TO: City of Malibu City Biologist  DATE: 14/4/2009
FROM: City of Malibu Planning Department

PROJECT NUMBER: CUP 09-010, CDP 09-067, JUPA 13-001, SPR 09-06
JOB ADDRESS: 22959 PACIFIC COAST HWY
APPLICANT / CONTACT: Steve Yett
APPLICANT ADDRESS: PO Box 682
                      Malibu, CA 90265
APPLICANT PHONE #: (310) 383-7187
APPLICANT FAX #: (310) 317-9766
APPLICANT EMAIL: syettarch@aol.com
PROJECT DESCRIPTION: New Commercial Building (office/retail), Grading, Retaining Walls, 31 Parking Spaces, NAOWTS

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.

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  DATE 8/25/15

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.
BIOLOGICAL REVIEW

Site Address: 22959 Pacific Coast Highway
Applicant/Phone: Steve Yett/ 310.317.9766
Project Type: New commercial building, grading, retaining walls, 31 parking spaces, new AOWTS
Project Number: CDP 09-067
Project Planner: Adrian Fernandez
Previous Biological Review: Incomplete 5/22/12, Incomplete 4/7/15

REFERENCES: Site Plans, REVISED landscape plans, hydrozone map, irrigation plan

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 89,200 gallons per year (after compliance with State drought mandate). The Estimated Applied Water Use (EAWU) totals 78,050 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

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

   A. All landscape trees and shrubs installed along public street frontage shall be limited to water wise species native to the Santa Monica Mountains area.

   B. 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:

   **Dave Rydman**
   Address: 1000 S. Fremont Ave, Bldg. A-9 East, 4th Floor—“Waterworks Division”, Alhambra, CA 91803
   Email: DRYDMAN@DPW.LACOUNTY.GOV (preferred)
   Phone: (626) 300-3357
Please note this action may require several weeks. As such, the applicant should submit their approved landscape plans to DPW as soon as feasible in order to avoid a delay at plan check.

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. 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.

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

2. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY, 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: __________________________ Date: 8/25/15

Dave Crawford, City Biologist
310-456-2489 ext.227 (City of Malibu); e-mail dcrawford@malibucity.org
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.
TO: City of Malibu Environmental Health Administrator  DATE: 11/4/2009
FROM: City of Malibu Planning Department

PROJECT NUMBER: CUP 09-010, CDP 09-067, JUPA 13-001, SPR 09-061
JOB ADDRESS: 22959 PACIFIC COAST HWY
APPLICANT / CONTACT: Steve Yett
APPLICANT ADDRESS: PO Box 682
Malibu, CA  90265
APPLICANT PHONE #: (310) 383-7187
APPLICANT FAX #: (310) 317-9766
APPLICANT EMAIL: syettarch@aol.com
PROJECT DESCRIPTION: New Commercial Building (office/retail), Grading, Retaining Walls, 31 Parking Spaces, NAOWTS

TO: Malibu Planning Department and/or Applicant
FROM: City of Malibu Environmental Health Reviewer

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

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

OWTS Plot Plan: ☐ NOT REQUIRED
☐ REQUIRED (attached hereto)  ☐ REQUIRED (not attached)

Melinda Talbert
Signature

Date 4-19-16

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

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.
ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: Steve Yett
(name and email address) syettarch@aol.com

Project Address: 22959 Pacific Coast Hwy. Surfrider Plaza
Malibu, CA 90265

Planning Case No.: CDP 09-067, CUP 09-010, JUPA 13-001, SPR 09-061

Project Description: New commercial building with office/retail, grading, retaining walls, new AOWTS

Date of Review: April 19, 2016

Reviewer: Melinda Talent

Contact Information: Phone: (310) 456-2489 ext.364 Email: mtalent@malibucity.org

Signature: Melinda Talent

SUBMITTAL INFORMATION

Architectural Plans: Architectural plans by Steve Yett submitted to Planning on 5-14-12, 1-8-15, 7-1-15

Grading Plans: Grading plans by GeoWorks submitted to Planning on 5-14-14, 1-8-15, 7-1-15

OWN Plan: Preliminary OWTS plan by Ensitu Engineering dated 4-24-12, 3-3-15, 2-25-16

OWN Report: Preliminary OWTS design report by Ensitu Engineering dated 9-12-14, 3-3-15, 2-25-16

Geology Report: OWTS supporting geology reports by GeoConcepts dated 2-27-12, 12-4-2014, 6-16-15

Miscellaneous: Reduction in Setback letters by Steve Yett dated 9-8-15, 2-17-16

Previous Reviews: 6-6-12, 4-3-15

REVIEW FINDINGS

Planning Stage: ☒ CONFORMANCE REVIEW COMPLETE for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Plumbing Code (MPC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.

