



# City of Malibu

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

RECEIVED  
JAN 08 2019  
PLANNING DEPT.

## BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist  
FROM: City of Malibu Planning Department

DATE: 6/11/2018

PROJECT NUMBER: CDP 09-067

JOB ADDRESS: 22959 PACIFIC COAST HWY

APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates Architect

APPLICANT ADDRESS: 24911 Pacific Coast Highway  
Malibu, CA 90265

APPLICANT PHONE #: (310) 456-5905

APPLICANT FAX #:

APPLICANT EMAIL: joseph@buaia.com

PLANNER: Adrian Fernandez

PROJECT DESCRIPTION: New Motel, Grading, Retaining Walls, NAOWTS.  
Previously proposed as a new commercial building.

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Dave Crawford

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 2/11/19 \_\_\_\_\_

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

**Contact Information:**

Dave Crawford, City Biologist, dcrawford@malibucity.org, (310) 456-2489, extension 277

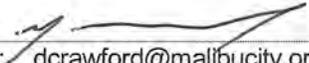


# City of Malibu

Biology • Planning Department  
 23825 Stuart Ranch Road · Malibu, California · 90265-4861  
 Phone (310) 456-2489 · Fax (310) 317-1950 · [www.malibucity.org](http://www.malibucity.org)

## BIOLOGY REVIEW SHEET

### PROJECT INFORMATION

Applicant: (name and email address)	Joseph Lezama joseph@buaia.com	
Project Address:	22959 Pacific Coast Highway	
Planning Case No.:	CDP 09-067	
Project Description:	New motel, grading, retaining walls, NAOWTS, Previously proposed as a new commercial building	
Date of Review:	February 11, 2019	
Reviewer:	Dave Crawford	Signature: 
Contact Information:	Phone: (310) 456-2489 ext. 307	Email: <a href="mailto:dcrawford@malibucity.org">dcrawford@malibucity.org</a>

### SUBMITTAL INFORMATION

Site Plans:	1/8/19
Site Survey:	1/8/19
Planting Plan:	1/8/19
Irrigation/Hydrozone/ water budget Plan:	1/8/19
Grading Plans:	1/8/19
OWTS Plan:	1/8/19
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan	
Other:	
Previous Reviews:	Incomplete 12/14/09, incomplete 5/22/12, incomplete 4/7/15, approved 8/25/15, incomplete 6/26/18

### REVIEW FINDINGS

Review Status:	<input type="checkbox"/> <b>INCOMPLETE:</b> Additional information and/or a response to the listed review comments is required. <input type="checkbox"/> <b>DENIED</b> The project cannot be approved as designed as it is conflict with one or more elements of the LCP and/or City Codes. <input checked="" type="checkbox"/> <b>APPROVED</b> The proposed project approved with the conditions attached.
Environmental Review Board:	<input type="checkbox"/> This project has the potential to impact ESHA and may require review by the Environmental Review Board



DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 131,018 gallons per year. The Estimated Applied Water Use (EAWU) totals 120,472 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
  - A. Prior to installation of any landscaping, the applicant shall obtain plumbing permit for the proposed irrigation system from the Building Safety Division.
  - B. Prior to or at the time of a Planning final inspection, the property owner/applicant shall submit to the case planner a copy of the plumbing permit for the irrigation system installation that has been signed off by the Building Safety Division.
  - C. Prior to final Planning inspection or other final project sign off (as applicable), the applicant shall submit to the Planning Director for review and approval a certificate of completion in accordance with the Landscape Water Conservation Ordinance (MMC Chapter 9.22). The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 9.22.
  - D. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

**Nima Parsa**

Address: 23533 West Civic Center Way, Malibu, CA 90265-4804

Email: [Nparsa@DPW.LACOUNTY.GOV](mailto:Nparsa@DPW.LACOUNTY.GOV) (preferred)

Phone: (310) 317-1389

**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.**

- E. **Delete Dragon tree (*Dracaena draco*) from the planting plan along the PCH frontage. All street frontage trees are limited to species native to the Santa Monica Mountains.**
- F. 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.
- G. Invasive plant species, as determined by the City of Malibu, are prohibited.



