



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

FILE
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PLANNING DEPT.

TO: City of Malibu City Biologist DATE: ~~4/28/2015~~
 FROM: City of Malibu Planning Department
 PROJECT NUMBER: CDP 15-028
 JOB ADDRESS: 4000 MALIBU CANYON RD, Parcel
 APPLICANT / CONTACT: Bruce McBride
 APPLICANT ADDRESS: PO Box 6528
 Malibu, CA 90264
 APPLICANT PHONE #: (805)298-6570
 APPLICANT FAX #:
 APPLICANT EMAIL: bmcbride@pda-llc.net
 PROJECT DESCRIPTION: Malibu Memorial Park and Chapel

TO: Malibu Planning Division and/or Applicant
 FROM: Dave Crawford, City Biologist

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


SIGNATURE

5/3/16
DATE

Additional requirements/conditions may be imposed upon review of plan revisions. Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at dcrawford@malibucity.org or by leaving a detailed voice message at (310) 456-2489, extension 277.

City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265
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Planning Department

BIOLOGICAL REVIEW

Site Address: 4000 Malibu Canyon Road
Applicant/Phone: Bruce McBride/ 310.456.2600 ex 2
Project Type: Malibu Memorial Park and Chapel
Project Number: CDP 15-028
Project Planner: Adrian Fernandez
Previous Biological Review: Incomplete 7/28/15

RESOURCES: Riparian ESHA adjacent

REFERENCES: Site Plans, landscape plans, irrigation plans, updated biological inventory report (Rincon 11/18/15).

DISCUSSION:

1. Pursuant to MMC 9.22.030 (B)6, cemeteries are exempt from the Landscape Water Conservation Ordinance “except that a new or altered cemetery shall meet the irrigation requirements of Section 9.22.090 (B). (Ord. 399 § 4, 2015; Ord. 343 § 1, 2009)”

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
 - A. Pursuant to MMC Section 9.22.090(B):
 1. Irrigation systems shall be designed, constructed and managed to maximize overall irrigation efficiency, and to meet the MAWA.
 2. Irrigation systems shall be designed to prevent runoff, overspray, low-head drainage, and other similar conditions where irrigation water flows or sprays on to areas not intended for irrigation and not part of the parcel’s landscape area, such as walkways, driveways, roadways, neighboring properties or the public right-of-way.
 3. Irrigation systems (valve systems, piping and pressure regulators) shall be designed to deliver water to hydrozones based on the moisture requirements of the plant grouping.
 4. An automatic irrigation system is required and shall include a weather-based irrigation controller, including a rain shut-off sensor.

5. Areas less than eight feet wide shall be irrigated with appropriately selected equipment that provides the proper amount of water coverage without causing overspray onto adjacent surfaces.
 6. All sprinklers shall have matched precipitation rates within each valve and circuit. All irrigation systems shall be designed to include optimum distribution uniformity, head to head spacing, and setbacks from walkways and pavement. Overhead sprays shall be set back a minimum of twenty-four (24) inches from non-pervious surfaces.
 7. All irrigation systems shall provide check valves at the low end of irrigation lines to prevent unwanted draining of irrigation lines.
 8. Pressure regulators may be required on the irrigation system as determined by the Los Angeles County Waterworks District 29.
 9. Installation of a separate landscape water meter is encouraged where feasible to facilitate water management.
 10. Nonpotable and Recycled Water. If nonpotable water service, including recycled water, is determined to be required for the project by a local agency or water agency, the irrigation system shall be designed, installed and operated in compliance with state and local laws, requirements and regulations applicable to the nonpotable water use. The local water agency shall provide the customer with applicable conditions for the use of nonpotable water within its jurisdiction.
- B. The irrigation system proposed is based on the assumption up to 53,000 gallons of recycled water will be available daily from the City's future sewage treatment plant. Until such time as that water is made available to the subject property at 4000 Malibu Canyon Road, no lawn shall be planted anywhere on the site.
- C. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.
- D. 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.
- E. Vegetation forming a view impermeable condition (hedge), serving the same function as a fence or wall, occurring within the side or rear yard setback shall be maintained at or below six (6) feet in height. View impermeable hedges occurring within the front yard setback serving the same function as a fence or wall shall be maintained at or below 42 inches in height.
- F. Invasive plant species, as determined by the City of Malibu, are prohibited.
- G. Vegetation shall be situated on the property so as not to obstruct the primary view from private property at any given time (given consideration of its future growth).