☐ CONFORMANCE REVIEW INCOMPLETE for the City of Malibu LIP and MPC. The listed Planning stage review comments shall be addressed prior to conformance review completion.

Plan Check Stage: ☐ APPROVED

☒ NOT APPROVED Please respond to the listed plan check review comments and conditions of Planning conformance review.

OWN Plot Plan: ☑ NOT REQUIRED

☒ REQUIRED (attached hereto) ☐ REQUIRED (not attached)

Based upon the project description and submittal information noted above, a conformance review was completed for a new alternative onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed OWTS meets the minimum requirements of the City of Malibu Plumbing Code, i.e. Title 28 of the Los Angeles County Code, incorporating the California Plumbing Code, 2013 Edition with City of Malibu local amendments (Malibu Municipal Code Section 12.12; hereinafter MPC), and the City of Malibu Local Coastal Program/Local Implementation Plan (LIP). Please distribute this review sheet to all of the project consultants and, prior to final approval, provide a coordinated submittal addressing all conditions for final approval and plan check items.
The conditional conformance findings hereby transmitted complete the Planning stage Environmental Health review of the subject development project. In order to obtain Environmental Health final approval of the project AOWTS Plot Plan and associated construction drawings (during Building Safety plan check), all conditions and plan check items listed below must be addressed through submittals to the Environmental Health office.

**Conditions of Planning Conformance Review**

1) **Final AOWTS Plot Plan**: A final plot plan shall be submitted showing an AOWTS design meeting the minimum requirements of the MPC, and the LCP/LIP, including necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The AOWTS Plot Plan shall show essential features of the AOWTS, existing improvements, and proposed/new improvements. The plot must fit on an 11" x 17" sheet leaving a 5" left margin clear to provide space for a City-applied legend. If the plan scale is such that more space is needed to clearly show construction details and/or all necessary setbacks, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health).

2) **Final AOWTS Design Report, Plans, and System Specifications**: A final AOWTS design report and construction drawings with system specifications (four sets) shall be submitted to describe the AOWTS design basis and all components proposed for use in the construction of the AOWTS. All plans and reports must be signed by the California-registered Civil Engineer, Registered Environmental Health Specialist, or Professional Geologist who is responsible for the design. The final AOWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

The final AOWTS design submittal shall contain the following information (in addition to the items listed above).

- **a.** Required treatment capacity for wastewater treatment and disinfection systems. The treatment capacity shall be specified in terms of flow rate, gallons per day (gpd), and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing fixture schedule, and the subsurface effluent dispersal system acceptance rate. The drainage fixture unit count must be clearly identified in association with the design treatment capacity, even if the design is based on the number of bedrooms. Average and peak rates of hydraulic loading to the treatment system shall be specified in the final design.

- **b.** Sewage and effluent pump design calculations (as applicable).

- **c.** Description of proposed wastewater treatment and/or disinfection system equipment. State the proposed type of treatment system(s) (e.g., aerobic treatment, textile filter, ultraviolet disinfection, etc.); major components, manufacturers, and model numbers for “package” systems; and the design basis for engineered systems.

- **d.** Specifications, supporting geology information, and percolation test results for the subsurface effluent dispersal portion of the onsite wastewater disposal system. This must include the proposed type of effluent dispersal system (drainfield, trench, seepage pit, subsurface drip, etc.) as well as the system’s geometric dimensions and basic construction features. Supporting calculations shall be presented that relate the results of soils analysis or percolation/infiltration tests to the projected subsurface effluent acceptance rate, including any
unit conversions or safety factors. Average and peak rates of hydraulic loading to the effluent dispersal system shall be specified in the final design. The projected subsurface effluent acceptance rate shall be reported in units of total gallons per day (gpd) and gallons per square foot per day (gfsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak AOWTS effluent flow, reported in units of gpd). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units, and building occupancy characteristics.

e. All AOWTS design drawings shall be submitted with the wet signature and typed name of the AOWTS designer. If the plan scale is such that more space than is available on the 11" x 17" plot plan is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18" x 22" for review by Environmental Health). [Note: For AOWTS final designs, full-size plans for are also required for review by Building & Safety and Planning.]

