2024
Planning Dept.

LEGAL DESCRIPTION
7049 BIRDVIEW DR.
APN: 4468-016-004
BK. 57, PGS. 40-41

OWNERS/BUILDER
MICHAEL CUSUMANO
C/O CUSUMANO REAL ESTATE GROUP
101 S. FIRST STREET, #400
BURBANK, CA. 91502

ARCHITECT
N/A

CIVIL ENGINEER
LC ENGINEERING GROUP, INC.
889 PIERCE COURT
SUITE 101
THOUSAND OAKS, CA. 91360
(805) 497-1244 (818) 991-7148
CONTACT: JORGE ACEVEDO

GEOTECHNICAL
CAL WEST GEOTECHNICAL
889 PIERCE COURT
SUITE 101
THOUSAND OAKS, CA. 91360
(805) 497-1244 (818) 991-7148
REPORT # 6306
REPORT DATE: 08-25-2023
CONTACT: ELI KATIBAH RUBEN HARO

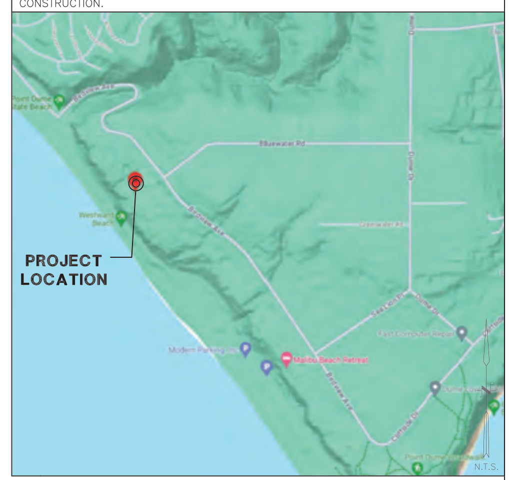
GEOLOGIST
LAND PHASES INC.
5158 COCHRAN ST.
SIMI VALLEY, CA. 93063
(805) 522-5174
REPORT # LP1756
REPORT DATE: 07-25-2023
CONTACT: JAKE HOLT

SURVEYOR
CHRIS NELSON & ASSOCIATES, INC.
28118 AGOURA RD. STE. 100
AGOURA HILLS, CA. 91301
(818) 991-1040

SHEET INDEX

1.0	COVER SHEET
2.0	OVERALL REMEDIAL GRADING PLAN
2.1	ENLARGED REMEDIAL GRADING PLAN
3.0	CROSS SECTIONS
3.1	DETAILS

WITHOUT ENGINEER'S SEAL AND WET SIGNATURE, THESE PLANS (THIS SHEET AND ALL ATTACHED SHEETS) ARE CONSIDERED PRELIMINARY, UNAPPROVED AND NOT FOR CONSTRUCTION.



VICINITY MAP

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
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FOR PLAN CHECK ONLY
THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION.

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

COVER SHEET

DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342

SHEET
C 1.0

X:\LCE GROUP\Civil\JOBS\8300\8342 Cusumano\CIVIL\DWG\SHT\SHT C1.0.dwg Apr 01, 2024, 4:26pm Jorge Acevedo

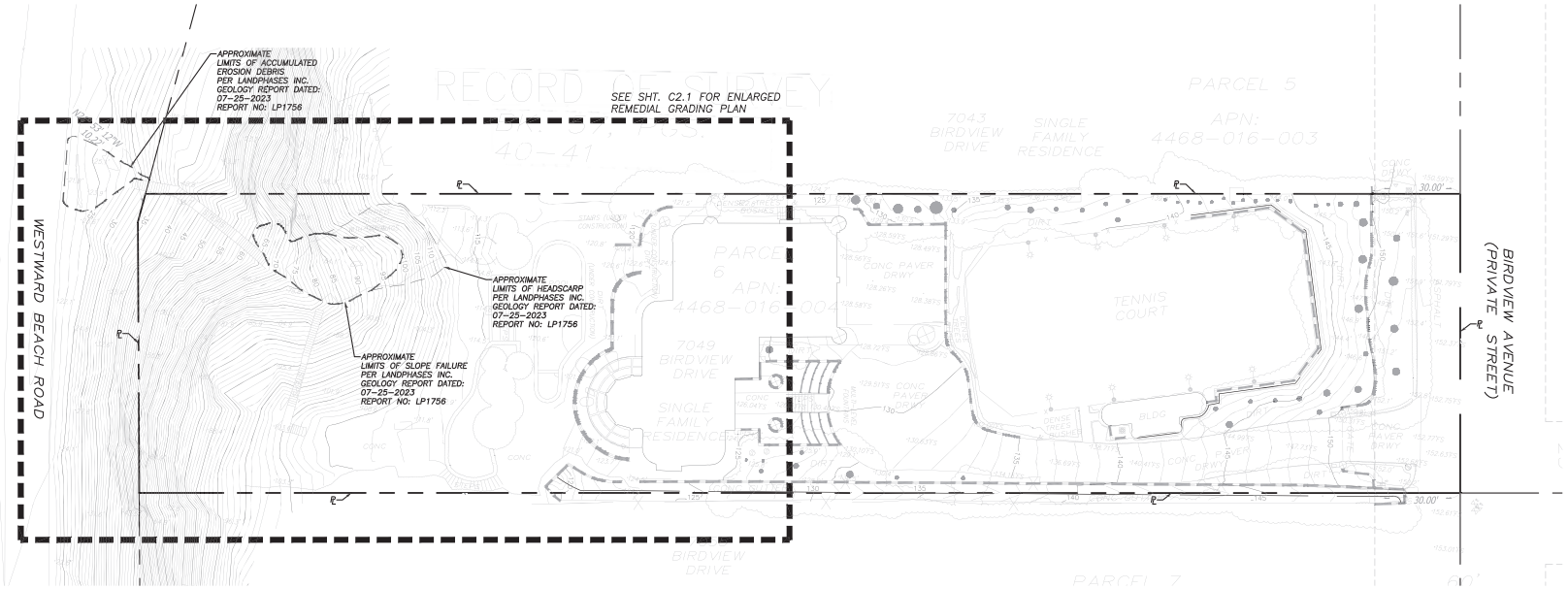
ATTACHMENT 1

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL



NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

811 Know what's below. Call before you dig.
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

SCALE: 1"=20'
0 20 40 60

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818-991-7148 • 805-497-1244 • lcengrg@sbcglobal.net

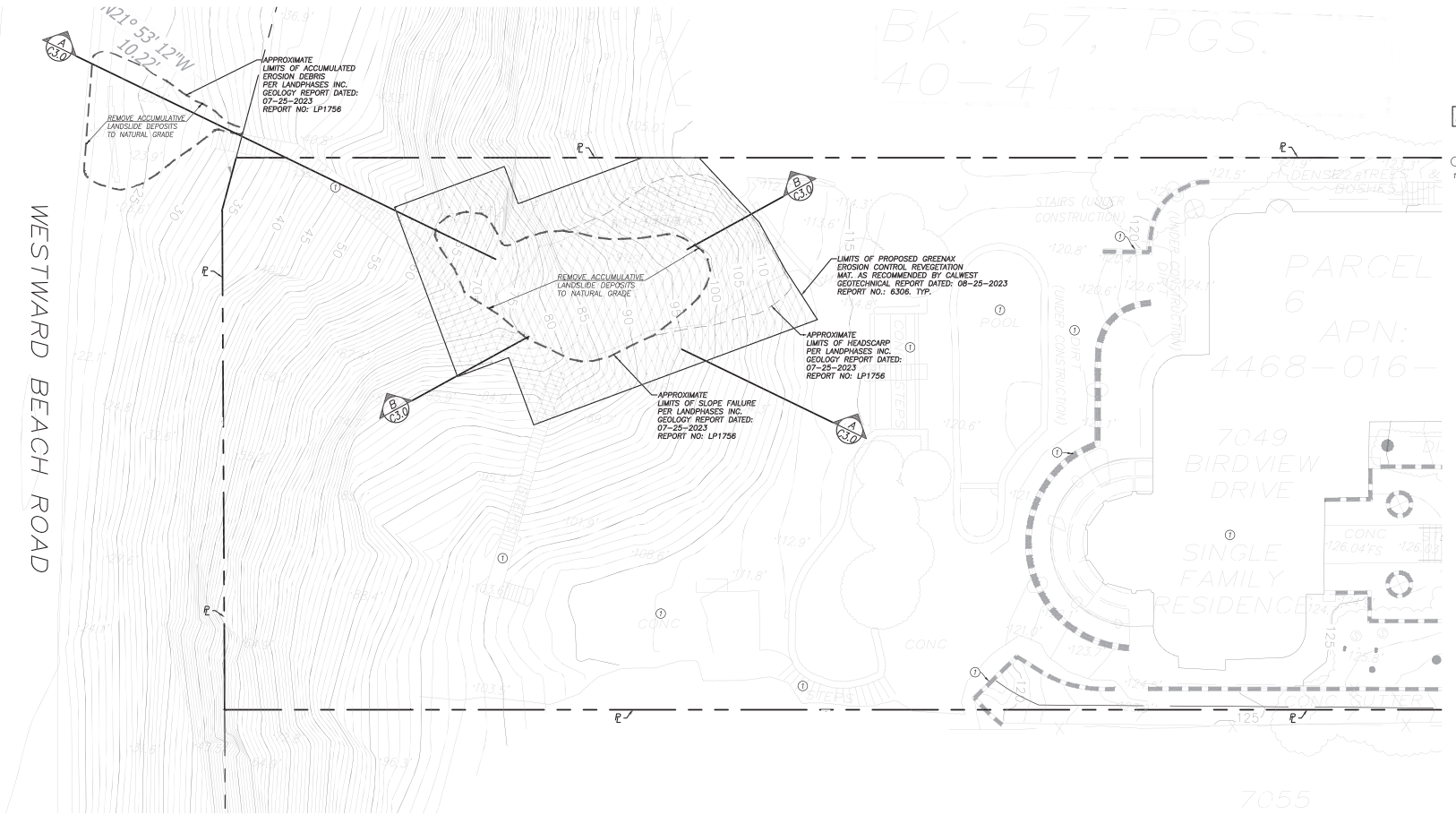
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REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
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MALIBU, CA.

OVERALL REMEDIAL GRADING PLAN

DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 2.0



FOR SITE VISITS DURING CONSTRUCTION
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(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL

LEGEND

- PL — PROPERTY LINE
- NG — NATURAL GRADE
- 123.4 — EXISTING SPOT ELEVATIONS
- INDICATES PROPOSED GREENAX EROSION CONTROL VEGETATION MAT PER DETAILS 1 & 2, SHT. C3.1

CONSTRUCTION NOTES

1. EXISTING TO REMAIN

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

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SCALE: 1"=10'
0 10 20 30

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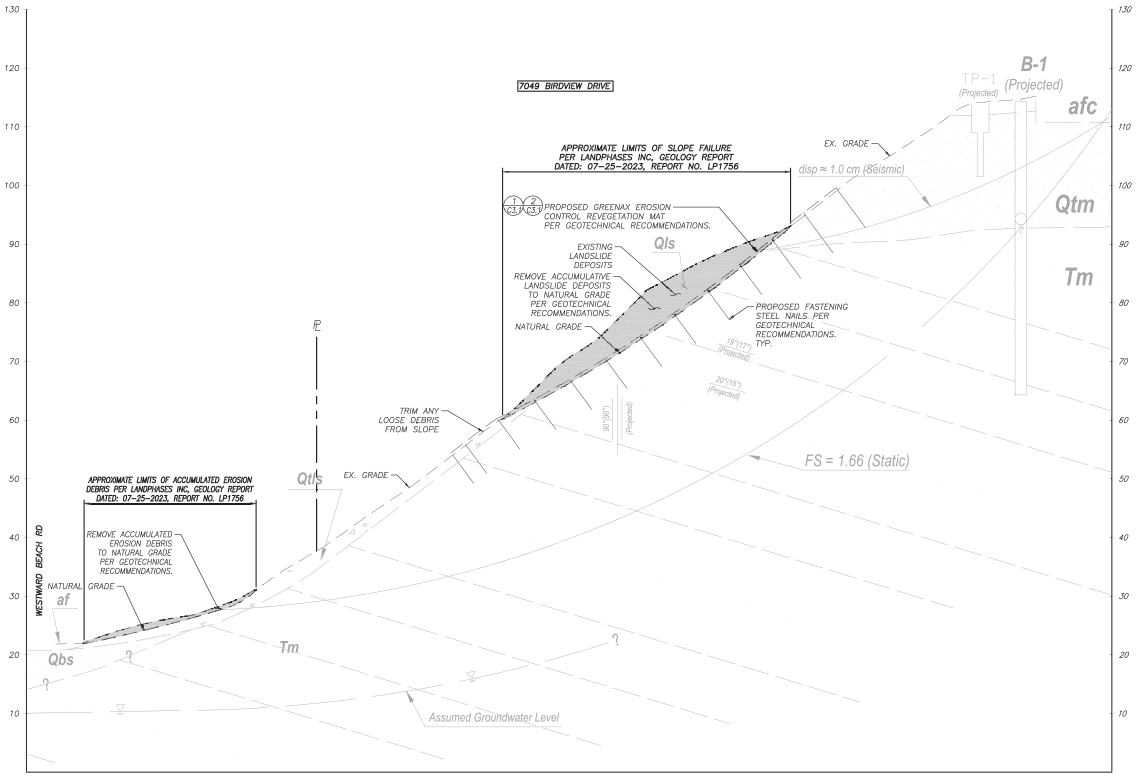
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CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

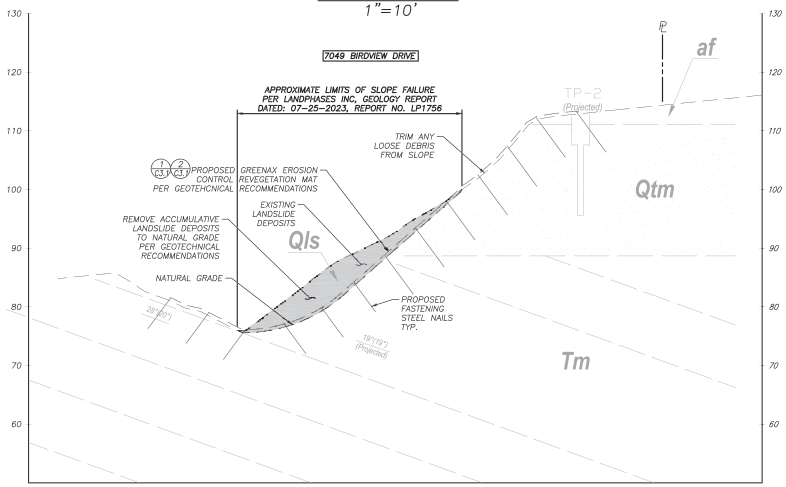
ENLARGED REMEDIAL GRADING PLAN

DATE:	04/01/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	

C 2.1



SECTION A
1"=10'



SECTION B
1"=10'

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

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CAL WEST GEOTECHNICAL

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REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

CROSS SECTIONS

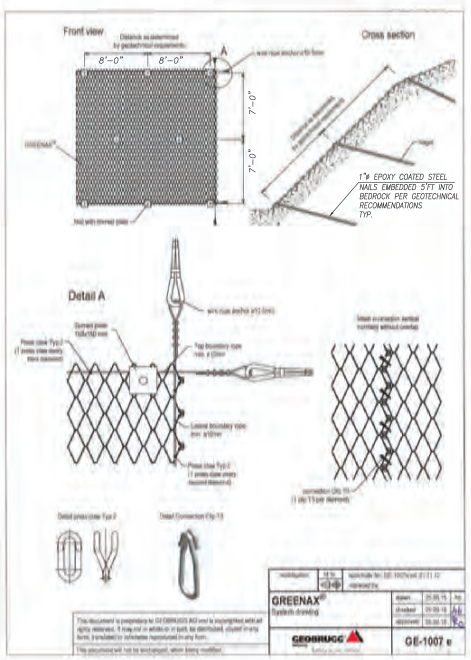
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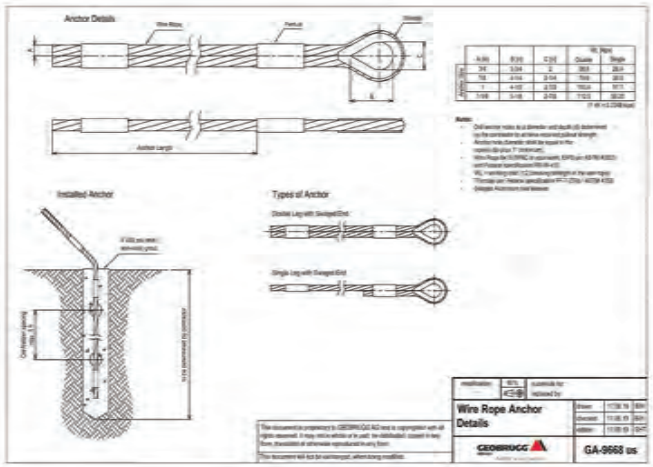
THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO._____DATE_____

_____
CAL WEST GEOTECHNICAL



DETAIL NO. 1 GREENAX SYSTEM
N.T.S.



