



ERB Meeting
12-07-16
Item
3.A.

Environmental Review Board Agenda Report

To: Members of the Environmental Review Board

Prepared by: Adrian Fernandez, Senior Planner *AF*

Reviewed by: Dave Crawford, City Biologist

Approved by: Bonnie Blue, Planning Director *BB*

Date prepared: November 30, 2016 Meeting date: December 7, 2016

Subject: Malibu Memorial Park Project

Case Numbers: Coastal Development Permit No. 15-028
Variance No. 16-016
Site Plan Review No. 16-009
Minor Modification No. 16-010
Conditional Use Permit No. 15-011
Lot Merger No. 16-001
Initial Study No. 16-002
Mitigated Negative Declaration No. 16-001

Applicant: Bruce McBride
Owner: Green Acres, LLC
Location: 4000 Malibu Canyon Road
APNs: 4452-028-015, 4458-028-019, and 4458-030-007
Zoning: Commercial Visitor-Serving 2 (CV-2)

RECOMMENDED ACTION: Review the proposed project and initial study and provide recommendations to the Planning Commission.

DISCUSSION: The proposed project includes the construction of a new memorial park, including a new 6,000 square foot chapel, 673 square feet of ancillary spaces, 8,002 square foot subterranean parking lot and 1,346 square foot basement, 47 mausoleum structures with a maximum area of 200 square feet each for a total maximum of 9,400 square feet, approximately 28,265 in-ground burial plot spaces intermittently located throughout the property, 3,644 interments in above grade wall crypt structures, a circular

driveway, parking lot, entry gates, grading, landscaping and exterior lighting (Attachment 1 – Project Plans). The project is planned to connect to a future phase of the Malibu Civic Center Wastewater Treatment Facility (CCWTF).

According to the Local Coastal Program (LCP) Environmentally Sensitive Habitat Area (ESHA) and Marine Resources Map, a stream is identified across the northernmost corner of the subject property and parallel to Civic Center Way. However, the storm water that supported the stream was placed in an underground pipe circa 1990 and the stream no longer exists. Additionally, the Environmental Impact Report (EIR) for the CCWTF identified a stream at the southeasternmost corner of the subject property (Attachment 2 – ESHA Boundaries and Protected Walnut Tree Locations).

The Biological Inventory Report prepared by Rincon Consultants concluded that, even though the property contains sensitive habitat, the property is considered functionally isolated from the Santa Monica Mountains and Malibu Bluffs Park (Attachment 5 – Initial Study / Mitigated Negative Declaration). Therefore, the sensitive habitat on the property is not considered ESHA, except for the stream/riparian ESHA located at the southeasternmost corner of the subject property. No development is proposed within 300 feet of the stream/riparian ESHA and most of the sensitive habitat located on the site will be preserved. Nevertheless, the initial study includes mitigation measures to offset the impacts to the sensitive habitat and for the protection of wildlife and rare and special status plant species in the event any are discovered on the project site during the required pre-construction biological surveys.

At this time, a coastal development permit, conditional use permit and other discretionary requests are being processed for the memorial park and chapel. Separate administrative plan reviews and any other necessary entitlements would be processed for the mausoleums that are located near Pacific Coast Highway and elsewhere onsite to verify that these structure will not be visible from motorists traveling on Pacific Coast Highway from any vantage point immediately adjacent to the subject property or obstruct bluewater views of motorists traveling on Malibu Canyon Road. A complete list of project entitlements is provided in the *Required City Project Entitlements* section below.

Even though the project is not expected to impact ESHA, staff forwarded the project for Environmental Review Board (ERB) review because the project requires an initial study and underwent a Phase II archaeological study. The Planning Director requests the ERB, in its capacity as advisor to the Planning Commission, review the project, as well as the initial study, and make recommendations on the project and mitigation measures within the purview of the ERB, to ensure conformance with the LCP.

Environmental Review and Project Chronology

On April 13, 2015, Schmitz and Associates, Inc. submitted a request for determination of use.

On September 21, 2015, the Planning Commission adopted Planning Commission Resolution No. 15-89 determining that a cemetery/memorial park with an assembly structure is a conditionally permitted use in the CV-2 zoning district.

On April 28, 2015, Bruce McBride of Green Acres, LLC submitted a letter requesting to withdraw an application for the construction of a hotel and associated development and submitted an application for the proposed memorial park and chapel.

On April 11, 2016, story poles were placed on the subject property representing the location, height, mass and bulk of the proposed chapel and a sample of the proposed mausoleums. The placement of the story poles was certified by a professional land surveyor.

On November 10, 2016, a Notice of Intent to Adopt a Mitigated Negative Declaration was published in a newspaper of general circulation within the City of Malibu. The 30-day public review period began on November 14, 2016 and is set to end on December 14, 2016. Also, on November 18, 2016, the Governor's Office of Planning and Research distributed the mitigated negative declaration to responsible agencies for a 30-day public review period, from November 18, 2016 to December 19, 2016 (SCH No. 2016111054).

Required City Project Entitlements

The proposed project requires the following City entitlements:

1. Coastal Development Permit (CDP) No. 15-028: In accordance with LCP Local Implementation Plan (LIP) Section 13.3.
2. Variance (VAR) No. 16-016 for non-exempt grading in the amount of 16,985 cubic yards in excess of the maximum allowed. This is needed in order to cap the archaeologically sensitive area.
3. Site Plan Review (SPR) No. 16-009 for height over 18 feet but less than 28 feet for the chapel's pitched roof.
4. Minor Modification (MM) No. 16-010 for the mausoleums to have a less than 50 percent reduction of the required front yard setback.
5. Conditional Use Permit (CUP) No. 15-011 for the proposed memorial park and chapel in the CV-2 zoning district.
6. Lot Merger (LM) No. 16-001 for consolidation of the three existing legal lots into one legal lot.

Site Description and Project Setting

The subject property includes three adjacent vacant parcels, totaling 27.8 acres, which are located in a triangle-shaped area. All three parcels (APNs 4458-030-007, 4458-028-015 and 4458-028-019) are designated CV-2 in the Malibu General Plan, Zoning Map and LCP.

The project site is an elevated coastal terrace bordered by Malibu Canyon Road to the north and west, Pacific Coast Highway to the south, and Civic Center Way to the north and east. The central portions are generally level, but drop steeply 60 to 80 feet into Winter Canyon and the road cut for PCH on the southeastern portions of the project site. The project site is vacant; however, several dirt driveways traverse the site with trees and shrubs located intermittently throughout the project site. Approximately seven acres of the 27.8-acre site contain sensitive habitat and are considered unusable because of steep slopes; therefore, development is proposed on the remaining 21 acres.

Currently, a variety of native and non-native trees, coastal sage scrub, and native grasses are located on the project site. While coast live oak, Southern California black walnut, and toyon trees were recorded on the site, none of these trees meet the size requirement for protection under LIP Chapter 5 Native Tree Protection.

The subject property is bordered by Malibu Canyon Road and Pepperdine's' Alumni Park to the north and west, Civic Center Way and mixed institutional and residential uses to the north, the CCWTF to the east, and Pacific Coast Highway, Malibu Bluffs Park and the undeveloped Crummer site to the south. Nearby land uses include Pepperdine to the north and west, the Los Angeles County Road Maintenance Yard, Webster Elementary School, Our Lady of Malibu Catholic Church and School, and three condominium complexes off of Vista Pacifica and De Ville Way to the east. The site borders the low-lying lands of the Civic Center area and is visible from nearby neighborhoods, portions of the Civic Center area, the Pepperdine campus, Pacific Coast Highway and Malibu Canyon Road. In the foothills to the north and east of the site are the Malibu Knolls, a single-family residential neighborhood, and the structures and faculty housing of Pepperdine. Further to the east is the Civic Center area, including City Hall, various County buildings, the Malibu Library, three commercial shopping centers, and Legacy Park.

A small section of the California Coastal Commission's (CCC)'s appeal jurisdiction is located in the northern portion of the project site. The area marks a mapped blue line stream depicted on the City's LCP ESHA Overlay Map. After reviewing onsite conditions, the City Biologist has confirmed that this stream no longer exists and its storm water was placed in an underground concrete pipe. The CCWTF EIR identified a stream along the southeasternmost portion of the subject property. However, the proposed development will maintain a minimum of a 100-foot buffer from the stream/riparian ESHA, as required in the LCP.

Project Description

The Malibu Memorial Park Project consists of a chapel, subterranean parking, 47 freestanding mausoleum structures, approximately 28,265 in-ground burial plot spaces intermittently located throughout the property, 3,644 interments in above grade wall crypt structures, surface guest parking, and walking trails on approximately 21 acres of the 27.8-acre site. Visitor access will be provided by a system of pedestrian and golf cart

trails used to access the individual mausoleums and burial plots. A sloping waterfall would mark the primary entrance from Malibu Canyon Road, with an additional water feature in the median of the entry driveway and fountains throughout the project site.

Below the chapel would be an 8,002 square foot 19-stall subterranean garage and a 1,346 square foot basement. The subterranean garage would be used for service ingress/egress while the basement area would include bathrooms, storage, elevators and a casket lift car to the main floor. A public mausoleum would be located directly behind the chapel, to the east, and would accommodate caskets. Forty-seven freestanding private mausoleums would be located throughout the site and would be available for purchase. The 47 mausoleums would range in size from 140 square feet to a maximum of 200 square feet each.¹ These mausoleums are approximately 14 feet in width and length, and 12 to 14 feet in height. The majority of these mausoleums would be located in the south and east portions of the site.

Pursuant to LIP Sections 6.5(A)(1) and (3), new development must be sited and designed to minimize adverse impacts on scenic areas and site selection to avoid visual impacts is preferred over landscaping. To meet these standards, the mausoleums must maintain a certain setback from the top of slope along Pacific Coast Highway and southeast corner of the project site to minimize adverse impacts from Pacific Coast Highway, Malibu Canyon Road, Malibu Bluffs Park and Legacy Park, which are designated scenic areas. The applicant revised the site plan to site the mausoleums further away from the top of slopes along Pacific Coast Highway and the southeast corner of the project site.

Mitigation measures were added to the project for the erection of story poles representing the location and height of the mausoleums to verify that these structures are sited far enough from the top of the slope to avoid visibility from motorists traveling on Pacific Coast Highway from any vantage point immediately adjacent to the subject property and bluewater view impacts from motorists traveling on Malibu Canyon Road. Additionally, subsequent administrative plan review applications will be required for the mausoleums to verify compliance with this mitigation measure. As redesigned and with implementation of the mitigation measure, the proposed project will have a less than significant impact on applicable design and development standards.

The total proposed floor area ratio (FAR) is approximately 16,073 square feet (6,000 square foot chapel, 673 square feet of accessory uses and 9,400 square feet of mausoleums), excluding the subterranean garage and basement.² Such FAR consists of 1.3 percent.

¹ The total square footage attributed to the private mausoleums is approximately 9,400 square feet and is counted as gross floor area in the floor area ratio calculation.

² FAR does not include underground floor area, interior parking spaces, and spaces with floor-to-ceiling height less than six feet.

To comply with the City's landscape and open space regulations, 40 percent of the site must be landscaped (approximately 11 acres) and 25 percent must be used as open space (approximately 7 acres). The applicant is proposing that approximately 57 percent of the project site be landscaped (approximately 16 acres) and 35 percent be left as open space (approximately 10 acres).³

A more detailed project description is provided in the initial study.

Cultural Resources

Field surveys, literature reviews, and cultural resource reports have been completed on the project site and the surrounding area as early as 1962.⁴ The most recent records search completed for the project site and surrounding area (e.g., within 0.5-miles of the project site) was completed on September 20, 2012 at the South Central Coast Information Center (SCCIC), California State University, Fullerton. The records search indicated that 42 cultural resource reports have been completed within a 0.5 mile of the project site; nine of which included at least a portion of the project site.

Prior field surveys completed from 1961 through 1984 by various qualified archaeologists resulted in a majority of the artifacts being removed from the project site. However, a report documenting the results of this investigation was not produced and little is known about the artifacts collected from the site. Therefore, a new Phase II investigation was recently undertaken and the consulting archaeologist concluded that the data potential of the site appears to have been exhausted and no additional data recovery phase is recommended. However, a prior Phase II investigation prepared in May 1995 by Robert J. Wlodarski recommended in-situ preservation or capping the site with a layer of imported soil (fill).

Construction activities would require grading and excavation to construct a driveway, chapel, the public mausoleum, 47 freestanding mausoleums, approximately 28,265 in-ground burial plot spaces, 3,644 interments in above grade wall crypt structures and parking. During construction, all grading activities and surface modifications would be confined to only those areas of absolute necessity to reduce any form of impact on unrecorded (buried) cultural resources that may exist within the confines of the project site. However, due to the fact that the project site has yielded archeological finds in the past and even though most has been collected from the site, it is possible that additional archeological resources could be located below the surface.

Mitigation measures have been added to the project to include a three-foot deep layer of soil over a 99,406 square foot (2.28 acre) archaeologically sensitive area, as well as cultural resources sensitivity training for all construction personnel, and archaeological

³ The percentage of open space includes hardscape and landscape areas as allowed by LIP Section 3.8(A)(5)(b).

⁴ [Cultural Resource Summary for the Rancho Malibu EIR, May 1996, prepared by Historical Environmental Archaeological Research Team.](#)

and Native American monitoring for all ground-disturbing activities. No in-ground burials will be allowed in the archaeologically sensitive area. The archaeologically sensitive area will accommodate only above-grade wall crypt structures and one freestanding mausoleum. The maximum depth of the footings for these structures would be 24 inches and there would be an additional 12 inches of cover for a total capping depth of 36 inches. With the implementation of these mitigation measures, the potential impacts to cultural resources are expected to be less than significant. The project, as conditioned, complies with the City's cultural resources protection policies.

Water Quality

Construction

Standard conditions of approval require that prior to grading permit issuance, final grading and drainage plans incorporating construction-phase Erosion and Sediment Control Plan and Storm Water Management Plan (SWMP), as well as post-construction storm water management plan and a Water Quality Mitigation Plan (WQMP) must be approved by the City Public Works Department. With the implementation of these conditions, the project conforms to the Water Quality Protection standards of LIP Chapter 17.

The SWMP and the proposed project's site design shall incorporate Source Control Best Management Practices (BMPs) to mitigate increased runoff generated by the increase of impervious surfaces on the project site. As stated in LIP Section 17.4.2, post-construction phase water quality requirements requires post-construction plans detailing how stormwater and polluted runoff would be managed or mitigated during the life of the project. A WQMP requires the implementation of appropriate site design and source control BMPs from LIP Section 17.6 to minimize or prevent post-construction polluted runoff. Applicable regulations and standard conditions of approval will ensure that the proposed project's construction-related water quality impacts would be less than significant.

Operation

Embalming would not be completed on the project site. Furthermore, concrete vaults will be used exclusively for the proposed project; this will limit the potential transfer of leachates from the remains to the surrounding soil. The use of the concrete vault will greatly limit the potential of leachate contaminating the surrounding soils. As the depth of groundwater onsite is in excess of 60 feet below the surface, groundwater contamination is highly unlikely. Therefore, based on the depth of groundwater below the surface and the legally required design conditions associated with burials, it is unlikely that decomposition byproducts would contaminate the local groundwater.

DEPARTMENT REVIEWS: The following is a discussion of the environmental issues pertaining to the proposed project as reviewed by City Departments and their corresponding approval. Department Review Sheets are included as Attachment 3.

Biology

On May 3, 2016, the City Biologist determined that the project was in compliance with the goals and policies related to the protection of biological resources. It was determined that the landscaping plan complies with the Landscape Water Conservation Ordinance. The allocated water service to the project is primarily from the Los Angeles County Waterworks District No. 29. Additionally, the land benefits from an allocation of potable water from the Pepperdine University property which could be utilized if necessary. Should non-potable recycled water from the CCWTF become available, it may be used to irrigate the landscaped areas and operate the water features. However, the City staff is uncertain when this recycled water would become available and how much of it could be allocated to this project.

The initial study includes a biological resource analysis. As previously stated in the *Discussion* section, the mapped ESHA on the property corresponds to a stream that no longer exists and the onsite sensitive resources do not qualify as ESHA because the property was determined to be functionally isolated from the Santa Monica Mountains and Malibu Bluffs Park. However, the EIR for the CCWTF identified a stream at the southeasternmost corner of the property that qualifies as a stream/riparian ESHA. The proposed development will maintain the required 100-foot buffer from ESHA and most of the sensitive habitat located on the site's surrounding steep slopes will be preserved. Although most of the on-site habitat is not considered ESHA, the dense, intact coastal sage scrub, foothill needlegrass patches and successional coastal sage scrub with ornamental habitats are considered sensitive and mitigation through restoration or in lieu fee is recommended for the sensitive habitat areas that are proposed to be affected by the proposed development.

Two California Native Plant Society List 4 species were observed on-site: Plummer's baccharis (*Baccharis plummerae* var. *plummerae*) and southern California black walnut (*Juglans californica* var. *californica*). Both species are on the Watch List as "limited in distribution" in California. No special status wildlife species, nesting birds or raptors, were observed on-site. However, a moderate potential exists that three special status wildlife species may occur within the property, including the coastal whiptail (*Aspidoscelis tigris stejnegeri*), Bryant's [San Diego desert] woodrat (*Neotoma bryanti* [*N. lepida intermedia*]), and coast horned lizard (*Phrynosoma blainvillii*). The loggerhead strike (*Laninus ludovicianus*), which is a California species of special concern, is a potentially sensitive wildlife that is likely to use the isolated coastal sage scrub habitat on-site while nesting. As most of the existing sensitive habitat will be preserved and the majority of the developed portion of the property will be preserved as private open space, the impacts to the three special status wildlife species that may be present at the property is considered minimal with mitigation.

Mitigation measures were added to offset any identified and potential impacts to sensitive biological resources. These mitigation measures include a survey conducted during the blooming periods of rare and special status plant species, nesting bird survey, and fencing off habitat and sensitive plant species during construction are required. Following implementation of the recommended mitigations, no significant impacts to special status resources and riparian and other sensitive habitats are anticipated.