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

4) Architect / Engineer Certification for Reduction in Setbacks to Buildings or Structures:
All proposed reductions in setback from the onsite wastewater treatment system to structures (i.e., setbacks less than those shown in Malibu Plumbing Code Table H 1.7) must be supported by a letter from the project Structural Engineer and a letter from the project Soils Engineer (i.e., a Geotechnical Engineer or Civil Engineer practicing in the area of soils engineering). Both engineers must certify unequivocally that the proposed reduction in setbacks from the treatment tank and effluent dispersal area will not adversely affect the structural integrity of the onsite wastewater treatment system, and will not adversely affect the structural integrity of the structures for which the Table H 1.7 setback is reduced.

All proposed reductions in setback from the onsite wastewater treatment system to buildings (i.e., setbacks less than those shown in Table H 1.7) also must be supported by a letter from the project Architect, who must certify unequivocally that the proposed reduction in setbacks will not produce a moisture intrusion problem for the proposed building(s). If the building designer is not a California licensed architect, then the required Architect's certification may be supplied by an Engineer who is responsible for the building design with respect to mitigation of potential moisture intrusion from reduced setback to the wastewater system; in this case the Engineer must include in his letter an explicit statement of responsibility for mitigation of potential moisture intrusion. If any specific construction features are proposed as part of a moisture intrusion mitigation system in connection with the reduced setback(s), then the Architect (or Engineer) must provide associated construction documents for review and approval during Building Plan Check.

The wastewater plans and the construction plans must be specifically referenced in all certification letters. The construction plans for all structures and/or buildings with reduced setback must be approved by City of Malibu Building and Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building and Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives, etc.). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. The architectural/structural/waterproofing plans must show the location of onsite wastewater treatment system components in relation to those structures from which the setback is...
reduced, and the plans must be signed and stamped by the architect, structural engineer, and geotechnical consultants (as applicable).

5) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.

6) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the AOWTS designer shall be submitted. This shall be the same operations and maintenance manual proposed for later submission to the owner and/or operator of the proposed alternative onsite wastewater disposal system.

7) **Maintenance Contract:** A maintenance contract executed between the owner of subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed alternative onsite wastewater disposal system after construction shall be submitted. *Please note only original “wet signature” documents are acceptable.*

8) **AOWTS Covenant:** A covenant running with the land shall be executed between the City of Malibu and the holder of the fee simple absolute as to subject real property and recorded with the Los Angeles County Recorder’s Office. Said covenant shall serve as constructive notice to any future purchaser for value that the onsite wastewater treatment system serving subject property is an alternative method of sewage disposal pursuant to the City of Malibu Uniform Plumbing Code, Appendix H, Section H 1.10. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. *Please submit a certified copy issued by the Los Angeles County Recorder.*

9) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu Geologist and Geotechnical Engineer final approval of the AOWTS plan shall be submitted.

10) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the AOWTS plan shall be obtained.

11) **Environmental Health Final Review Fee:** A final fee in accordance with the adopted fee schedule at the time of final approval shall be paid to the City of Malibu for Environmental Health review of the AOWTS design and system specifications.

12) **Operating Permit Application and Fee:** In accordance with M.M.C. Chapter 15.14, an application shall be made to the Environmental Health office for an AOWTS operating permit. An operating permit fee in accordance with the adopted fee schedule at the time of final approval shall be submitted with the application.

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

cc: Environmental Health file
Planning Department
1. This conformance review is for a new commercial office/retail building and new alternative onsite wastewater treatment system. The new building and alternative onsite wastewater treatment system are in accordance with the requirements of the City of Malibu Plumbing Code (MPC) and the Local Coastal Plan (LCP).

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

3. This conformance review is valid for one year, or until MPC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
DATE: February 24, 2010
ATTENTION: PLANNING SECTION
CITY: Malibu
SUBJECT: SPR 09-061, CUP 090-010
LOCATION: 22959 Pacific Coast Highway

☐ The Fire Department has no additional requirements for this permit.
☒ The required fire flow for public fire hydrants at this location is 1750 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrants flowing simultaneously may be used to achieve the required fire flow.

☐ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi for a duration of two hours. If more than one on-site fire hydrant is required, the on-site hydrant shall be at least 2500 gallons per minute at 20 psi, flowing from two hydrants simultaneously, one of which must be the furthest from the public water source.