- H. 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).
  - I. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as creosote and copper arsenate.
  - J. Grading should be scheduled only during the dry season from April 1-October 31st. If it becomes necessary to conduct grading activities from November 1 –March 31, a comprehensive erosion control plan shall be submitted for approval prior to issuance of a grading permit and implemented prior to initiation of vegetation removal and/or grading activities.
  - K. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting of natural habitat areas.
  - L. Up-lighting of landscaping is prohibited.
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.

-o0o-

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

cc: Planning Project file  
Planning Department





# City of Malibu

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

RECEIVED  
FEB 26 2019  
PLANNING DEPT.

## ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: 6/11/2018  
FROM: City of Malibu Planning Department

PROJECT NUMBER: CDP 09-067  
JOB ADDRESS: 22959 PACIFIC COAST HWY  
APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates Architects  
APPLICANT ADDRESS: 24911 Pacific Coast Highway  
Malibu, CA 90265  
APPLICANT PHONE #: (310) 456-5905  
APPLICANT FAX #:  
APPLICANT EMAIL: joseph@buaia.com  
PROJECT DESCRIPTION: New Motel, Grading, Retaining Walls, NAOWTS.  
Previously proposed as a new commercial building.

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

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

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

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

Melinda Talent  
Signature

3-8-19  
Date



# City of Malibu

Environmental Health • Environmental Sustainability Department  
 23825 Stuart Ranch Road • Malibu, California • 90265-4861  
 Phone (310) 456-2489 • Fax (310) 456-3356 • [www.malibucity.org](http://www.malibucity.org)

## ENVIRONMENTAL HEALTH REVIEW SHEET

### PROJECT INFORMATION

Applicant: (name and email address)	Joseph Lezama Burdge & Associates joseph@buaia.com	
Project Address:	<b>22959 Pacific Coast Hwy, Malibu Inn Motel</b> Malibu, CA 90265	
Planning Case No.:	CDP 09-067 Revised	
Project Description:	New motel, grading, retaining walls, new AOWTS	
Date of Review:	March 8, 2019	
Reviewer:	Melinda Talent	Signature: <i>Melinda Talent</i>
Contact Information:	Phone: (310) 456-2489 ext.364	Email: <a href="mailto:mtalent@malibucity.org">mtalent@malibucity.org</a>

### SUBMITTAL INFORMATION

Architectural Plans:	Burdge & Associates dated 6-8-18
Grading Plans:	Grading and Drainage plan by GeoWorks dated 5-8-18
OWTS Plan:	Ensitu Engineering dated 5-30-18, Revised plan dated 2-19-19
OWTS Report:	Ensitu Engineering dated 7-26-18, 2-21-19
Geology Report:	Geologic Map by GeoConcepts dated May 2018
Miscellaneous:	Reduced setback letter by GeoConcepts dated 1-24-19. Reduced setback letter by Kurt Fischer Structural Engineering Dated 1-28-19.
Previous Reviews:	EH Complete Conformance Review dated 4-9-16 for CDP 09-067, commercial office building. Revised EH Conformance review dated 6-25-18.

### REVIEW FINDINGS

Planning Stage:	<input checked="" type="checkbox"/>	<b>CONFORMANCE REVIEW COMPLETE</b> for the City of Malibu Local Coastal Program/Local Implementation Plan (LIP) and Malibu Municipal Code (MMC). The listed conditions of Planning stage conformance review and plan check review comments shall be addressed prior to plan check approval.
	<input type="checkbox"/>	<b>CONFORMANCE REVIEW INCOMPLETE</b> for the City of Malibu LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	<input type="checkbox"/>	<b>NOT REQUIRED</b>

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new advanced onsite wastewater treatment system (OWTS) proposed to serve the onsite wastewater treatment and disposal needs of the subject property. The proposed advanced OWTS meets the minimum requirements of the Malibu Municipal Code and the City of Malibu Local Coastal Program (LCP)/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 OWTS 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 for Building Plan Check Approval:**

- 1) **Final Onsite Wastewater Treatment System (OWTS) Plot Plan:** A final plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP)/Local Implementation Plan (LIP). The plans must include all necessary construction details, the proposed drainage plan for the developed property, and the proposed landscape plan for the developed property. The OWTS Plot Plan shall show essential features of the OWTS, 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 OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications (four sets) shall be submitted to describe the OWTS design basis and all components proposed for use in the construction of the OWTS. All plans and reports must be signed by a City Registered OWTS Designer and the plans stamped by the project Geologist, Coastal Engineer, and Structural Engineer as applicable. The final OWTS design report and construction drawings shall be submitted with the designer's signature, professional registration number, and stamp (if applicable).