Fuel Modification

Review of the proposed fuel modification plan for the CDP by the Los Angeles County Fire Department (LACFD) is still pending. However, the proposed chapel is located approximately in the middle of the site and its fuel modification area is not expected to extend into the adjacent sensitive habitats that are located onsite.

Geology

The geotechnical and soils reports prepared by GeoSoils Consultants, Inc. for the proposed project along with the project plans and initial study have been reviewed by City geotechnical staff (Attachment 4 – Geotechnical Reports). On September 21, 2016, City geotechnical staff issued a geotechnical review letter stating that the project is approved from a geotechnical perspective. Standard conditions of approval will be included to require that all recommendations of the consulting Certified Engineering Geologist, Geotechnical Engineer and/or City geotechnical staff shall be incorporated into all final design and construction plans including foundations, grading, and drainage. Final plans shall be reviewed and approved by City geotechnical staff prior to the issuance of a grading permit.

The reports indicate that the site is not located in an area susceptible to liquefaction and has no active or potentially active known faults. Landslides and other types of slope failures, such as rock falls and mud and debris flows, can result in areas with varying topography in the event of an earthquake or wet winters. The perimeter of the project site is generally surrounded by natural descending slopes, with the steepest slopes located along the site's northern and eastern boundaries. A landslide is located along the eastern portion of the project site, however soil testing and slope stability analyses completed in 2007 indicated that alluvium has buttressed the toe of the landslide and has stabilized the area. These slopes along the site's northern and eastern boundaries would remain and the proposed improvements include a row of soldier piles and a three foot tall retaining wall at the top of the slope to protect the unstable portions of the slope that are outside the landslide area that was analyzed to be stable. Additionally, the proposed project would be required to implement the engineering design specifications included in the California Building Code and approved geotechnical report.

Grading quantities associated with the project are summarized in Table 2. The proposed project includes approximately 44,735 cubic yards of non-exempt grading of which 16,985 cubic yards is for capping the archaeologically sensitive area and 27,750 cubic

yards for the rest of the project. LIP Section 8.3(B) allows for 1,000 cubic yards per acre of commercial or institutional development, which for the 27.8-acre site would equal 27,800 cubic yards. Without the non-exempt grading related to the capping area, the project is in compliance with the maximum allowed. VAR No. 16-016 is requested to permit the non-exempt grading related to the capping area. Additionally, a total of 95,310 cubic yards of exempt (understructure) grading is proposed from burials for the life of the project of which a total of 76,625 cubic yards⁵ is export. The Public Works Department has reviewed the proposed project for conformance with LCP grading requirements, and has deemed the project consistent with these requirements.

Table 1 – LCP Grading Conformance						
	Exempt**			Non-Exempt	Remedial	Total
	R&R*	Understructure	Safety***			
Cut	70,045	106,367	1,172	12,168	0	94,442
Fill	70,045	0	231	32,567	0	85,856
Total	140,090	106,367	1,403	44,735	0	180,298
Import	0	0	0	20,399	0	0
Export	0	106,367	941	0	0	86,909

All quantities listed in cubic yards.

*R&R= Removal and Recompaction

**Exempt grading includes all R&R, understructure and safety grading.

***Safety grading is the incremental grading required for Fire Department access (such as turnouts, hammerheads, and turnarounds and any other increases in driveway width above 15 feet required by the LACFD).

Based on review of the submitted information, City geotechnical staff determined that the project is consistent with LCP policies, and development and design standards, subject to conditions.

Public Works

The City Public Works Department has reviewed the initial study and project plans, and on May 16, 2016, determined that the proposed project is in conformance with the LCP and Malibu Municipal Code (MMC) and can proceed through the Planning Department process. Standard conditions of approval are identified to be implemented during construction and operation, including requiring that a final grading and drainage plan be approved prior to issuance of grading permits. The plan must include storm water management to mitigate increased runoff associated with site development, a storm water pollution prevention plan and a wet weather erosion and sediment control plan. The project is also conditioned to include offsite improvements to the surrounding streets.

⁵ This amount of export was adjusted to include a 10 percent of shrinkage based on the geotechnical reports. Shrinkage is the amount of soil volume lost to an increase rate of soil recompaction.

Wastewater Treatment

The subject property is not included in the Phase 1 assessment district for the CCWTF; however, wastewater collection and recycled water distribution lines for Phase 1 are being constructed in the public rights of way adjacent to the project site. The overall flow capacity and design calculations for the CCWTF accounted for commercial use on the subject property and connection during Phase 2. The proposed project will be included in a subsequent assessment district/phase of the CCWTF, and would pay the assessment and connection charges. With payment of fees to connect to the CCWTF, impacts would be less than significant and no mitigation is required.

SUMMARY: The proposed project has been reviewed and conditionally approved for conformance with the LCP by staff, appropriate City departments and County agencies. The required findings can be made that the project complies with the LCP and MMC.

STAFF FOLLOW-UP: Following review by the ERB, staff will prepare a summary of ERB recommendations. Subsequently, a staff report will be prepared that includes all required project findings and analysis, and the mitigated negative declaration will be scheduled for a public hearing before the Planning Commission. The recommendations of the ERB will be incorporated into the Planning Commission agenda report for the project. The public review for the project's initial study and mitigated negative declaration period closes on December 14, 2016.

EXHIBITS:

Unless otherwise noted, the following exhibits are available on the City's Website: <http://www.malibucity.org/index.aspx?NID=572> and are available for public review by contacting the Planning Department at (310) 456-2489, extension 245 or visiting the Planning Department public counter.

1. Project Plans (hardcopies distributed)
 - a. Architectural Plans
 - b. Civil Plans
 - c. Landscaping Plans
 - d. Lighting Plans
 - e. Color-Coded Slope Analysis
 - f. Fuel Modification Plan
2. [Department Review Sheets](#)
3. [Geotechnical Reports](#)
4. [Initial Study / Mitigated Negative Declaration](#)

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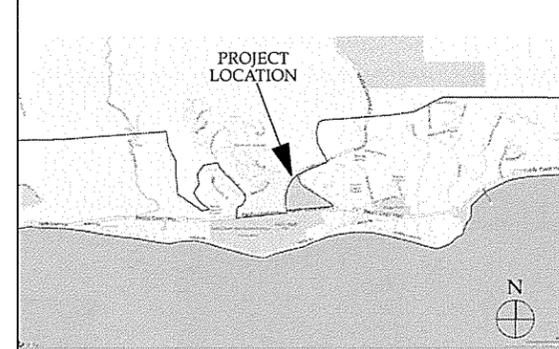
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Agoura Hills, CA 91301
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Mark Sandstrom,



VICINITY MAP

ARCHITECTURAL

T-1.1 COVER SHEET / PROJECT INDEX
FD-01 FIRE DEPARTMENT ACCESS- ROAD PROFILE
A-0.1 SITE PLAN OVERVIEW & SETBACKS
A-0.2 TOPOGRAPHIC SURVEY & ROOF PLAN OVERLAY
A-0.3 PARTIAL SITE PLAN
A-0.4 SITE PLAN OVERVIEW & PRIVATE MAUSOLEUMS
A-0.5 PUBLIC MAUSOLEUMS
A-0.6 PARKING LAYOUT
A-0.7 GATE, STAIRS AND WALL DETAIL
A-1.1 BASEMENT FLOOR PLAN
A-1.2 FIRST FLOOR PLAN
A-1.3 ROOF PLAN
A-2.1 PROPOSED ELEVATIONS NORTH & SOUTH
A-2.2 PROPOSED ELEVATIONS EAST & WEST
A-3.1 PROPOSED SECTIONS A-A & B-B
A-3.2 PROPOSED SECTIONS C-C & D-D
A-3.3 SITE SECTIONS E-E & F-F
A-3.4 SITE SECTIONS G-G & H-H
BP1.01 NORTHERLY BURIAL PLOTS
BP1.02 SOUTHERLY BURIAL PLOTS

4000 Malibu Canyon Road
MALIBU,
CA 90265

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

NO	DATE	ISSUE
1	2013-4-28	INITIAL PLANNING SUBMITTAL
2	2013-11-18	INCOMPLETE LETTER #1 CORRECTIONS
3	2016-02-15	INCOMPLETE LETTER #2 CORRECTIONS
4	2016-04-12	INCOMPLETE LETTER #3 CORRECTIONS
5	2016-11-07	SITE WORK MODIFICATIONS

CIVIL

C1.0 TITLE SHEET & NOTES
C2.0 GRADING AND DRAINAGE PLAN
C2.1 GRADING AND DRAINAGE DETAILS & SECTIONS
C3.0 SEWER AND WATER PLAN

LANDSCAPE

LI-1.0 HYDROZONE PLAN-WATER CALCULATIONS
L-2.0 LANDSCAPE SITE PLAN
L-2.2 WATER RILL PLAN AND ELEVATIONS

LIGHTING

E1 EXTERIOR LIGHTING PHOTOMETRIC PLAN
E2 EXTERIOR LIGHTING PHOTOMETRIC PLAN

MISCELLANEOUS

-COLOR CODED SLOPE ANALYSIS SURVEY
-FUEL MODIFICATION PLAN

	MIN. REQUIRED	PROPOSED
LANDSCAPING :	484,550 Sq.Ft., 40% of net lot Area	702,036 Sq.Ft. (57% of net lot area)
OPEN SPACES:	302,742 Sq.Ft. 25% of net lot Area	423,448 Sq.Ft. (34.9% of net lot area) (including Hardscape and Landscape)

PROJECT DESCRIPTION:

Green Acres, LLC, is developing the Malibu Memorial Park and Chapel, comprised of approximately 21.0 acres of a 27.8 acre property located east of Malibu Canyon Road, west of Civic Center Way, and north of Pacific Coast Highway in the City of Malibu, California (the "Project"). The unstable slope areas along the perimeter of the site comprise the remaining 7 acres of the parcel that Green Acres has elected not to develop. The proposed Memorial Park project contains approximately 16,073 GSF of FAR development and will include the construction of a 6,673 SF Main Chapel facility, 9,348 SF subterranean parking basement (19 parking spaces), 48 free-standing Mausoleum structures totaling approximately 9,400 SF (approx. 200 SF/each), approximately 28,265 "in ground" plot spaces and another 27,651 "above grade" interments will allow for various crypt configurations, cremation and fractional burial options, as well as surface unenclosed parking for 157 guest vehicles along the entry drive and Chapel ring.

DISCRETIONARY REQUESTS: Site plan review for height over 18' but less than 28' for sloped roof.

PROJECT ADDRESS: 4000 Malibu Canyon Road
Malibu, CA 90265
A.P.N.: 4458 030 007- 4458 028 015 - 4458 028 019
LCP ZONING: CV-2 (Commercial Visitors Serving 2)
OWNER: Green Acres, LLC
a California Limited Liability Company
22837 Pacific Coast Highway #775
Malibu, CA 90265

OCCUPANCY GROUP: A-3/U
TYPE OF CONSTRUCTION: VB
NUMBER OF STORIES: 1 + Basement
FIRE ZONE: VHFH5Z
SPRINKLERED: YES (Sprinklered per LaCo. Fire Departments Requirement)
LOT AREA: Gross: 1,228,908 Sq.Ft. (28.2 Acres)
Net: 1,210,968 Sq.Ft. (27.8 Acres)
LOT DIMENSIONS: Depth: 1,299.33'
Width: 952.07'

	MIN REQUIRED:	PROPOSED:
Front:	65'	494.12' Chapel, 103.48' Mausoleum
Side 10%:	95.21'	295.18' Chapel, 95.21' Mausoleum
Side 15%:	148.21'	489.12' Chapel, 227.76' Mausoleum
Rear:	194.90'	576.88' Chapel, 290.49' Mausoleum
REQUIRED:		
TOTAL:	137'	176'
-Regular:	110	135
-Compact:	27	35
-ADA:		6

*include ADA Accessible Parking Spaces dimensions per CBC 2013 -->(min. 18'x20')

MAX. ALLOWABLE FLOOR AREA: F.A.R. 0.15 of Lot Area
1,210,968 Sq.Ft. x 0.15 = 181,645 Sq.Ft. FLOOR AREA ALLOWED

PROPOSED FLOOR AREA :

Main Chapel (including bathrooms and enclosed and covered accessory areas).....	6,673 Sq.Ft. +
Detached Buildings (47 free-standing Mausoleums)	9,400 Sq.Ft. =
T.D.S.F.....	16,073 Sq.Ft.
Subterranean Garage...	9,348 Sq.Ft. (Excluded from F.A.R.)

PROJECT DATA

Deferred submittal documents shall be submitted to the architect- or engineer-of-record, who shall review them and forward them to the building official with a notation that they have been reviewed and have been found to be in general conformance with the design of the building or structure. The deferred items shall not be installed until their design and submittal documents have been reviewed and approved by the building official.

DEFERRED SUBMITTAL

ADDITIONAL ADJUSTABLE ABOVE FINISHED FLOOR AIR CONDITIONING ALTERNATE ARCHITECT (URAL) AREA DRAIN	ADD'L. ADJ. A.F.F. A/C ALT. ARCH. A.D.	JOINT	JT.
BLOCKING BOARD BUILDING	BLKG. BD. BLDG.	NORTH CONTRACT NOT TO SCALE NUMBER	N N.I.C. N.T.S. NO. OR X
CABINET CEILING CENTER CENTER LINE CERAMIC TILE CLEAR CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTINUOUS CONTROL JOINT	CAB. CLG. CTR. C.L. C.T. CLR. CONC. C.M.U. CONST. CONT. C.J.	ON CENTER OUTSIDE DIAMETER OPENING	O.C. O.D. OPG.
DIAMETER DIMENSION DOUBLE HUNG DOWN DRAWING	D.I.A. DIM. DBL. D.H. DN. DWG.	QUANTITY	QTY.
ELECTRIC ELECTRIC PANEL ELEVATOR ENCLOSURE ENGINEER EQUAL EQUIPMENT EXISTING EXTRUDE OR EXTRUSION	ELECT. ELECT. PNL. ELEV. ENCL. ENGR. EQ. EQUIP. EXIST. EXTR.	RADIUS REFERENCE REFRIGERATOR REINFORCE/REINFORCING RETURN AIR ROUGH OPENING	RAD. REF. REFRIG. REINF. REQ. R.A. R.O.
FABRICATE(ED) FINISH FIXTURE FLOOR FLUORESCENT FOOT FRESH AIR INTAKE (OR INLET) FURNISH(ED) FURRING	FAB. FIN. FIXT. FL. FLUOR. FT. F.A.I. FURN. FUR.	SHEET SIMILAR SOUTH SMOKE DETECTOR SPEAKER SPECIFICATIONS SPRINKLER HEAD SQUARE STAINLESS STEEL STANDARD STEEL STRUCTURAL	SHT. SIM. S. S.D. SPKR. SPECS. S.H. SQ. S.S. STD. STL. STRUCT.
GALVANIZED GAUGE GROUND GYPSUM BOARD	GALV. GA. GRND. GYP. BD.	TELEPHONE TELEVISION TEMPORARY TONGUE AND GROOVE TYPICAL	TEL. TV TEMP. T & G. TYP.
HEIGHT HOLLOW METAL HORIZONTAL HOT WATER	HT. H.M. HORIZ. H.W.	UNLESS OTHERWISE NOTED	U.O.N.
INSIDE DIAMETER	I.D.	VERTICAL VINYL COMPOSITION TILE	VERT. V.C.T.
		WITH WITHOUT WOOD	W/ W/O WD.

ABBREVIATIONS

PROJECT DATA

SHEET INDEX

BURDGE & Associates
ARCHITECTS
MALIBU SUN VALLEY WWW.BUAIA.COM

21235 PACIFIC COAST HWY. MALIBU, CA 90265 TEL: 310-456-5905 480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-495-3228

DESCRIPTION:

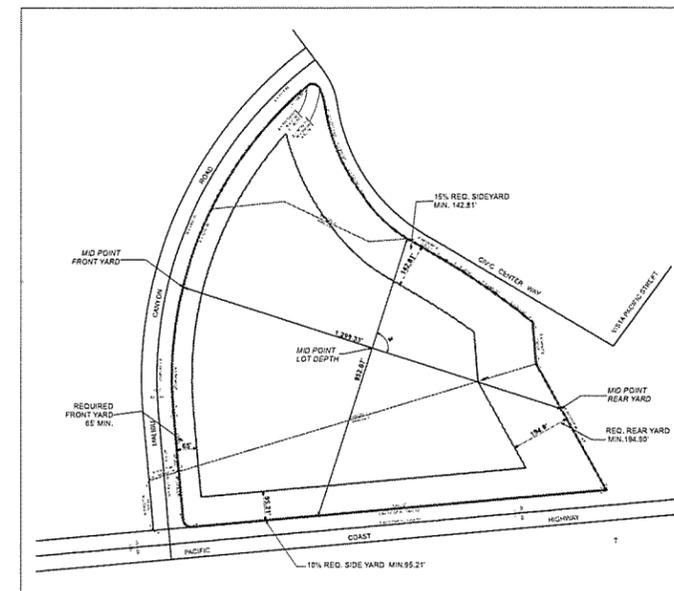
COVER SHEET / PROJECT INDEX

DRAWING NO. **T-1.1**

PROJECT	2550 - Malibu Memorial Park
DATE	Plot Date: 11/22/16
SCALE	AS NOTED
DRAWN BY	D.W.B., A.M.