DETAIL NO. 2 WIRE ROPE ANCHOR
N.T.S.

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REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
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MALIBU, CA.

DETAILS

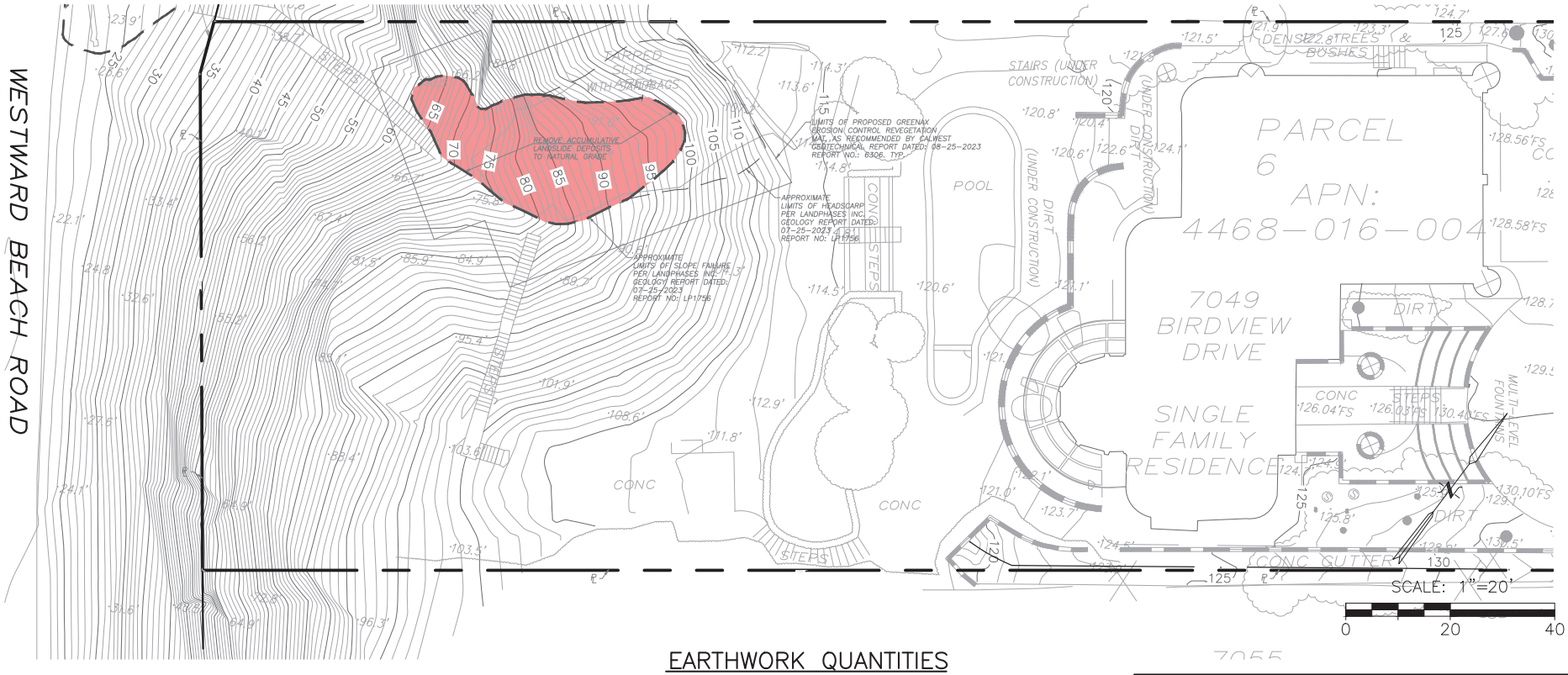
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SHEET	

C 3.1

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CUT / FILL LEGEND:

CUT −5.5' TO −0'



EARTHWORK QUANTITIES

	Export			Non-Exempt Remedial	
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-

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EARTHWORK EXHIBIT

FOR

7049 BIRDVIEW AVE
MALIBU, CA

04-01-2024

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staf

FROM: City of Malibu Planning Department **DATE:** 05/29/2024

PROJECT NUMBER:	ECDP 24-015
JOB ADDRESS:	7049 BIRDVIEW AVE
APPLICANT / CONTACT:	Sara Laws, Studio N34
APPLICANT ADDRESS:	1128 22nd Street Santa Monica, CA 90265
APPLICANT PHONE #:	(424)302-8695
APPLICANT FAX #:	
APPLICANT EMAIL:	sara@studion34.com
PROJECT DESCRIPTION:	Slope Repair

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.

Lawrence J. Bazel — SIGNATURE

7-1-24 — DATE

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

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

*REF: Land Phases Inc. report-memo 11-14-2023, Cal West Geotechnical memo dated 11-11-2023, Civil plans LC Engineering dated 4-1-24, 5 sheets, from CWG

Provide engineering calculations and update letter in BPC to support strength of nails to support geomat.

LP and CWG should stamp plans.

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:** 05/29/2024

PROJECT NUMBER:	ECDP 24-015
JOB ADDRESS:	7049 BIRDVIEW AVE
APPLICANT / CONTACT:	Sara Laws, Studio N34
APPLICANT ADDRESS:	1128 22nd Street Santa Monica, CA 90265
APPLICANT PHONE #:	(424)302-8695
APPLICANT FAX #:	
APPLICANT EMAIL:	sara@studion34.com
PROJECT DESCRIPTION:	Slope Repair

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ The following items described on the attached memorandum shall be addressed and resubmitted.

X The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.

SIGNATURE

6/10/2024
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: June 10, 2024

Re: Proposed Conditions of Approval for 7049 Birdview Ave, ECDP 24-015

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

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

STORMWATER

3. 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.

City of Malibu

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

ELECTRONIC GEOTECHNICAL SUBMITTAL SIGNATURE PAGE

PROJECT ADDRESS:
(One address per line)

7049 Birdview Ave., City of Malibu

PROPERTY OWNER(S) NAME(S): Cusumano

GEOTECHNICAL CONSULTANT:

NAME: Jacob Holt
FIRM: Land Phases, Inc.
ADDRESS: 5158 Cochran St.
Simi Valley, CA 93063
TELEPHONE: 805-522-5174
FAX: 805-582-1228
EMAIL: jake@landphases.com

LIST OF DOCUMENTS SUBMITTED:

DOCUMENT DATE	DOCUMENT DESCRIPTION
11/14/23	Engineering Geologic Memorandum, re: Proposed Slope Repair

GEOTECHNICAL LICENSE STAMP WITH WET SIGNATURE:



Recycled Paper

ATTACHMENT 3

LANDPHASES INC
CONSULTING ENGINEERING GEOLOGISTS

November 14, 2023 Project No.: LP1746

Michael Cusumano
c/o Cusumano Real Estate Group
101 S. First Street, #400
Burbank, CA 91502

SUBJECT: ENGINEERING GEOLOGIC MEMORANDUM, RECOMMENDED APPLICATION AS AN EMERGENCY COASTAL DEVELOPMENT PERMIT, RE: PROPOSED MITIGATION OF RECENT SLOPE FAILURE AND ASSOCIATED REPAIRS, 7049 BIRDVIEW AVENUE, CITY OF MALIBU, CALIFORNIA

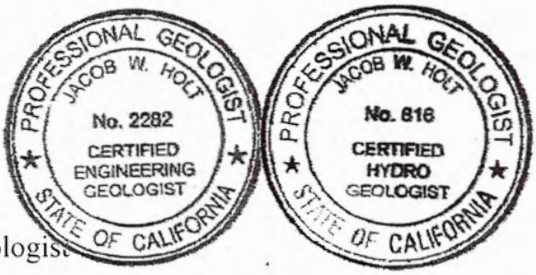
REFERENCE: REPORT OF ENGINEERING GEOLOGIC STUDY, PROPOSED MITIGATION OF RECENT SLOPE FAILURE AND ASSOCIATED REPAIRS, 7049 BIRDVIEW AVENUE, CITY OF MALIBU, CALIFORNIA, PREPARED BY LAND PHASES, INC., PROJECT NO.: LP1746, JULY 25, 2023

Dear Mr. Cusumano,

As requested, Land Phases, Inc. (LP) has prepared this *Engineering Geologic Memorandum* with respect to the proposed mitigation of a recent slope failure and associated repairs at 7049 Birdview Avenue which is located in the City of Malibu, California. As discussed in the referenced geologic report by LP, a slope failure occurred on the southwest-facing bluff slope of the subject property in late February of 2023 during a period of heavy and prolonged precipitation. The slope failure (i.e. a relatively shallow landslide) also included the failure of a low, railroad-tie retaining wall that was present near the top of the slope. The slope failure and associated erosion caused damage to the southwest-facing coastal bluff and adjacent top of bluff area of the subject property, damaged a portion of the existing beach access stairway of the site, and exposed and partially undermined a portion of the existing Los Angeles County storm drain pipe. When the slope failure initially occurred, erosion debris from the slope failure area was also deposited at the toe of the coastal bluff and onto Westward Beach Road.

As the slope failure area is located in close proximity to the existing swimming pool and associated hardscaping of the subject property, and further degradation of the slope could potentially cause damage to these structures, it is recommended that the proposed slope repair project be performed as soon as possible and processed through the City of Malibu on an emergency basis (i.e. as an Emergency Coastal Development Permit – ECDP).

Respectfully Submitted,
LAND PHASES, INC.



Jake W. Holt
PG 7404, CEG 2282, CHG 816 exp. 11-30-24
Principal Engineering Geologist and Hydrogeologist

Distribution: (1) Addressee (via email)
(1) CalWest Geotechnical (via email)
(1) LC Engineering Group, Inc. (via email)

AFFIDAVIT OF POSTING

I, Robyn Moruzzi, hereby certify that on (*date*) 7-11-24, the Notice of a Pending Coastal Development Permit on was posted at:

(*property address*) 7049 Birdview.

ATTACH PHOTO OF POSTED NOTICE HERE

Application number: ECDP #24-015

Photo taken by: Robyn Moruzzi (Name) on: 7-11-24 (Date).

Robyn Moruzzi (Print Name)

Robyn Moruzzi (Signature)

ATTACHMENT 4

Recycled Paper


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CITY OF MALIBU GRADING NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES,
5. 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.
6. 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 PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
9. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
12. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
13. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
14. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
15. SUBDRAIN OUTLETS SHALL BE COMPETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS–GRADED PLANS. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
18. 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.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. 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.
21. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
22. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE 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.
23. 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 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
24. 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.)
25. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
28. 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.
29. 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.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
32. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON–EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
33. 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 THE OWNER.

PLANTING AND IRRIGATION NOTES

34. ALL CUT AND FILL SLOPES WILL BE PLANTED WITH AN APPROVED GROUND COVER AND PROVIDED WITH AN IRRIGATION SYSTEM AS SOON AS IS PRACTICAL DURING GRADING. IN ADDITION TO THE GROUND COVER PLANTS SHALL BE INSTALLED ON ALL SLOPES. ALL PLANTING SHALL BE OF A TYPE APPROVED BY THE CITY BIOLOGIST.
35. THE PLANS FOR A DESIGNED IRRIGATION SYSTEM FOR FULL COVERAGE OF ALL PORTIONS OF THE SLOPES SHALL BE SUBMITTED AND APPROVED PRIOR TO ROUGH GRADING APPROVAL BY THE CITY BIOLOGIST.
36. PLANTING AND IRRIGATION PLANS FOR SLOPES MUST BE PREPARED AND SIGNED BY A CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
37. FINISH GRADING WILL BE COMPLETED AND APPROVED AND SLOPE PLANTING IRRIGATION SYSTEMS INSTALLED BEFORE OCCUPANCY OF BUILDINGS.

FILL NOTES

38. 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).
39. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557–LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
    A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISH GRAD, AND
    B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISH GRADE
40. FIELD DENSITY SHALL BE DETERMINED BY SAND–CONE METHOD, A.S.T.M. D1557–LATEST VERSION. IN FINE–GRAINED COHESIVE SOILS FIELD DENSITY SHALL BE DETERMINED BY THE DRIVE–CYLINDER METHOD, A.S.T.M. D–2937–LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED 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. [33132.4]
41. 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. [331.8] 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 YARDS 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 FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY SOILS ENGINEER.
43. 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.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
45. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL COMPACTED FILLS.
46. ALL CONCRETE PLACED ON GRADE SHALL BE COLORED TO MATCH NATURAL CONDITIONS ADJACENT TO THE STRUCTURES. SURFACE PAINT IS NOT ACCEPTABLE. ALL COLORS ARE TO BE INCORPORATED INTO THE MIX AND BLENDED UNIFORMLY.
47. FILL PLACED OVER EXISTING TERRAIN 5:1 AND STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
48. FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, TEST D1557–91T OR APPROVED EQUIVALENT. ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

GRADING INSPECTION REQUIREMENTS

49. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH WORK).
    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 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 FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING RECORDS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
    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 SYSTEM INSTALLED. SUBMIT THE REQUIRED "AS–BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
    f. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
    g. FILL INSTALLATION:
       i. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10ft. [3313.2]
       ii. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION FILL.
       iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THE WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30ft> OR RESULTS IN A SLOPE SURFACE STEEPER THE 2 HORIZONTAL 1 VERTICAL [3313.7]
    h. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPES ARE IN PLACE AND h. BEFORE ANY CONCRETE IS POURED
    i. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION i. PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GRADING PLAN NOTES:

50. THE CONTRACTOR SHALL VERIFY ALL EXISTING TOPOGRAPHY AND GRADES PRIOR TO GRADING. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT CIVIL ENGINEER OF ANY DISCREPANCIES OR REQUIRED DESIGN CHANGES SO THE APPROPRIATE CHANGES CAN BE MADE.
51. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITIES AND EASEMENTS ARE ADEQUATELY STAKED PRIOR TO ANY GRADING.
52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES. UNDERGROUND ALERT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
53. THE APPROVED GEOLOGY AND GEOTECHNICAL REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS. COPIES OF THESE REPORTS SHOULD BE MAINTAINED ON SITE DURING SITE DEVELOPMENT.
54. THE PROJECT CIVIL ENGINEER SHALL BE NOTIFIED AND APPROVE ANY DESIGN CHANGES PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
55. ALL RETAINING WALLS ARE UNDER SEPARATE PERMIT. PRIOR TO IMPLEMENTATION DURING SITE DEVELOPMENT.
56. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
57. SOIL ENGINEER SHALL INSPECT FOUNDATION PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

ADDITIONAL NOTES:

58. EXPANSION INDEX TESTING SHOULD BE PERFORMED DURING SITE PREPARATION TO VERIFY AS–GRADED SITE CONDITIONS. THE RESULTS OF THE TESTS AS WELL AS SPECIFIC RECOMMENDATIONS FOR SLAB REINFORCEMENT AND THICKNESS MUST BE SUBMITTED TO THE CITY FOR REVIEW AT THAT TIME.
59. AN EVALUATION OF SOIL CORROSIVITY SHALL BE MADE IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY OF MALIBU'S GEOTECHNICAL GUIDELINES AT THE COMPLETION OF GRADING BY THE PROJECT GEOTECHNICAL CONSULTANT, WHO SHALL PROVIDE APPROPRIATE RECOMMENDATIONS.
60. PRIOR TO FINAL APPROVAL OF THE PROJECT AN AS–BUILT COMPACTION REPORT PREPARED BY THE PROJECT 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 OF ELEVATIONS OF KEYWAYS AND BACKDRAINS, LOCATIONS AND ELEVATION OF ALL REMOVAL BOTTOMS (INCLUDING THE RESULTS OF ALL TESTING PERFORMED TO VERIFY COMPETENT BOTTOMS) AND LOCATIONS AND ELEVATIONS OF ALL RETAINING WALL BACKDRAINS AND OUTLETS. GEOLOGIC CONDITIONS EXPOSED DURING GRADING MUST BE DEPICTED ON AN AS–BUILT GEOLOGIC MAP.
61. THE SURFACE OF THE CUT SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (33% SLOPE) UNLESS A SOILS ENGINEER OR AN ENGINEERING GEOLOGY REPORT STATING THAT A CUT AT A STEEPER SLOPE WILL BE STABLE AND NOT CREATE A HAZARD. PROVIDE A RECOMMENDATION FROM THE PROJECT GEOTECHNICAL ENGINEER GEOLOGIST AND APPROVED BY THE CITY SOILS AND GEOLOGY STAFF. [3312.2].
62. THE EXPORT OF CUT MATERIAL MAY BE REQUIRED TO PRESERVE THE NATURAL TOPOGRAPHY OF THE PROJECT SITE. [MLCP 8.3B, 2] ADD THE FOLLOWING NOTE ON THE PLANS: "CUT MATERIAL MAY ONLY BE EXPORTED TO AN APPROXIMATE LANDFILL OR A SITE PERMITTED TO ACCEPT MATERIAL".
63. MAXIMUM GRADE OF CUT OR FILL [MLCP 8.3D:
    a. 3:1 FOR AREAS CREATED FOR DEVELOPMENT OF STRUCTURES AND OPEN YARD AREAS.
64. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL MAY CONSIST OF EFFECTIVE PLANING, EROSION CONTROL BLANKETS. SOIL STABILIZERS OR OTHER APPROVED MEANS.
65. PROVIDE RIP–RAP OR OTHER REDUCER AT DISCHARGE END OF DRAINS NOT CONNECTED TO A PERMANENT SYSTEM. SHOW DETAIL. [3316.2]
66. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE ENGINEER. WEEKLY STATUS REPORT SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE CITY BUILDING DEPARTMENT.
67. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND WET WEATHER EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVISES SHOWN ON SAID PLANS MUST BE INSTALLED BY NO LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15. [3319.3]
68. ALL RECOMMENDATIONS INCLUDED IN THE CONSULTANT'S SOIL AND GEOLOGY REPORTS MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING SPECIFICATIONS.
69. THE CONSULTING GEOLOGIST MUST APPROVE ROUGH GRADING BY FINAL REPORT. FINAL REPORT MUST INCLUDE AN AS–BUILT GEOLOGIC MAP.
70. THE BUILDING OFFICIAL SHALL APPROVE STOCK PILING OF EXCESS MATERIAL PRIOR TO EXCAVATION.
71. THE FIELD ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
72. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD–TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN–PLACE DENSITY, WETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SOS NOTED FOR EACH TEST.
73. GRADING PERMITS SHALL NOT BE ISSUED BETWEEN NOVEMBER 1 AND MARCH 31 EACH YEAR PER LCP SECTION 17.2.1. PROJECT APPROVED FOR GRADING PERMIT SHALL NOT RECEIVE GRADING PERMITS UNLESS THE PROJECT CAN BE ROUGH GRADED BEFORE NOVEMBER 1.
74. EXPORTED SOIL FROM A SITE SHALL BE TAKEN TO THE COUNTY LANDFILL OR TO A SITE WITH AN ACTIVE GRADING PERMIT AND THE ABILITY TO ACCEPT THE MATERIAL IN COMPLIANCE WITH THE CITY'S LOCAL IMPLEMENTATION PLAN (LIP), SECTION 8.3.
75. PRIOR TO THE PLACEMENT OF CONCRETE SLABS, THE SLAB SUBGRADE SOILS SHALL BE PRE–MOISTENED TO AT LEAST 120% OF THE OPTIMUM MOISTURE CONTENT TO THE DEPTH SPECIFIED BY THE GEOTECHNICAL ENGINEER. THE PRE–MOISTENED SOILS SHOULD BE TESTED AND VERIFIED TO BE BY THE GEOTECHNICAL ENGINEER WITHIN ONE DAY PRIOR TO THE PLACEMENT OF THE MOISTURE BARRIER AND SAND.

CONDITIONS OF APPROVAL

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR ________________ ON ________.

CONTRACTORS NOTE:

THE EARTHWORK QUANTITIES ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE OWNERS, AND ARE FOR BONDING AND PLAN CHECK PURPOSES ONLY. THE YARDAGE FIGURES SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS AND DESIGNED ROUGH GRADE ELEVATIONS. THE CALCULATIONS MAKE NO PROVISIONS FOR STRIPPING, SHRINKAGE, BULKING OR ANY OTHER CONDITION NOT IMPLIED. FOR THIS REASON, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER AND GEOLOGIC INVESTIGATIONS, AND TO DETERMINE FOR HIMSELF, THE QUANTITIES OF EARTH MOVING THAT WILL BE REQUIRED TO COMPLETE THIS PROJECT.

STARTING DATE 30 DAYS AFTER PERMIT ISSUANCE ,2024

COMPLETION DATE 90 DAYS AFTER PERMIT ISSUANCE ,2024

SCOPE OF WORK:

REMEDIAL GRADING PLAN

PUBLIC WORKS DEPARTMENT GENERAL 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 A 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, AND/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, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS 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 CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER 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 TO 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 AND/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 NDPES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE.
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 EASEMENTS 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:
    CUT: 186 CU. YDS. FILL: Ø CU. YDS.
    EXPORT: 186 CU. YDS. IMPORT: Ø CU. YDS.
20. GROSS LOT AREA: Ø ACRES/SQ. FT.
    NET LOT AREA: Ø ACRES/SQ. FT.
    PROPOSED IMPERMEABLE COVERAGE: Ø SQ. FT.
    MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE: Ø SQ. FT.
    TOTAL DISTURBED AREA: 2,564 SQ. FT.
    FLOOD ZONE ON FIRM: Ø BASE FLOOD ELEVATION: Ø FT.
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 STANDARD LABEL TEMPLATE.

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

PERCENTAGES:

UP TO ¼ ACRE:	45% OF THE NET AREA
¼ ACRE TO ½ ACRE:	35% OF THE NET AREA
½ ACRE OR MORE	30% OF THE NET AREA
	UP TO A MAX. OF 25,000 SQ.FT. PER PARCEL.

PROPOSED IMPERMEABLE COVERAGE:

N/A

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: 7049 BIRDVIEW AVE.

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					186	186
Fill						
Total					186	186
Import						
Export					186	186

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: LENNIE LISTON
PRINT NAME

SIGN NAME

DATE: DECEMBER 18, 2024

REGISTERED PROFESSIONAL ENGINEER LEONARD I. LISTON III No. 93123 CIVIL STATE OF CALIFORNIA

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

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO.: ________ DATE: ________

PROFESSIONAL GEOLOGIST No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 GEOTECHNICAL STATE OF CALIFORNIA

LEGAL DESCRIPTION	7049 BIRDVIEW DR. APN: 4468–016–004 BK. 57, PGS. 40–41
OWNERS/BUILDER	MICHAEL CUSUMANO C/O CUSUMANO REAL ESTATE GROUP 101 S. FIRST STREET, #400 BURBANK, CA. 91502
ARCHITECT	N/A
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497–1244 (818) 991–7148 CONTACT: JORGE ACEVEDO
GEOTECHNICAL	CAL WEST GEOTECHNICAL 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497–1244 (818) 991–7148 REPORT # 6306 REPORT DATE: 08–25–2023 CONTACT: ELI KATIBAH RUBEN HARO
GEOLOGIST	LAND PHASES INC. 5158 COCHRAN ST. SIMI VALLEY, CA. 93063 (805) 522–5174 REPORT # LP1756 REPORT DATE: 07–25–2023 CONTACT: JAKE HOLT
SURVEYOR	CHRIS NELSON & ASSOCIATES, INC. 28118 AGOURA RD. STE. 100 AGOURA HILLS, CA. 91301 (818) 991–1040

SHEET INDEX

1.0	COVER SHEET
2.0	OVERALL REMEDIAL GRADING PLAN
2.1	ENLARGED REMEDIAL GRADING PLAN
3.0	CROSS SECTIONS
3.1	DETAILS
3.2	DETAILS

WITHOUT ENGINEER'S SEAL AND WET SIGNATURE, THESE PLANS (THIS SHEET AND ALL ATTACHED SHEETS) ARE CONSIDERED PRELIMINARY, UNAPPROVED AND NOT FOR CONSTRUCTION.



VICINITY MAP

Received
April 8, 2026
Planning Dept.

811
Know what's below.
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8 1 1
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ATTACHMENT 3

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REGISTERED PROFESSIONAL ENGINEER LEONARD I. LISTON III No. 93123 CIVIL STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.
COVER SHEET

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 1.0

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LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

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PROJECT NO. _____ DATE _____

PROFESSIONAL GEOLOGIST JACOB W. HOOT No. 2282 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

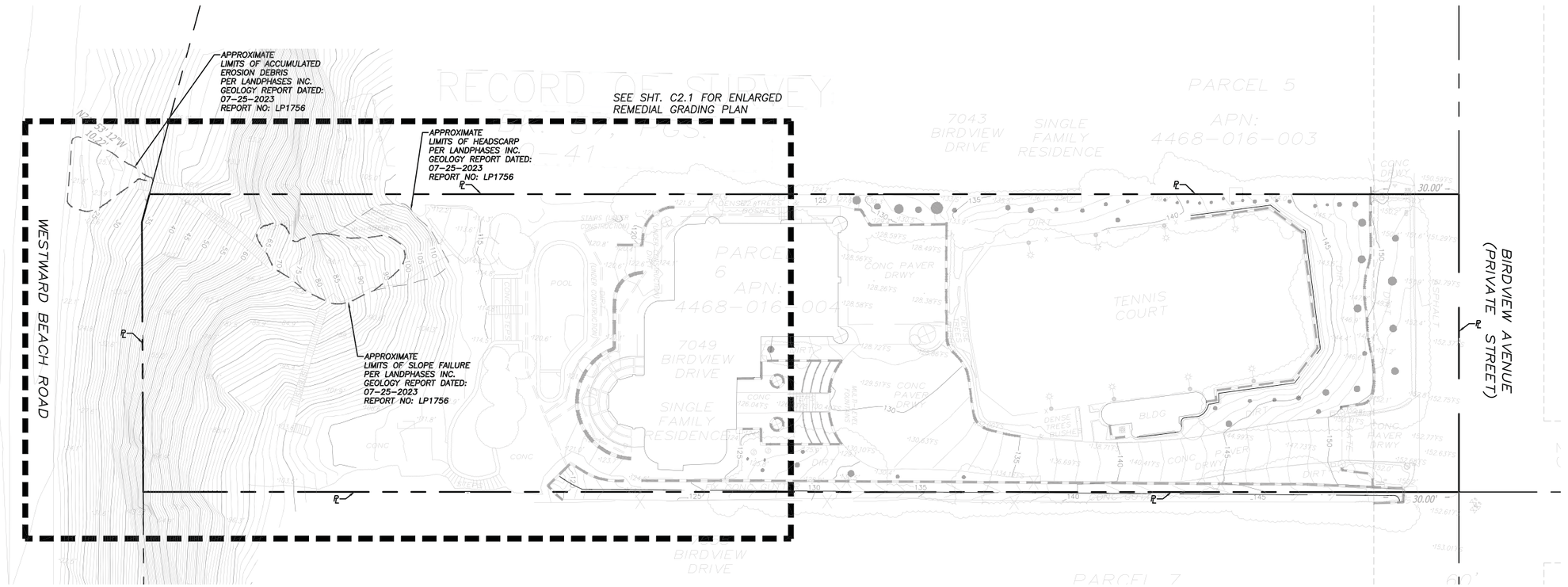
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(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No.2990 GEOTECHNICAL STATE OF CALIFORNIA



SCALE: 1"=20'
0 20 40 60

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

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REGISTERED PROFESSIONAL ENGINEER JORGE ALEJANDRO ACEVEDO No. 63023 CIVIL STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

OVERALL REMEDIAL GRADING PLAN

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342

SHEET
C 2.0

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LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

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PROJECT NO.: _____ DATE: _____

JACOB W. HOLT — No. 2782 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA

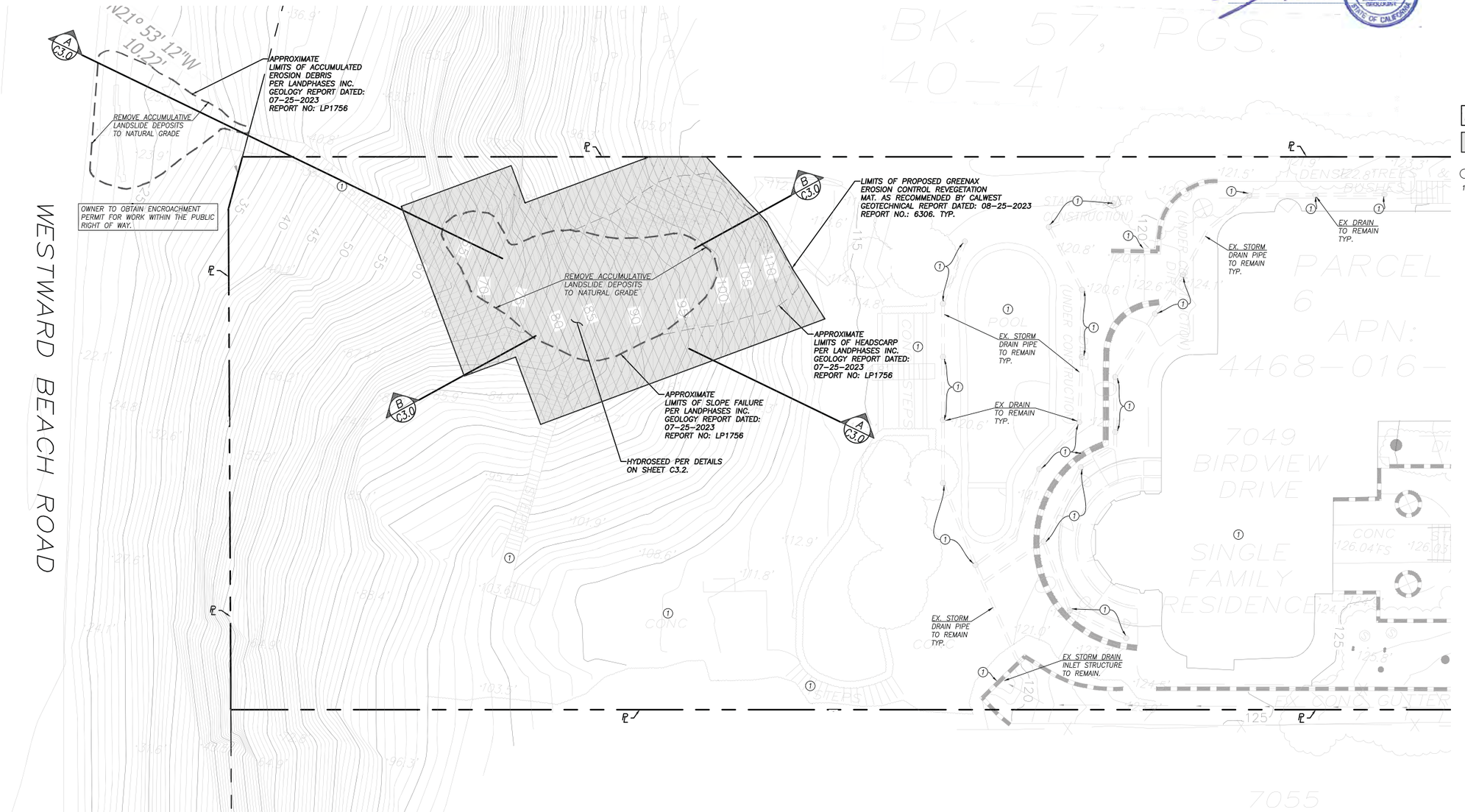
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RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER — RUBEN HARO — No.2990 — GEOTECHNICAL — STATE OF CALIFORNIA



LEGEND

P.	PROPERTY LINE
NG	NATURAL GRADE
	EXISTING SPOT ELEVATIONS
	INDICATES PROPOSED GREENAX EROSION CONTROL MAT PER DETAILS 1 & 2, SHT. C3.1
	INDICATES PROPOSED HYDROSEEDING PER DETAILS ON SHEET C3.2