The final OWTS 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 drainage fixture units, 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 (gpsf). Specifications for the subsurface effluent dispersal system shall be shown to accommodate the design hydraulic loading rate (i.e., average and peak OWTS 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 OWTS design drawings shall be submitted with the wet signature and typed name of the OWTS 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 OWTS 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) **Traffic-Rated Slab Plan(s):** All project traffic rated slab 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.
  - 5) **Notice of Decision:** The final onsite wastewater treatment system plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department.
  - 6) **Architect / Engineer Certification for Reduction in Setbacks to Buildings or Structures:**

All proposed reductions in setbacks from the onsite wastewater treatment system to structures or other features less than those shown in Malibu Municipal Code (MMC) Section 15.42 must be supported by letters from the project consultants. 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 Safety prior to Environmental Health final approval. The architectural and/or structural plans submitted for Building Safety plan check must detail methods of construction that will compensate for the reduction in setback (e.g., waterproofing, concrete additives). For complex waterproofing installations, submittal of a separate waterproofing plan may be required. All 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).

    - Structures – All proposed reductions in setback from the onsite wastewater treatment system to structures (i.e., setbacks less than those shown in MMC Section 15.42) 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 setback is reduced.

- Buildings – All proposed reductions in setback from the onsite wastewater treatment system to buildings (i.e., setbacks less than those shown in MMC Section 15.42) 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 the 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.

- 7) **Proof of Ownership:** Proof of ownership of subject property shall be submitted.
- 8) **Operations & Maintenance Manual:** An operations and maintenance manual specified by the OWTS designer shall be submitted to the property owner and maintenance provider of the proposed advanced OWTS.
- 9) **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 advanced onsite wastewater treatment system shall be submitted prior to Environmental Health approval. **Please note only original "wet signature" documents are acceptable.**
- 10) **Advanced Onsite Wastewater Treatment System (OWTS) 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 City of Malibu 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 advanced method of sewage disposal pursuant to the City of Malibu Municipal Code. Said covenant shall be provided by the City of Malibu Environmental Health Administrator. **Please submit a certified copy issued by the City of Malibu Recorder.**
- 11) **Covenant to Forfeit 100% Expansion Effluent Disposal Area:** A covenant running with the land shall be executed by the property owner and recorded with the City of Malibu Recorder's Office. Said covenant shall serve as constructive notice to any successors in interest that (1) the private sewage disposal system serving the development on the property does not have a 100% expansion effluent dispersal area (i.e., replacement disposal field(s) or seepage pit(s)) and (2) if the primary effluent dispersal area fails to drain adequately, the City of Malibu may require remedial measures including, but not limited to, limitations on water use enforced through an operating permit and/or repairs, upgrades or modifications to the private sewage disposal system. The recorded covenant shall state and acknowledge that future maintenance and/or repair of the private sewage disposal system may necessitate interruption in use of the private sewage disposal system and, therefore, any building(s) served by the private sewage disposal system may become non-habitable during any required future maintenance and/or repair. Said covenant shall be in a form acceptable to the City Attorney and approved by the Environmental Sustainability Department. **Please submit a certified copy issued by the City of Malibu Recorder.**
- 12) **OWTS Monitoring Plan:** A monitoring and maintenance plan must be submitted to the Environmental Health Administrator for approval. The plan must adhere to the recommendations of the OWTS designer and include a monitoring plan, maintenance schedule, sampling program and

corrective actions if the OWTS fails to function as designed or meet the prescribed standards outlined in the monitoring plan.