- H. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.
 - I. Grading should be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 –March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.
 - J. Grading/excavation/vegetation removal scheduled between February 1 and September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than 5 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 2 business days of completion of surveys.
 - K. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas.
 - L. Up-lighting of landscaping is prohibited.
 - M. All street frontage trees and shrubs over 36” tall shall be limited to species native to the Santa Monica Mountains. This will result in the removal, move or change to native species of three camphor trees, three magnolia trees and four proposed topiaries. **PRIOR TO FINAL PLAN CHECK THE APPLICANT SHALL PROVIDE A DETAILED LANDSCAPE PLAN ILLUSTRATING ALL OF THE REQUIRED CHANGES.**
2. **UPON COMPLETION OF ALL 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.

Reviewed By: _____

Dave Crawford, City Biologist

310-456-2489 ext.277 (City of Malibu); e-mail drcrawford@malibucity.org

Date: 5/3/16



City of Malibu

23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	September 21, 2016	Review Log #:	3745
Site Address:	4000 Malibu Canyon Road	Planning #:	CDP 15-028
Lot/Tract/PM #:	n/a	BPC/GPC #:	
Applicant/Contact:	Bruce McBride, bmcbride@pda-11c.net	Planner:	Adrian Fernandez
Contact Phone #:	805-298-6570	Fax #:	
Project Type:	Revised Project-Church Memorial Park		

Submittal Information

Consultant(s) / Report Date(s): GeoSoils Consultants, Inc. (Miller, GE 2257; Putnam, CEG 2469):
(Current submittal(s) in Bold.) **9-7-16, 3-24-16**
GeoSoils Consultants, Inc. (Miller, GE 2257; Ruberti, CEG 1708):
11-3-15, 1-23-15; Ref: 5-21-12, 1-27-12, 9-15-11
Letter from Malibu Memorial Park and Chapel dated March 24, 2016.
Ref: Van Beveren & Butelo, Inc.: 9-27-07
Ref: Roy J. Shlemon & Associates, Inc.: September 2007 (Included as
Appendix D in the referenced Van Beveren & Butelo report)
References reviewed by the Consultant:
Leighton and Associates, Inc.: 3-28-90, 2-6-90, 8-4-89
EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 11-5-15

Malibu Memorial Park Plans prepared by Burdge & Associates
Architects dated February 12, 2016.
**Grading and Drainage Plan prepared by Psomas dated September
2, 2016.**
Landscape Site Plan prepared by Place Landscaping dated February 12,
2016.
Sewer and Water Plan prepared by Psomas dated February 16, 2016.

Irrigation plan prepared by Atomic Irrigation dated November 17, 2015.
AOWTS Conformance Review Site Plan prepared by EnSitu
Engineering, Inc. dated November 2, 2015.

Previous Reviews: 4-4-16, 12-8-15, 6-11-15, Geotechnical Review Referral Sheet
dated 5-19-15

Review Findings

Coastal Development Permit Review

The revised memorial park project is **APPROVED** from a geotechnical perspective.

- The revised memorial park project is **NOT APPROVED** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to approval.

Building/Grading Plan-Check Stage Review

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

Remarks

The addendum report and revised grading plans were reviewed by the City from a geotechnical perspective. The revised project comprises a new memorial park that includes an 8,500 square foot chapel with an 8,500 square foot subterranean garage, 48 free-standing mausoleums totaling 9,000 square feet, approximately 30,600 plot spaces for various crypt configurations, cremation and fractional burial options, and surface parking for 157 guest vehicles. Grading will consist of 140,090 yards of R & R; 11,057 yards of cut under structure; 1,172 yards of cut and 231 yards of fill for safety; and 29,513 yards of cut and 32,925 yards of fill non-exempt. The additional non-exempt grading yardages include the yardages needed to cap the archaeological area on the site with 3' of fill. Retaining walls, access roads, landscaping with irrigation, and hardscape are proposed.

The applicant is now proposing to utilize the City's Wastewater Treatment Facility and forego constructing a new Onsite Wastewater Treatment System on the property.

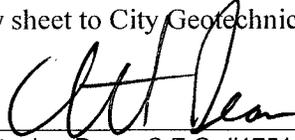
Building Plan-Check Stage Review Comments:

1. The Project Geotechnical Consultant needs to re-visit the location of the proposed soldier pile wall that extends between Cross-Section 10-10' and Cross-Section 11-11'. It appears the Consultant has arbitrarily picked a point between a cross section that meets minimum City Guideline stability requirements and a cross section that does not meet minimum City Guideline stability requirements. The Consultant needs to extend the proposed soldier pile wall to a location that meets current stability requirements, i.e. to Cross-Section 10-10' on the southeast and to Cross-Section 11-11' on the northwest, or, alternatively, provide stability calculations at the proposed soldier pile wall end points that shows acceptable stability values.
2. Applicants are required to submit all Geotechnical reports as searchable PDF files on a CD. The report as received by the City is not in the proper format. Please re-submit the report as a searchable PDF file.
3. Please remove the Geologist GeoConcepts' name, address, and phone number on the cover sheet of the plans.
4. Please review the street names on the cross sections to ensure they adequately depict the proper street names.
5. Subterranean parking is proposed. Shoring will be required for the subterranean garage excavations. Provide shoring recommendations.
6. The following note must be placed on the plans *'Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 5% over 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.'*