MALIBU MEMORIAL PARK

4000 Malibu Canyon Road
MALIBU,
CA 90265



2 SETBACKS CALCULATION
SCALE: 1:3200

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NO	DATE	ISSUE
1	2015-4-28	INITIAL PLANNING SUBMITTAL
2	2015-11-18	INCOMPLETE LETTER #1 CORRECTIONS
3	2016-02-12	INCOMPLETE LETTER #2 CORRECTIONS
4	2016-04-14	INCOMPLETE LETTER #3 CORRECTIONS
5	2016-11-07	SITE WORK MODIFICATIONS

BURDGE & Associates ARCHITECTS

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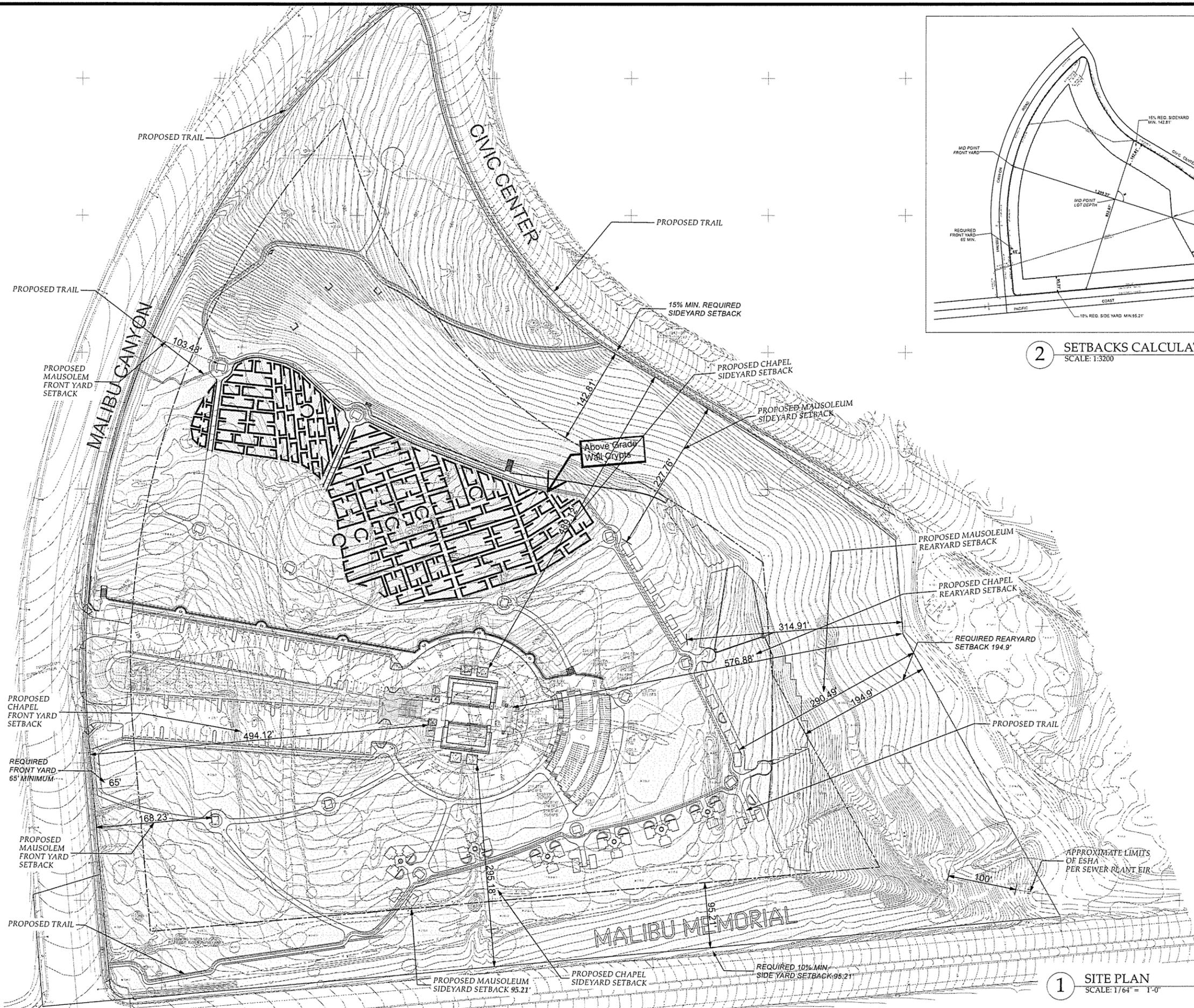
DESCRIPTION:

SITE PLAN OVERVIEW & SETBACKS

DRAWING NO.

A-0.1

PROJECT: 2550 - Malibu Memorial Park
DATE: Plot Date: 11/23/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.



1 SITE PLAN
SCALE: 1/64" = 1'-0"



MALIBU MEMORIAL PARK

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CA 90265

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4	2016-04-14	INCOMPLETE LETTER #3 CORRECTIONS

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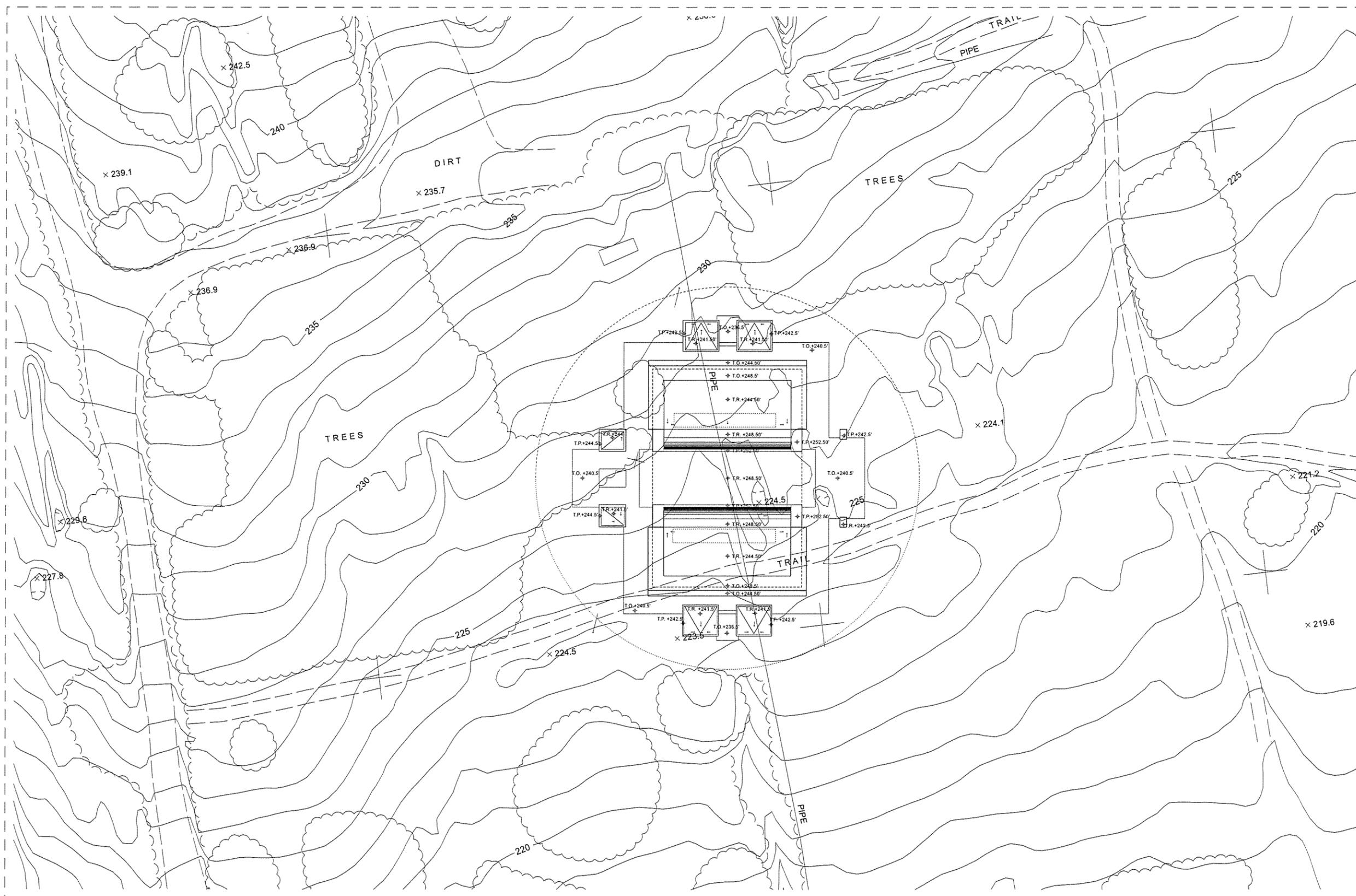
DESCRIPTION:

TOPOGRAPHIC SURVEY & ROOF PLAN OVERLAY

DRAWING NO.

A-0.2

PROJECT	2550 - Malibu Memorial Park
DATE	Plot Date: 4/11/16
SCALE	AS NOTED
DRAWN BY	D.W.B., A.M.



LEGEND

T.O. TOP OVERHANG
T.P. TOP PARAPET
T.R. TOP FLAT ROOF

1 SURVEY WITH PROPOSED ROOF PLAN
SCALE: 1" = 20'



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PARK

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NO	DATE	ISSUE
1	2013-1-29	INITIAL PLANNING SUBMITTAL
2	2013-11-18	INCOMPLETE LETTER #1 CORRECTIONS
3	2014-03-12	INCOMPLETE LETTER #2 CORRECTIONS
4	2014-04-14	INCOMPLETE LETTER #3 CORRECTIONS

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SUN VALLEY
WWW.BUAA.COM

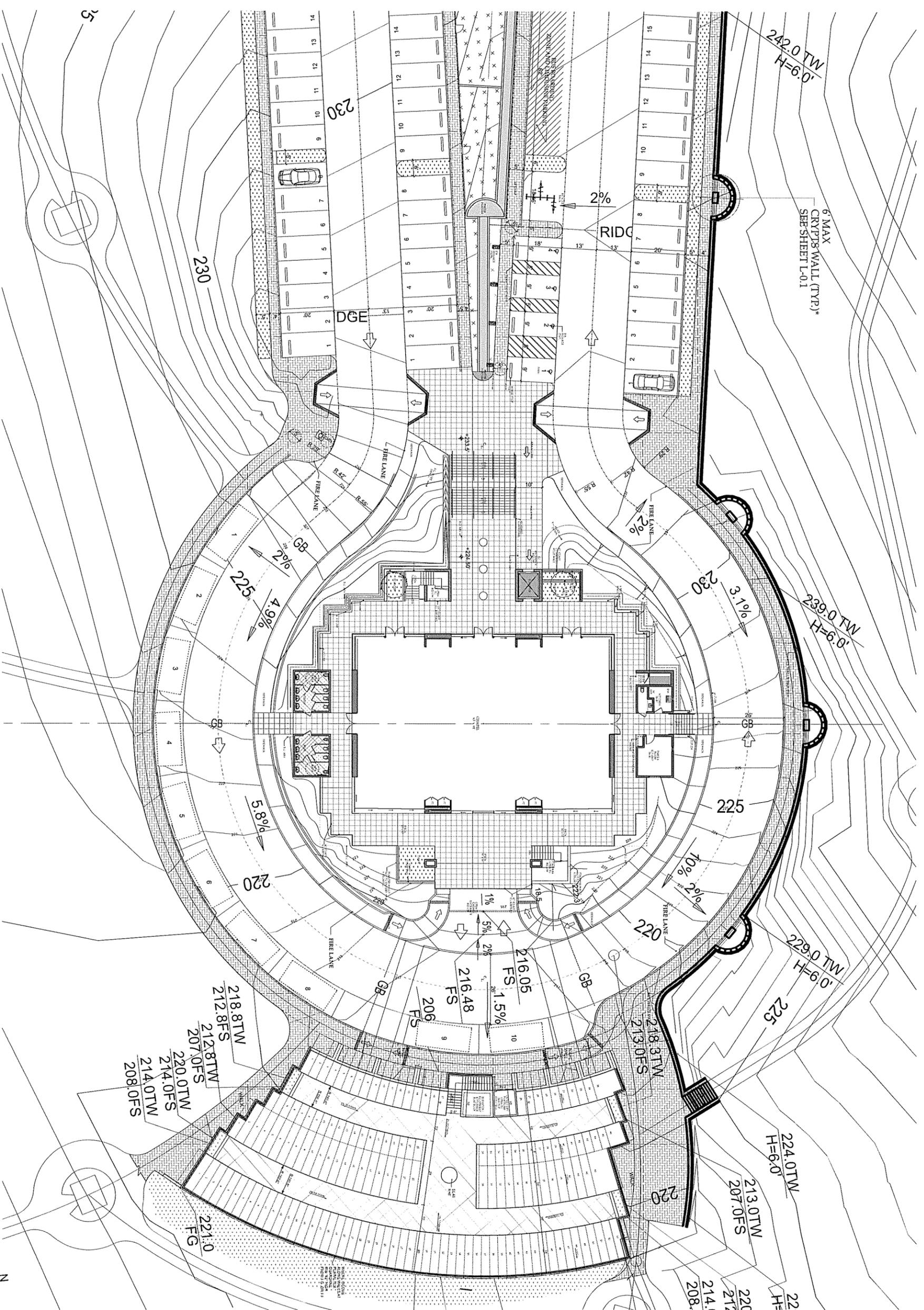
480 WASHINGTON AVE.
SUITE 204 C
METCHUEN, ID 83246
TEL: 208-493-5288

2123 PACIFIC COAST HWY.
MALIBU, CA 90265
TEL: 310-485-5805

PARTIAL SITE PLAN

DRAWING NO.
A-0.3

PROJECT: 2550 - Malibu Memorial Park
DATE: Pkg Date: 4/11/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.



1 FIRST FLOOR
SCALE: 1/16" = 1'-0"

MALIBU MEMORIAL PARK

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MALIBU,
CA 90265

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4	2016-04-11	INCOMPLETE LETTER #3 CORRECTIONS

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MALIBU, CA 90265 SUITE 204 C
TEL. 310-456-9905 KETCHUM, ID 83340
TEL. 208-495-3228

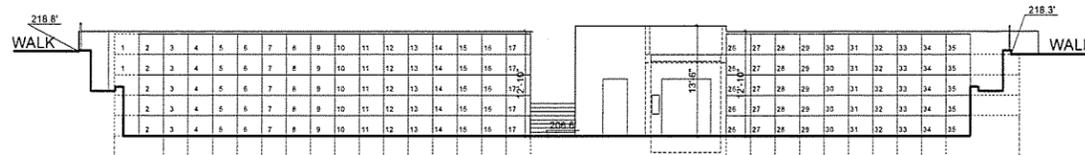
DESCRIPTION:

PUBLIC MAUSOLEUMS

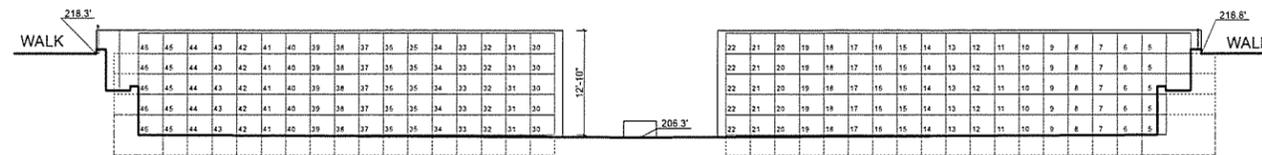
DRAWING NO. **A-0.5**

PROJECT: 2550 - Malibu Memorial Park
DATE: Plot Date: 4/11/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.

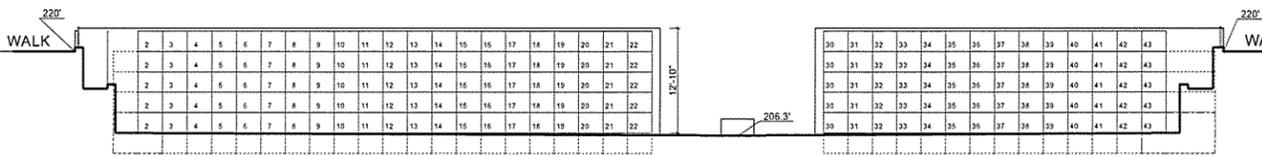
ELEVATIONS CRYPTS WALL A-D - scale 1"=10'



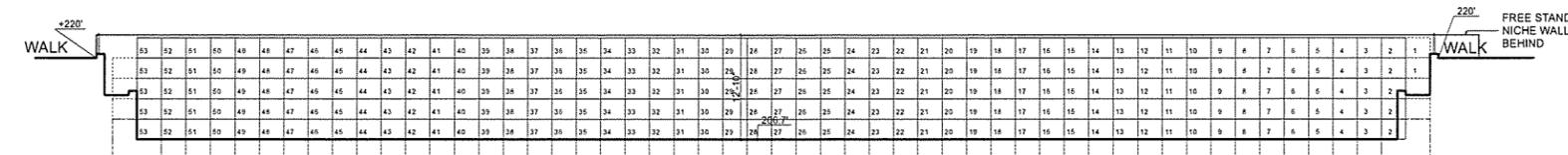
WALL A



WALL B



WALL C

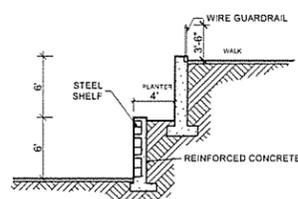


WALL D

NOTE:

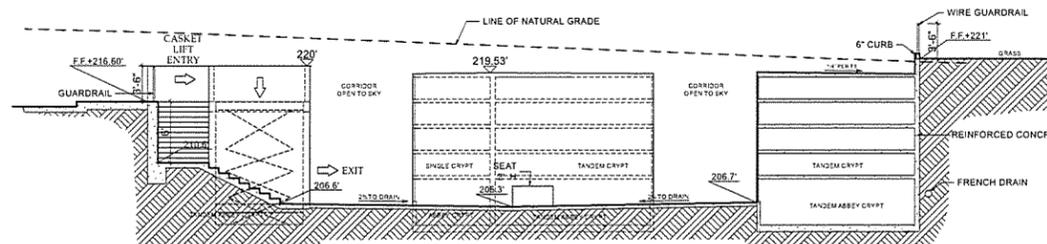
- 1) MAUSOLEUM IS CONSTRUCTED OF REINFORCED CONCRETE.
- 2) MAUSOLEUM IS SURFACED WITH MARBLE OR GRANITE, INCLUDING CRYPT AND NICHE FRONTS.
- 3) FLOOR IS EITHER TERRAZZO OR GRANITE.
- 4) ELEVATOR WILL BE DESIGNED TO LOWER CASKETS FROM WALKWAY TO FLOOR.
- 5) MAUSOLEUM CORRIDORS ARE 10' WIDE.

