OCTOBER 19, 2026 REGULAR MEETING

PLEASE DOWNLOAD THE AGENDA DOCUMENT FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING.

1. Agenda

   Documents:

   PC261019_AGENDA.PDF

2. Item 4A

   Coastal Development Permit No. 21-070 / 4501 Vista del Preseas

   Documents:

   PC261019_ITEM 4A.PDF

3. Item 5A

   Coastal Development Permit No. 26-050 / 24250 Pacific Coast Highway (Bluffs' Park Snack Shack)

   Documents:

   PC261019_ITEM 5A.PDF

4. Item 5B

   Coastal Development Permit No. 24-026 / 6191 Murphy Way

   Documents:

   PC261019_ITEM 5B.PDF

5. Item 7A

   Proposed 2027 Calendar of Planning Commission Meetings

   Documents:

   PC261019_ITEM 7A.PDF

HOW TO VIEW THE MEETING: The meeting will be live streamed at www.malibucity.org/video and via Zoom Webinar.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence to planningcommission@malibucity.org at least three days prior to the meeting to provide adequate time for Commissioner consideration. Correspondence will continue to be processed until thirty minutes prior to the start of the meeting or as practical.

HOW TO PARTICIPATE IN-PERSON DURING THE MEETING: In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form and be present in the Council Chambers or meeting room when the item is called by the Chair. In-person participants may also surrender their opportunity to speak on a particular item to donate one minute to another in-person speaker, not to exceed a total of eight minutes.

HOW TO PARTICIPATE REMOTELY DURING THE MEETING: The City has been experiencing extreme technical issues with its broadcast and Zoom capabilities. It is strongly recommended that those who wish to participate do so in person as Zoom participation is not guaranteed. While the City intends to allow Zoom participation if possible, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public participation over Zoom. In such case only in-person participation will be allowed. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. When you join the Zoom meeting you may see a pop-up asking you to enter an email address, but a valid email address is not required.

Please visit https://malibucity.org/VirtualMeeting and follow the directions to stream the live meeting or learn how to use the Zoom application.

Malibu Planning Commission
Regular Meeting Agenda

Monday, October 19, 2026

6:30 PM – REGULAR PLANNING COMMISSION MEETING

City Hall – Council Chambers
23825 Stuart Ranch Road

Zoom Meeting Link:
https://us02web.zoom.us/j/84438477395

Call to Order - Chair

Roll Call - Recording Secretary

Pledge of Allegiance

Approval of Agenda

Report on Posting of Agenda – October 9, 2026

1. Ceremonial/Presentations

None.

2. Written and Oral Communications from the Public

A. Communications from the public concerning matters which are not on the agenda but for which the Planning Commission has subject matter jurisdiction. The Commission may not act on these matters except to refer the matters to staff or schedule the matters for a future agenda. Subject to the rules of the Brown Act and the Planning Commission's Rules of Procedure and Decorum, the time allotted per Planning Commissioner to respond to public comment and ask staff to follow-up is three (3) minutes.

B. Community Development Director Report

3. Consent Calendar

A. Previously Discussed Items

None.

B. New Items

None.

4. Continued Public Hearings

A. Coastal Development Permit No. 21-070, Variance Nos. 26-007 and 26-010 and Demolition Permit No. 22-004 – An application to replace an existing water storage tank and pump station with associated development (Continued from October 5, 2026)

Location: 4501 Vista del Preseas, not in the appealable coastal zone, but appealable as a major public works project
APNs: 4473-005-901, 4473-005-902
Owner: Los Angeles County Waterworks District No. 29
Case Planner: Associate Planner da Silva, 456-2489, ext. 314

Recommended Action: Adopt Planning Commission Resolution No. 26-38 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 21-070 to replace an existing 70,000 gallon (gal.) water storage tank and pump station with a new 26 foot (ft.) tall, 185,000 gal. water storage tank and pump station with associated development; including Demolition Permit No. 22-004 to replace an existing 70,000 gal. water storage tank, Variance (VAR) No. 26-007 for a single retaining wall above 6 ft. in height and VAR No. 26-010 for structures on slopes steeper than 2.5 to 1 located in the Public Open Space zoning district at 4501 Vista del Preseas (Los Angeles County Waterworks District No. 29).