CONSTRUCTION NOTES

1. EXISTING TO REMAIN

SCALE: 1"=10'
0 10 20 30

NOTE TO CONTRACTOR

CONTRACTOR TO VERIFY THE LOCATIONS OF ALL PROPOSED STRUCTURES, ELEVATIONS, AND DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT PROJECT ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

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REGISTERED PROFESSIONAL ENGINEER — JORGE ACEVEDO — No. 63303 — CIVIL — STATE OF CALIFORNIA

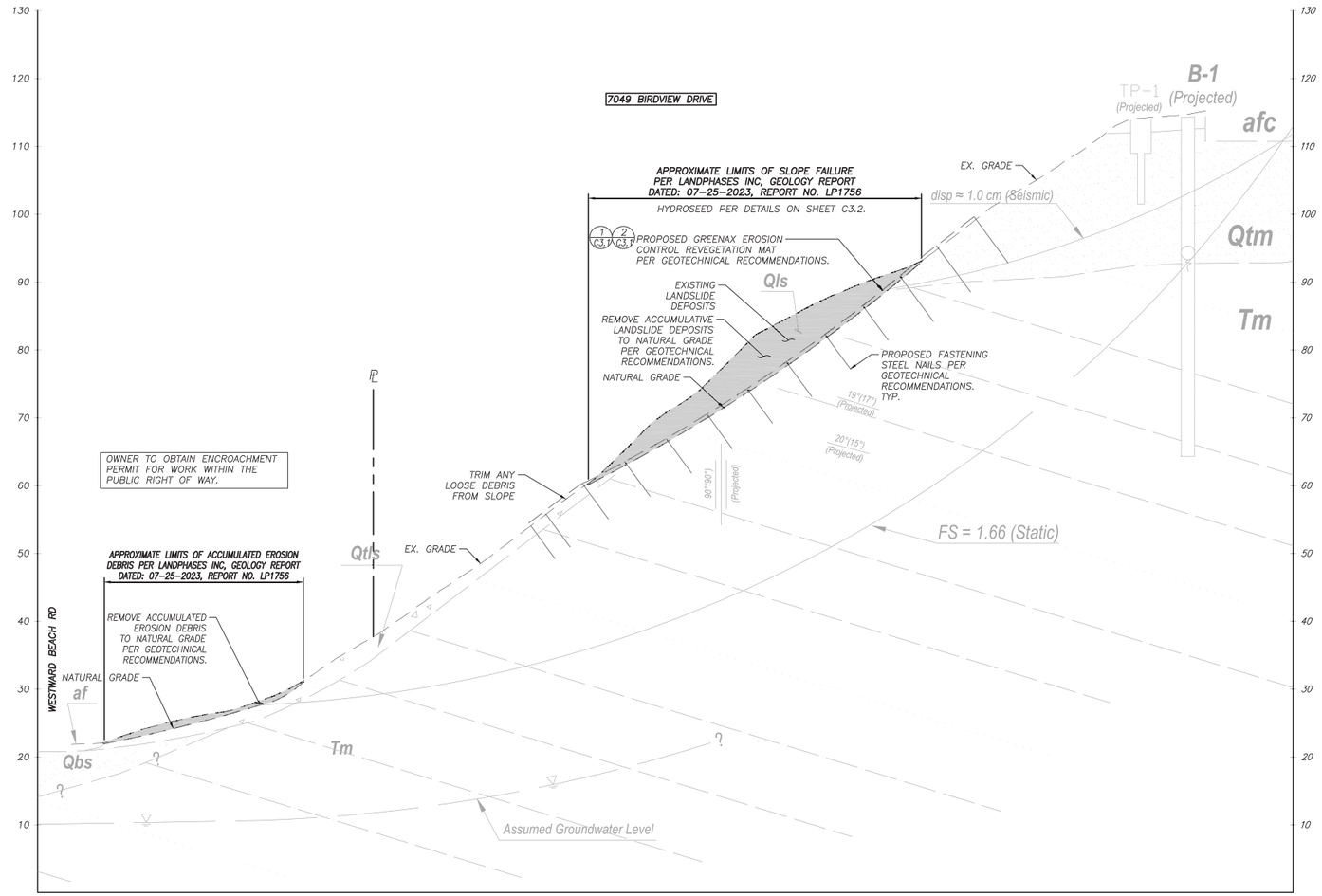
REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

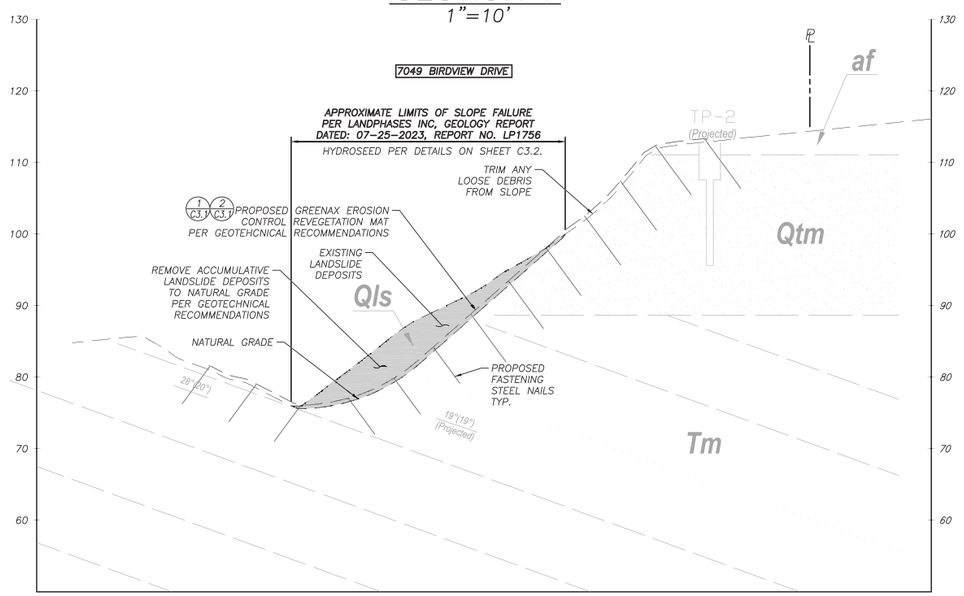
ENLARGED REMEDIAL GRADING PLAN

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 2.1

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SECTION A
1"=10'



SECTION B
1"=10'

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
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(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDA-TIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

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FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. AT LEAST 48 HOURS IN ADVANCE AT (805) 522-5174.

PROJECT NO.: DATE:

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REGISTERED PROFESSIONAL ENGINEER
JORGE A. ACEVEDO
No. 63583
CIVIL
STATE OF CALIFORNIA

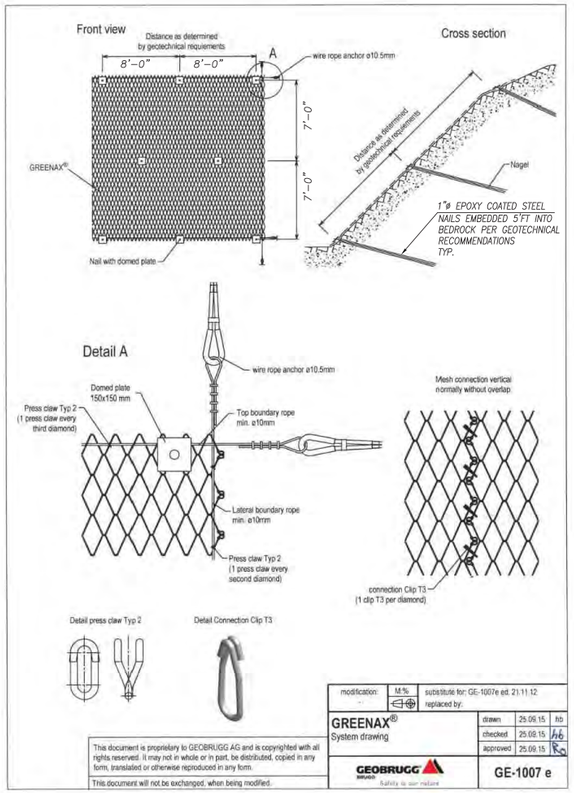
REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

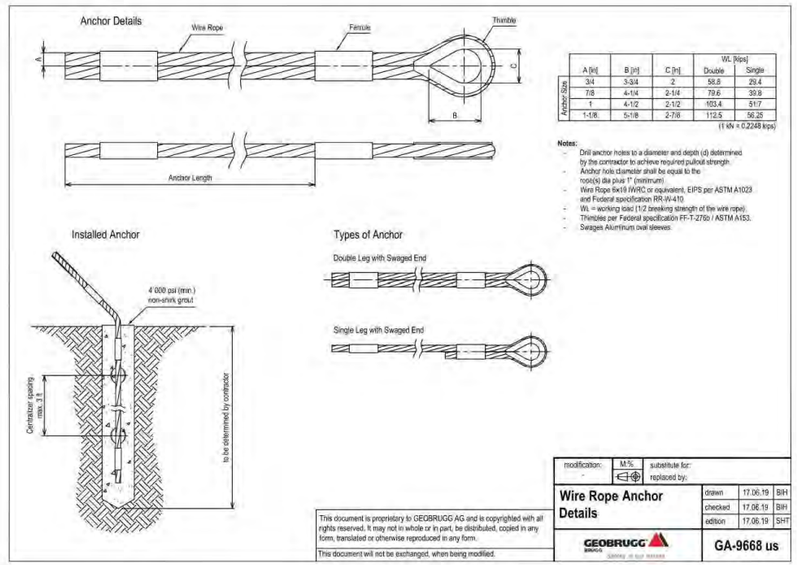
CROSS SECTIONS

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 3.0

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DETAIL NO. 1 *GREENAX SYSTEM*
N.T.S.



DETAIL NO. 2 *WIRE ROPE ANCHOR*
N.T.S.

LAND PHASES, INC.
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PROJECT NO: _____ DATE: _____

JACOB W. HOLLOWAY No. 2392 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

FOR SITE VISITS DURING CONSTRUCTION
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RUBEN HARO GE2990

CAL WEST GEOTECHNICAL

REGISTERED PROFESSIONAL ENGINEER RUBEN HARO No. 2990 GEOTECHNICAL STATE OF CALIFORNIA

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REGISTERED PROFESSIONAL ENGINEER JORGE ACEVEDO No. 83583 CIVIL STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

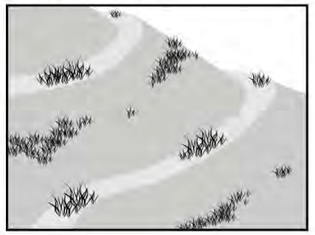
CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

DETAILS

DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	C 3.1

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Hydroseeding EC-4



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-3 Hydraulic Mulch
EC-5 Soil Binders
EC-6 Straw Mulch
EC-7 Geotextiles and Mats
EC-8 Wood Mulching
EC-14 Compost Blanket
EC-16 Non-Vegetative Stabilization

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, and water with the possible addition of tackifier, compost, mycorrhizae inoculant, fertilizer, and/or soil conditioner, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface and temporary erosion control is established by means of the mulch component.

Suitable Applications

Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g., EC-7, Geotextiles and Mats) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

Typical applications for hydroseeding include:

- Disturbed soil/graded areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
- Cleared and graded areas exposed to seasonal rains or temporary irrigation.
- To vegetate swales and earthen berms.

Hydroseeding EC-4

- Areas not subject to heavy wear by construction equipment or high traffic.

Limitations

- Availability of hydroseeding equipment may be limited just prior to the rainy season and prior to storms due to high demand.
- Hydraulic seed should be applied with hydraulic mulch or a stand-alone hydroseed application should be followed by one of the following:
  - Straw mulch (see Straw Mulch EC-6)
  - Rolled erosion control products (see Geotextiles and Mats EC-7)
  - Application of Compost Blanket (see Compost Blanket EC-14)

  Hydraulic seed may be used alone only on small flat surfaces when there is sufficient time in the season to ensure adequate vegetation establishment and coverage to provide adequate erosion control.
- Hydraulic seed without mulch does not provide immediate erosion control.
- Temporary seeding may not be appropriate for steep slopes (i.e., slopes readily prone to rill erosion or without sufficient topsoil).
- Temporary seeding may not be appropriate in dry periods without supplemental irrigation.
- Temporary vegetation may have to be removed before permanent vegetation is applied.
- Temporary vegetation may not be appropriate for short term inactivity (i.e., less than 3-6 months).
- Vegetation may not establish when hydroseed is applied to very compact soils.
- Mulch may inhibit germination when applied at high rates.
- This BMP consists of a mixture of several constituents (e.g., fibers/mulches, tackifiers, and other chemical constituents), some of which may be proprietary and may come pre-mixed by the manufacturer. The water quality impacts of these constituents are relatively unknown, and some may have water quality impacts due to their chemical makeup. Additionally, these constituents may require non-visible pollutant monitoring. Refer to specific chemical properties identified in the product's Safety Data Sheet (SDS), although, note that not all SDS's provide ecological information; products should be evaluated for project-specific implementation by the QSD. Refer to fact sheet EC-05, Soil Binders, for further guidance on selecting soil binders.

Implementation

In order to select appropriate hydraulic seed mixtures, an evaluation of site conditions should be performed with respect to:

Hydroseeding EC-4

- Soil conditions
- Site topography and exposure (sun/wind)
- Season and climate
- Vegetation types
- Maintenance requirements
- Sensitive adjacent areas
- Water availability
- Plans for permanent vegetation

The local office of the U.S.D.A. Natural Resources Conservation Service (NRCS), Resource Conservation Districts and Agricultural Extension Service can provide information on appropriate seed mixes.

The following steps should be followed for implementation:

- Where appropriate or feasible, soil should be prepared to receive the seed by disking or otherwise scarifying (See EC-15, Soil Preparation) the surface to eliminate crust, improve air and water infiltration and create a more favorable environment for germination and growth.
- Avoid use of hydraulic seed in areas where the BMP would be incompatible with future earthwork activities.
- Hydraulic seed can be applied using a multiple step or one step process.
  - In a multiple step process, hydraulic seed is applied first, followed by mulch or a Rolled Erosion Control Product (RECP).
  - In the one step process, hydraulic seed is applied with hydraulic mulch in a hydraulic matrix. When the one step process is used to apply the mixture of fiber, seed, etc., the seed rate should be increased to compensate for all seeds not having direct contact with the soil.
- All hydraulically seeded areas should have mulch, or alternate erosion control cover to keep seeds in place and to moderate soil moisture and temperature until the seeds germinate and grow.
- All seeds should be in conformance with the California State Seed Law of the Department of Agriculture. Each seed bag should be delivered to the site sealed and clearly marked as to species, purity, percent germination, dealer's guarantee, and dates of test. The container should be labeled to clearly reflect the amount of Pure Live Seed (PLS) contained. All legume seed should be pellet inoculated. Inoculant sources should be species specific and should be applied at a rate of 2 lb of inoculant per 100 lb seed.
- Commercial fertilizer should conform to the requirements of the California Food and Agricultural Code, which can be found at: http://www.leginfo.ca.gov/.html/fac_table_of_contents.html. Fertilizer should be pelleted or granular form.
- Follow up applications should be made as needed to cover areas of poor coverage or germination/vegetation establishment and to maintain adequate soil protection.
- Avoid over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Hydroseeding EC-4

- Additional guidance on the comparison and selection of temporary slope stabilization methods is provided in Appendix F of the Handbook.

Costs

Average cost for installation and maintenance may vary from as low as $2,400 per acre for flat slopes and stable soils, to $5,200 per acre for moderate to steep slopes and/or erosive soils. Cost of seed mixtures vary based on types of required vegetation.

BMP	Installed Cost per Acre
Hydraulic Seed	$2,400-$5,200

Source: Cost information received from individual product manufacturers solicited by Geosyntec Consultants (2004). Adjusted for inflation (2016 dollars) by Tetra Tech, Inc.

Inspection and Maintenance

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Areas where erosion is evident should be repaired and BMPs re-applied as soon as possible. Care should be exercised to minimize the damage to protected areas while making repairs, as any area damaged will require re-application of BMPs.
- Where seeds fail to germinate, or they germinate and die, the area must be re-seeded, fertilized, and mulched within the planting season, using not less than half the original application rates.
- Irrigation systems, if applicable, should be inspected daily while in use to identify system malfunctions and line breaks. When line breaks are detected, the system must be shut down immediately and breaks repaired before the system is put back into operation.
- Irrigation systems should be inspected for complete coverage and adjusted as needed to maintain complete coverage.