- 6) SINGLE CRYPTS ARE 3' X 2.5' X 8'
- 7) TANDEM CRYPTS ARE 3' X 2.5' X 16'
- 8) SINGLE COMPANION CRYPTS ARE 6' OR 9' X 2.5' X 8'
- 9) TANDEM COMPANION CRYPTS ARE 6' OR 9' X 2.5' X 16'
- 10) NICHEs ARE 1' X 1' X 1'
- 11) PROVIDE GUARDRAIL ALONG ALL THE PERIMETER MIN. 42" HIGH FROM F.G., HANDRAIL MIN. 3" DIA., ANY OPENING MAX. 4" DIA.



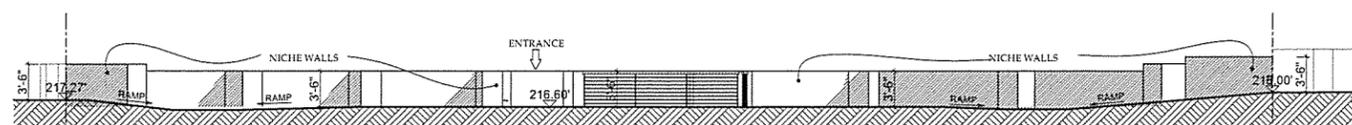
TYP. CORRIDOR NICHE WALL

SECTION B-B (TYP.)



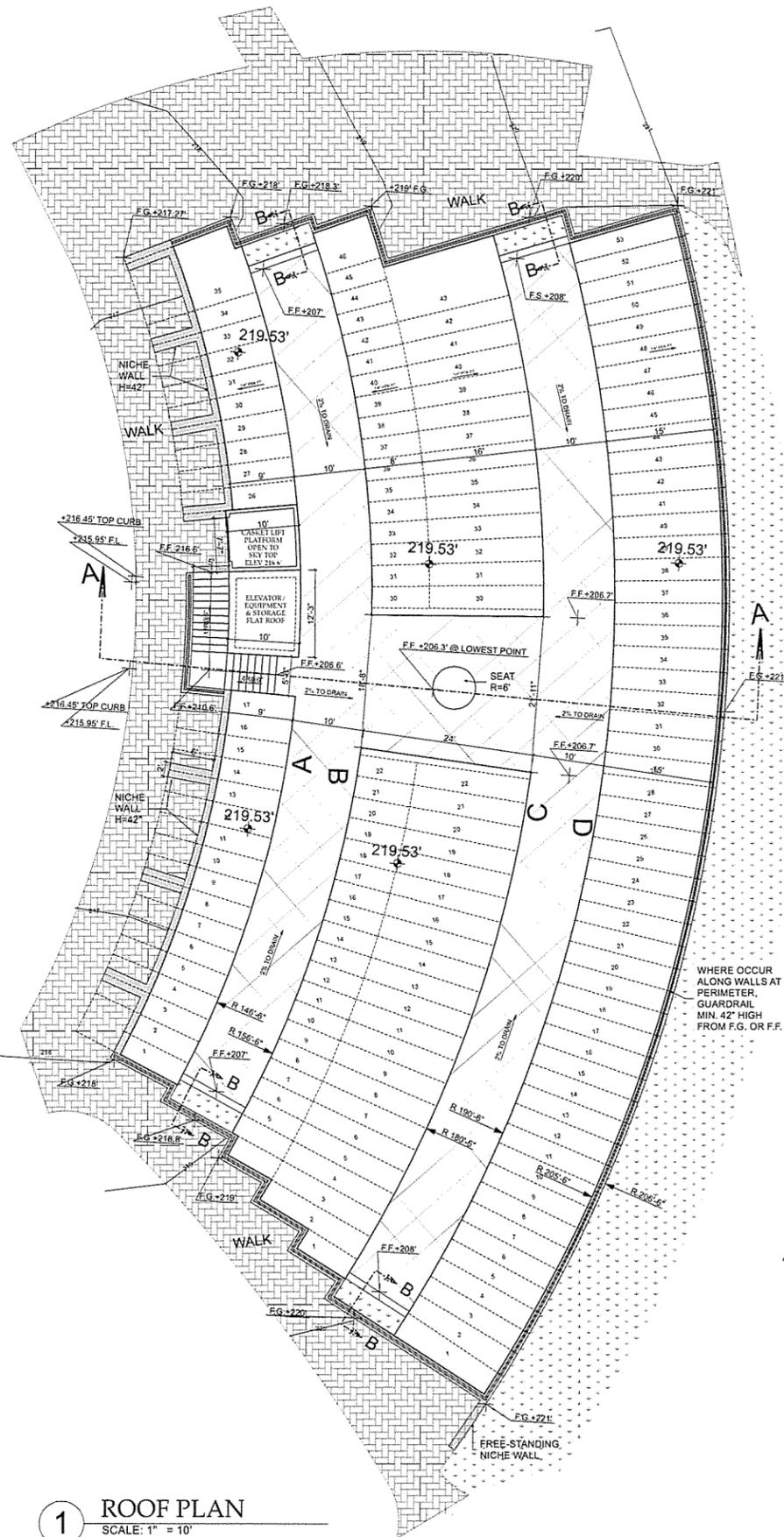
SECTION A-A

SECTIONS
SCALE: 1/8" = 1'-0" 2



ELEVATION FROM DRIVEWAY AT ENTRANCE

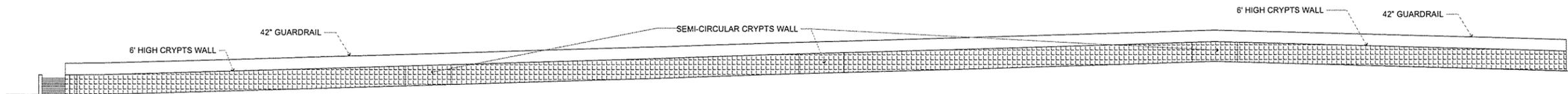
SCALE: 1/8" = 1'-0" 3



1 ROOF PLAN
SCALE: 1" = 10'

MALIBU MEMORIAL PARK

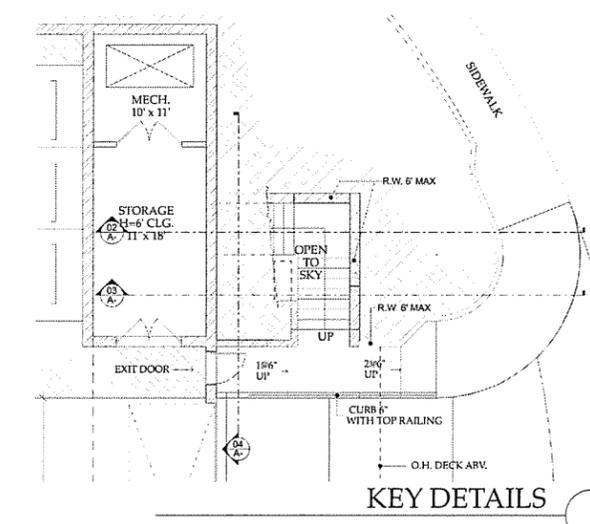
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CA 90265



ELEVATION AT 6' HIGH CRYPT WALL

5

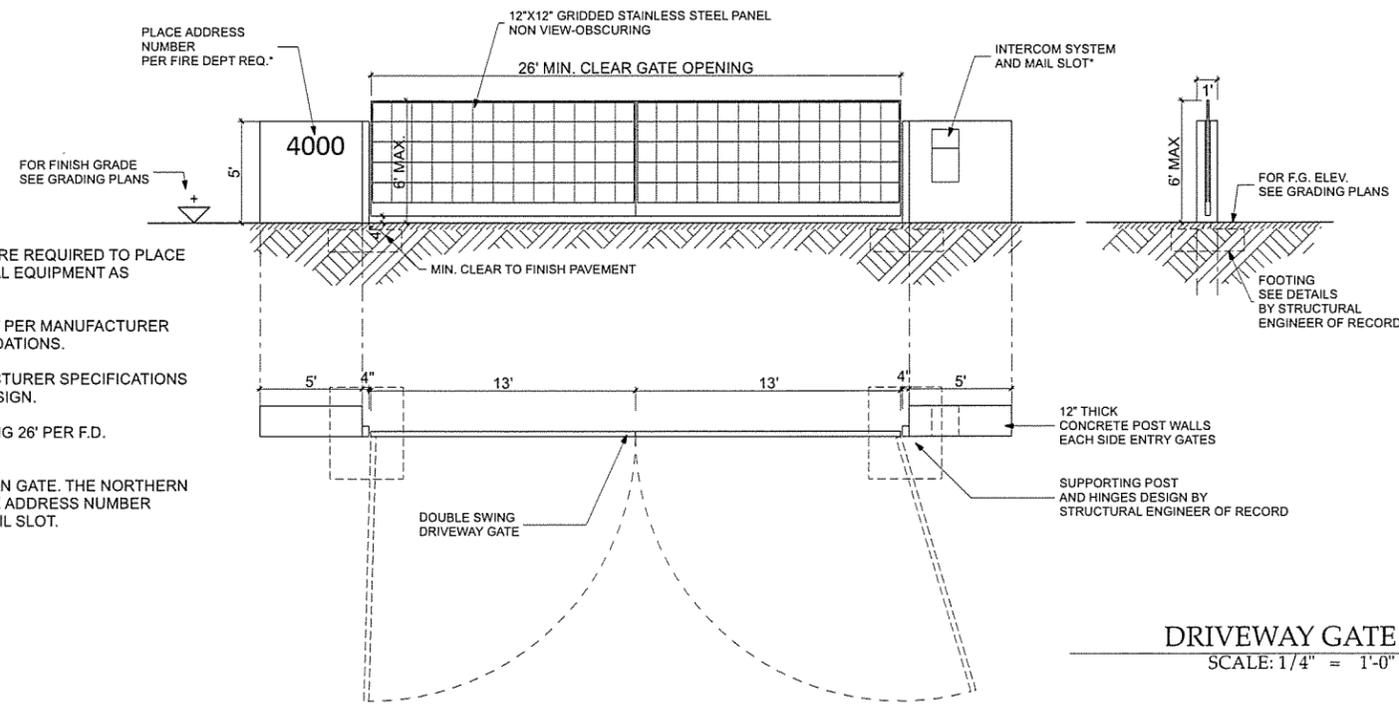
SCALE: 1/16" = 1'-0"



KEY DETAILS

NOTE:

- 1) PROVIDE CONCRETE PAD WHERE REQUIRED TO PLACE GATE OPERATOR AND ELECTRICAL EQUIPMENT AS NEEDED.
 - 2) INSTALL GATE AND EQUIPMENT PER MANUFACTURER SPECIFICATION AND RECOMMENDATIONS.
 - 3) INSTALL HINGES PER MANUFACTURER SPECIFICATIONS AND STRUCTURAL ENGINEER DESIGN.
 - 4) MIN. CLEARANCE GATE OPENING 26' PER F.D. REQUIREMENTS.
- * ONLY FOR ENTRANCE SOUTHERN GATE. THE NORTHERN EXIT GATE WOULD NOT HAVE THE ADDRESS NUMBER NOR THE INTERCOM SYSTEM /MAIL SLOT.



DRIVEWAY GATE

1

SCALE: 1/4" = 1'-0"

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4	2016-04-14	INCOMPLETE LETTER #3 CORRECTIONS

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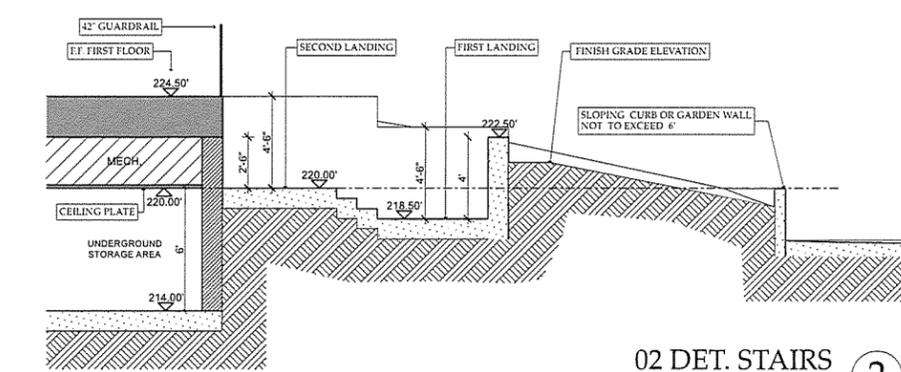
21235 PACIFIC COAST HWY. MALIBU, CA 90265 TEL: 310-456-5905

480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-485-3228

DESCRIPTION:
GATE, STAIRS AND WALL DETAIL

DRAWING NO. **A-0.7**

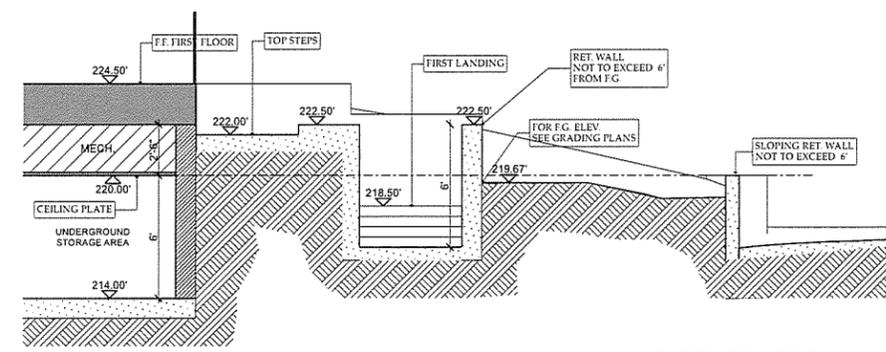
PROJECT: 2550 - Malibu Memorial Park
DATE: Plot Date: 4/11/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.



02 DET. STAIRS

2

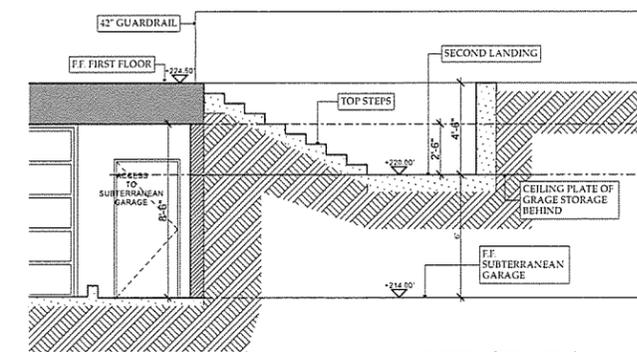
SCALE: 1/4" = 1'-0"



03 DET. STAIRS

3

SCALE: 1/4" = 1'-0"



04 DET. STAIRS

4

SCALE: 1/4" = 1'-0"

MALIBU
MEMORIAL
PARK

4000 Malibu Canyon Road
MALIBU,
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MALIBU, CA 90265 SUITE 204 C
TEL. 310-458-9905 KETCHUM, ID 83340
TEL: 208-495-3228

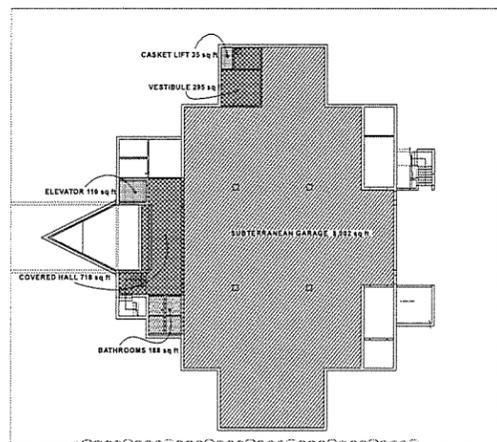
DESCRIPTION:

BASEMENT FLOOR
PLAN

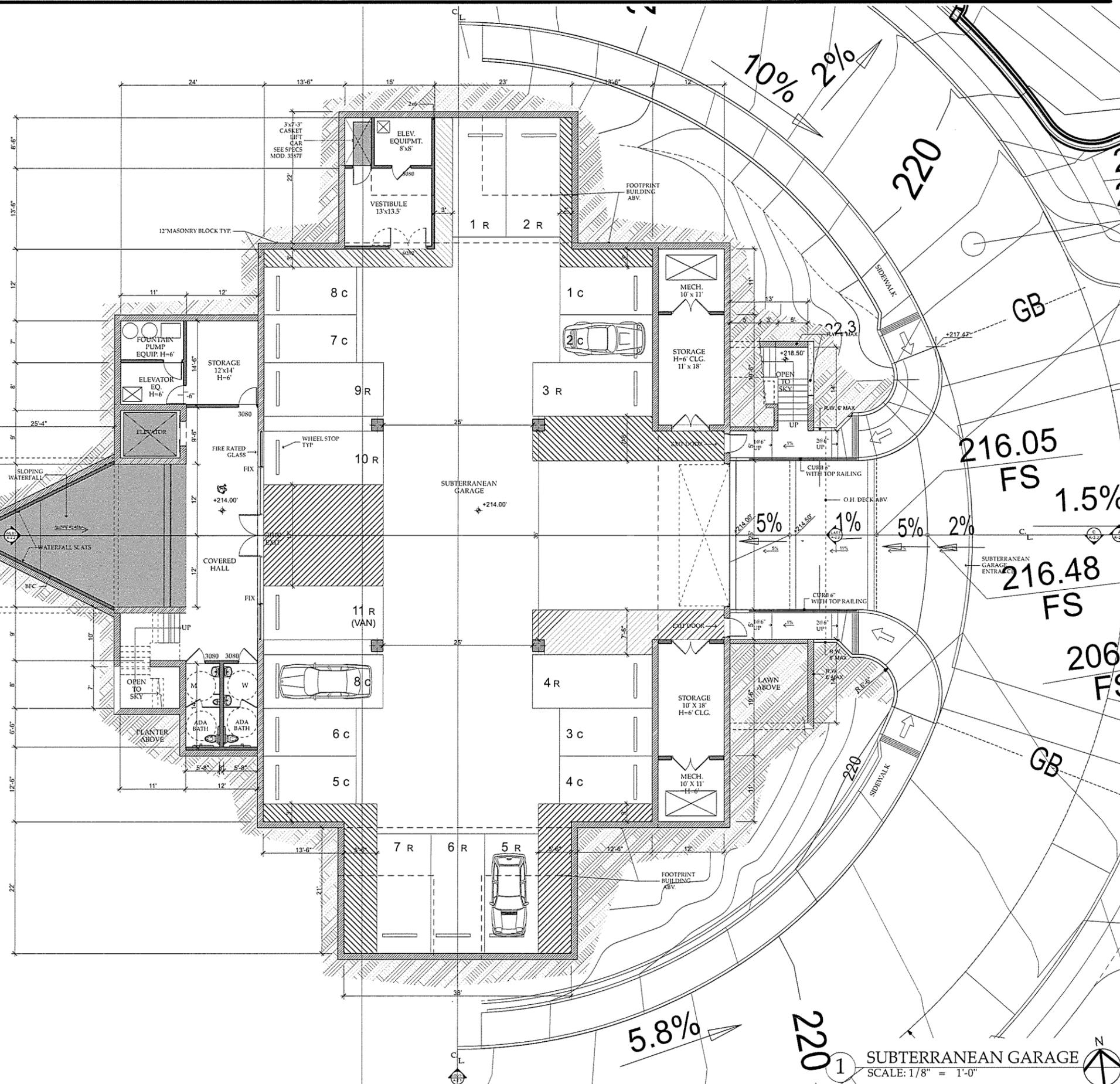
DRAWING NO.