5. New Public Hearings

A. Coastal Development Permit No. 26-050, Conditional Use Permit No. 26-007 and Demolition Permit No. 26-021 – An application for a new snack shack facility with storage and associated improvements

Location: 24250 Pacific Coast Highway (Malibu Bluffs Park), not located within the appealable coastal zone, but appealable as a major public works project
APN: 4458-018-904
Owner: City of Malibu
Case Planner: Senior Planner Allen, 456-2489, ext. 233

Recommended Action: Adopt Planning Commission Resolution No. 26-56 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 26-050 to construct a new 1,508 square foot single-story snack shack facility at Malibu Bluffs Park comprised of one building with a kitchen and a second building with restrooms and storage, Americans with Disabilities Act accessibility improvements, hardscaping, utility connections, a low retaining wall with screening, and a gate; including Conditional Use Permit No. 26-007 to allow an ancillary concessional use and Demolition Permit No. 26-021 to demolish an existing snack shack building and storage containers located in the Public Open Space zoning district at 24250 Pacific Coast Highway (City of Malibu).

B. Coastal Development Permit No. 24-026 and Variance Nos. 25-015 and 25-016 – An application for a new single-family residence and associated site improvements

Location: 6191 Murphy Way, not within the appealable coastal zone
APN: 4467-006-018
Owner: Ucar Family Trust
Case Planner: Senior Planner Brown 456-2489, ext. 268

Recommended Action: Adopt Planning Commission Resolution No. 26-53 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 24-026 to construct a new 6,763 square foot one-story single-family residence, swimming pool and spa, driveway, hardscape, retaining walls, landscaping and pathway lighting, entry gate, grading, and new advanced onsite wastewater treatment system; including Variance (VAR) No. 25-015 for exceeding the maximum allowable non-exempt grading of 1,000 cubic yards and VAR No. 25-016 for structures on slopes steeper than 2.5 to 1 located in the Rural Residential, Two-Acre zoning district at 6191 Murphy Way (Ucar Family Trust).

6. Old Business

None.

7. New Business

A. Proposed 2027 Calendar of Planning Commission Meetings

Recommended Action: Approve the proposed 2027 Calendar of Planning Commission meetings.

Staff Contact: Senior Management Analyst, 456-2489, ext. 246

8. Planning Commission Items

B. Planning Commission and staff comments and inquiries

Adjournment

Future Meetings

Monday, November 2, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, November 16, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers
Monday, December 7, 2026	6:30 PM Regular Planning Commission Meeting	City Hall Council Chambers

Guide to the Planning Commission Proceedings

The Oral Communication portion of the agenda is for members of the public to present items, which are not listed on the agenda but are under the subject matter jurisdiction of the Planning Commission. No action may be taken under, except to direct staff, unless the Commission, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Commission and staff will follow up, at an appropriate time, on those items needing response. Each speaker is limited to three minutes. Members of the public may speak during the meeting in-person or through the Zoom application, although it is strongly recommended that those who wish to participate do so in person. While the City intends to allow zoom participation, the meeting will not be cancelled or continued if technical difficulties impact the ability to accept public comment over Zoom. In order to participate remotely, you must be present in the Zoom meeting and use the Raise Hand feature to request to speak when the Chair calls the item. In order to participate in-person, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Chair. In person participants may surrender their time by donating one minute to another speaker, not to exceed a total of eight minutes. The speaker wishing to donate time must be present when the item is heard and their form must be submitted with the speaker form for the individual they are donating time to. Speakers are taken in the order slips are submitted. In-person speakers will be called prior to Zoom speakers

Items in Consent Calendar Section A have already been considered by the Commission at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.

Items in Consent Calendar Section B have not been discussed previously by the Commission. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Commissioners may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Commission following the action on the Consent Calendar. The Commission first will take up the items for which public speaker requests have been submitted.

For Public Hearings involving zoning matters the appellant and applicant will be given 15 minutes each to present their position to the Planning Commission, including rebuttal time. All other testimony shall follow the rules as set forth under Oral Communication.