References

Soil Stabilization BMP Research for Erosion and Sediment Controls: Cost Survey Technical Memorandum, State of California Department of Transportation (Caltrans), July 2007.

Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Guidance Document: Soil Stabilization for Temporary Slopes, State of California Department of Transportation (Caltrans), November 1999.

LAND PHASES, INC.
PLAN REVIEW AND APPROVAL

THIS PLAN HAS BEEN REVIEWED AND APPEARS TO BE IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR ENGINEERING GEOLOGIC REPORT(S) REGARDING THE SUBJECT PROPERTY AND THE PROPOSED PROJECT.

FOR GEOLOGIC SITE OBSERVATIONS REQUIRED DURING GRADING AND/OR CONSTRUCTION, PLEASE NOTIFY LAND PHASES, INC. 48 HOUR NOTICE AT (805) 522-5174.

PROJECT NO.: DATE:

JACOB W. POOL — No. 2282 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA

FOR SITE VISITS DURING CONSTRUCTION
CAL WEST GEOTECHNICAL REQUIRES A
48 HOUR NOTICE
(818) 991 7148
(805) 497 1244

THIS PLAN HAS BEEN REVIEWED AND APPEARS IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT(S)

JOB NO. 6306 DATE 12/18/24

RUBEN HARO GE2990
CAL WEST GEOTECHNICAL

REGISTERED GEOLOGIST — RUBEN HARO — No. 2990 — CERTIFIED ENGINEERING GEOLOGIST — STATE OF CALIFORNIA

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CIVIL • STRUCTURAL • GEOTECHNICAL
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengrupinc.com • info@lcengrupinc.com

REGISTERED PROFESSIONAL ENGINEER — LUIS C. CARRILLO — No. 63363 — CIVIL — STATE OF CALIFORNIA

REV#	DATE	SUBMITTAL/REVISION

CUSUMANO
7049 BIRDVIEW AVE.
MALIBU, CA.

DETAILS

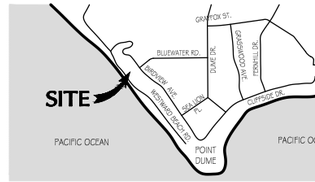
DATE:	12/17/24
SCALE:	N.T.S.
DRAWN:	JA
JOB NO:	8342
SHEET	

C 3.2

811 DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
Know what's below. Call before you dig.
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

X:\LLC GROUP\Civil\2025\8342\8342 Cusumano\Civil\DWG\Set\Set 13.0.dwg Dec 18, 2024, 8:37pm Jorge Acevedo





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF MALIBU, IN THE COUN
OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT,
COUNTY OF LOS ANGELES, COUNTY OF CALIFORNIA, AS CONFIRMED TO MATTHEW
IN BOOK 1, PAGE 407 ET SEQ. OF PATENTS, IN THE OFFICE OF THE COUNTY RECO
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF ROAD EASEMENT NO. 1 (BIRDVIEW A
DECLARATION OF EASEMENTS FILED FOR RECORD AUGUST 21, 1946 AS INSTRUM
23683, PAGE 17 OF OFFICIAL RECORDS, SAID POINT OF BEGINNING BEING SOUTH
FEET FROM THE NORTHWESTERLY EXTREMITY OF THAT CERTAIN COURSE DESCRIBE
AS "SOUTH 37°29'00" EAST 407.20 FEET"; THENCE FROM SAID POINT OF BEGINNI
105.00 FEET ALONG SAID CENTERLINE OF BIRDVIEW AVENUE AND BLUEWATER ROA
WEST 464.13 FEET; THENCE NORTH 37°45'41" WEST 95.20 FEET; THENCE NORTH
THENCE NORTH 52°31'00" EAST 461.94 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTA
SURFACE OF SAID PROPERTY BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVID
OCTOBER 7, 1946 IN BOOK 23749, PAGE 339 OF OFFICIAL RECORDS.

ABOVE DESCRIBED LAND IS SHOWN AS PARCEL 6 ON A RECORD OF SURVEY FILED
41 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID

ASSESSORS MAP: 4468-016-004

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE S
ZONE 5, EPOCH 2010.00.

THE MAPPING ANGLE TO THE PID (POINT NO. 201), IS -0°27'40.36".

DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE GRID DISTANCES OF THE CA
SYSTEM OF 1983, ZONE 5 IN U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES,
DISTANCE BY THE SCALE FACTOR 1.000005498.

BENCHMARK:

BM. NO. DY-5438 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

USGS MON 1 FOOT UP 59 FEET N/O C/L PACIFIC COAST HWY ± 125 FEET E/O C/L H
FEET W/O C/L DRIVEWAY TO HOUSE #29127 MKD (R 48 1928 RESET 1937) MKR F

ELEVATION = 208.527 FEET (ADJUSTMENT 2020)

NOTES:

1. TOPOGRAPHY FROM ORTHOMOSAIC AND BOUNDARY SHOWN HEREON WAS CO
CHRIS NELSON & ASSOCIATES, INC. FEATURES SHOWN ON ORTHOMOSAIC ARE
APPROXIMATE AND FOR PICTORIAL PURPOSES ONLY AND HAS BEEN UPDATED B
REFLECT FEATURES PREVIOUSLY OMITTED BY CHRIS NELSON & ASSOCIATES, IN

2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EXISTING E
SHOWN HEREON.

3. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PRO

4. TREE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.

5. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPO
THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VER
FINAL DESIGN.

6. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS
THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY O
PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FO
CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE EL
THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MU
ORIGINAL AND CORRECT SURVEY INFORMATION. EPOCH PROJECTS, INC., SHALL
ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS
FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

LINETYPES LEGEND:

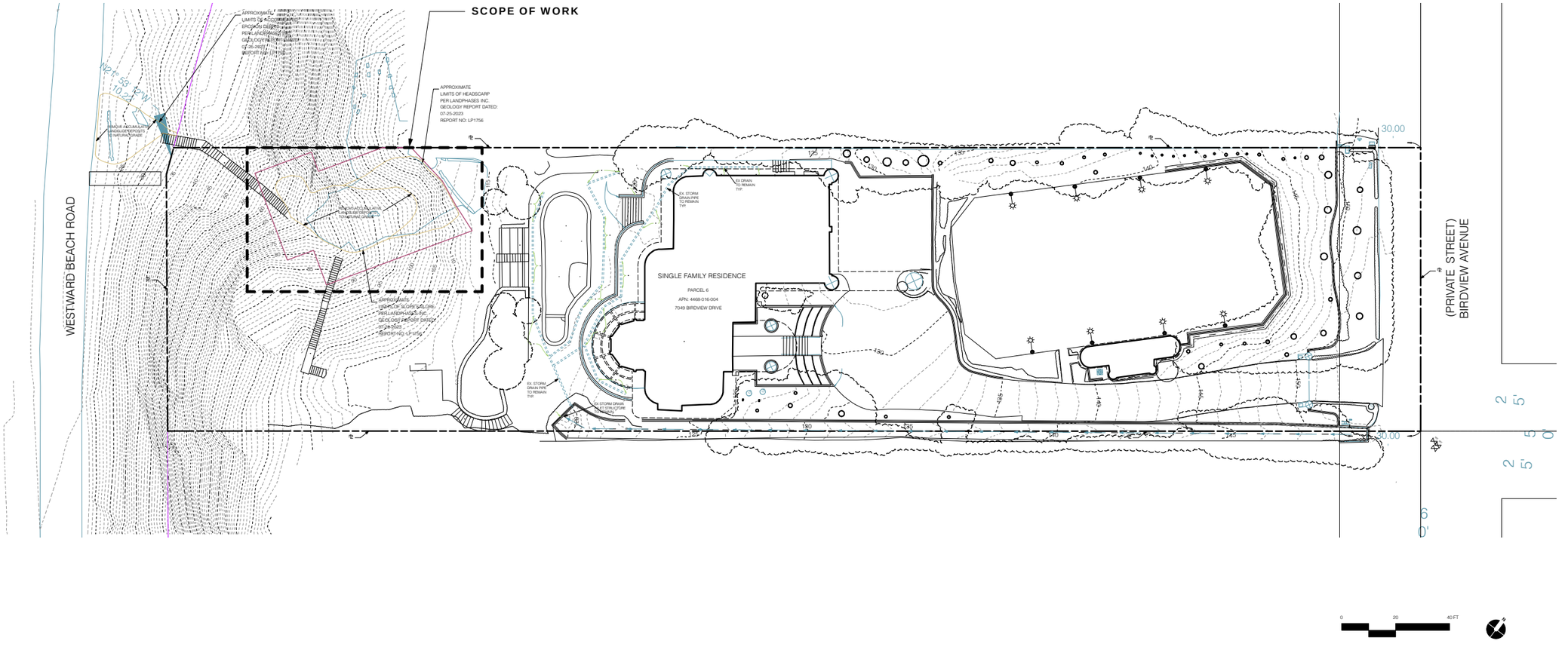
- INDEX CONTOUR
- PROPERTY LINE
- LOT LINE
- EASEMENT/DEDICATION LINE
- CURB
- FLOW LINE
- EDGE OF GUTTER
- GATE
- BUILDING OVERHANG
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- WALL
- BUSH/BRUSH LINE
- TREE LINE

N

7049 BIRDVIEW AVE

Malibu, CA 90265





Project Description

Planting and irrigation for proposed landslide mitiga

Project Details

project address:	7049 Birdview Avenue Malibu, CA 91502
owner:	Dr. Michael Cusumano
assessors number:	4468-016-004
zoning:	SFM
total proposed landscape area:	2,564 SF low water use - 2,564 SF med water use - 0 SF high water use - 0 SF
total irrigated landscape:	2,564 SF
water supply type:	potable
water municipality:	Los Angeles Waterworks D

Consultants

architect:	N/A
civil engineer:	LC Engineering Group, IN 889 Pierce Court, Suite 10 Thousand Oaks, CA 9136 p: 805.497.1244 P:818.9 contact: Jorge Acevedo
geotechnical:	Cal West Geotechnical 889 Pierce Court, Suite 10 Thousand Oaks, CA 9136 p: 805.497.1244. P:818.9 Report# 6306 Report date: 08-25-2023 contact: Eli Katibah Ruben
geologist:	Land Phases INC. 5158 Cochran St. Simi Valley, CA. 93063 p: 805.522. 5174 Report# LP1756 Report date: 07-25-2023 contact: Jake Holt
landscape:	Barefoot Design, Inc. 1187 Coast Village Road, Santa Barbara, CA 93108 p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L1.00	Irrigation Plan
L1.01	Irrigation Details
L2.00	Planting Plan
L2.01	Planting Details

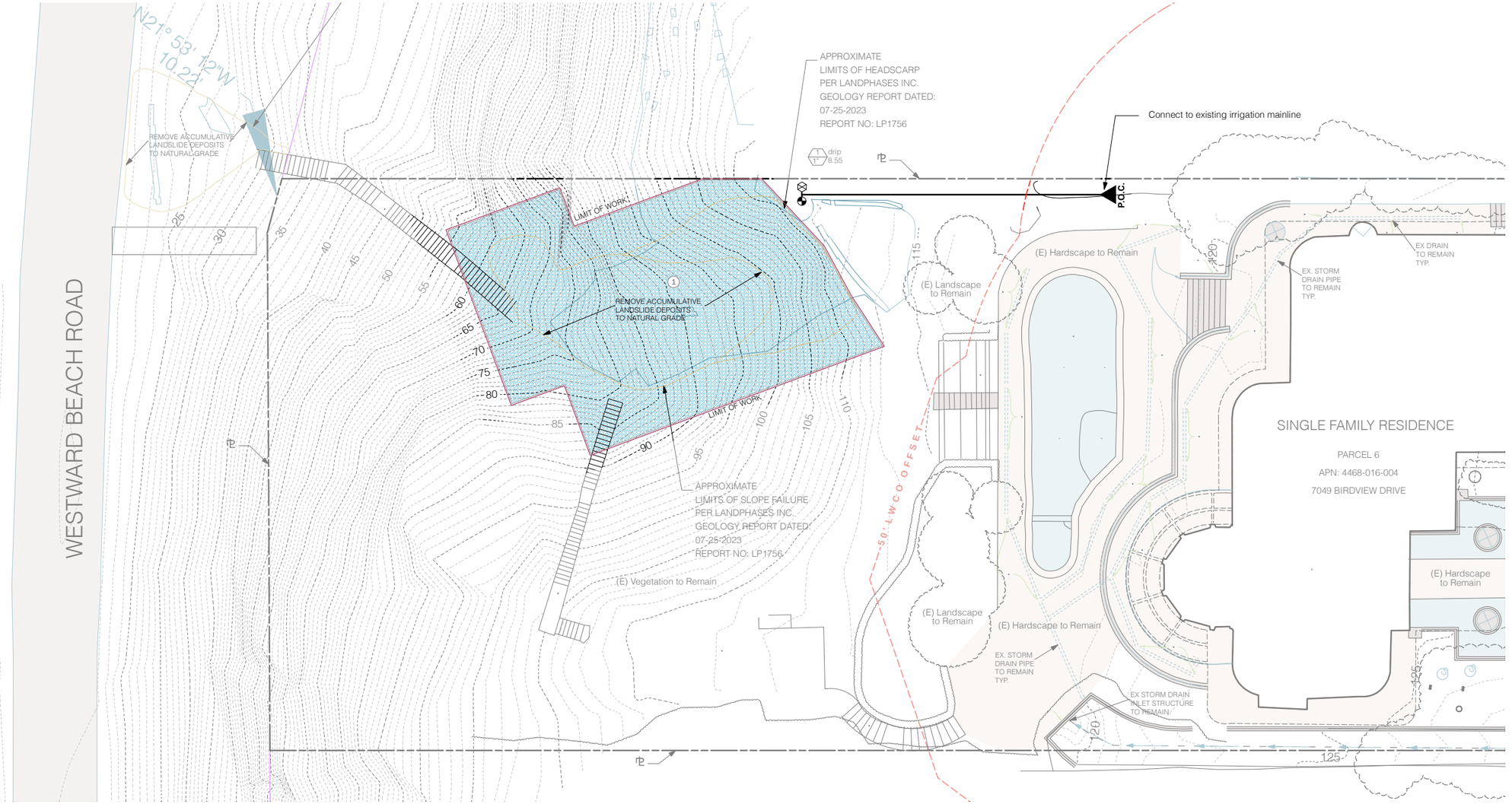
Statement of Compliance

I have complied with the criteria of the Landscape Conservation Ordinance and applies them for the e water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Arc



Valve Identification

valve number — # type — valve type
valve size — 1" flow — valve flow rate

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200

Irrigation Legend

symbol	description	manufacture / model	symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC		drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	irrigation lateral	see Lateral Line Sizing			

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Erosion Control Planting	2,564 SF	L	Full Sun

Project Information

Total Landscaped Area (Proposed): 2,564 SF
Landscape Area with Low Water: 2,564 SF
Landscape Area with Med Water: 0 SF
Landscape Irrigated with High Water Use: 0 SF

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA (Including Pool)	2564	
SLA	0	
ETAF	0.55	
MAWA (Gallons)		**35,498**
MAWA (Inches per sq.ft.)		22.2
MAWA (Inches per DAY)		0.06

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.55 x LA) + (0.3 x SLA)]

Definitions:

Eto	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area

Estimated Total Water Use:

ETo	40.6	
PFxHA (see chart)	512.8	
HA (same as LA)	2564	
IE (see chart)	0.81	
SLA	0	
ETWU (Gallons)		**15,936**
ETWU (Inches per sq.ft.)		10.0
ETWU (Inches per DAY)		0.03

Estimated Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA)/IE) +SLA]

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	HA	PF x HA
1	Erosion Control Planting	Low	0.2	Temp drip	0.81	2564	512.8
				Totals:	**0.81**	**2564**	**512.8**

Average System IE (IE is a derivative of DU defined as IE = DU x IME. Where IME= Irrigation Management Efficiency

Irrigation Notes

1. This system is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible.

2. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the contractor must assume full responsibility for all revisions necessary.

3. Irrigation system is designed assuming a static water pressure of approximately 70 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection.

4. It is the intent of this plan to provide adequate irrigation to all planting areas, prevent run-off, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U)

Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas and MWELO compliance.

5. Emitter shall be located on grade and staked a maximum of six inches from the center of plant, or edge of rootball, whichever is greater.