A-1.1

PROJECT 2550 - Malibu Memorial Park
DATE Plot Date: 4/11/16
SCALE AS NOTED
DRAWN BY D.W.B., A.M.



2 AREA EXHIBIT
SCALE: 1" = 30'



1 SUBTERRANEAN GARAGE
SCALE: 1/8" = 1'-0"

MALIBU MEMORIAL PARK

4000 Malibu Canyon Road
MALIBU,
CA 90265

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BURDGE & Associates ARCHITECTS

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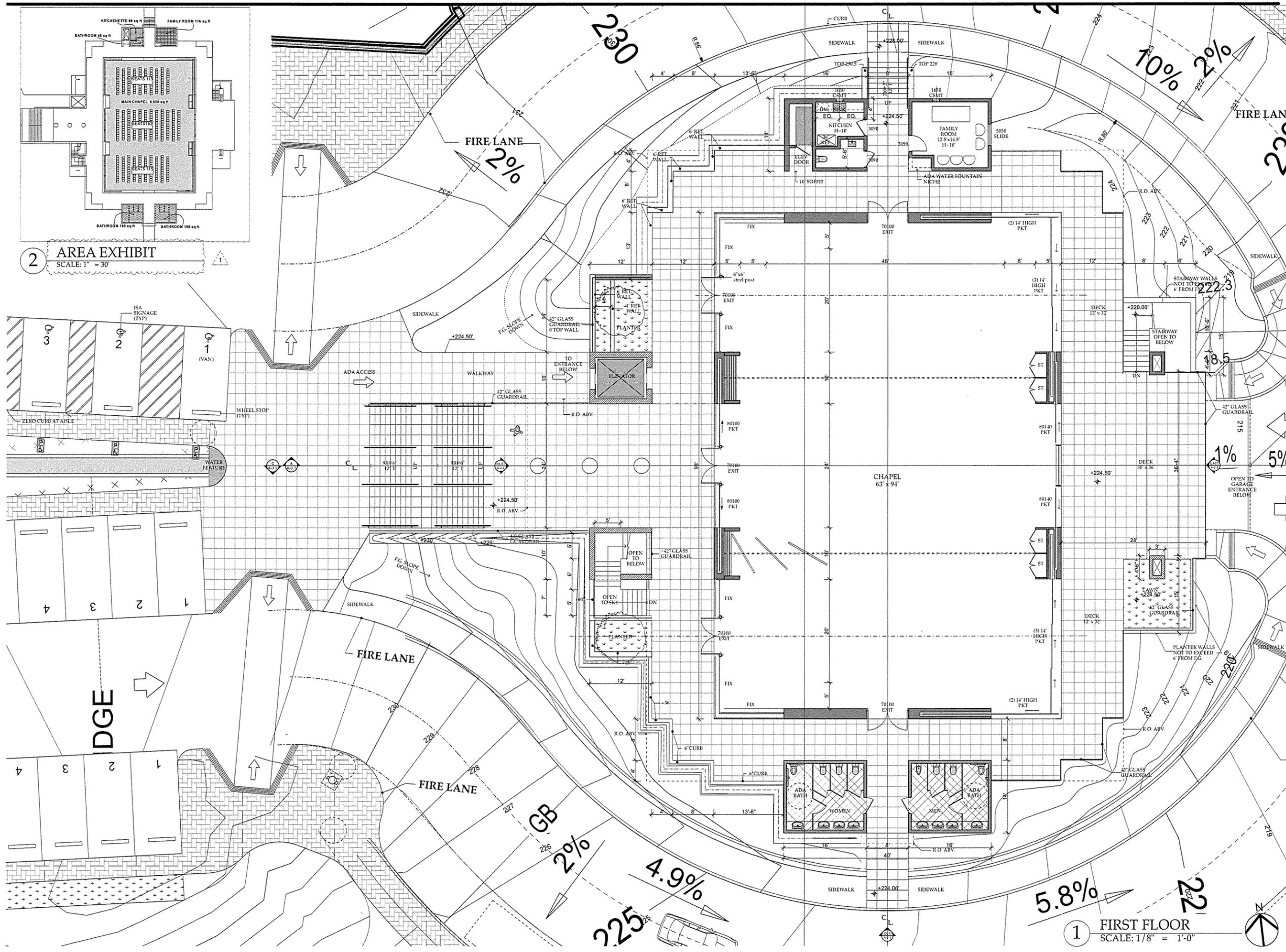
21235 PACIFIC COAST HWY. MALIBU, CA 90265 TEL. 310-456-5905 480 WASHINGTON AVE. SUITE 204 C KETCHUM, ID 83340 TEL: 208-455-3228

DESCRIPTION:

FIRST FLOOR PLAN

DRAWING NO. **A-1.2**

PROJECT: 2550 - Malibu Memorial Park
DATE: Plot Date: 4/11/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.



2 AREA EXHIBIT
SCALE: 1" = 30'

1 FIRST FLOOR
SCALE: 1/8" = 1'-0"

MALIBU
MEMORIAL
PARK

4000 Malibu Canyon Road
MALIBU,
CA 90265

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BURDGE
& Associates
ARCHITECTS

MALIBU
SUN VALLEY

WWW.
BUAIA.COM

21235 PACIFIC COAST HWY. MALIBU, CA 90265
TEL. 310-458-5905

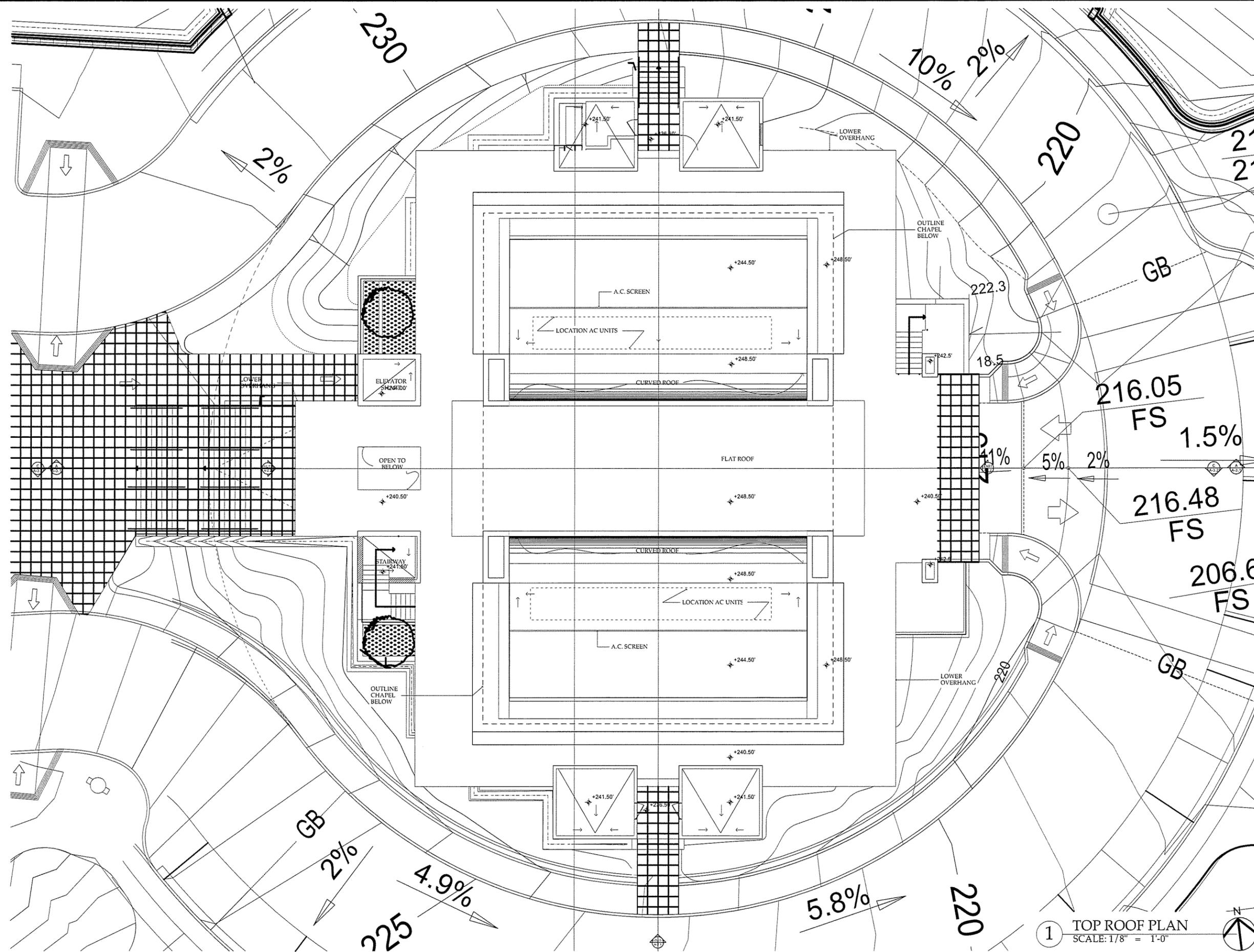
480 WASHINGTON AVE. SUITE 204 C
KETCHIKAN, ID 83340
TEL: 208-495-9228

DESCRIPTION:

ROOF PLAN

DRAWING NO.
A-1.3

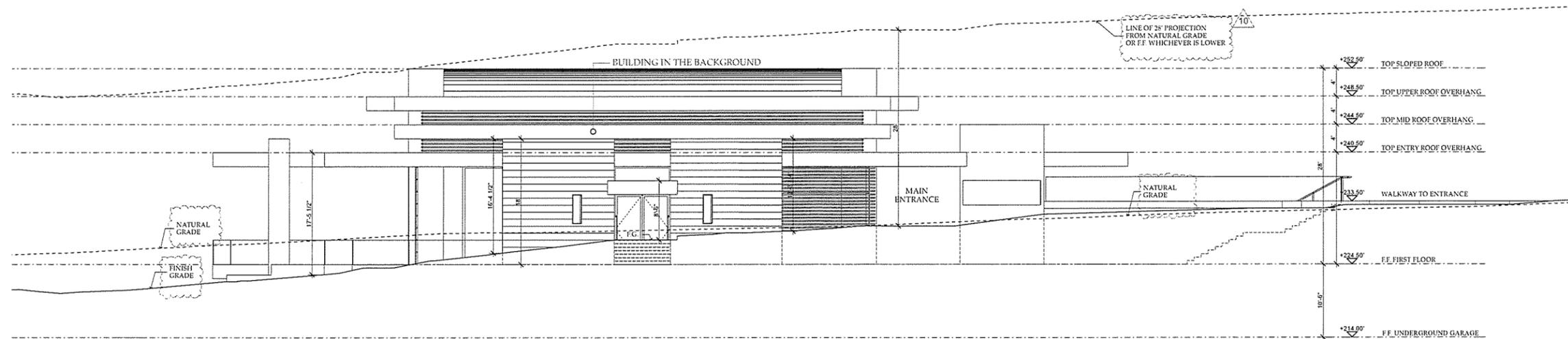
PROJECT: 2550 - Malibu Memorial Park
DATE: Plot Date: 4/11/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.



1 TOP ROOF PLAN
SCALE: 1/8" = 1'-0"

MALIBU MEMORIAL PARK

4000 Malibu Canyon Road
MALIBU,
CA 90265

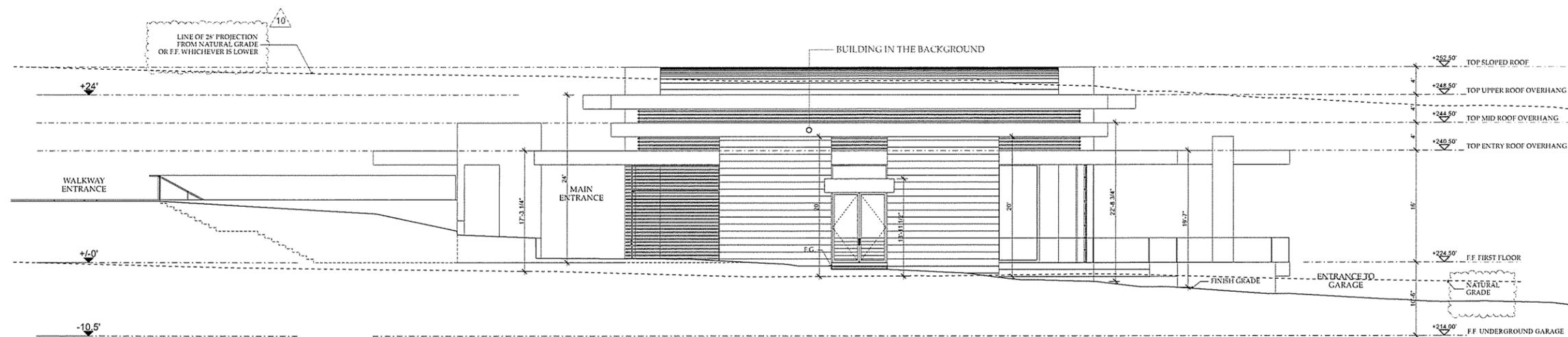


NORTH ELEVATION ①
SCALE: 1/8" = 1'-0"

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NO	DATE	ISSUE
①	2015-4-28	INITIAL PLANNING SUBMITTAL
②	2015-11-18	INCOMPLETE LETTER #1 CORRECTIONS
③	2016-02-12	INCOMPLETE LETTER #2 CORRECTIONS
④	2016-04-11	INCOMPLETE LETTER #3 CORRECTIONS



SOUTH ELEVATION ②
SCALE: 1/8" = 1'-0"

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DESCRIPTION:

PROPOSED
ELEVATIONS NORTH
& SOUTH

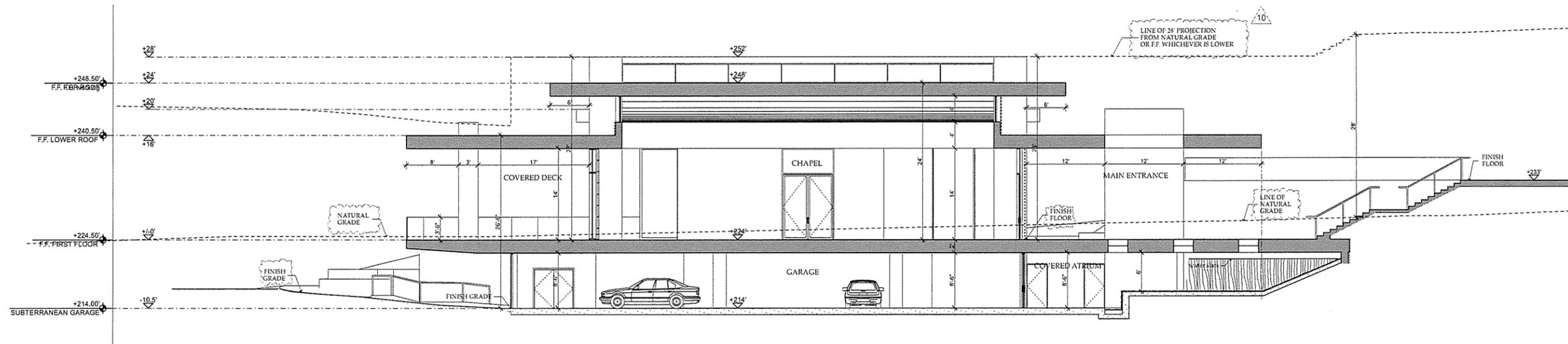
DRAWING NO.

A-2.1

PROJECT : 2550 - Malibu Memorial Park
DATE : Plot Date: 4/11/16
SCALE : AS NOTED
DRAWN BY : D.W.B., A.M.