Old Business items have appeared on previous agendas but have either been continued or tabled to this meeting with no final action having been taken. Public comment shall follow the rules as set forth under Oral Communication.

Items in New Business are items which are appearing for the first time for formal action. Public comment shall follow the rules as set forth under Oral Communication.

Planning Commission Items are items which individual members of the Planning Commission may bring up for action, to propose future agenda items or to suggest future staff assignments. No new items will be taken-up after 10:30 p.m. without a majority vote of the Planning Commission.

Planning Commission meetings are aired live and replayed on City of Malibu Government Access Channel 3 and are available on demand on the City's website at https://www.malibucity.org/video. Copies of the staff reports or other written documentation relating to each item of business described above are available upon request by emailing planningcommission@malibucity.org.

The City Hall phone number is (310) 456-2489. To contact City Hall using a telecommunication device for the deaf (TDD), please call (800) 735-2929 and a California Relay Service operator will assist you. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Community Development Director Yolanda Bundy, (310) 456-2489, ext. 229. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADD Title II].

Requests to show an audio or video presentation during a Commission meeting should be directed to the Media Team at media@malibucity.org. Material must be submitted by 12:00 PM on the meeting day.

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted in accordance with the applicable legal requirements. Regular and Adjourned Regular meeting agendas may be amended up to 72 hours in advance of the meeting. Dated this 9th day of October at 2:00 PM.

Gail Duncan, Management Analyst

Commission Agenda Report

Planning Commission Meeting 10-19-26

Item 4.A.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Alexander da Silva, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: October 8, 2026 Meeting date: October 19, 2026

Subject: Coastal Development Permit No. 21-070, Variance Nos. 26-007 and 26-010 and Demolition Permit No. 22-004 – An application to replace an existing water storage tank and pump station with associated development (Continued from October 5, 2026)

Location: 4501 Vista del Preseas, not in the appealable coastal zone, but appealable as a major public works project
APNs: 4473-005-901, 4473-005-902
Owner: Los Angeles County Waterworks District No. 29

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-38 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 21-070 to replace an existing 70,000 gallon (gal.) water storage tank and pump station with a new 26 foot (ft.) tall, 185,000 gal. water storage tank and pump station with associated development; including Demolition Permit (DP) No. 22-004 to replace an existing 70,000 gal. water storage tank, Variance (VAR) No. 26-007 for a single retaining wall above 6 ft. in height and VAR No. 26-010 for structures on slopes steeper than 2.5 to 1 located in the Public Open Space (POS) zoning district at 4501 Vista del Preseas (Los Angeles County Waterworks District No. 29)