- 13) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the Onsite Wastewater Treatment System plan shall be submitted to the Environmental Health Administrator.
- 14) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the Onsite Wastewater Treatment System plan shall be submitted to the Environmental Health Administrator.
- 15) **City of Malibu Planning Approval:** City of Malibu Planning Department final approval of the OWTS plan shall be obtained.
- 16) **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 OWTS design and system specifications.
- 17) **Operating Permit Application and Fee:** In accordance with Malibu Municipal Code, an application shall be made to the Environmental Health office for an Onsite Wastewater Treatment System 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.
- 18) **Waste Discharge Requirements:** Submit wastewater plans, and all necessary supporting forms and reports, to the Los Angeles Regional Water Quality Control Board (RWQCB), 320 W. 4th St., Los Angeles, CA 90013, (213) 576-6600, to assure compliance with the California Water Quality Control Plan, Los Angeles Region (Basin Plan). RWQCB Waste Discharge Requirements shall be obtained and submitted to the City of Malibu Environmental Health Administrator.

-o0o-

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

MOTEL with RESTAURANT: 20 Rooms (N) 229 Fixture Units (N) DESIGN FLOW: 4056 gal/d

GREASE INTERCEPTOR: (15,000 Gallon Total) Xerxes 3 compartment tank (N) 4,700 Gallon - grease compartment 5,200 Gallon - equalization compartment 4,700 Gallon - denitrification compartment

TREATMENT TANK: 4-7,540 Gallon (total 30,160 Gallon) MicroSeptec ES 25 with UV disinfection (N)

DOSING TANK: 5,000 Gallon Xerxes (N)

ACTIVE: 1-2600 sq.ft Drainfield with Orenco air vent (N)

FUTURE: None

PERC RATE: Sand Category (1.56 gpcfd)

DESIGNER: John Yaroslaski (RCE 60149)

REFERENCE: Ensite Engineering, Inc. - OMTS Design Report dated 9-12-14; 3-3-15; 2-25-16; Revised Report dated 7-26-18 GeoConcepts - Geotechnical Report dated 2-27-12; 12-4-14; 6-16-15; Revised report dated 6-20-18, 2-21-19

NOTES:

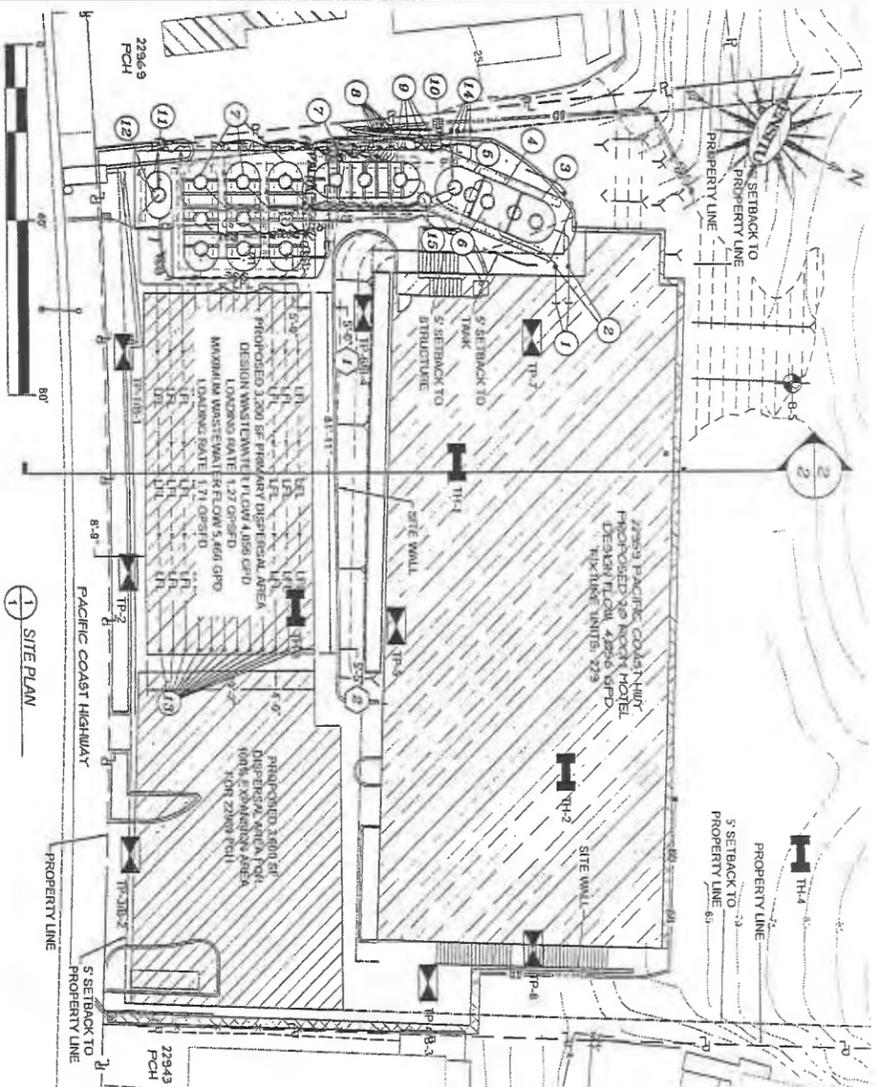
- This conformance review is for a new motel and new advanced onsite wastewater treatment system (OMTS). The new OMTS shown conforms to the requirements of the City of Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).
- This conformance review relates only to the minimum requirements of the MMC, 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.
- This conformance review is valid for one year, or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.
- The OMTS must be maintained in accordance with the Monitoring Plan contained in the OMTS final design report by Ensite Engineering dated 2-21-19.