- 7. Please depict limits and depths of over-excavation and structural fill to be placed on the grading plan, and cross sectional view of the proposed building area.
- 8. Two sets of final grading, retaining wall, chapel, soldier pile, and shoring plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet must be **reviewed and wet stamped and manually signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items in this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Engineering Geology Review by:



9/21/16
Date

Christopher Dean, C.E.G. #1751, Exp. 9-30-18
Engineering Geology Reviewer (310-456-2489, x306)
Email: cdean@malibucity.org

Geotechnical Engineering Review by:



September 21, 2016
Date

Kenneth Clements, G.E. # 2010, Exp. 6-30-18
Geotechnical Engineering Reviewer (805-563-8909)
Email: kclements@fugro.com

This review sheet was prepared by City Geotechnical Staff contracted with Fugro as an agent of the City of Malibu.

FUGRO CONSULTANTS, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
(805) 650-7000 (Ventura office)
(310) 456-2489, x306 (City of Malibu)





City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, chapel, soldier pile, and shoring plans, incorporating the Project Geotechnical Consultant's recommendations and items in this review sheet, must be submitted to City geotechnical staff for review. **Additional review comments may be raised at that time that may require a response.**
2. Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of the Building Plans.
3. Include the following note on Grading and Foundation Plans: *"Subgrade soils shall be tested for Expansion Index prior to pouring footings or slabs; Foundation Plans shall be reviewed and revised by the Project Geotechnical Consultant, as appropriate."*
4. Include the following note on the Foundation Plans: *"All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel."*
5. The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
6. Foundation setback distances from descending slopes shall be in accordance with Section 1808 of the Malibu Building Code, or the requirements of the Project Geotechnical Consultant's recommendations, whichever are more stringent. Show minimum foundation setback distances on the foundation plans, as applicable.
7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.
8. A comprehensive Site Drainage Plan, incorporating the Geotechnical Consultant's recommendations, shall be included in the Plans. Show all area drains, outlets, and non-erosive drainage devices on the Plans. Water shall not be allowed to flow uncontrolled over descending slopes.

depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets. Geologic conditions exposed during grading must be depicted on an as-built geologic map. This comment must be included as a note on the grading plans.

Retaining Walls (As Applicable)

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

Grading Plans (as Applicable)

1. Grading Plans shall clearly depict the limits and depths of overexcavation, as applicable.
2. Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map



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PUBLIC WORKS REVIEW REFERRAL SHEET

TO: Public Works Department
FROM: City of Malibu Planning Department

DATE: ~~4/28/2015~~

4/6/17

PROJECT NUMBER: CDP 15-028
JOB ADDRESS: 4000 MALIBU CANYON RD, Parcel
APPLICANT / CONTACT: Bruce McBride
APPLICANT ADDRESS: PO Box 6528
Malibu, CA 90264
APPLICANT PHONE #: (310) 456-2600 x2
APPLICANT FAX #:
APPLICANT EMAIL: bmcbride@pda-llc.net
PROJECT DESCRIPTION: Malibu Memorial Park

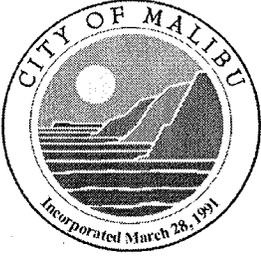
TO: Malibu Planning Department and/or Applicant
FROM: Public Works Department

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

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

4/6/17
DATE



City of Malibu

MEMORANDUM

To: Planning Department

From: Public Works Department
Jorge Rubalcava, Assist. Civil Engineer

Date: April 6, 2017

Re: Proposed Conditions of Approval for 4000 Malibu Canyon Road CDP 15-028

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.

STREET IMPROVEMENTS

1. This project proposes to construct improvements within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed work within the City's right-of-way.
2. This project proposes to construct a new driveway within the City's right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the proposed driveway. The driveway shall be constructed of either 6-inches of concrete over 4-inch of aggregate base, or 4-inches of asphalt concrete over 6-inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.
3. The applicant shall improve Pacific Coast Highway (PCH) and Malibu Canyon Road with the following items:
 - The proposed right turn lane (PCH and Malibu Canyon Road) shall be 640' long with a 120' transition. The improvements shall include a 4' bike lane and a 4' shoulder.
 - Construct a new Caltrans' refuge area at the existing crosswalk at the intersection of PCH & Malibu Canyon Road.