MALIBU MEMORIAL PARK

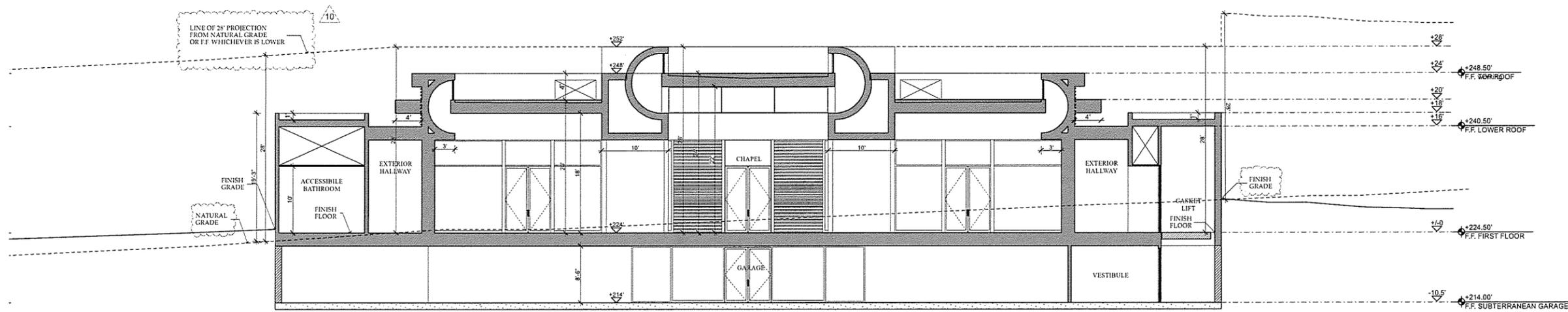
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C-C SECTION 1
SCALE: 1/8" = 1'-0"

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D-D SECTION 2
SCALE: 1/8" = 1'-0"

NO.	DATE	ISSUE
1	2015-4-28	INITIAL PLANNING SUBMITTAL
2	2015-11-18	INCOMPLETE LETTER #1 CORRECTIONS
3	2016-02-12	INCOMPLETE LETTER #2 CORRECTIONS
4	2016-04-14	INCOMPLETE LETTER #3 CORRECTIONS

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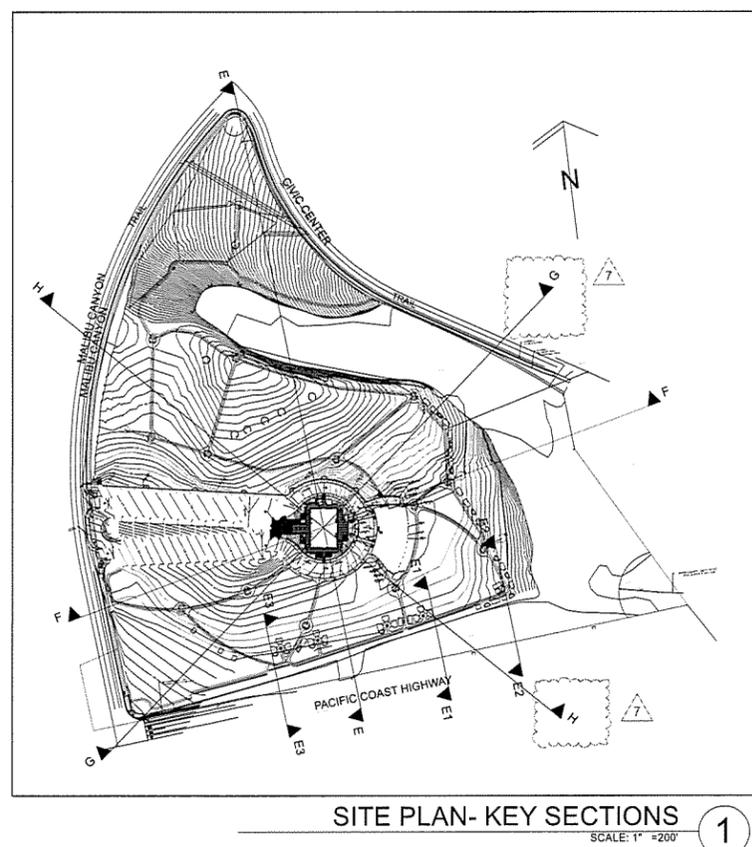
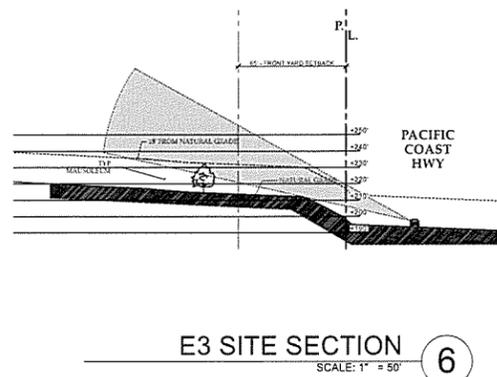
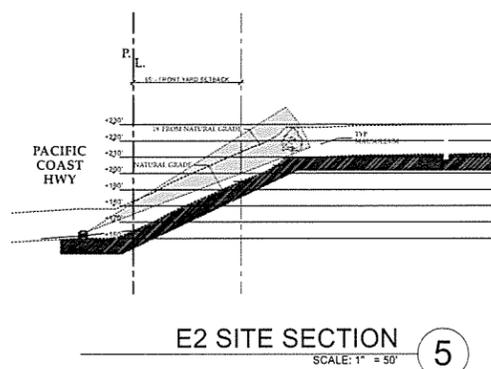
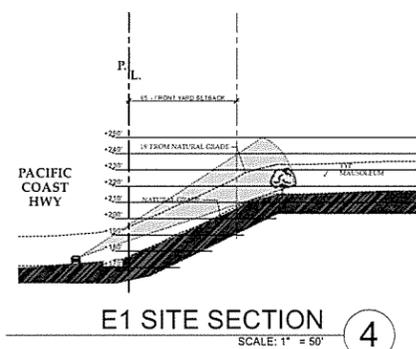
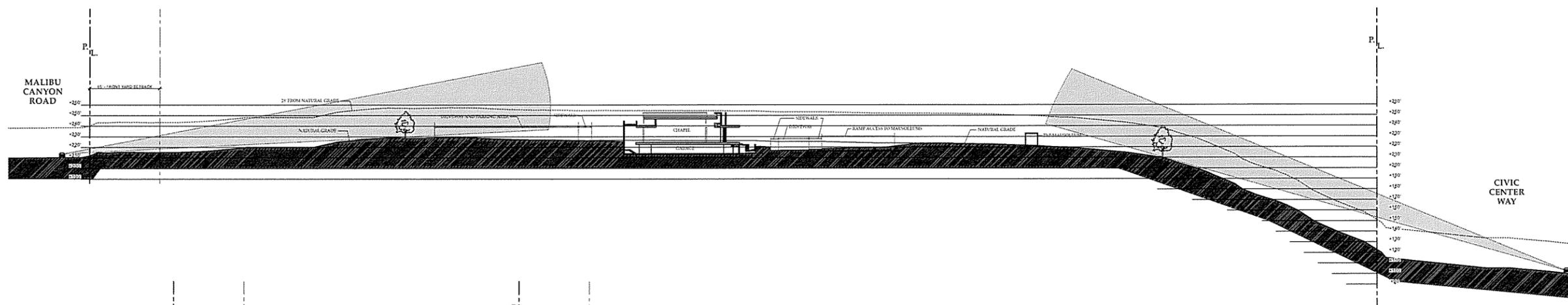
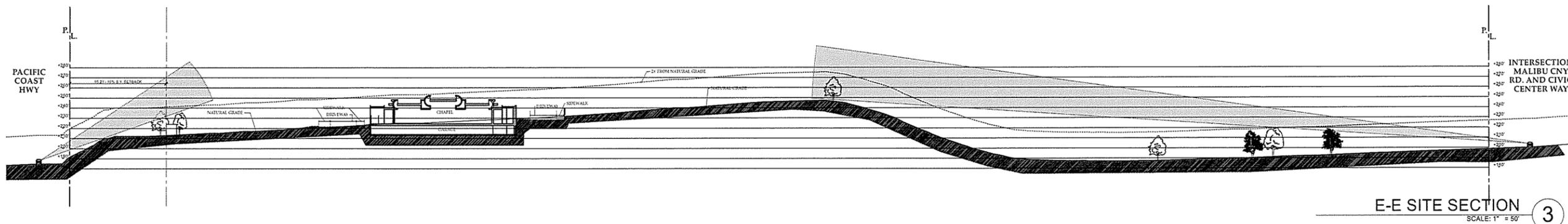
DESCRIPTION:
PROPOSED SECTIONS C-C & D-D

DRAWING NO. **A-3.2**

PROJECT	2550 - Malibu Memorial Park
DATE	Plot Date: 4/11/16
SCALE	AS NOTED
DRAWN BY	D.W.B., A.M.

MALIBU MEMORIAL PARK

4000 Malibu Canyon Road
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CA 90265



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NO	DATE	ISSUE
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2	2015-11-18	INCOMPLETE LETTER #1 CORRECTIONS
3	2016-02-15	INCOMPLETE LETTER #2 CORRECTIONS
4	2016-04-14	INCOMPLETE LETTER #3 CORRECTIONS

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DESCRIPTION:

SITE SECTIONS E-E & F-F

DRAWING NO. **A-3.3**

PROJECT : 2550 - Malibu Memorial Park
DATE : Plot Date: 4/11/16
SCALE : AS NOTED
DRAWN BY : D.W.B., A.M.

MALIBU MEMORIAL PARK

4000 Malibu Canyon Road
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CA 90265

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4	2016-04-14	INCOMPLETE LETTER #3 CORRECTIONS

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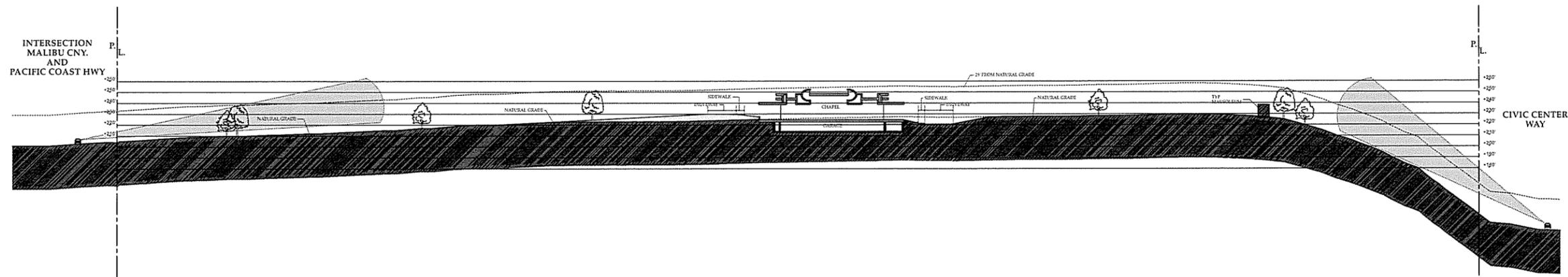
DESCRIPTION:

SITE SECTIONS G-G &
H-H

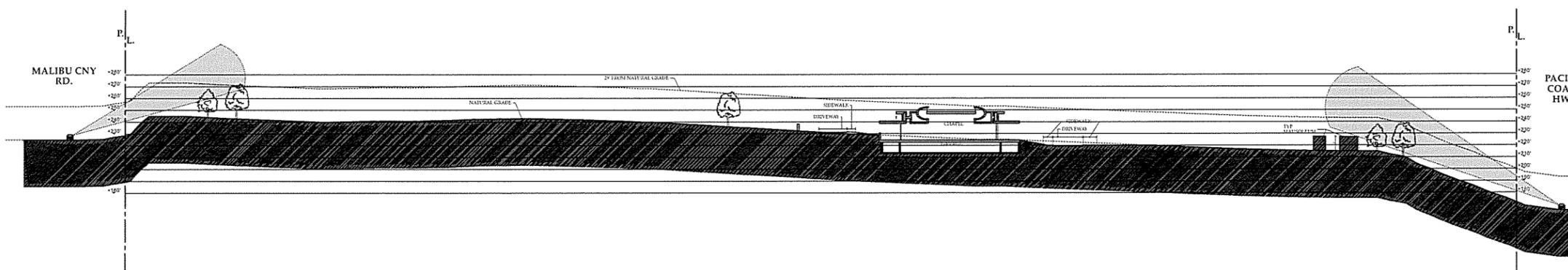
DRAWING NO.

A-3.4

PROJECT : 2550 - Malibu Memorial Park
DATE : Plot Date: 4/11/16
SCALE : AS NOTED
DRAWN BY : D.W.B., A.M.



G-G SITE SECTION 1
SCALE: 1" = 50'

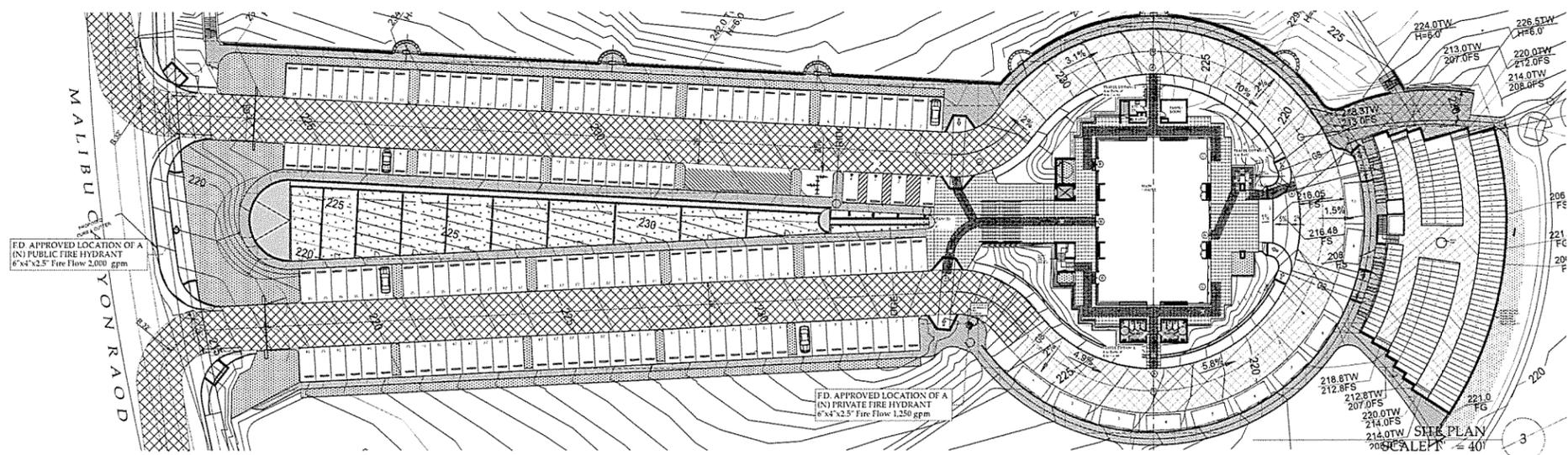


H-H SITE SECTION 2
SCALE: 1" = 50'

PROJECT ADDRESS: 4000 Malibu Canyon Road
 Malibu, CA 90265
A.P.N.: 4458 030 007- 4458 028 015 - 4458 028 019
LCP ZONING: Pending City determination
OWNER: Green Acres, LLC
 a California Limited Liability Company
 22837 Pacific Coast Highway #775, Malibu, CA 90265
OCCUPANCY GROUP: See chart below. **TYPE OF CONSTRUCTION:** VB
NUMBER OF STORIES: Chapel 1 + Subterranean garage, Mausoleum 1
FIRE ZONE: VHFHSZ
SPRINKLERED: YES (Sprinklered per L.A.Co. Fire Departments Requirement)
LOT AREA: Gross: 1,228,908 Sq.Ft. (28.2 Acres)
 Net: 1,210,968 Sq.Ft. (27.8 Acres)

FIRE DEPT. NOTES:

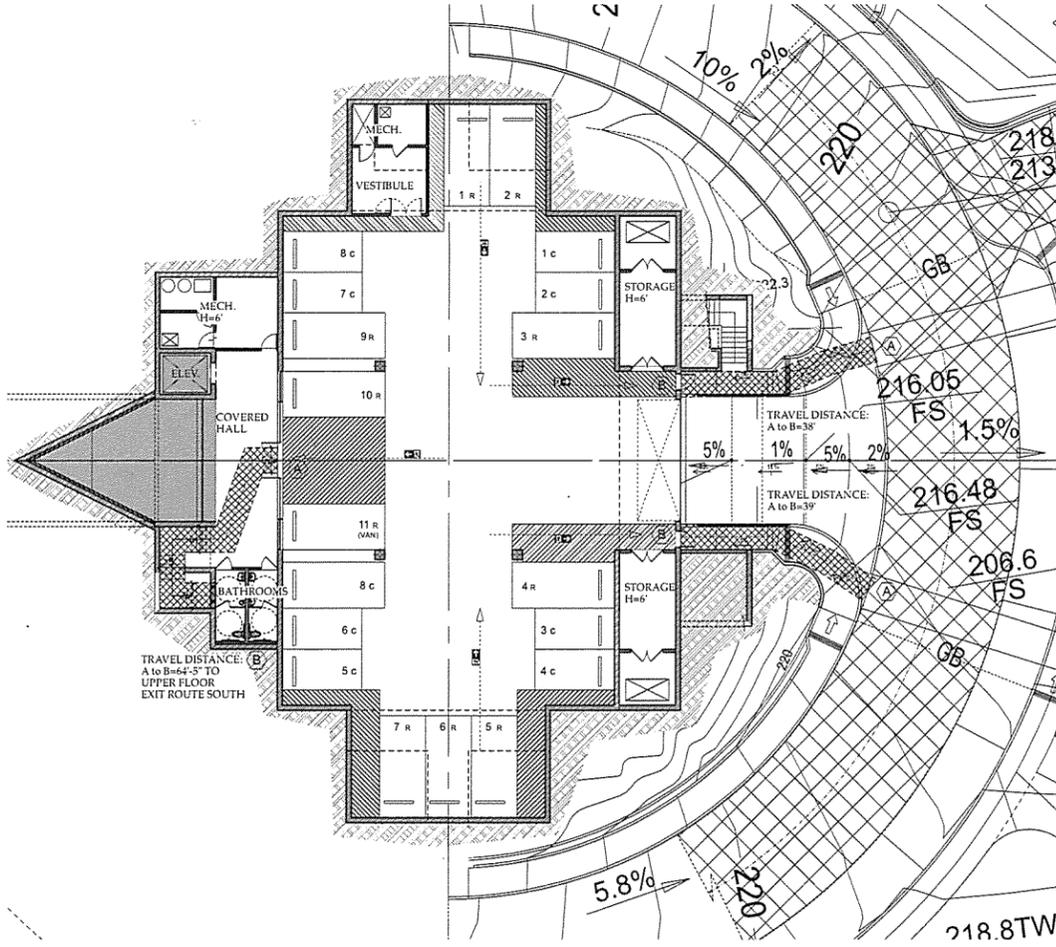
- 1) Provide approved signs or other approved notices or markings that include the words NO PARKING - FIRE LANE. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance for such road or prohibit the obstruction thereof and at intervals, as required by Fire Inspector. Fire Code 503.3
- 2) When security gates are provided, maintain a minimum access width of 26 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all time and replaced or repaired when defective. Electric gate operators, where provided, shall be constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6
- 3) Fire Flow requirements calculation:
 Type of construction per Building Code: Type VB
 Fire flow calculation area: Area 17,000 sq.ft.
 Fire flow based on the fire flow calculation area: 3,500 gpm
 Reductions for fire sprinklers (maximum 50%): 1,500 gpm
 Total fire flow required: 2,000 gpm
- 4) Provide an approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior installation.
 Reason fire Code 903 & fire flow reduction
 Type of fire sprinkler system 903.3.1.1, 903.3.1.2, 903.3.1.3.