CITY OF MALIBU ENVIRONMENTAL SUSTAINABILITY DEPT. ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: *John N. Yaroslaski* DATE: 3-29-19

THIS IS NOT AN APPROVAL. FINAL APPROVAL IS REQUIRED PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS.



SCALE: 1"=40'-0"

SITE PLAN

Use	Description	Type	Per Capita Flow	Capita Flow	Number	Flow Per Use	mgd BOD5	mgd BOD5	mgd BOD5	
1	Rest and Reception	Hotel	50 gal/person	11	10 bed space	1,500	210	2.16	2.16	
2	Cooking for Hotel	Food Prep	10 gal/person	11	53 People	510	600	2.46	2.46	
3	Pool Use	Pool	20 gal/person	11	3 Employees	60	300	0.16	0.16	
4	Gym, Spa, and Hot Air	Club Use	21 gal/person	11	53 People	1,164	300	2.92	2.92	
5	Concierge, Bellman, Housekeeping, Maintenance, Manager, Staff	Hotel Operations	20 gal/employee	11	3 Employees	60	300	0.16	0.16	
Total Peak and Design Flow							4,956.00	1,100	6.99	6.99
Expected Average Flow							2,704.00	310	3.69	3.69

SETBACK REDUCTIONS

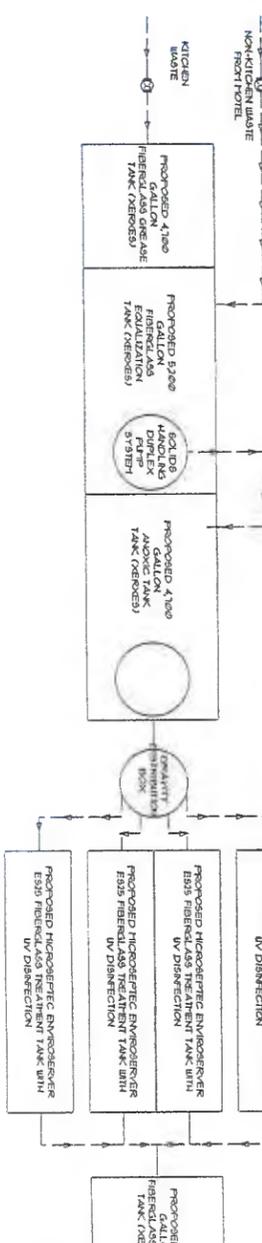
NON-HAZARDOUS LIQUID WASTEWATER

HAZARDOUS LIQUID WASTEWATER

HAZARDOUS SOLID WASTEWATER

HAZARDOUS GASEOUS WASTEWATER

HAZARDOUS SLURRY WASTEWATER



PROCESS SCHEMATIC NO SCALE

FINAL FOR APPROVAL ISSUED 2/19/2019  
 JOHN N. YAROSLASKI PRINCIPAL ENGINEER

Project Engineer: John N Yaroslaski PE # 60149  
 DPC NAME: P:\498-01 Bakim Motel, 22959 Pacific Coast Highway\Engineering\Cad Design\498-01.100 Bakim Motel, 22959 Pacific Coast Highway PFCR\498-01.100 Bakim Motel, 22959 Pacific Coast Highway PFCR-04.dwg  
 CREATED BY: John N Yaroslaski  
 MOD. TIME: Thursday, February 21, 2019 2:24:41 PM  
 PLOT TIME: Thursday, February 21, 2019 2:28:18 PM