- Dedicate a minimum of 13' at this location for these improvements. Applicant shall coordinate the amount of dedication from Caltrans.
- The improvements shall also consist of installing a new curb per the Caltrans Standard Plans No. A87B. The new pavement section shall be in accordance with Caltrans Design Manual or recommended by a soil engineer.

The improvement plans must be approved prior to the issuance of any permits. The improvements must be completed prior to the issuance of occupancy or final acceptance.

4. The applicant shall improve PCH and Webb Way with the following items:

- Install dual eastbound left turn lanes on PCH & Webb Way per Caltrans Standards.

The improvement plans must be approved prior to the issuance of any permits. The improvements must be completed prior to the issuance of occupancy or final acceptance.

5. The applicant shall improve Malibu Canyon Road with the following items:

- Modifying the existing northbound traffic lanes to provide two northbound 12' travel lanes, Class 2, 6' bike lane, and 10' parking.
- Modifying the existing southbound traffic lanes to provide two southbound 12' travel lanes, Class 2, 6' bike lane, and 10' parking.
- Proposed left turn lane southbound on Malibu Canyon Road shall be 12' minimum. The proposed left turn lane shall be designed in conformance with the Caltrans Design Standards.
- Install a 5' meandering concrete sidewalk. The concrete sidewalk shall be 4-inches (520-C-2500) with 4-inches of fill with sand equivalent 20 or higher compacted to 90%.
- The existing southbound left turn lane onto Pacific Coast Highway shall at minimum maintain the existing pocket length.
- The existing southbound left-through lane and right turn lane onto Pacific Coast Highway shall at minimum maintain the existing striping length(s).
- The existing and proposed left turn lane transition median lengths shall be designed to conform to Caltrans Design Standards. The existing and proposed center median shall be raised.
- The proposed driveway entrance and exit centerline shall be relocated 40' north of the proposed location.
- If applicable, new asphalt concrete shall be placed to match the existing slopes and grades. The asphalt concrete structural section shall match existing plus one inch.
- Please provide a safe access to PCH when vehicles are exiting the project site.

6. **All improvements within the City's right-of-way including street improvements must be approved and in place prior to the issuance of any Building permits.**

7. The applicant shall improve Civic Center Way with the following items:



- Modifying the existing traffic lanes to provide two 12' travel lanes, and 6' bike lane.
- Install new concrete curb and gutter per APWA Std. Plan 120-1, Case A2.
- Install 8' concrete sidewalk. The concrete sidewalk shall be 4-inches (520-C-2500) with 4-inches of fill with sand equivalent 20 or higher compacted to 90%.
- New curb return at the intersection of Malibu Canyon Road Civic Center Way along with new curb ramp(s) per APWA Std. Plan 111-3.

The improvement plans must be approved prior to the issuance of any permits. The improvements must be completed prior to the issuance of occupancy or final acceptance.

GRADING AND DRAINAGE

8. Grading permits shall not be issued between November 1 and March 31 each year LCP Section 17.2.1. Projects approved for grading permit shall not receive grading permits unless the project can be rough graded before November 1 **A note shall be placed on the project that addresses this condition.**
9. A Grading and Drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.
 - Public Works Department General Notes
 - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
 - The limits of land to be disturbed during project development shall be delineated on the Grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, Areas disturb for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
 - The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
 - If the property contains trees that are to be protected they shall be highlighted on the grading plan.
 - If the property contains rare and endangered species as identified in the Resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
 - Private storm drain systems shall be shown on the Grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
 - Public Storm drain modifications shown on the Grading plan shall be approved by the Public Works Department prior to the issuance of the Grading permit.



10. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.
11. The applicant shall label all City/County storm drain inlets within 250 feet from each property line per the City of Malibu's standard label template. A note shall be placed on the project plans that address this condition.