6. All piping installed under pathways or paved areas, through walls or footings shall be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe and any couplings in the sleeve. Provide (2) extra 2" sleeves in all locations where mainline or lateral line crosses under paving greater than 3' in dimension.

7. Irrigation lines shall be buried at the following minimum depths: PVC pressure mainline:18" PVC lateral line:12"

8. Irrigation Contractor shall adjust flow control for proper performance and valve longevity.

9. Pressure regulating devices shall be installed where necessary to ensure the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

10. Flush valves shall be installed at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

11. Check valves shall be installed at low points on irrigation line to prevent leakage.

12. All planting areas shall be provided with a 3" thickness of mulch, samples to be provided to owner's representative.

13. No lawn or landscape irrigation with potable water allowed apart from the hours of 8:00PM and 8:00AM. Except for hand held hose equipment with a positive shut-off nozzle.

14. Irrigation water shall not run off landscaped areas to adjacent property, adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

15. All irrigation emission devices will meet the criteria set forth by MWELO section 492.7(a)(1)(M) and shall be installed per manufacturer's recommendations.

16. All irrigation piping and equipment to be purple in color and to be field or factory marked "CAUTION: NON-POTABLE RAINWATER, DO NOT DRINK." All irrigation piping to be purple reclaimed water pipe.

17. A manual indicating layout of irrigation system and manufacturer instructions for all equipment and procedures shall be provided to the owner at completion of project.

18. Certifcate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to final occupancy.

19. Landscape Constractor shall clean up on a daily basis per Owner's representative's approval.

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

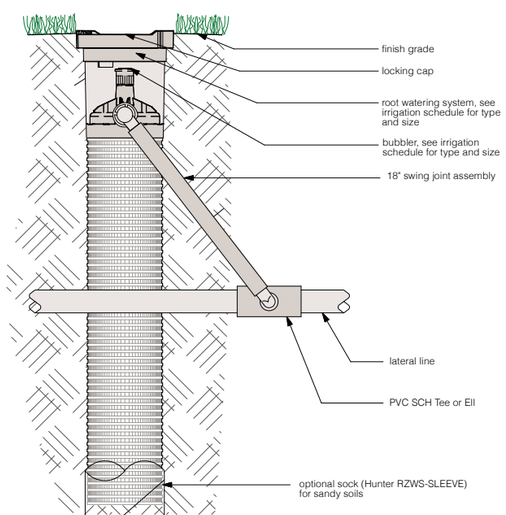
Emitter Legend

plant material
flatted groundcover

equipment
Microspray Emitters

Valve Identification

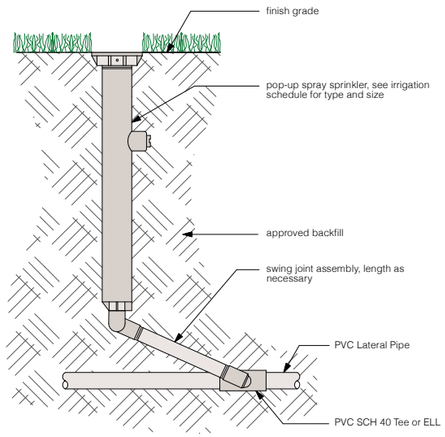
valve number
type
valve type



NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

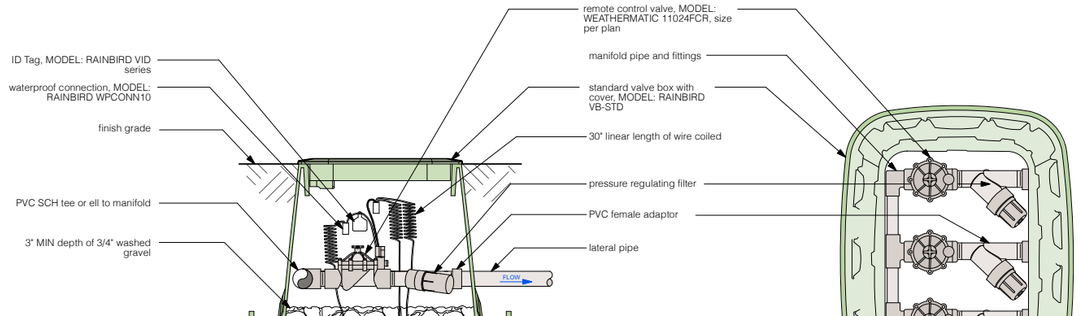
7 Root Watering System

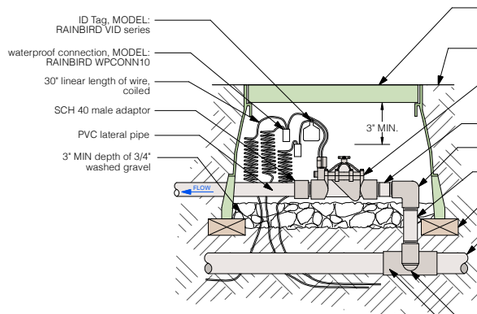
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6 Spray Head

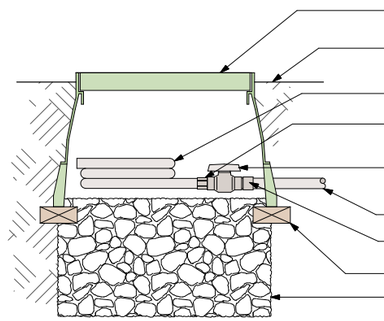
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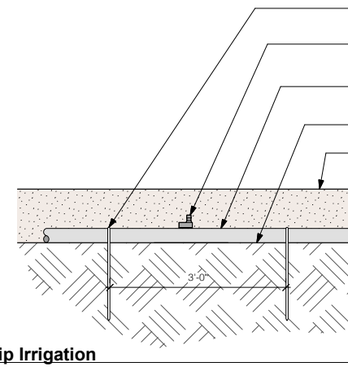


notes:
see plans, legend and specifications for additional installation notes

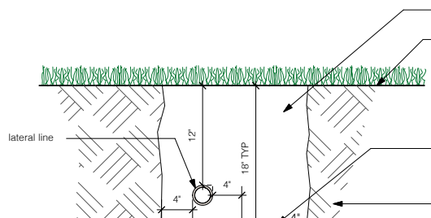
4 Valve Assembly

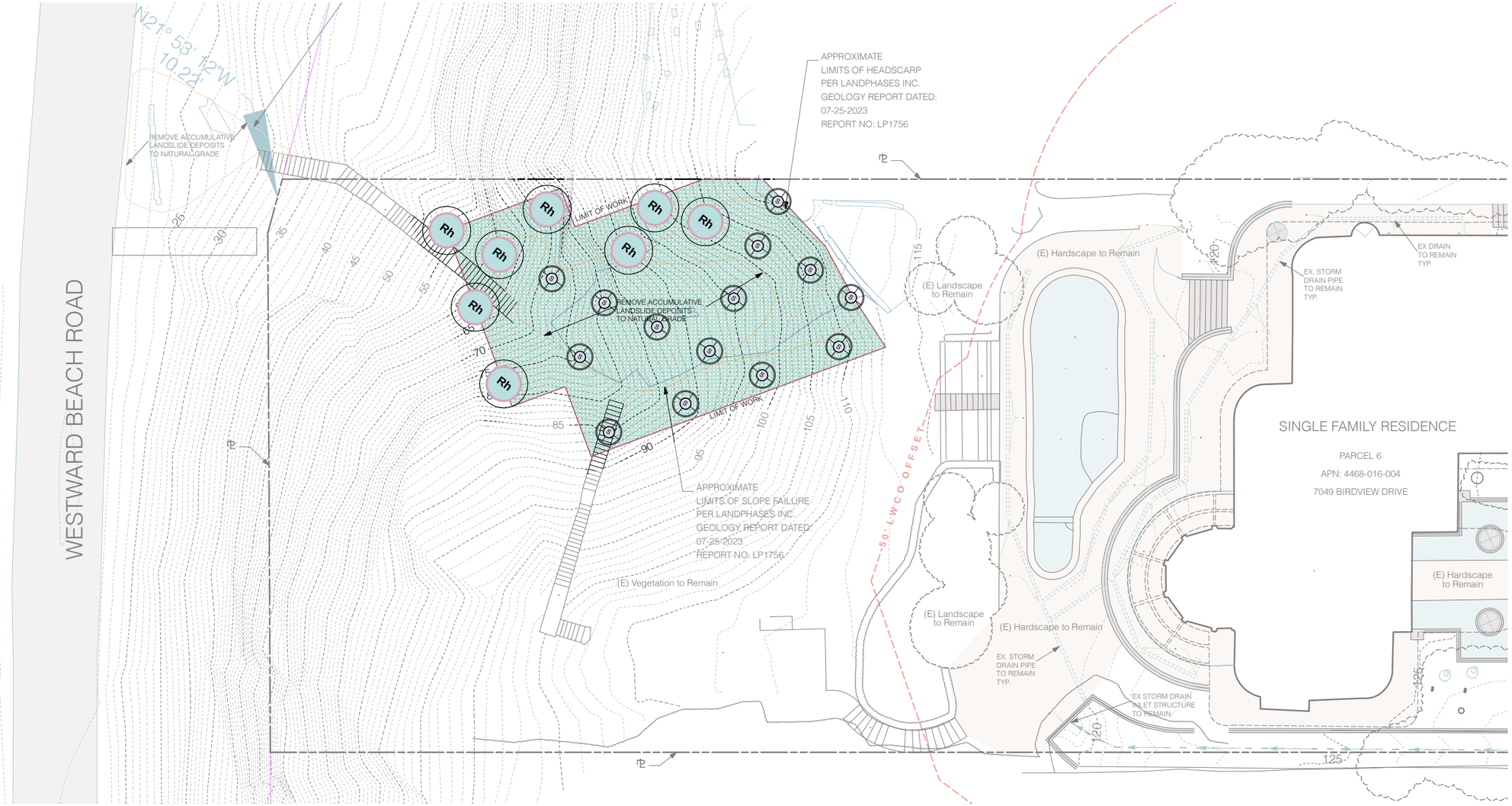


3 Manual Flush Valve



2 Drip Irrigation





Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
S	*Salvia leucophylla*	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any gi consideration to the plant materials future growth.

17. Restoration areas are to be revegatated using a combination of native seed mix and container plants. Container p planted at the corners and center in a grid of 15'-0" x 15'-0" alternating squares. Adjacent squares will alternate betwe and a square with seed mix and the container plants at corners and center. See detail 3, L2.01.

18. Container plants within revegation zones are to have a temporary irrigation system. Irrigation to be used in the first is to be removed when revegetation is complete and no further irrigation is needed.

Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
S	*Salvia leucophylla*	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Artemisia californica	California Sage Brush
Bromus carinatus	California Brome
Bromus carinatus 'Cucamonga'	Cucamonga Brome
Camissoniopsis cheiranthifolia	Beach Evening Primrose
Clarkia purpurea	Wine Cup Clarkia
Encelia californica	Bush Sunflower
Eriogonum cinerum	Coastal Buckwehat
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lasthenia glabrata	Goldfields
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	Coast Range Melic
Mimulus aurantiacus longiflorus	Sticky Monkey Flower
Penstemon spectablis	Royal Penstemon
Stipa lepida	Foothill Needle Grass
Stipa pulchraPurple	Needle Grass
Verbena lasiostachys	Common Vervain

General Notes:

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

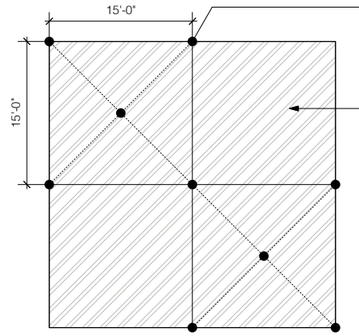
12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.



Note:
1. container plants shall be planted at the corners and center of a grid of alternating 15'-0" x 15'-0" squares.

2. Squares will alternate between the seed mix alone and a square with seed mix and container plants at the corner and center.

2 Revegetation Area Plant Layout



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

PLANNER: To Be Assigned

PROJECT DESCRIPTION: Follow-up CDP for slope repair

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

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

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

Courtney McCammon 4/3/25

Signature Date

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

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

ATTACHMENT 4

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)	Sara Laws, Studio N34 sara@studion34.com		
Project Address:	**7049 BIRDVIEW AVE** Malibu, CA 90265		
Planning Case No.:	CDP 25-015		
Project Description:	Follow-up CDP for slope repair		
Date of Review:	April 3, 2025		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/25/25
Site Survey:	3/25/25
Landscape Plan:	3/25/25
Hydrozone Plan:	
Irrigation Plan:	3/25/25
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 35,498 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 15,936 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

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

   B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.

   C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Section 17.53.030). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Section 17.53.030. (form attached)

   D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

      LA County Waterworks District 29
      Address: 23533 Civic Center Way, Malibu, CA 90265
      Email: wwsmaeng@dpw.lacounty.gov
      Phone: (310) 317 – 0209

      Please note: submit plans through EPIC-LA using the "Waterworks Division Landscape Water Efficiency Approval" application. This action may require several weeks. As such, the applicant should submit their approved landscape plans as soon as feasible in order to avoid a delay at plan check.

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

   F. No non-native plant species shall be approved greater than 50 feet from the residential structure.

   G. 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 feet between large woody (≥10-foot canopy) shrubs is recommended by the Fire Department. Lawns are prohibited on slopes > 5%.

H. 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.

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

J. 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.

2. **UPON COMPLETION OF PLANTING**, 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.

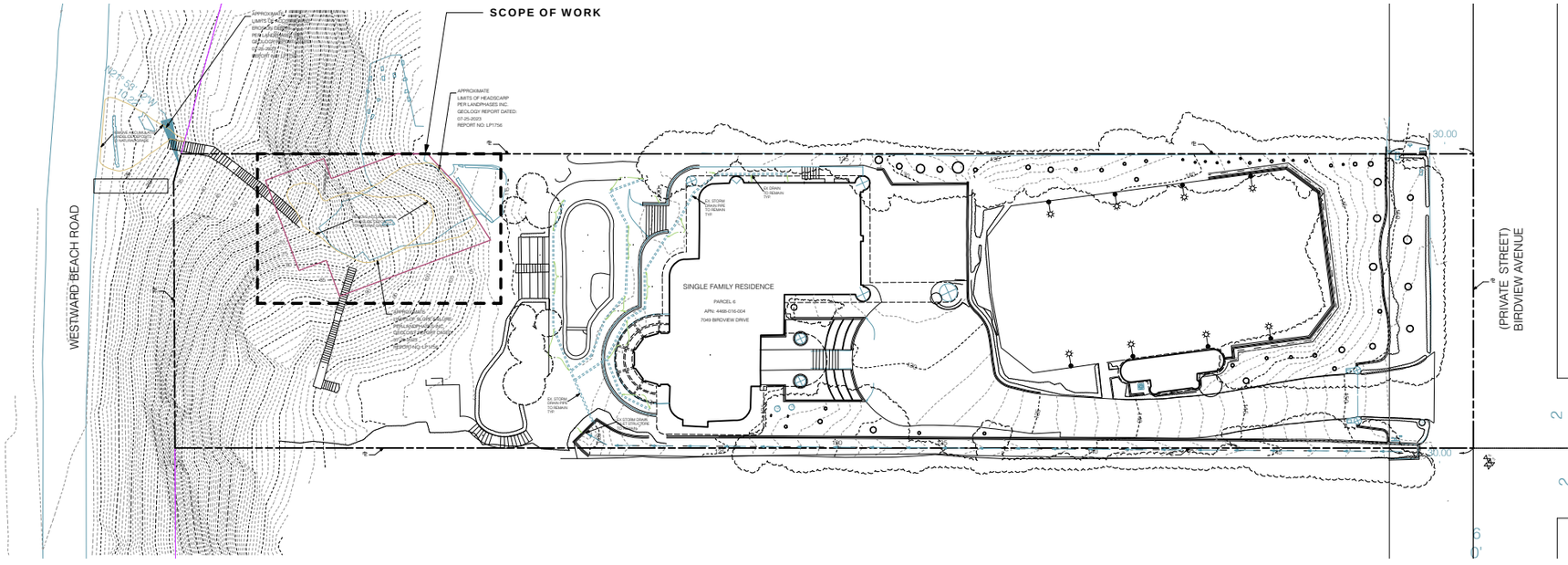
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If you have any questions regarding the above requirements, please contact the City Biologist office at your earliest convenience.

cc: Planning Project file
Planning Department

7049 BIRDVIEW AVE

Malibu, CA 90265





vicinity map

Project Description

Planting and irrigation for proposed landslide mitigation.