☒ Public fire hydrant(s): Install __ Upgrade __ Verify (flow test) 1 existing public fire hydrant(s).
Private on-site fire hydrant(s): Install __ Upgrade __ Verify (flow test) __ existing private on-site fire hydrants.
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.

☒ Comments: This project is not cleared for public hearing.
Revise the site plan and resubmit for additional Fire Department review.

☒ Water: Flow test the existing public fire hydrant on the same side of the street as the proposed development nearest the lot frontages. Submit a completed LACoFD fire flow form, Form #196 (original only), to Fire Prevention Land Development for additional Fire Department review/approval. Additional water system requirements may be required upon review of the completed Fire Flow form # 196, and/or when this land is further subdivided and/or during the building permit process.
Indicate on the site plan the locations and dimensions to the property lines of all existing fire hydrants within 300 feet of lot frontages.

☒ Access: Provide access to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building. Imposed firefighter walking access (minimum 5' in width) may required to connect vehicular access with the required ingress and egress of the building. Required walking access shall be designed to prevent sharp turns or obstruction which would hinder the carrying of ground ladders, other hand held equipment, or rescue equipment.

☒ Special Requirements: Clearly indicate on the site plan the lot dimensions. Fire Sprinklers required per City Ordinance. Provide a minimum 32' turning radius for all turns associated with Fire Department access.

Fire Protection facilities; including access, must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Nancy Rodeheffer
City.CUP 01/2008 Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783
The Drawings, Details, Specifications, and Documents contained herein are Instrument-Service of the Architect for use solely with respect to this Project. The Architect retains common law, statutory, and all other reserved rights, including the copyright and any and all other intellectual property rights. The Architect’s Drawings, Details, Specifications, and other Documents shall not be used by the Owner or others on other Projects without the written consent of the Architect.
Provide a minimum of clear and unobstructed exit access width.

X. SLOPE AT WALKING ACCESS (NOT COUNTING AIRS)

Wall & Founiting
Obstruct Fire Fighters Walking Access

Flow Test
Show all existing Public Fire Hydrants within 300' of lot frontages

PACIFIC COAST HIGHWAY

EXISTING SIDEWALK

Clearly indicate lot dimensions

GROUND FLOOR RETAIL AND PARKING PLAN

Flow Test one existing Public Fire Hydrant

6 X 4 X 2 1/2 fire hydrants

Conforming to American Waterworks Association Standard C803
COUNTY OF LOS ANGELES - FIRE DEPARTMENT
FIRE PROTECTION WATER REQUIREMENTS

Required Flow: 25 F.F. @ 25 PSI

1750

39.18' F.F.

26.05' T.C.
City of Malibu
23825 Stuart Ranch Road • Malibu, California 90265-4861
(310) 456-2489 • Fax (310) 317-1950 • www.malibucity.org

GEOTECHNICAL REVIEW SHEET

Date: May 31, 2016
Site Address: 22959 Pacific Coast Highway
Lot/Tract/PM #: n/a
Applicant/Contact: Steve Yett, syettarch@aol.com
Contact Phone #: 310-383-7187
Project Type: New commercial development, grading, retaining walls with soldier piles/soil nails, subterranean parking, new onsite wastewater treatment system (OWTS)
Project Log #: 3701
Planning #: CDP 09-067
BPC/GPC #: Adrian Fernandez

Submittal Information
Consultant(s) / Report Date(s):
GeoConcepts, Inc. (Barrett, CEG 2088; Walter, RGE 2476): 4-28-16, 9-21-15, 5-29-15, 2-26-15, 12-4-14
GeoConcepts, Inc. (Barrett, CEG 2088): 6-16-15
GeoConcepts, Inc. (Lee, CEG 2545; Haddad, RCE 69169): 6-27-12
GeoConcepts, Inc. (Sousa, CEG 1315; Walter, RGE 2476): 4-27-12, 2-27-12, 6-4-03
GeoConcepts, Inc. (Sousa, CEG 1315): 11-3-09
EnSitu Engineering, Inc. (Yaroslaski, RCE 60149): 2-25-16, 3-3-15, 9-12-14

Grading plans prepared by GeoWorks, Inc. dated September 11, 2014.
Final OWTS plans prepared by EnSitu Engineering, Inc. dated February 25, 2016.