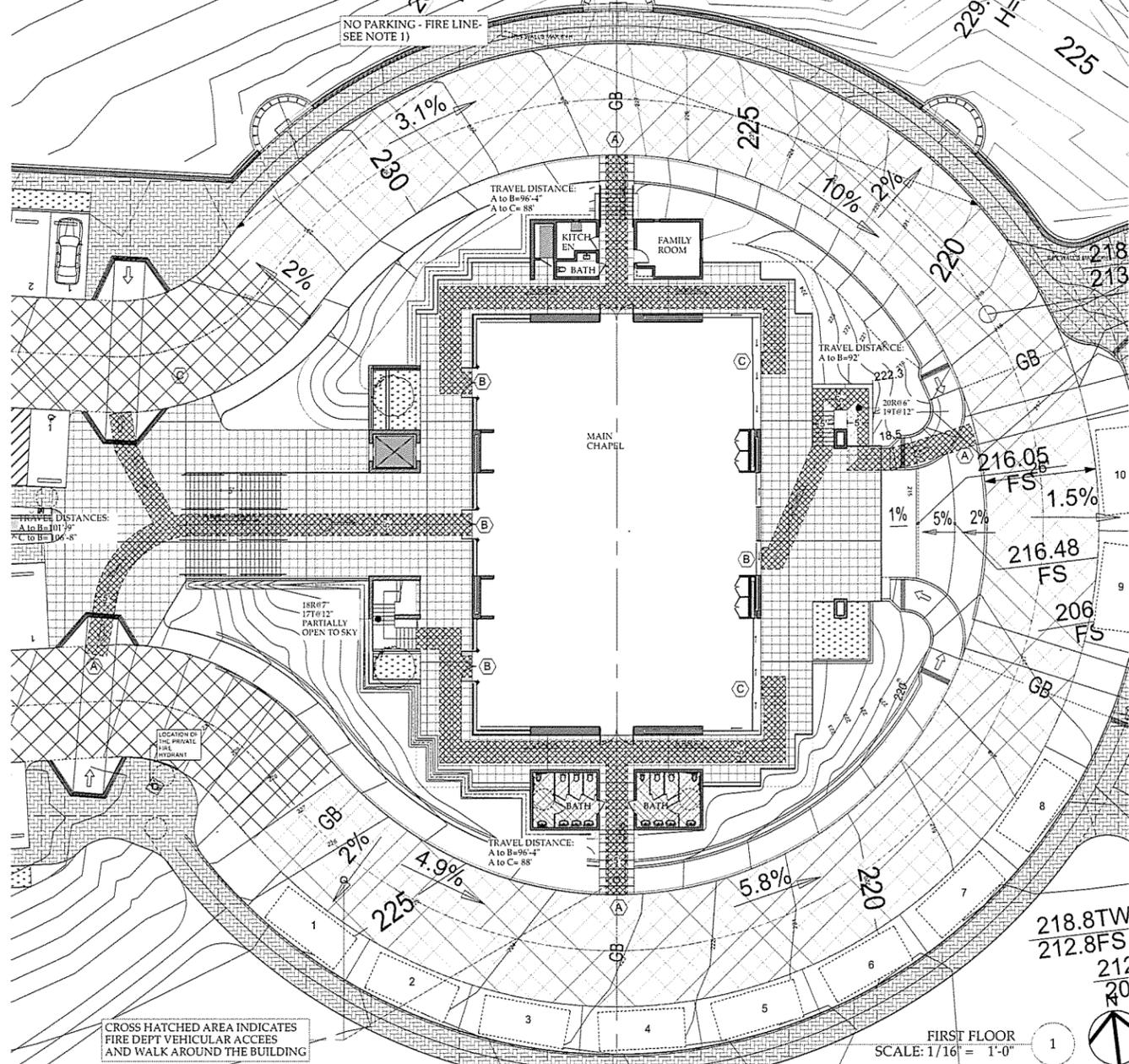
Occupancy classifications [CBC Chapter 3, Building Code 302.1]:

A-3	Main Chapel	6,566 S.F.
A-3	Accessory rooms: Family, Kitchen, Vestibule Bathrooms	516 S.F. 691 S.F. 718 S.F. 914 S.F.
S-1	Covered Hall	384 S.F.
S-2	Mechanical rooms & elevators	8,037 S.F.
S-2	Subterranean Garage	

Detached Buildings:
 U 48 free-standing Mausoleums of average 187 Sq.Ft. each. Tot. 9,000 S.F.



SUBTERRANEAN GARAGE
 SCALE: 1/16" = 1'-0"



FIRST FLOOR
 SCALE: 1/16" = 1'-0"

**MALIBU
 MEMORIAL
 PARK**

4000 Malibu Canyon Road
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 CA 90265

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DESCRIPTION:
 FIRE DEPARTMENT ACCESS

DRAWING NO. FD-01

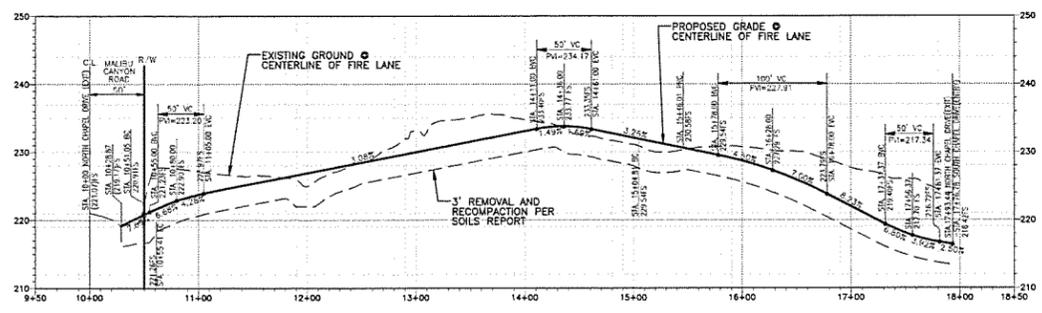
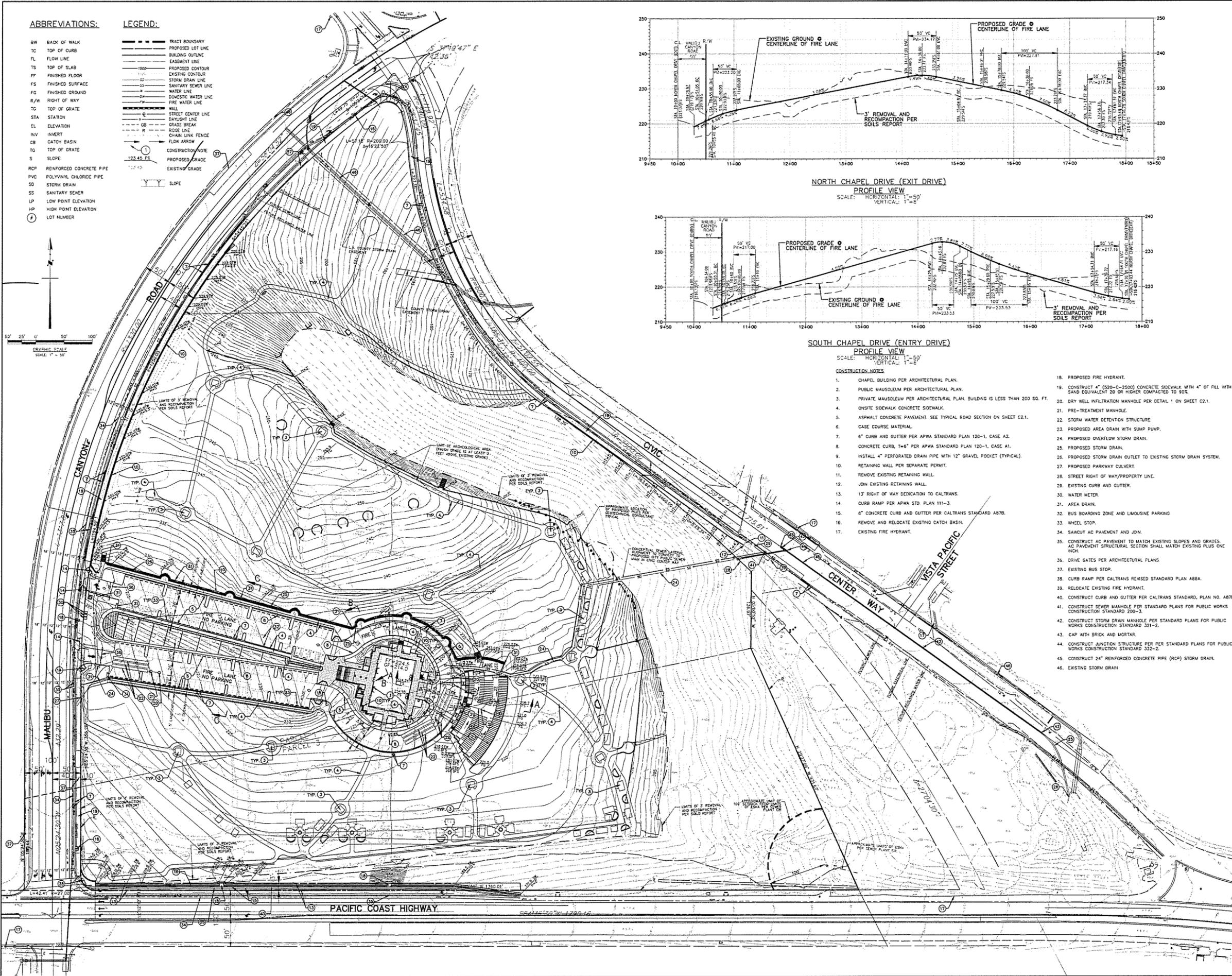
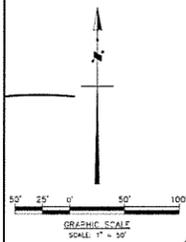
PROJECT: 2550 - Malibu Memorial Park
DATE: Plot Date: 4/11/16
SCALE: AS NOTED
DRAWN BY: D.W.B., A.M.

ABBREVIATIONS:

- BW BACK OF WALK
- TC TOP OF CURB
- FL FLOW LINE
- TS TOP OF SLAB
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- FG FINISHED GROUND
- R/W RIGHT OF WAY
- TG TOP OF GRATE
- ST STATION
- EL ELEVATION
- INV INVERT
- CB CATCH BASIN
- TG TOP OF GRATE
- S SLOPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SD STORM DRAIN
- SS SANITARY SEWER
- LP LOW POINT ELEVATION
- HP HIGH POINT ELEVATION
- ① LOT NUMBER

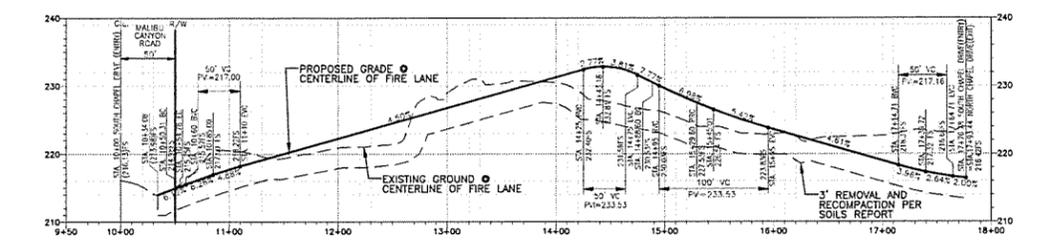
LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINE
- BUILDING OUTLINE
- EASEMENT LINE
- 1:500 PROPOSED CONTOUR
- EXISTING CONTOUR
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- WALL
- STREET CENTER LINE
- DAYLIGHT LINE
- GRADE BREAK
- RIDGE LINE
- CHAIN LINK FENCE
- FLOW ARROW
- CONSTRUCTION NOTE
- PROPOSED GRADE
- EXISTING GRADE
- SLOPE



NORTH CHAPEL DRIVE (EXIT DRIVE)
PROFILE VIEW

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



SOUTH CHAPEL DRIVE (ENTRY DRIVE)
PROFILE VIEW

SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'

CONSTRUCTION NOTES:

1. CHAPEL BUILDING PER ARCHITECTURAL PLAN.
2. PUBLIC MAUSOLEUM PER ARCHITECTURAL PLAN.
3. PRIVATE MAUSOLEUM PER ARCHITECTURAL PLAN. BUILDING IS LESS THAN 200 SQ. FT.
4. ON-SITE SIDEWALK CONCRETE SIDEWALK.
5. ASPHALT CONCRETE PAVEMENT. SEE TYPICAL ROAD SECTION ON SHEET C2.1.
6. CASE COURSE MATERIAL.
7. 6" CURB AND GUTTER PER APWA STANDARD PLAN 120-1, CASE A2.
8. CONCRETE CURB, T=6" PER APWA STANDARD PLAN 120-1, CASE A1.
9. INSTALL 4" PERFORATED DRAIN PIPE WITH 12" GRAVEL POCKET (TYPICAL).
10. RETAINING WALL PER SEPARATE PERMIT.
11. REMOVE EXISTING RETAINING WALL.
12. JOIN EXISTING RETAINING WALL.
13. 13' RIGHT OF WAY DEDICATION TO CALTRANS.
14. CURB RAMP PER APWA STD PLAN 111-3.
15. 6" CONCRETE CURB AND GUTTER PER CALTRANS STANDARD A87B.
16. REMOVE AND RELOCATE EXISTING CATCH BASIN.
17. EXISTING FIRE HYDRANT.
18. PROPOSED FIRE HYDRANT.
19. CONSTRUCT 4" (520-C-2500) CONCRETE SIDEWALK WITH 4" OF FILL WITH SAND EQUIVALENT TO OR HIGHER COMPACTED TO 90%.
20. DRY WELL INFILTRATION MANHOLE PER DETAIL 1 ON SHEET C2.1.
21. PRE-TREATMENT MANHOLE.
22. STORM WATER DETENTION STRUCTURE.
23. PROPOSED AREA DRAIN WITH SUMP PUMP.
24. PROPOSED OVERFLOW DRAIN.
25. PROPOSED STORM DRAIN.
26. PROPOSED STORM DRAIN OUTLET TO EXISTING STORM DRAIN SYSTEM.
27. PROPOSED PARKWAY CULVERT.
28. STREET RIGHT OF WAY/PROPERTY LINE.
29. EXISTING CURB AND GUTTER.
30. WATER METER.
31. AREA DRAIN.
32. BUS BOARDING ZONE AND LIMOUSINE PARKING.
33. WHEEL STOP.
34. SANICUT AC PAVEMENT AND JOIN.
35. CONSTRUCT AC PAVEMENT TO MATCH EXISTING SLOPES AND GRADES. AC PAVEMENT STRUCTURAL SECTION SHALL MATCH EXISTING PLUS ONE INCH.
36. DRIVE GATES PER ARCHITECTURAL PLANS.
37. EXISTING BUS STOP.
38. CURB RAMP PER CALTRANS REVISED STANDARD PLAN AB8A.
39. RELOCATE EXISTING FIRE HYDRANT.
40. CONSTRUCT CURB AND GUTTER PER CALTRANS STANDARD, PLAN NO. A87B.
41. CONSTRUCT SEWER MANHOLE PER STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION STANDARD 200-3.
42. CONSTRUCT STORM DRAIN MANHOLE PER STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION STANDARD 321-2.
43. CAP WITH BRICK AND MORTAR.
44. CONSTRUCT JUNCTION STRUCTURE PER PER STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION STANDARD 332-2.
45. CONSTRUCT 24" REINFORCED CONCRETE PIPE (RCP) STORM DRAIN.
46. EXISTING STORM DRAIN.