Project Details

project address:	7049 Birdview Avenue Malibu, CA 91502
owner:	Dr. Michael Cusumano
assessors number:	4468-016-004
zoning:	SFM
total proposed landscape area:	2,564 SF low water use - 2,564 SF med water use - 0 SF high water use - 0 SF
total irrigated landscape:	2,564 SF
water supply type:	potable
water municipality:	Los Angeles Waterworks District 29

Consultants

architect:	N/A
civil engineer:	LC Engineering Group, INC. 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360 p: 805.497.1244 P:818.991.7148 contact: Jorge Acevedo
geotechnical:	Cal West Geotechnical 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360 p: 805.497.1244. P:818.991.7148 Report# 6306 Report date: 08-25-2023 contact: Eli Katibah Ruben Haro
geologist:	Land Phases INC. 5158 Cochran St. Simi Valley, CA. 93063 p: 805.522. 5174 Report# LP1756 Report date: 07-25-2023 contact: Jake Holt
landscape:	Barefoot Design, Inc. 1187 Coast Village Road, #287 Santa Barbara, CA 93108 p: 805.697.7466

Sheet Index

sheet #	Title
L0.00	Cover Sheet
L1.00	Irrigation Plan
L1.01	Irrigation Details
L2.00	Planting Plan
L2.01	Planting Details

Statement of Compliance

I have complied with the criteria of the Landscape Water Conservation Ordinance and applies them for the efficient use of water in the landscape design.

Preparer Name: Jessica Harlin

Preparer Signature:

Professional License / Designation: Landscape Architect #6606

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefootdesigned.net

SUBMITTALS

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE BAREFOOT DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE BAREFOOT DESIGN. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BAREFOOT DESIGN PRIOR TO THE COMMENCEMENT OF ANY WORK.

REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HARLIN
No. 6606
March 31, 2026
Renewal Date
2/14/25
Date
STATE OF CALIFORNIA

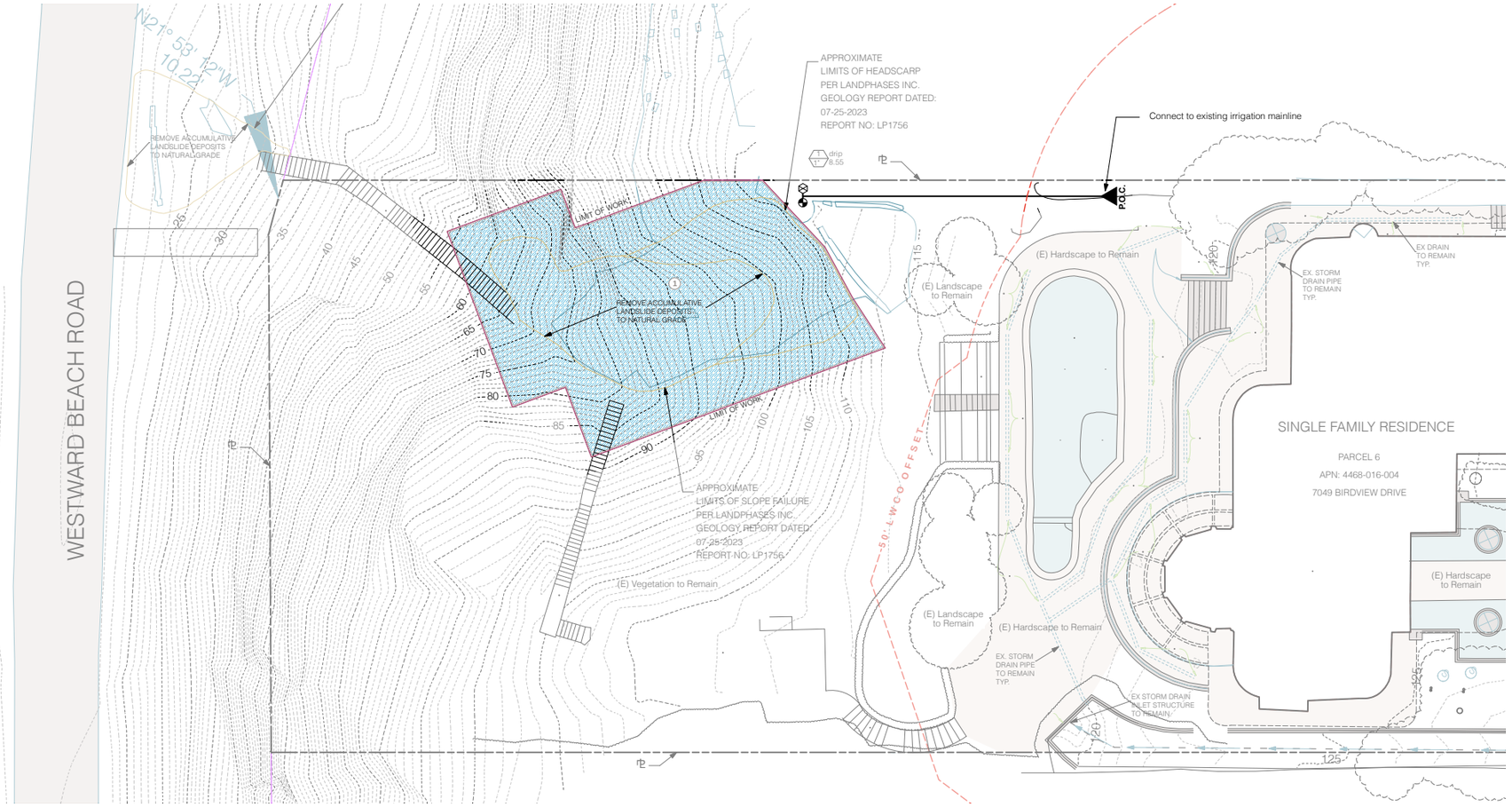
PROJECT:

Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS

Cover Sheet

DATE 2/14/25
SCALE 1" = 20'-0"
DRAWN KR
JOB 25-02
SHEET **L0.00**
1 OF 5 SHEETS



Valve Identification

valve number — type / flow — valve type; valve size — valve flow rate

Lateral Line Sizing

0-6 gpm	1/2"	class 315
6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Irrigation Legend

symbol	description	manufacture / model
	domestic mainline	2" sch 40 PVC
	irrigation lateral	see Lateral Line Sizing
	irrigation sleeve	see Irrigation Notes
P.O.C.	point of connection	connect to existing mainline
	irrigation controller	connect to existing irrigation controller
	backflow preventer	existing to remain
PR	pressure regulator	existing to remain
	master control valve	existing to remain
	flow sensor	existing to remain

symbol	description	manufacture / model
	drip valve	WEATHERMATIC 11024FCR w/ pressure regulating Y-Filter (30 psi)
	hose bib	3/4" brass hose bibb
	manual shut-off valve	PVC ball valve, size to match mainline
	temporary spray irrigation zones	HUNTER Pro-Spray PROS-12-PRS40-CV w/ MP Rotator (40psi). Temporary spray irrigation zones to be terminated after 2 year establishment period.

Hydrozone Legend

valve/zone	description	area	plant type	exposure
1	Erosion Control Planting	2,564 SF	L	Full Sun

Project Information

Total Landscaped Area (Proposed): 2,564 SF
Landscape Area with Low Water: 2,564 SF
Landscape Area with Med Water: 0 SF
Landscape Irrigated with High Water Use: 0 SF
Total New Irrigated Area: 2,564 SF
Project Type: Residential
Water Supply Type: potable
Water Municipality: Los Angeles Waterworks District 29

BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.637.7446
WEB www.barefootdesignnet

SUBMITTALS

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REGISTERED LANDSCAPE ARCHITECT — JESSICA LEE HANSEN — No.6606 — March 31, 2026 Renewal Date — Signature — 2/14/25 Date — STATE OF CALIFORNIA

PROJECT:

Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS: **Irrigation Plan**

DATE 2/14/25
SCALE 1" = 10'-0"
DRAWN KR
JOB 25-02
SHEET **L1.00**
2 OF 5 SHEETS

Maximum Applied Water Allowance Calculations:

ETo	40.6	
LA (Including Pool)	2564	
SLA	0	
ETAF	0.55	
MAWA (Gallons)		**35,498**
MAWA (Inches per sq.ft.)		22.2
MAWA (Inches per DAY)		0.06

Maximum Applied Water Allowance Equation:
MAWA = (ETo) (0.62) [(0.55 x LA) + (0.3 x SLA)]

Definitions:

Eto	Reference provided in Appendix A - CIMIS
ETAF	Evapotranspiration Adjustment Factor - 0.55 or less
HA	Hydro zone area = Irrigated area
IE	Irrigation efficiency. Must exceed 0.71.
LA	Landscaped area
PF	Plant water use factor- WUCLOS
SLA	Special landscaped area WITHIN the landscaped area

Estimated Total Water Use:

ETo	40.6	
PFxHA (see chart)	512.8	
HA (same as LA)	2564	
IE (see chart)	0.81	
SLA	0	
ETWU (Gallons)		**15,936**
ETWU (Inches per sq.ft.)		10.0
ETWU (Inches per DAY)		0.03

Estimated Total Water Use Equation:
ETWU = (ETo x 0.62) [(PF x HA)/IE) +SLA]

Irrigation Efficiency:

H.Z.	Description	Type	PF	Irrigation Method	IE	HA	PF x HA
1	Erosion Control Planting	Low	0.2	Temp drip	0.81	2564	512.8
				Totals:	**0.81**	**2564**	**512.8**

Average System IE (E is a derivative of DU defined as
IE = DU x IME. Where IME= Irrigation Management Efficiency

Irrigation Notes

1. This system is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas wherever possible.

2. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative. In the event that this notification is not performed, the contractor must assume full responsibility for all revisions necessary.

3. Irrigation system is designed assuming a static water pressure of approximately 70 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection.

4. It is the intent of this plan to provide adequate irrigation to all planting areas, prevent run-off, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas in accordance with MWELO sections 492.7(a)(1)(I) and 492.7(a)(1)(U)

Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas and MWELO compliance.

5. Emitter shall be located on grade and staked a maximum of six inches from the center of plant, or edge of rootball, whichever is greater.

6. All piping installed under pathways or paved areas, through walls or footings shall be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe and any couplings in the sleeve. Provide (2) extra 2" sleeves in all locations where mainline or lateral line crosses under paving greater than 3' in dimension.

7. Irrigation lines shall be buried at the following minimum depths: PVC pressure mainline:18" PVC lateral line:12"

8. Irrigation Contractor shall adjust flow control for proper performance and valve longevity.

9. Pressure regulating devices shall be installed where necessary to ensure the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

10. Flush valves shall be installed at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

11. Check valves shall be installed at low points on irrigation line to prevent leakage.

12. All planting areas shall be provided with a 3" thickness of mulch, samples to be provided to owner's representative.

13. No lawn or landscape irrigation with potable water allowed apart from the hours of 8:00PM and 8:00AM. Except for hand held hose equipment with a positive shut-off nozzle.

14. Irrigation water shall not run off landscaped areas to adjacent property, adjoining streets, sidewalks, or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

15. All irrigation emission devices will meet the criteria set forth by MWELO section 492.7(a)(1)(M) and shall be installed per manufacturer's recommendations.

16. All irrigation piping and equipment to be purple in color and to be field or factory marked "CAUTION: NON-POTABLE RAINWATER, DO NOT DRINK." All irrigation piping to be purple reclaimed water pipe.

17. A manual indicating layout of irrigation system and manufacturer instructions for all equipment and procedures shall be provided to the owner at completion of project.

18. Certifcate of Completion in accordance with MWELO Section 492.9 will be submitted for review/approval by the Building and Safety Division prior to finial occupancy.

19. Landscape Constractor shall clean up on a daily basis per Owner's representative's approval.

Mainline Sizing

0-4 gpm	1/2"	schedule 40
4-8 gpm	3/4"	schedule 40
8-12 gpm	1"	schedule 40
12-22 gpm	1 1/4"	schedule 40
22-30 gpm	1 1/2"	schedule 40
30-50 gpm	2"	class 315
50-70 gpm	2 1/2"	class 315
70-120 gpm	3"	class 315

Lateral Line Sizing

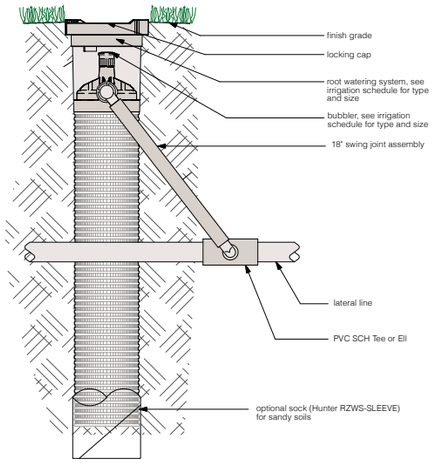
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6-10 gpm	3/4"	class 200
10-16 gpm	1"	class 200
16-26 gpm	1 1/4"	class 200
26-35 gpm	1 1/2"	class 200
35-55 gpm	2"	class 200
55-80 gpm	2 1/2"	class 200
80-120 gpm	3"	class 200

Emitter Legend

plant material	equipment
flatted groundcover	Microspray Emitters
4" pot	2 - HE-20-B Emitters per plant
1 gallon	2 - HE-20-B Emitters per plant
5 gallon shrubs	3 - HE-20-B Emitters per plant
15 gallon shrubs	4 - HE-20-B Emitters per plant
15 gallon trees	2 - RZWS-18-50-CV per tree
24" box trees	2 - RZWS-18-50-CV per tree
36" box trees	3 - RZWS-36-50-CV per tree
48" box trees	4 - RZWS-36-50-CV per tree
60" box trees and above	(Consult with a Local Arborist)

Valve Identification

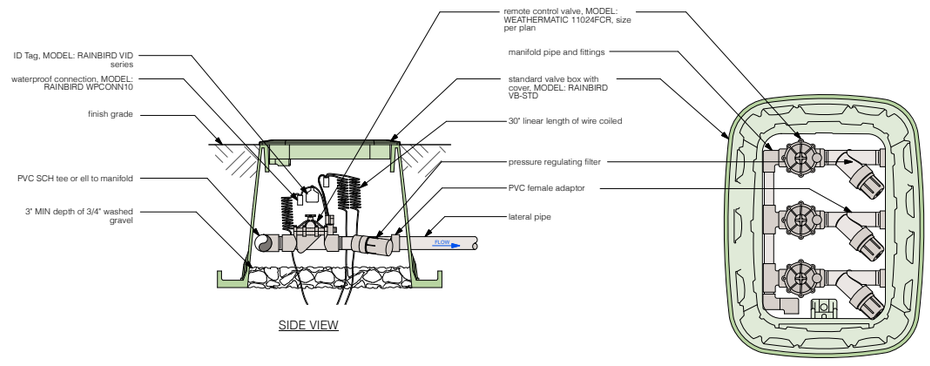




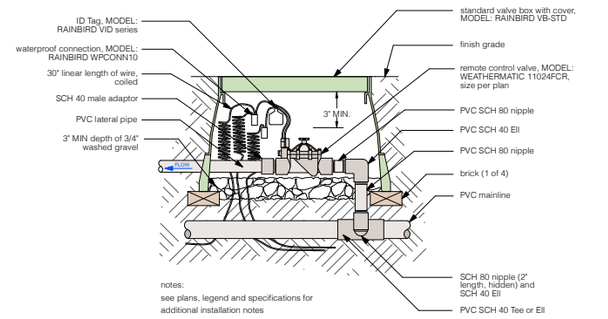
NOTES:
1. 3" Grate is also available in purple (RZWS-RCCAP).
2. Install product so that the grate is even with finish grade or top of mulch.
3. Optional sand sock (RZWS-SLEEVE) to cover mesh basket area.
4. When installing in extremely hard or clay soils, add 3/4" gravel under and around the unit to allow faster water infiltration and root penetration.
5. Once RZWS has been installed fill the basket with pea gravel before locking lid.

7 Root Watering System
scale: N.T.S.

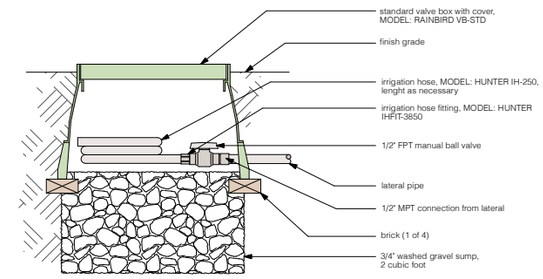
6 Spray Head
scale: N.T.S.