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

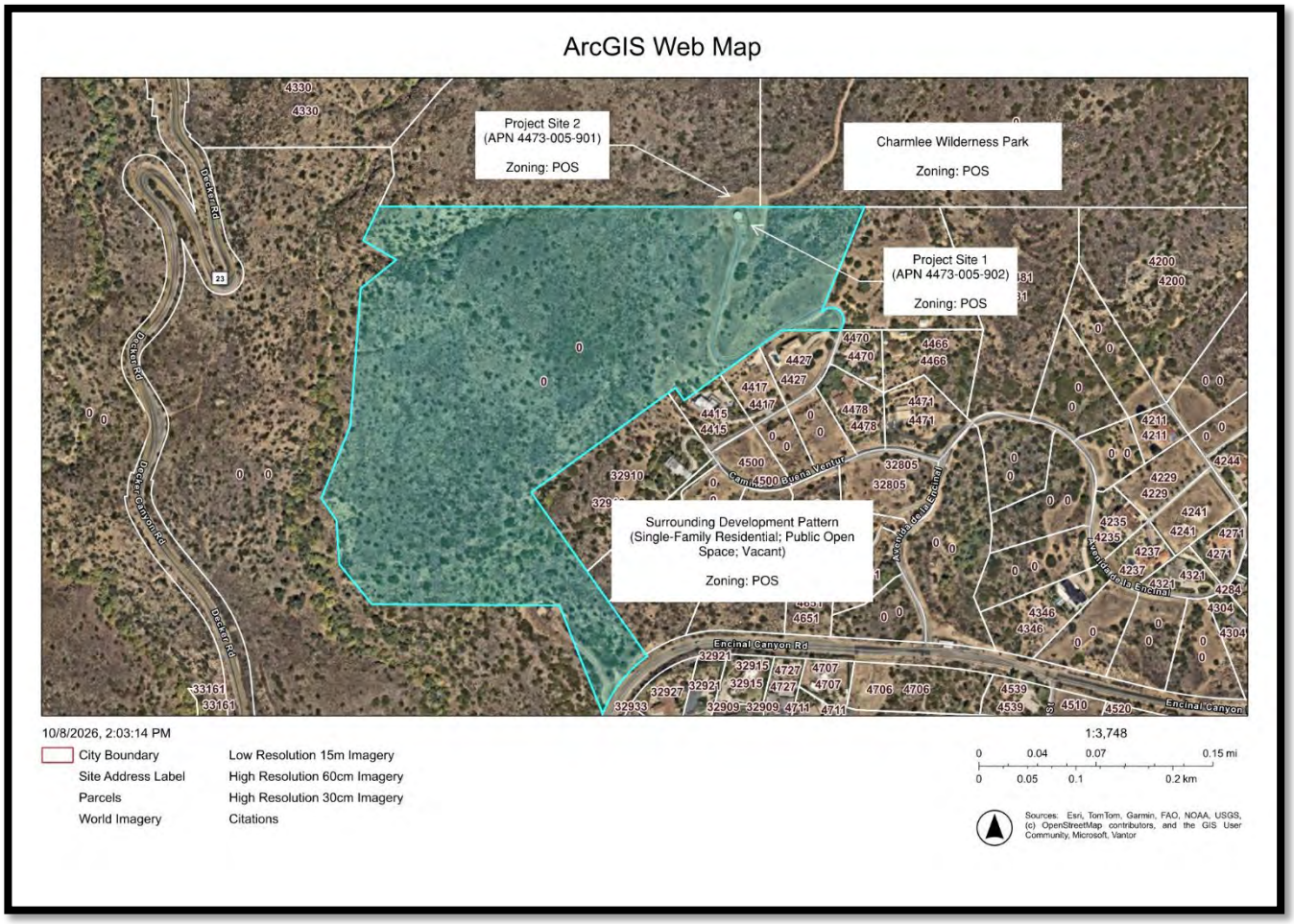
CEQA. The County of Los Angeles Board of Supervisors certified a Final Environmental Impact Report (Final EIR) for a replacement water tank up to 225,000 gal. in storage capacity at this location in 2021 (State Clearinghouse No. 2017111032), where 185,000 gal. is proposed. No substantial changes to the project or new significant environmental effects were identified by the Community Development Director and the project, as proposed, does not warrant further environmental review. The City, as a responsible agency, can determine if the project is consistent with the certified Final EIR pursuant to CEQA Guidelines Section 15096.

Project Overview

As shown in Figure 1, development would occur on two parcels accessed by Vista del Preseas. Combined, the subject parcels comprise approximately 55 acres. While the two parcels are developed with an existing water tank and support infrastructure, they are primarily undisturbed, vacant properties located on the east side of Decker Canyon Road in western Malibu. The subject parcels are generally within a developed residential area between Charmlee Wilderness Park to the north, Leo Carillo State Park to the West, and Malibu Springs Park to the south. The subject parcels are not located along a shoreline or coastal bluff. A mapped trail is located adjacent to the existing water tank and bifurcates the parcel generally in a north-south alignment. With exception to the existing water tank location and supporting infrastructure, including the driveway and Vista del Preseas roadway, most of the subject parcels include mapped Environmentally Sensitive Habitat Area (ESHA). Due to location and topography, the project site is not visible from Pacific Coast Highway (PCH); however, the existing water tank and proposed replacement tank are visible from Decker Canyon Road, which is an LCP designated scenic area pursuant to Land Use Plan (LUP) Policy 6.3. The project site is accessed from an existing private driveway from Vista del Preseas that is approximately 885 ft. long. Prior approvals for the replacement of water lines were issued on the subject parcel within the last ten years.