Previous Reviews:
Environmental Health Review Sheet dated April 19, 2016, 4-8-16, 7-24-15,
Environmental Health Review Sheet dated April 3, 2015, 4-1-15, 1-28-15,
7-24-12, 6-4-12, 12-2-09, Geology Review Referral Sheet dated 11-5-09

Review Findings

Coastal Development Permit Review
☐ The commercial development project is APPROVED from a geotechnical perspective.
☐ The commercial development project is NOT APPROVED from a geotechnical perspective. The listed ‘Review Comments’ shall be addressed prior to approval.

Building/Grading Plan-Check 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 referenced supplemental geotechnical report was reviewed by the City from a geotechnical perspective. The revised project includes constructing two new commercial buildings totaling 7,713 square feet (one retail building and one office/retail building with subterranean parking), 82 parking spaces, grading (17,272 yards of cut and 146 yards of fill under structure; 2,896 yards of cut and 155 yards of fill non-exempt; and 19,867 yards of export), rear yard retaining walls with soil nail stabilization/soldier piles for the northern-most building, terraces and landscaping on the rear-yard ascending slope, and a new onsite wastewater treatment system (OWTS) in the parking area consisting of a treatment tank system and a new 1,200 square foot leach field with a design flow of 1,976 GPD and a design loading rate of 1.7 GPSFD with 100% expansion. A 3,597 square foot expansion dispersal field serving the Malibu Inn property at 22969 Pacific Coast Highway is proposed in the parking area immediately west of the 100% expansion field for the proposed project.

Building/Grading Plan-Check Stage Review Comments:

1. The 12’ of freeboard on the rear yard retaining wall will designed to provide the Code-required setbacks from ascending slopes. The freeboard should be designed as an impact wall with a minimum equivalent fluid pressure of 125 pcf.

2. Please show the freeboard (12’ according to the cross-sections) on the rear yard retaining wall on the plans, and include a detail for the debris fences on the ascending slope on the building and grading plans.

3. The proposed location and extent (vertical and horizontal) of the impact fence should be depicted on the grading plans and cross-sections. Specifications for the installation of the fence should be provided by the manufacturer and incorporated, as appropriate, with the project documents. Details of the fence installation at the eastern and western property lines should be designed and outlined to prevent debris deflecting into adjacent properties.

4. Based on assumptions by the Consultant in calculating the lateral spreading resistance, pile spacing should not exceed two times the diameter of piles.

5. Please provide to the City an as-built geotechnical report documenting the installation of the pile and soldier pile foundation elements for the commercial buildings and retaining walls. The report should document total depth, depth into bedrock, depth to groundwater, and include a map with the final locations of the piles. Please include this comment as a note on the Building plans.

6. Section 7.4 of the City’s geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Project Geotechnical Engineer has recommended that the vapor barrier be a minimum thickness of 15 mils and conform to ASTM E1745 Class A requirements. Building plans shall reflect the Consultant’s recommendation.

7. The following note must appear on the foundation plans: “Tests shall be performed prior to pouring foundations to evaluate corrosivity of the supporting soils. Foundation plans should be reviewed by the Civil or Structural Engineer and revised, if necessary.”

8. It appears from the cross sections that the soldier pile walls may be integral to the proposed structure(s). The Consultant should work with the structural engineer to ensure that pile deflections do not induce catastrophic failure or induce other negative impacts to the structure(s).

9. The grading plans need to include specific details for tiebacks including unbonded, bonded, and minimum lengths, bar type and size, and procedures for proof and performance testing. The proof and performance testing should be under the observation of the project geotechnical consultant, who must document the
results and submit the observations to the City for review and state that the tiebacks were installed per the approved plans and specifications.

10. Prior to final approval of the project, an as-built report documenting the installation of the retaining wall tie-back systems shall be prepared by the Project Geotechnical Consultant. The report shall include, as a minimum, the locations and details of the installations such as tieback lengths, dates of installation, and test results of tension capacities. The report shall include a statement that the retaining walls and tie-back systems were installed under the observation of the geologist and geotechnical engineer of record and that the installations conformed to the approved plan and specifications. Any modifications to the plans necessary for the conditions encountered during the construction must be documented in the final report. Please include this comment as a note on the plans.