22959 PACIFIC COAST HIGHWAY AOWTS CONFORMANCE REVIEW PLANS PW-SITE PLAN AND TABLES 11X17 MALIBU, CALIFORNIA

REVISIONS table with columns NO., DATE, BY.

ENSITU ENGINEERING, INC. 780 MONTEREY AVE., STE. B MALIBU, CA 90265  
 Tel: 805.772.0150 Fax: 805.772.0615 ENSITU@ensitu.com

"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."



# City of Malibu

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

RECEIVED  
DEC 11 2019  
PLANNING DEPT.

## FIRE DEPARTMENT REVIEW REFERRAL SHEET

TO: Los Angeles County Fire Department DATE: 6/11/2018  
 FROM: City of Malibu Planning Department  
 PROJECT NUMBER: CDP 09-067  
 JOB ADDRESS: 22959 PACIFIC COAST HWY  
 APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates Architect  
 APPLICANT ADDRESS: 24911 Pacific Coast Highway  
 Malibu, CA 90265  
 APPLICANT PHONE #: (310) 456-5905  
 APPLICANT FAX #:  
 PROJECT DESCRIPTION: New Motel, Grading, Retaining Walls, NAOWTS. Previously proposed as a new commercial building.

TO: Malibu Planning Department and/or Applicant  
 FROM: Fire Prevention Engineering Assistant

### Compliance with the conditions checked below is required prior to Fire Department approval.

The project DOES require Fire Department Plan Review and Developer Fee payment   
 The project DOES NOT require Fire Department Plan Review   
 The required fire flow for this project is 2,000 gallons per minute at 20 pounds per square inch for a 2 hour duration. (Provide flow information from the water dept.)   
 The project is required to have an interior automatic fire sprinkler system.   
 Final Fuel Modification Plan Approval is required prior to Fire Department Approval

### Conditions below marked "not approved" shall be corrected on the site plan and resubmitted for Fire Department approval.

	App'd	N/app'd
Required Fire Department vehicular access (including width and grade %) as shown from the public street to the proposed project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required and/or proposed Fire Department Vehicular Turnaround	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Required 5 foot wide Fire Department Walking Access (including grade %)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Width of proposed driveway/access roadway gates	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\*County of Los Angeles Fire Department Approval Expires with City Planning permits expiration, revisions to the County of Los Angeles Fire Code or revisions to Fire Department regulations and standards.

\*\*Minor changes may be approved by Fire Prevention Engineering, provided such changes achieve substantially the same results and the project maintains compliance with the County of Los Angeles Fire Code valid at the time revised plans are submitted. Applicable review fees shall be required.

C. KENNELLY  
SIGNATURE

12.10.19  
DATE



# City of Malibu

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

## GEOTECHNICAL REVIEW SHEET

### Project Information

<b>Date:</b>	March 22, 2019	<b>Review Log #:</b>	3701
<b>Site Address:</b>	22959 Pacific Coast Highway		
<b>Lot/Tract/PM #:</b>	n/a	<b>Planning #:</b>	CDP 09-067
<b>Applicant/Contact:</b>	Joseph Lezama, joseph@buaia	<b>BPC/GPC #:</b>	
<b>Contact Phone #:</b>	310-456-5905	<b>Fax#:</b>	
<b>Project Type:</b>	Revised project: New three-level Malibu Inn Motel, grading, retaining walls with soldier piles and tie-backs, subterranean parking, new onsite wastewater treatment system (OWTS)		

### Submittal Information

**Consultant(s) / Report Date(s):** GeoConcepts, Inc. (Barrett, CEG 2088; Walter, RGE 2476): 10-16-18, 6-20-18, 4-28-16, 9-21-15, 5-29-15, 2-26-15, 12-4-14  
*(Current submittal(s) in Bold.)*  
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): **2-21-19**, 2-25-16, 3-3-15, 9-12-14

Building Plans prepared by Burdge & Associates Architects dated June 8, 2018.