The project proposes to replace an existing 70,000 gal. water tank and pump station with a new 26 foot tall, 185,000 gal. water tank, foundation and support infrastructure, a single retaining wall up to 12 ft. in height for the foundation, water lines, and grading. The replacement water tank would be constructed on the existing building pad and would not require any development into existing onsite ESHA. VARs for a single retaining wall above 6 ft., up to 12 ft. and structures on slopes steeper than 2.5 to 1 and are requested. Project plans are included as Attachment 2.

Figure 1 – Aerial Map



Source: Malibu City GIS 2026

Project Background and Determination

The first iteration of this project began in 2015 where the item was to be presented as a request for a *Determination of Use* project, where the Planning Division aimed to obtain approval to determine whether the enlargement of an existing water tank "is a use similar to and not more objectionable than the permitted or conditionally permitted uses in the Public Open Space (OS) zone."[1] This particular submittal consisted of replacing an existing water tank with a 300,000 gal. water tank and 4,550 linear ft. of water line improvements and equipment. The item was ultimately pulled from the agenda and thus the Planning Commission never opined on the project's merits. A supplemental commission agenda report noted the reasoning for removing the proposal was that additional time was needed to research the item.[2]

[1] November 16, 2015 Commission Agenda Report, Item 5.C.
[2] November 16, 2015 Commission Agenda Report, Item 5.C.

Los Angeles County Department of Public Works (LADPW) then resubmitted the application in 2022. The new submittal was accompanied by an adjusted project scope to now include the demolition of the existing 70,000 gal. water tank and pump station and the construction of a new 185,000 gal. water tank and pump station with associated development. The proposed project also includes VAR No. 26-007 for the height of a single, contiguous retaining wall above 6 ft. and VAR No. 26-010 for development on slopes steeper than 2.5 to 1. As further described in LIP Chapter 8 (Grading), the project would exceed two development standards of the LIP.

The project is considered a *major public works project* pursuant to LCP Local Implementation Plan (LIP) Section 2.1 and, therefore, is subject to the California Coastal Commission (CCC) Appealable Jurisdiction. The applicant for the project is a public agency, Los Angeles County Waterworks District No. 29 (WD29).

Processing Overview

LCP & MMC

The project is a public water storage facility owned and operated by a public water agency (WD29) on land the agency owns. This project would replace an existing water tank that serves the Upper Encinal Canyon neighborhood within Western Malibu. Coastal Act Section 30114 and LIP Section 2.1 define "public works" to include all production, storage, transmission, and recovery facilities for water owned or operated by any public agency. The project meets that definition. The LCP addresses facilities of this type directly in LUP Policy 7.16 and LIP Section 18.11(E), which provide that “additional water storage facilities and/or new pipelines may be allowed in the City to replace deteriorated or undersized facilities and/or to ensure an adequate source of domestic and fire protection water supply during outages or pipeline interruptions provided such facilities are designed and limited to accommodate existing or planned development allowed by the Land Use Plan and can be found consistent with all applicable policies of the LCP.” The LUP and LIP provisions are not stated by zoning district but apply citywide. Similar to other types of *public works*, such as roads and utility distribution projects, LIP Appendix 1 Table B would not apply for this type of project; however, it is still subject to the policies of the LCP and all applicable development standards, including the height of retaining walls, the placement of structures on steep slopes, and protection standards related to ESHA, scenic resources, public access, and hazards.

The project is not covered by Governor Executive Order (EO) N-20-25 and, therefore, is subject to the Coastal Act/LCP. Therefore, review is not limited to the Malibu Municipal Code (MMC). Since the project is subject to the Coastal Act/LCP, the discretionary entitlement is a CDP, and the governing findings are those in LIP Section 13.9. The CDP process provides for conditions of approval and, for this type of project, a noticed public hearing. Since this type of project is classified as *public works* allowed in the City pursuant

to LUP Policy 7.16 and LIP Section 18.11(E), a conditional use permit (CUP) is not available to this project. Further, because the project is defined as a *major public works project* in LIP Section 2.1, the City's action on the CDP and VARs would be appealable to the CCC pursuant to LIP Chapter 13 and Coastal Act Section 30603(a)(5).