STORMWATER

12. Prior to the approval of any permits and prior to the applicant submitting the required Construction General Permit documents to the State Water Quality Control Board, the applicant shall submit to the Public Works Department for review and approval an Erosion and Sediment Control Plan (ESCP). The ESCP shall contain appropriate site-specific construction site BMPs and developed and certified by a Qualified SWPPP Developer (QWD). All structural BMPs must be designed by a licensed California Engineer. The ESCP must address the following elements:

- Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area.
- Methods used to protect native vegetation and trees.
- Sediment/Erosion Control.
- Controls to prevent tracking on and off the site.
- Non-storm water controls.
- Material management (delivery and storage).
- Spill Prevention and Control.
- Waste Management
- Identification of site Risk Level as identified per the requirements in Appendix 1 of the Construction General Permit.
- Landowner must sign the following statement on the ESCP:

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



13. A State Construction activity permit is required for this project due to the disturbance of more than one acre of land for development. Provide a copy of the letter from the State Water Quality Control Board containing the WDID number prior to the issuance of grading or building permits.
14. A Storm Water Management Plan (SWMP) is required for this project. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within the City's Local Implementation Plan, Section 17.3.2.B.2. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The SWMP shall identify the Site design and Source control Best Management Practices (BMP's) that have been implemented in the design of the project (See Local Implementation Plan, Section 17, Appendix A). The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the Grading/Building permits for this project.
15. A Water Quality Mitigation Plan (WQMP) is required for this project. The WQMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the predevelopment and post development drainage of the site. The WQMP shall meet all the requirements of the City's current Municipal Separate Stormwater Sewer System (MS4) permit. The following elements shall be included within the WQMP:
- Site Design Best Management Practices (BMP's)
 - Source Control BMP's
 - Treatment Control BMP's that retains on-site the Stormwater Quality Design Volume (SWQDv). Or where it is technical infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site.
 - Drainage Improvements
 - A plan for the maintenance and monitoring of the proposed treatment BMP's for the expected life of the structure.
 - A copy of the WQMP shall be filed against the property to provide constructive notice to future property owners of their obligation to maintain the water quality measures installed during construction prior to the issuance of grading or building permits.
 - The WQMP shall be submitted to Public Works and the fee applicable at time of submittal for the review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior to the Public Works Department's approval of the grading and drainage plan and or building plans. The Public Works Department will tentatively approve the plan and will keep a copy until the completion of the project. Once the project is completed, the applicant shall verify the installation of the BMP's, make any revisions to the WQMP, and resubmit to the Public Works Department for approval. The original signed and notarized document shall be recorded with the County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.



MISCELLANEOUS

16. The Developers Consulting Engineer shall sign the final plans prior to the issuance of permits.
17. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, alagecides or other chemicals is prohibited. Swimming pool, spa, and decorative fountain water may be used as landscape irrigation only if the following items are met:
 - The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
 - There are sufficient BMPs in place to prevent soil erosion; and
 - The discharge does not reach into the MS4 or to the ASBS (including tributaries)

Discharges not meeting the above-mentioned methods must be trucked to a Publicly Owned Wastewater Treatment Works.

The applicant shall also provide a construction note on the plans that directs the contractor to install a new sign stating **"It is illegal to discharge pool, spa or water feature waters to a street, drainage course or storm drain per MMC 13.04.060(D)(5)."** The new sign shall be posted in the filtration and/or pumping equipment area for the property. Prior to the issuance of any permits, the applicant shall indicate the method of disinfection and the method of discharging.

18. **All improvements within the City's right-of-way including street improvements must be approved and in place prior to the issuance of any Building permits.**

COMMERCIAL DEVELOPMENT

19. All commercial developments shall be designed to control the runoff of pollutants from structures, parking and loading docks. The following minimum measures shall be implemented to minimize the impacts of commercial developments on water quality:
 - Properly designed Parking lots (5,000 square feet of impervious surface or 25 parking spaces.)
 - i. Minimize impervious surfacing for parking area.
 - ii. Infiltrate runoff before it reaches a storm drain system.
 - iii. Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used.
 - iv. Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal and system fouling and plugging prevention control.





City of Malibu

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

PUBLIC WORKS REVIEW FOR TRAFFIC REFERRAL SHEET

TO: Public Works Department

DATE: 4/28/2015

FROM: Planning Division

PROJECT NUMBER: CDP 15-028

JOB ADDRESS: 4000 MALIBU CANYON RD, Parcel

APPLICANT / CONTACT: Bruce McBride

APPLICANT ADDRESS: PO Box 6528
Malibu, CA 90264

APPLICANT PHONE #: (310) 456-2600 x2

APPLICANT FAX #: _____

PROJECT DESCRIPTION: Malibu Memorial Park

TO: Planning Division and/or Applicant

FROM: Public Works Department Traffic Engineering

- The following items described on the attached memorandum shall be addressed and resubmitted.
- 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
- The project does require a parking study.
- The project does not require a parking study.
- The project requires a traffic impact analysis.
- A site circulation plan is required.
- A parking plan is required.

SIGNATURE

DATE

2.8.17