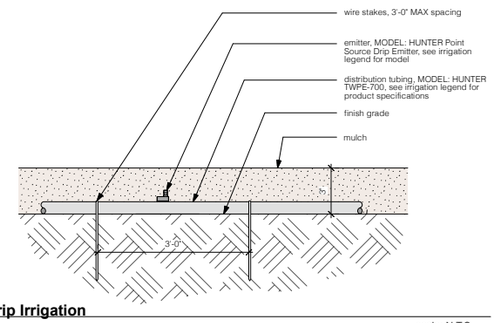
5 Drip Valve Assembly
scale: N.T.S.



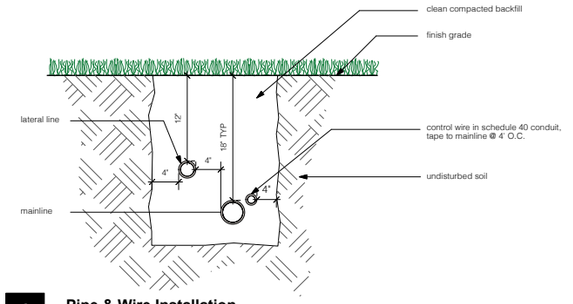
4 Valve Assembly
scale: N.T.S.



3 Manual Flush Valve
scale: N.T.S.



2 Drip Irrigation
scale: N.T.S.



1 Pipe & Wire Installation
scale: N.T.S.

3 BAREFOOT DESIGN
1187 Coast Village Road, #247
Santa Barbara, CA 93108
TEL 805.637.7446
WEB www.barefootdesigner.net

SUBMITTALS

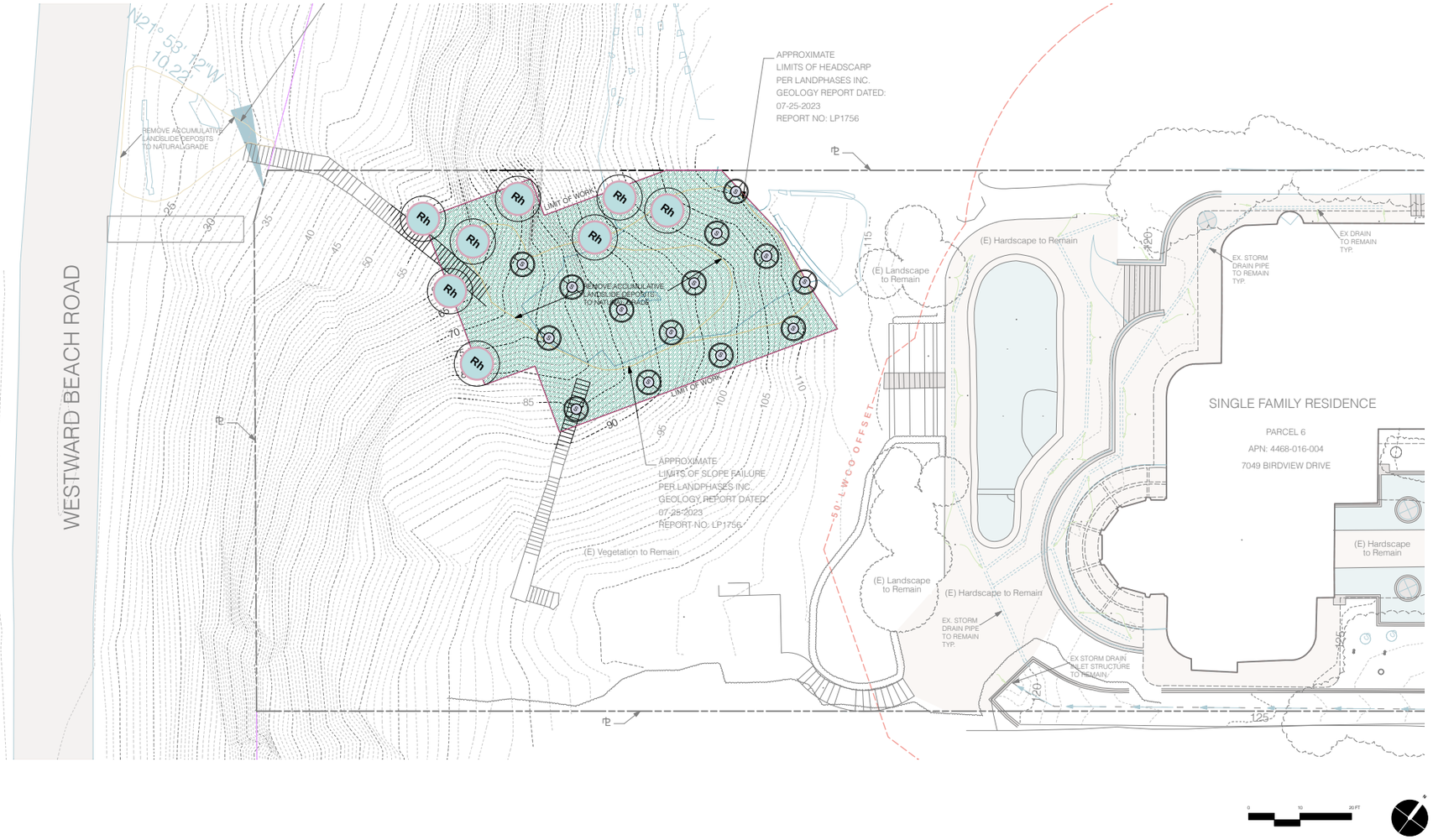
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REGISTERED LANDSCAPE ARCHITECT
ROGER LEE HANSEN
No. 6606
March 31, 2026
Renewal Date
2/14/25
Date
STATE OF CALIFORNIA

PROJECT:
Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS
Irrigation Details

DATE 2/14/25
SCALE as noted
DRAWN KR
JOB 25-02
SHEET **L1.01**
3 OF 5 SHEETS



Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
	Salvia leucophylla	Purple Sage	1g	14	L
	Groundcovers				
	Santa Monica Erosion Control Seed Mix		Seed	2,564 sf	L

Artemisia californica	California Sage Brush
Bromus carinatus	California Brome
Bromus carinatus 'Cucamonga'	Cucamonga Brome
Camissoniopsis cheiranthifolia	Beach Evening Primrose
Clarkia purpurea	Wine Cup Clarkia
Encelia californica	Bush Sunflower
Eriogonum cinerum	Coastal Buckwehat
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Eschscholzia californica	California Poppy
Lasthenia glabrata	Goldfields
Lupinus succulentus	Arroyo Lupine
Melica imperfecta	Coast Range Melic
Mimulus aurantiacus longiflorus	Sticky Monkey Flower
Penstemon spectablis	Royal Penstemon
Stipa lepida	Foothill Needle Grass
Stipa pulchraPurple	Needle Grass
Verbena lasiostachys	Common Vervain

CITY OF MALIBU
PLANNING DEPARTMENT
CITY BIOLOGIST APPROVAL
DATE 4/3/25
PLANNING REVIEW NO: CDP 25-015
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.

Planting Notes:

All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Designer prior to planting.

1. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation.

2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the landscape designer, Barefoot Design, 805.697.7466.

3. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.

4. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.

5. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments and conditioners in soil preparation and finish grading, per recommendation of soils report.

6. Recommendations in the Soils Management Report shall be incorporated into the landscape installation and a copy of the report is to be on-site at the time of inspection.

Unless soils have greater than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

7. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all plant materials.

8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project.

9. Specimen trees will be selected and tagged by Landscape Designer prior to plant installation. Landscape Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. All substitutions shall be reviewed and approved by the Landscape Designer.

10. See details and specifications for staking method, plant pit dimensions and backfill requirements. If details have not been provided, contact Landscape Designer. Plant crown elevations relative to finish grade are shown on planting details and shall be strictly adhered to. Proper compaction of backfill to prevent settlement shall be required.

11. The Landscape Designer will approve finish grades at all landscape areas prior to planting.

12. The Landscape Designer reserves the right to adjust the location of plant material during installation as appropriate to the project.

13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except lawn areas and per City of Malibu guidelines. Mulch must be approved by Landscape Designer. 0-5 feet from structure, flammable mulch is prohibited. 5 feet to 30 feet, limited non-continuous use of organic mulch is permitted with a maximum application area of 20 feet x 20 feet, and a minimum 5 foot separation between application areas. 30 feet from the structure, organic mulch and wood chips are permitted.

14. All side and rear yard hedges shall be maintained at or below 6'-0" in height.

15. View impermeable hedges occurring within the front setback serving the same function as a fence or wall shall be maintained at or below 42" in height.

16. Vegetation shall be situated on the propoerty so as not to obstruct the primary view from private property at any given time. Giving consideration to the plant materials future growth.

17. Restoration areas are to be revegatated using a combination of native seed mix and container plants. Container plants are to be planted at the corners and center in a grid of 15'-0" x 15'-0" alternating squares. Adjacent squares will alternate between seed mix alone and a square with seed mix and the container plants at corners and center. See detail 3, L2.01.

18. Container plants within revegation zones are to have a temporary irrigation system. Irrigation to be used in the first 2 years. Irrigation is to be removed when revegetation is complete and no further irrigation is needed.

General Notes:

1. Refer to Civil Engineer and Geotechnical for landslide stabilization.
2. Refer to Civil Engineer for all grading and drainage

BAREFOOT DESIGN
1187 Coast Village Road, #247
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefootdesigned.net

SUBMITTALS

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE BAREFOOT DESIGN AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE BAREFOOT DESIGN. WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BAREFOOT DESIGN PRIOR TO THE COMMENCEMENT OF ANY WORK.

REGISTERED LANDSCAPE ARCHITECT
JESSICA LEE HANSEN
No.6606
March 31, 2026
Renewal Date
Signature
2/14/25
Date
STATE OF CALIFORNIA

Cusumano Residence
7049 Birdview Avenue

PROJECT:

SHEET CONTENTS: **Planting Plan**

DATE 2/14/25
SCALE 1" = 10'-0"
DRAWN KR
JOB 25-02
SHEET **L2.00**
4 OF 5 SHEETS

Plant Legend:

	Botanic Name	Common Name	Size	Quantity	WUCOLS
	Shrubs & Perennials				
Rh	*Rhus integrifolia*	Lemonade Berry	1g	8	L
	Salvia leucophylla	Purple Sage	1g	14	L
	Groundcovers				
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Stipa lepida	Foothill Needle Grass
Stipa pulchraPurple	Needle Grass
Verbena lasiostachys	Common Vervain

General Notes:

1. Refer to Architectural and Civil Engineer for hardscape and walls.
2. Refer to Civil Engineer for all grading and drainage

Planting Notes:

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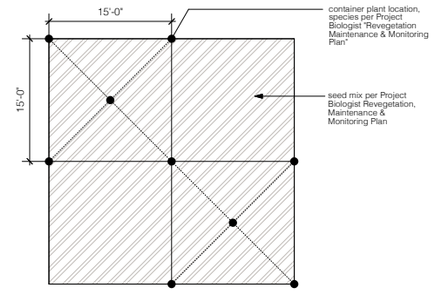
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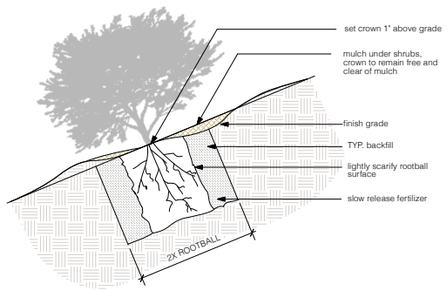


Note:
1. container plants shall be planted at the corners and center of a grid of alternating 15'-0" x 15'-0" squares.

2. Squares will alternate between the seed mix alone and a square with seed mix and container plants at the corner and center.

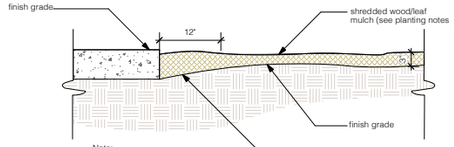
2 Revegetation Area Plant Layout

scale: N.T.S.



3 Shrub Planting on Slope

scale: N.T.S.



Note:
mulch under trees and shrubs and blend into groundcover areas

1 Mulch Installation

scale: N.T.S.

3 BAREFOOT DESIGN
1187 Coast Village Road, #287
Santa Barbara, CA 93108
TEL 805.697.7466
WEB www.barefootdesigned.net

SUBMITTALS

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REGISTERED LANDSCAPE ARCHITECT
KRISTEN LEE HANSEN
No. 6606
March 31, 2026
Renewal Date
Signature
2/14/25
Date
STATE OF CALIFORNIA

PROJECT:
Cusumano Residence
7049 Birdview Avenue

SHEET CONTENTS
Planting Details

DATE 2/14/25
SCALE as noted
DRAWN KR
JOB 25-02
SHEET **L2.01**
5 OF 5 SHEETS

City of Malibu

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

COASTAL ENGINEERING REVIEW
REFERRAL SHEET

TO: City of Malibu Coastal Engineer Staff

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

PROJECT DESCRIPTION: Follow-up CDP for slope repair

TO: Malibu Planning Division and/or Applicant

FROM: Coastal Engineering Reviewer

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

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

SIGNATURE [signature] DATE 6-30-25

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

City Coastal Engineering Staff may be contacted on Tuesday and Thursday between 8:00 am and 11:00 am at the City Hall Public counter, or by calling (310) 456-2489, extension 269.

Project is located outside wave uprush zone both laterally and vertically (el. 50')
- No new foundations
- No substantial alteration of existing structure or slope.

Slope protection at surface only.

City of Malibu

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

GEOTECHNICAL REVIEW
REFERRAL SHEET

TO: City of Malibu Geotechnical Staf

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

DESCRIPTION: Follow-up CDP for slope repair

No change in scope.

TO: Malibu Planning Divison and/or Applicant

City Geotechnical Staff

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

Building Plan Check (BPC) Required ☑ Yes ☐ No BPC Fees Req'd $ 538 for as-built review, stamps required on plans

_____ **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**

SIGN

6-2-2025
DATE

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

REF: Approved plans for ECDP issued 1/21/2025 Permit 25-0075, no variation or additional work. No structures or "development", removal of loose material only, no fill placed. Approved under LIP Section 9.4.E grading and drainage improvements for slope stability and protection of existing structures.

Submit as-built report (soil nail pull out testing specified) in Building Plan Check. Geotechnical Consultants shall stamp final approved as-built plans.

Geotechnical reports referenced:
CalWest dated 8-25-2023, 11-11-2023, 8-20-2024.
Land Phases, Inc dated 7-25-2023,11-14-2023,

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 03/25/2025

PROJECT NUMBER: CDP 25-015

JOB ADDRESS: 7049 BIRDVIEW AVE

APPLICANT / CONTACT: Sara Laws, Studio N34

APPLICANT EMAIL: sara@studion34.com

PROJECT DESCRIPTION: Follow-up CDP for slope repair

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

____ **The following items described on the attached memorandum shall be addressed and resubmitted.**

X **The project was reviewed and found to be in conformance with the City's Public Works and LCP policies and CAN proceed through the Planning process.**

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

SIGNATURE

5/8/2025
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Nathaniel McLean, Assistant Civil Engineer

Date: May 8, 2025

Re: Proposed Conditions of Approval for 7049 Birdview Ave, CDP 25-015

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

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

STORMWATER

3. 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.

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Tuesday, September 8, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA and via teleconference, for the project identified below. In the event of construction delays, the meeting will be held in the Multi-Purpose Room. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 25-015, VARIANCE NO. 25-021, SITE PLAN REVIEW NO. 25-029, AND CODE VIOLATION NO. 25-007 - An application for a remedial repair of a slope failure on a blufftop property, and associated landscaping; including a variance for development on slopes steeper than 4 to 1 in the Point Dume neighborhood, and a site plan review for 186 cubic yards of remedial grading

LOCATION / APN:	**7049 Birdview Ave** / 4468-016-004
ZONING:	Rural Residential, One-Acre (RR-1)
APPLICANT / OWNER:	Studio N34 / Michael and Caroline Cusumano Family Trust
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15304(a)
APPLICATION FILED:	March 25, 2025
CASE PLANNER:	Gina Paolini, Contract Planner, gpaolini@malibucity.org / (650) 522-2500

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

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

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

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

YOLANDA BUNDY, Community Development Director Date: August 13, 2026