11. Prior to final approval of the project, an as-built report documenting the installation of the soil nail system shall be prepared by the Project Geotechnical Consultant. The report shall include, as a minimum, the locations and details of the installations such as soil nail lengths, dates of installation, and test results of tension capacities. The report shall include a statement that the soil nail walls were installed under the observation of the geologist and geotechnical engineer of record and that the installations conformed to the approved plan and specifications. Any modifications to the plans necessary for the conditions encountered during the construction must be documented in the final report. Please include this comment as a note on the plans.

12. A letter should be provided by the Project Structural Engineer indicating that they are aware of the anticipated displacements associated with the installation of the soil nail walls and, given the potential for some slope displacement, the proposed design is adequate to provide slope support required by the CBC (e.g., safeguard against major structural failures and loss of life).

13. Two sets of final grading, retaining wall, soldier pile, OWTS, and office building 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.
Please direct questions regarding this review sheet to City Geotechnical staff listed below.

Geotechnical Engineering Review by:  
Ali Abdel-Haq, G.E. #2308, Exp. 12-31-17  
Date 5/31/2016  
Geotechnical Engineering Reviewer (805-496-1222)  
Email: ali@geodynamics-inc.com

Engineering Geology Review by:  
Christopher Dean, C.E.G. #1751, Exp. 9-30-16  
Date 5/31/16  
Engineering Geology Reviewer (310-456-2489, x306)  
Email: cdean@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. and GeoDynamics, Inc., contracted through Cotton, Shires and Associates, Inc., as an agent of the City of Malibu.
The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:

1. One set of grading, retaining wall, OWTS, soldier pile, and office building plans, incorporating the 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 Geotechnical Consultant(s) on the cover sheet of the Building and grading Plans.

3. Include the following note on the Foundation Plans: “All foundation excavations must be observed and approved by the Geotechnical Consultant prior to placement of reinforcing steel.”

4. 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 Geotechnical Consultant, as appropriate.”

5. The Foundation Plans for the proposed structures shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Geotechnical Consultant’s recommendations.

6. Show the onsite wastewater treatment system on the grading and building plans.

7. Please contact the Building and Safety Department regarding the submittal requirements for a grading and drainage plan review.

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 from 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 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.
TO: Public Works Department

FROM: City of Malibu Planning Department


PROJECT NUMBER: CUP 09-010, CDP 09-067, JUPA 13-001, SPR 09-061

JOB ADDRESS: 22959 PACIFIC COAST HWY

APPLICANT / CONTACT: Steve Yett

APPLICANT ADDRESS: PO Box 682
Malibu, CA 90265

APPLICANT PHONE #: (310) 383-7187

APPLICANT FAX #: (310) 317-9766

APPLICANT EMAIL: syettarch@aol.com

PROJECT DESCRIPTION: New Commercial Building (office/retail), Grading, Retaining Walls, 31 Parking Spaces, NAOWTS

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

DATE 5/15/16
City of Malibu
MEMORANDUM

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

Date: May 18, 2016
Re: Proposed Conditions of Approval for 22959 Pacific Coast Highway CDP 09-067

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. The applicant shall remove and replace in kind any damaged sections of the sidewalk. Prior to the issuance of any permits, the applicant shall coordinate the work with the City and Caltrans.

2. This project proposes to construct improvements within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed improvements.

3. This project proposes to construct a new driveway within Caltrans' right-of-way. Prior to the Public Works Department approval of the grading or building permit, the applicant shall obtain encroachment permits from Caltrans for the proposed driveway.

4. The applicant shall submit a copy of their Construction Management Plan (CMP) for review prior to the issuance of any permits. The CMP shall include such as (but not limited to), traffic control, loading/unloading areas, storage, truck routes, staging, and employee parking. Also, please show the truck haul routes and where they will be off-loading and storing all material.
5. 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.

6. 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.

7. 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.
STORMWATER

8. 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:

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<tr>
<th>Erosion Controls</th>
<th>Scheduling</th>
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<td>Preservation of Existing Vegetation</td>
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<tr>
<th>Sediment Controls</th>
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<td>Sand Bag Barrier</td>
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<td>Stabilized Construction Entrance</td>
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| Non-Storm Water Management | Water Conservation Practices |
|                           | Dewatering Operations |

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<tr>
<th>Waste Management</th>
<th>Material Delivery and Storage</th>
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<td>Sanitary/Septic Waste Management</td>
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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.

9. 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 LIP Chapter 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.

10. 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

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

12. 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.

COMMERCIAL DEVELOPMENT

13. 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.