REVISIONS	
1	ISSUE
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

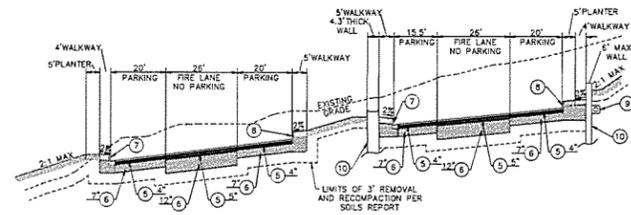
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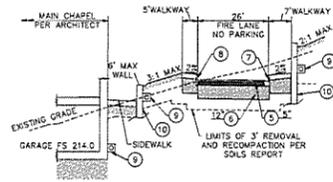


GRADING AND DRAINAGE PLAN

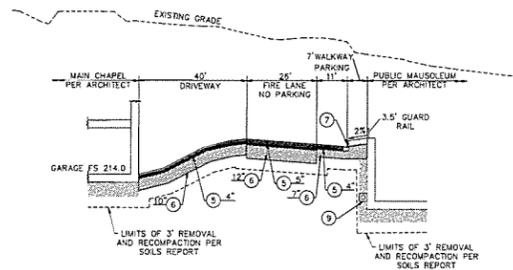
DATE	08/02/18
SCALE	As Shown
DRAWN BY	D & Z
JOB No.	1514220118
SHEET	C2.0
OF 4 SHEETS	



SECTION "C"-"C"



SECTION "B"-"B"

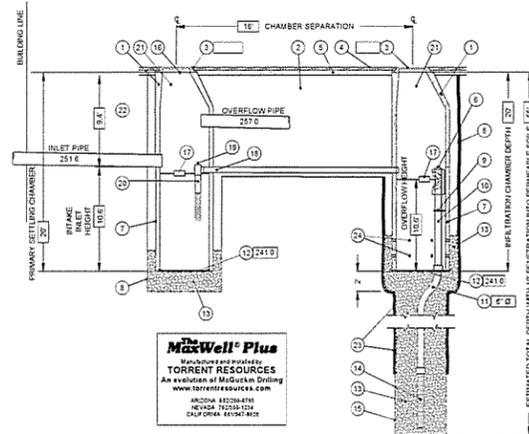


SECTION "A"-"A"

TYPICAL ROAD SECTION

NOT TO SCALE

Modified Maxwell® Plus Drainage System Detail And Specifications



ITEM NUMBERS

- 1 MANHOLE CONE - MODIFIED FLAT BOTTOM
- 2 STABILIZED BACKFILL - ONE-SACK SLURRY MIX
- 3 BOLTED RING & GRATECOVER - 30" Ø, CLEAN CAST IRON WITH WORKING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION AS SHOWN ON PLANS. REELECTABLE COLUMNS 18" & 10" HORIZONTAL FOR RIM ELEVATIONS
- 4 GRADED BASIN OR PAVING (BY OTHERS)
- 5 COMPACTED BASE MATERIAL (BY OTHERS)
- 6 PUREFOLO - DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL 20" MAX SWIV FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED
- 7 PRE-CAST LINER (SETTLING CHAMBER) - 4000 PSI CONCRETE MANHOLE 48" Ø X 60" CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE
- 8 MIN. 6" Ø DRILLED SHAFT
- 9 SUPPORT BRACKET - FORMED 12 GA. STEEL FUSION BONDED EPOXY COATED
- 10 OVERFLOW PIPE - SCH 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL
- 11 DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED
- 12 BASE SEAL - GEOTEXTILE
- 13 ROCK - CLEAN AND WASHED 3/8" TO 1 1/2" AGGREGATE
- 14 FLOFAST DRAINAGE SCREEN - SCH 40 PVC Ø 12" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW. RIM DIAMETER VARIES 9" OVERALL LENGTH WITH TRI-B COUPLER

- 15 6" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS
- 16 FABRIC SEAL - UV RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION
- 17 ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN 12X Ø2 CAPACITY. TYPICAL TWO (2) PER CHAMBER
- 18 CONNECTOR PIPE - 4" Ø SCH 40 PVC
- 19 VENTED ANTI-SIPHON INTAKE WITH FLOW REGULATOR
- 20 INTAKE SCREEN - 4" Ø SCH 40 PVC Ø 12" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW. RIM 48" OVERALL LENGTH WITH TRI-B END CAP
- 21 FREEDBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW
- 22 INLET & OUTLET PIPES - SEE PLAN HEREON FOR INLET & OUTLET PIPES AT PRIMARY SETTLING CHAMBER
- 23 MOISTURE MEMBRANE - 6 MIL PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS
- 24 EIGHT (8) 1.25" DIAMETER HOLES PER FOOT WHERE NOTED

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 ARIZONA 85238-4716
 NEWADA 72555-1254
 CALIFORNIA 91597-8028

TORRENT RESOURCES MAXWELL PLUS DRYWELL DETAIL 1
 NOT TO SCALE

CONSTRUCTION NOTES

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2. PUBLIC MAUSOLEUM PER ARCHITECTURAL PLAN.
3. PRIVATE MAUSOLEUM PER ARCHITECTURAL PLAN. BUILDING IS LESS THAN 200 SQ. FT.
4. CONCRETE SIDEWALK.
5. ASPHALT CONCRETE PAVEMENT. SEE TYPICAL ROAD SECTION ON SHEET C2.1
6. BASE COURSE MATERIAL. SEE TYPICAL ROAD SECTION.
7. 6" CURB AND GUTTER PER APWA STANDARD PLAN 120-1, CASE A2.
8. CONCRETE CURB, T=6" PER APWA STANDARD PLAN 120-1, CASE A1.
9. INSTALL 4" PERFORATED DRAIN PIPE WITH 12" GRAVEL POCKET (TYPICAL).
10. RETAINING WALL PER SEPARATE PERMIT. 6' MAXIMUM HEIGHT.
11. REMOVE EXISTING RETAINING WALL.
12. JOIN EXISTING RETAINING WALL.
13. 13' RIGHT OF WAY DEDICATION TO CALTRANS.
14. CURB RAMP PER APWA STD. PLAN 111-3.
15. 6" CONCRETE CURB AND GUTTER PER CALTRANS STANDARD A87B.
16. REMOVE AND RELOCATE EXISTING CATCH BASIN.
17. EXISTING FIRE HYDRANT.
18. PROPOSED FIRE HYDRANT.
19. CONCRETE SIDEWALK.
20. DRY WELL INFILTRATION MANHOLE PER DETAIL 1 ON SHEET C2.1.
21. PRE-TREATMENT MANHOLE.
22. STORM WATER DETENTION STRUCTURE.
23. PROPOSED AREA DRAIN WITH SUMP PUMP.
24. PROPOSED OVERFLOW STORM DRAIN.
25. PROPOSED STORM DRAIN.
26. PROPOSED STORM DRAIN OUTLET TO EXISTING STORM DRAIN SYSTEM IN CIVIC CENTER WAY.
27. PROPOSED PARKWAY CULVERT.
28. STREET RIGHT OF WAY/PROPERTY LINE.
29. EXISTING CURB AND GUTTER.
30. WATER METER.
31. AREA DRAIN.
32. BUS BOARDING ZONE AND LIMOUSINE PARKING.
33. WHEEL STOP.
34. SAWCUT AC PAVEMENT AND JOIN.
35. AC PAVEMENT.
36. DRIVE GATES PER ARCHITECTURAL PLANS.
37. EXISTING BUS STOP.
38. CURB RAMP PER CAL TRANS STD. PLAN RSP AB8A.

REVISIONS	
1	ISSUE
2	REVISED PER ARCHITECTURAL PLAN
3	REVISED PER ARCHITECTURAL PLAN
4	REVISED PER ARCHITECTURAL PLAN
5	REVISED PER ARCHITECTURAL PLAN
6	REVISED PER ARCHITECTURAL PLAN
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37	REVISED PER ARCHITECTURAL PLAN
38	REVISED PER ARCHITECTURAL PLAN

MALIBU MEMORIAL PARK
 4000 Malibu Canyon Road
 Malibu CA, 90265

P S O M A S
 PROFESSIONAL SURVEYORS
 10000 Wilshire Blvd., Suite 4100
 Los Angeles, CA 90048
 (213) 221-1400 (213) 221-1444 fax
 www.psonomas.com



GRADING AND DRAINAGE SECTIONS AND DETAILS

DATE:	02/16/2018
SCALE:	As Shown
DRAWN BY:	SJC
JOB No.:	1046220105
SHEET:	C2.1
OF 4 SHEETS	

MATCHLINE TO RIGHT

LEGEND:

- TRACT BOUNDARY
- - - PROPOSED LOT LINE
- BUILDING OUTLINE
- EASEMENT LINE
- - - PROPOSED CONTOUR
- - - EXISTING CONTOUR
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- WALL
- STREET CENTER LINE
- DAYLIGHT LINE
- GB GRADE BREAK
- R RIDGE LINE
- CHAIN LINK FENCE
- FLOW ARROW
- ① CONSTRUCTION NOTE
- 123.45 FS PROPOSED GRADE
- 127.45 FS EXISTING GRADE

CONSTRUCTION NOTES

- ① DOMESTIC WATER PIPE
- ② PROPOSED 16" WATER LINE
- ③ IRRIGATION WATER LINE
- ④ WATER METER
- ⑤ 8" FIRE WATER PIPE
- ⑥ FIRE HYDRANT
- ⑦ SEWER CLEAN OUT
- ⑧ SEWER MANHOLE
- ⑨ EXISTING FIRE HYDRANT
- ⑩ FUTURE CITY SEWER LINE
- ⑪ FUTURE CITY RECLAIMED WATER LINE
- ⑫ FIRE WATER BACKFLOW PREVENTER
- ⑬ DOMESTIC WATER BACKFLOW PREVENTER
- ⑭ RECYCLED WATER METER FOR IRRIGATION
- ⑮ POINT OF CONNECTION FOR IRRIGATION LINE
- EL ELEVATION
- INV INVERT
- CB CATCH BASIN
- TO TOP OF GRADE
- S SLOPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- SD STORM DRAIN
- SS SANITARY SEWER
- LP LOW POINT ELEVATION
- HP HIGH POINT ELEVATION
- ① LOT NUMBER

REVISIONS	
1	ISSUE
2	ISSUE
3	ISSUE
4	ISSUE

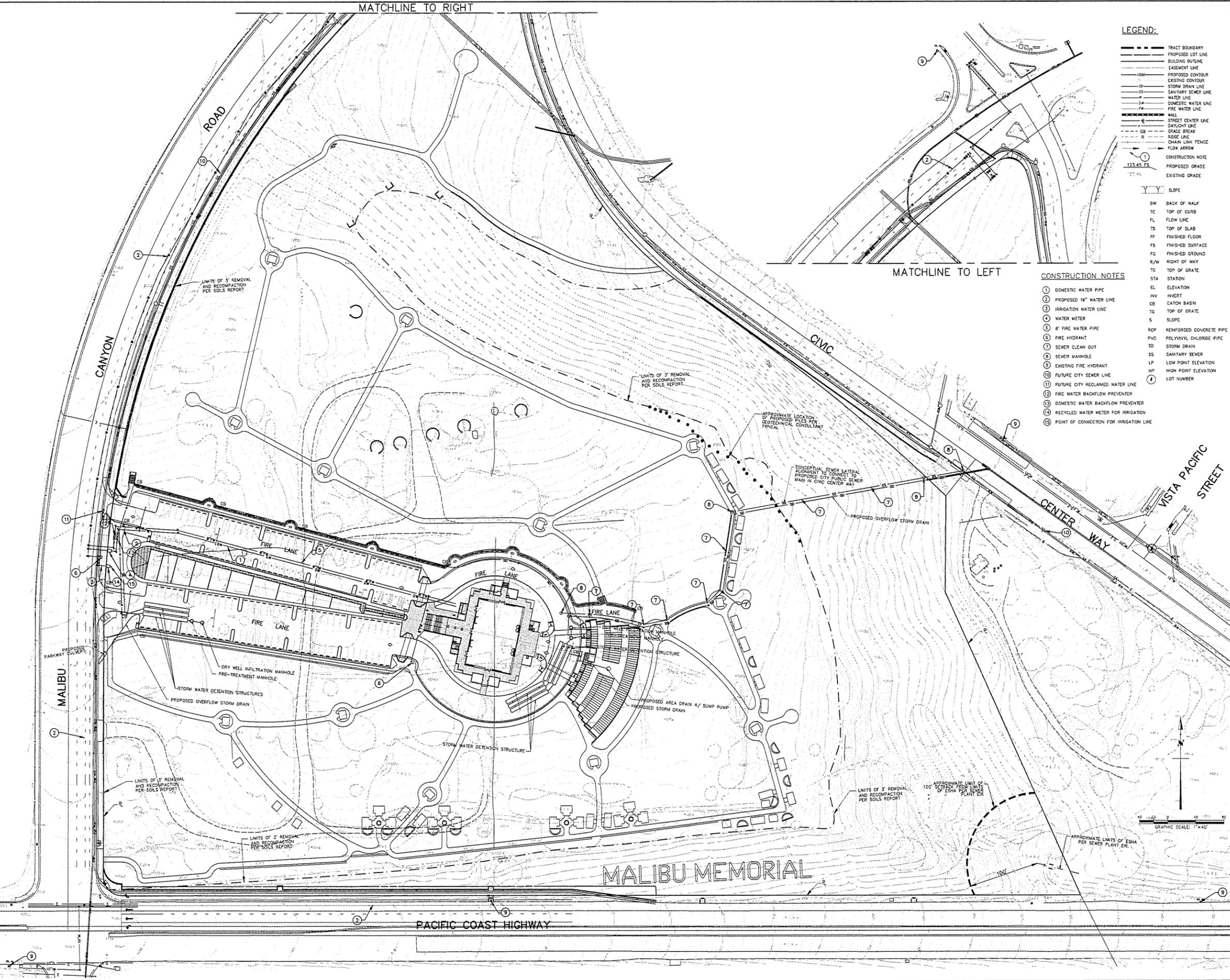
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 4000 Malibu Canyon Road
 Malibu CA, 90265

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SEWER AND WATER PLAN

DATE: 06/20/16
 SCALE: As Shown
 DRAWN BY: S.A.Z.
 JOB No.: 104220105
 SHEET: C3.0
 OF 4 SHEETS



[place]

(pakshong landscape and architectural collaborative)
324 sunset avenue suite e venice ca 90291
310 450 8100 fax 310 450 8144

CONSULTANTS

LANDSCAPE SITE PLAN

KEY PLAN

MALIBU MEMORIAL PARK

Malibu, CA

Project # : 1430	Ref. North
Drawn by : GS	
Scale : 1"=20'-0"	
Description:	Date: No.
RESUBMITTAL	10.29.15 #
RESUBMITTAL	11.20.15
RESUBMITTAL	02.12.16
RESUBMITTAL	04.14.16
RESUBMITTAL	05.24.16

PROJECT NO: 1430
These drawings, specifications, views, designs, and arrangements presented hereby are and shall remain the property of [place]. No part thereof shall be copied, disseminated to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

SHEET TITLE:
LANDSCAPE SITE PLAN
L-2.0

OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	AREA	SPACING	QTY	WUCOLS
TREES							
ZONE 3							
	Quercus Agrifolia	Coast Live Oak	48" BOX	-	20' O.C.	56	LVL
	Aesculus californica	California Buckeye and Horse Chestnut	48" BOX	-	20' O.C.	25	L
	Magnolia grandiflora	Southern Magnolia	60" BOX	-	30' O.C.	38	M
	Cinnamomum camphora	Camphor Tree	60" BOX	-	-	14	M/L
	Sambucus mexicana	Mexican Elderberry	48" BOX	-	-	16	L
PLANTING							
ZONE 3							
	Westringia 'Wynabbie Gem'	Coast Rosemary	15 GAL	-	30" O.C.	12	L
	Rosmarinus officinalis 'Irene'	Trailing Blue Rosemary	15 GAL	120 sf	3' O.C.	12	L
	Westringia fruticosa 'Grey Box'	Dwarf Coast Rosemary	15 GAL	-	2' O.C.	8	L
	Myrica californica	Pacific Wax Myrtle	15 GAL	26,100 sf	30" O.C.	4584	L
	Buxus microphylla japonica	Japanese Boxwood	15 GAL	3160 sf	15" O.C.	2828	M/H
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush 'Pigeon Point'	5 GAL	-	3' O.C.	965	LVL
	Arctostaphylos 'Pacific Mist'	Manzanilla w/ White Flowers	5 GAL	25,930 SF sf	3' O.C.	965	LVL
	Ceanothus griseus 'horizontalis'	California Lilac	5 GAL	-	3' O.C.	965	LVL
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	15 GAL	-	6' O.C.	45	M/L
	Wheeler's Dwarf Japanese Mock Orange	Pittosporum tobira 'Wheeler's Dwarf'	5 GAL	-	4' O.C.	82	M
	Myrtus communis 'Compacta'	Dwarf Myrtle	15 GAL	-	2' O.C.	330	M
	Lavandula x intermedia 'Grosso'	Lavandin	5 GAL	9575 sf	2' O.C.	330	L
	Salvia species - ornamental varieties	Sage	5 GAL	-	3' O.C.	147	M/L
	Santolina chamaecyparissus	Lavender Cotton	1 GAL	-	1' O.C.	1325	L
	Dietes bicolor	Fortnight Lily	5 GAL	-	2' O.C.	330	M/L
	Iris species & varieties/cultivars	Douglas Iris	1 GAL	-	18" O.C.	588	M
	Myoporum parvifolium	Groundcover Myoporum	Flats	196,340 sf	18" O.C.	178940	L
	Carex tumilicola	Berkley Sedge	1 GAL	-	18" O.C.	17,400	L
	Agrostis pallens	Natya Best Grass	SOD	448,700 sf	-	448,700 sf	L?
	Water feature			2083 sf	-	2083 sf	
TOTAL LANDSCAPE AREA:						712,008 SF	

- ALL IRRIGATION WILL BE FROM NON-POTABLE RECYCLED WATER
- THE IRRIGATION PLANS SHALL COMPLY WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PER SECTION MMC 9.22.080.



AESCULUS CALIFORNICA



TOPIARY

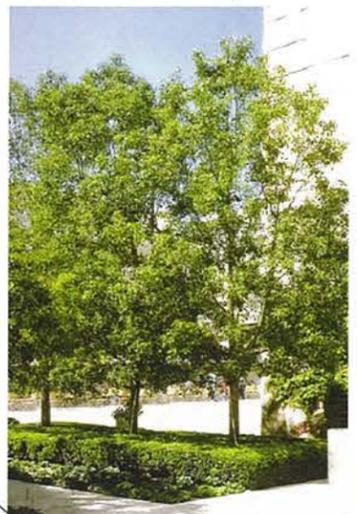


QUERCUS AGRIFOLIA



MYRICA CALIFORNICA

NOT FOR CONSTRUCTION



CINNAMOMUM CAMPHORA



MAGNOLIA GRANDIFLORA

**Exhibits 2 through 4 are available on
the City's Website:**

- 2. Department Review Sheets**
- 3. Geotechnical Reports**
- 4. Initial Study / Mitigated Negative
Declaration**