Note that on September 22, 2026, the City considered a CUP for Administrative Plan Review (APR) No. 26-014 for the construction of an additional water tank located at 20699 Las Flores Mesa Drive. For that project, the CUP was the appropriate entitlement as the project was covered under EO N-20-25 and the project was limited to the MMC (not the LCP). Because the EO did not suspend MMC Title 17 (Zoning), the project could only be processed under the MMC where allowances for citywide public works projects are not defined or authorized as they are in the LCP. Therefore, the project was regulated by the most comparable use allowance within the zoning district, which for Rural Residential (RR) was "utility facility related to public projects" pursuant to MMC Section 17.08.040(A). Even though the additional water was privately sponsored with WD29, it was still related to the public water system. Due to the EO, the City's ability to require a CDP was suspended and the LCP could not be applied as the standard of review. Further, the definition of *public works* in Coastal Act Section 30114 and LIP Section 2.1 could not be carried over and applied to the project as the applicant was a private entity and, due to the EO suspension, the project was not eligible for the citywide allowances of LUP Policy 7.16 and LIP Section 18.11(E) or eligible for an appeal to the CCC as a major public works project. Nonetheless, the CUP still allowed the City to apply conditions of approval for the requested use and consideration at a noticed public hearing before the Planning Commission, with an appeal to the City Council.

General Plan

The Circulation and Infrastructure Element (CE) and Safety (SE) Element of the City's General Plan specifically incorporate implementation measures and policy actions that relate to this type of project. As described in CE Section 4.3.6, several of the City's water tanks are categorized as "severely undersized" and CE Policy 2.2.1 aims to ensure adequate water storage for firefighting and other emergencies. Under CE Implementation Measure 37, the City is to "work with the appropriate agencies such as Water District 29 and the Los Angeles County Fire Department to increase water storage at strategic locations throughout the City as required..". The proposed water tank replacement would carry out the policy and implementation measure.

SE Objective S-3.3 plans for a community adapted to wildfire risks and hazards, wherein Action S-3.3.1f calls for similar action as described in CE Implementation Measure 37. The Action states, "Work with appropriate agencies to ensure sufficient stored water and consider non-monetary incentives for on-site or area-wide shared storage water suitable to meet effective firefighting standards and requirements." Additionally, SE Actions S-3.3.1n and S-3.3.1o would be implemented by this project. The Actions read, "Work with water service providers and Los Angeles County Fire Department, to identify

neighborhoods with inadequate flow from fire hydrants, and to upgrade deteriorated and undersized water-distribution systems" and "Work with jurisdictions within the city and surrounding region to ensure that all public water storage facilities have an emergency power supply for their pumps, or gravity-driven water distribution systems." As designed, the proposed water tank replacement would implement these actions.

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

Table 1 – Parcel Data	
Lot Depth	630 ft., 5 in.
Lot Width	183 ft., 7 in.
Gross Lot Area	111,111 sf. (2.55 acres)
Area Comprised of 1:1 Slopes	229 sf.
Net Lot Area*	**110,882 sf. (2.54 acres**)

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

Table 2 provides a summary of the surrounding parcels.

Table 2 – Surrounding Land Uses				
Direction	**APN/Address**	**Lot Size**	**Zoning**	**Land Use**
North	4473-006-900	1.96 acres	POS	Public Open Space
South	4473-005-903	1.21 acres	POS	Public Open Space
West	4473-004-901	0.78 acre	RR-40	Vacant
East	32910 Camino de Buena Ventura	1.00 acre	RR-2	Single-Family Residence
	4473-009-020	1.21 acres	RR-2	Vacant

As shown on Figure 1, the subject parcels are located in the Upper Encinal/Charmlee Wilderness Park area. The parcels' topography descends gradually along Vista del Preseas, gently sloping toward Encinal Canyon Road and developed neighborhoods zoned Rural Residential Two-Acre (RR-2). Figure 1 also illustrates that the subject parcels are located in an area bordered by open space and one to two-story single-family residences with accessory development zoned both OS and RR-2. The portion of the subject parcels to be developed consists primarily of slopes of 4 to 1, with steeper slopes to the west and east sides of the parcels ranging from 4 to 1 to 1 to 1. The project site takes direct access from Vista del Preseas.