Grading plans prepared by GeoWorks, Inc. dated May 8, 2018.

**Final OWTS plans prepared by EnSitu Engineering, Inc. dated February 19, 2019.**

**Previous Reviews:** 11-8-18; Ref: Environmental Health Review Sheets dated 3-8-19 and 6-25-18; Ref: 5-31-16 (for new commercial development), 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 motel development project is **APPROVED** from a geotechnical perspective.
- The motel 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 OWTS design report and OWTS plans were reviewed by the City from a geotechnical perspective. The revised project includes constructing a 7,703 square foot three-level motel with 20 lodging units, 46 parking spaces with 24 extra with stacked parking system, grading (11,752 yards of cut under structure: 837 yards of cut and 319 yards of fill non-exempt; and 12,270 yards of export), rear yard retaining walls with tie-back stabilization/soldier piles, terraces and landscaping on the rear-yard ascending slope, and a new onsite wastewater treatment system (OWTS) in the front parking area consisting of a treatment tank system and a new 2,600 square foot leach field with a design peak flow of 4,056 GPD and a design loading rate of 1.56 GPSFD with 100% expansion. A 3,600 square foot expansion dispersal field serving the Malibu Inn property at 22969 Pacific Coast Highway is proposed in the front parking area immediately east of the leach field for the proposed project.

The Consultant asserted that the proposed 20' high 1.5:1 cut slope above the western portion of the rear-yard retaining wall consists of a trim of the thin layer of fill and colluvium on the slope, and that the surficial stability would not be reduced by the cut slope. In addition, the Consultant has recommended 4' of freeboard on the top of the rear-yard retaining wall as well as a debris fence on the slope to protect the development from surficial instabilities, should they occur. The recommendations by the Consultant in this regard appear to be reasonable.

**Building/Grading Plan-Check Stage Review Comments:**

1. As per the plans, access to the site is from the adjacent property. Granting access from the adjacent property owner (recording of an easement) is a pre-requisite to establish the feasibility of the project.
2. The freeboard on the rear yard retaining wall will be 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, based on the Consultant's recommendations.
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 motel 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*





# City of Malibu

- GEOTECHNICAL -

## NOTES FOR BUILDING PLAN-CHECK

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

1. One set of grading, retaining wall, 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.
- 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.

### **Retaining Walls (As Applicable)**

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

### **Grading Plans (as Applicable)**

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



# City of Malibu

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

## PUBLIC WORKS REVIEW REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department

REVISED DATE 06/22/2020

PROJECT NUMBER: CDP 09-067

JOB ADDRESS: 22959 PACIFIC COAST HWY

APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates Architects

APPLICANT ADDRESS: 24911 Pacific Coast Highway  
Malibu, CA 90265

APPLICANT PHONE #: (310) 456-5905

APPLICANT FAX #: \_\_\_\_\_

APPLICANT EMAIL: joseph@buaia.com

PROJECT DESCRIPTION: New Motel, Grading, Retaining Walls, NAOWTS.  
Previously proposed as a new commercial  
building.

---

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

7/16/20

DATE



# City of Malibu

## MEMORANDUM

To: Planning Department

From: Public Works Department  
Nicole Benyamin, Assistant Civil Engineer NB

Date: July 16, 2020

Re: Proposed Conditions of Approval for 22959 Pacific Coast Hwy 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. This project proposes to construct a new driveway and drain outlet 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 work.

### GRADING AND DRAINAGE

2. 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



3. 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.**
  
4. 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 disturbed 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.
  
5. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

**STORMWATER**

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

Erosion Controls	Scheduling
	Preservation of Existing



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

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

7. 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.
  
8. 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 Department 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 copy of the WQMP shall be submitted to the Public Works Department prior to the certificate of occupancy.

## MISCELLANEOUS

9. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
10. 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.

11. The applicant shall prepare a Traffic Impact Analysis (TIA) per the City of Malibu TIA Guidelines. The TIA shall be reviewed and approved by the Public Works Department prior to the issuance of the grading and or building permits. The applicant shall also be



required to construct the applicable mitigation measures recommended in the TIA. The traffic mitigation measures shall be constructed prior to occupancy of the first building.

## COMMERCIAL DEVELOPMENT

12. 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:

- Proper design of loading and unloading docks.
  - i. Cover loading/unloading dock areas or design drainage to minimize run-on and runoff of storm water
  - ii. Direct connections to storm drains from depressed loading/unloading docks are prohibited.
  
- Properly design Repair/Maintenance Bays
  - i. Repair/maintenance bays must be indoors or designed to prohibit storm water runoff or contact with storm water runoff.
  - ii. Repair/maintenance bays shall be designed to capture all wash water, leaks, and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain is prohibited. Obtain an Industrial waste discharge permit if required.
  
- Properly Design Vehicle/Equipment Wash Areas
  - i. Self-contained and/or covered wash areas shall be equipped with a clarifier or other pretreatment facility and properly connected to a sanitary sewer.
  
- 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.
  
- RESTAURANTS – Properly design Equipment/accessory wash areas
  - i. Install self-contained wash area, equipped with grease trap, and properly connected to Sanitary Sewer.
  - ii. If the Wash area is located outdoors, it must be covered, paved, have secondary containment and shall be connected to the sanitary sewer.
  
- TRASH STORAGE AREAS



- i. Trash container areas must have drainage from adjoining roofs and pavement diverted around the area.
  - ii. Trash container areas must be screened or walled to prevent off-site transport of trash.
- OUTDOOR MATERIAL STORAGE
    - i. Materials with the potential to contaminate storm water must be: (1) placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes or curbs.
    - ii. The storage areas must be paved and sufficiently impervious to contain leaks and spills.
    - iii. The storage area must have a roof or awning to minimize collection of storm water within the secondary containment area.

13. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers, not within the public right of way.

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





# City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804

## LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW REFERRAL SHEET

FROM: City of Malibu Planning Department

DATE 6/11/2018

PROJECT NUMBER: CDP 09-067

JOB ADDRESS: 22959 PACIFIC COAST HWY

APPLICANT / CONTACT: Joseph Lezama, Burdge and Associates Architec

APPLICANT EMAIL: joseph@buaia.com

APPLICANT PHONE #: (310) 456-5905

PLANNER: Adrian Fernandez

PROJECT DESCRIPTION New Motel, Grading, Retaining Walls, NAOWTS. Previously proposed as a new commercial building.

TO: Malibu Planning Department and/or Applicant

FROM: LACWD No. 29, Malibu

**Compliance with the conditions checked below is required prior to Waterworks District approval**

- The project DOES NOT require any system improvements for domestic and/or fire flow conditions \_\_\_\_\_
  - The project DOES NOT require capital improvement fees and/or participation fees \_\_\_\_\_
  - The project DOES require a Will Serve Letter (Final Waterworks Districts approval) X
  - The project DOES require capital improvement fees and/or participation fees X
  - The project DOES require the owner to execute an agreement and participate financially in the design and construction of a future water system to increase local storage and conveyance capacity in the event of an interruption of the primary water supply \_\_\_\_\_
  - The project DOES require private contract water system improvements for domestic and/or fire flow conditions X
- The required fire flow for this project set by the Fire Department is 2,000 gallons per minute at 20 pounds per square inch for a 2 hour duration

Scope of water system improvements required:

REPLACEMENT OF A 20" DIAMETER CHECK VALVE IN THE VAULT LOCATED WITHIN THE NORTHBOUND LANE OF TOPANGA CANYON BLVD, ABOUT 600' NORTH OF PACIFIC COAST HWY.

Note: Los Angeles County Waterworks District No. 29, Malibu approval expires upon the earliest of the following: 1) Two years from the date of this form; 2) Expiration date of the City Planning permit(s), or 3) Date County adopts changes to the county of Los Angeles Fire Code and/or makes revisions to applicable fire department regulations and standards.

[Signature]  
SIGNATURE

4/7/2020  
DATE