With exception to the existing water tank location and supporting infrastructure, the driveway, Vista del Preseas roadway, and most of the subject parcels are mapped Environmentally Sensitive Habitat Area ESHA pursuant to the LCP ESHA Overlay Map. Per the City Biologist's review and LIP Section 4.4.4(C), a detailed biological study of the site and review by the Environmental Review Board (ERB) were not required as the project involves the replacement of an existing water tank on an existing building pad. The project

also involves the northward trenching of a water line along Portrero Road of which the Malibu Pacific Trail simultaneously occupies. This area occurs in Environmentally Sensitive Habitat Area pursuant to the LCP ESHA Overlay Maps, however, pursuant to Section 4.5.3 of the LIP, *public accessways and trails* are a permitted use within "other types of ESHA" that are neither wetlands or streams.

Although the project site contains a mapped trail (Malibu Pacific Trail) adjacent to the existing water tank, the proposed development would occur on the same building pad. The project will not encroach or obstruct the mapped trail alignment and will not affect the public's ability to access mountain recreational pathways along Encinal Canyon. As a result, the project was evaluated pursuant to LIP Section 12.4 and determined that a public access dedication is not warranted because the project would not adversely affect public access. Nevertheless, a condition will be required that the applicant maintain existing public access during construction to the maximum extent feasible and return any disturbed portions to their previous conditions.

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Demolition

a. Demolition Permit No. 22-004 for demolition of an existing 70,000 gal. water storage tank, pump station, and ancillary development.

Construction

b. 26 ft. tall, 185,000 gal. water storage tank with a pump station, foundation improvements, piping, and ancillary development including security fencing and lighting;
c. 12 ft. tall single retaining wall; and
d. Approximately 567 cubic yards (c.y.) of understructure grading.

Discretionary Requests

e. VAR No. 26-007 for a single retaining wall above 6 ft., up to 12 ft. in height; and
f. VAR No. 26-010 for structures on slopes steeper than 2.5 to 1.

Water Storage Capacity

• Existing water tank (to be demolished):		70,000 gal.
• Proposed replacement water tank:		185,000 gal.
	Net Increase:	115,000 gal.
	Total Capacity:	185,000 gal.

LCP Analysis

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

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP;; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the resolution for the Commission's consideration. Findings have also been included for the proposed VARs as required by the LIP.

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

Zoning (LIP Chapter 3)

Currently, development in the OS zone does not have specific standards in LIP Chapter 3, similar to that of residential, commercial, and institutional development. However, development in the OS zone is still subject to all other applicable chapters of the LIP as described in the report and resolution.

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration. The total amount of grading is 567 c.y., consisting of 567 c.y. of cut and 10 c.y. of fill, as provided for on the Total Grading Yardage Verification Certificate on the grading plan cover sheet. The project is subject to the development standards set forth in LIP Section 8.3, which limit the height of a single retaining wall to 6 ft. and slopes created for the development of structures to 3 to 1 or flatter. The project requests VARs for the height of a single retaining wall up to 12 ft. and the development of

structures on slopes steeper than 3 to 1, up to 1 to 1. While a site plan review (SPR) would allow the placement of structures on slopes steeper than 3 to 1, up to 2.5 to 1, the project proposes structures on slopes steeper than 2.5 to 1; therefore, the VAR would allow for structures on slopes steeper than 3 to 1 without need for the SPR. With the inclusion of the VARs, the proposed project complies with grading requirements set forth under LIP Section 8.3.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. There is no record of a preexisting archaeological report noting any potential cultural resources. However, the proposed building pad does not expand upon the preexisting pad that was already developed with the former water tank.

Nevertheless, a condition of approval is included in the resolution which states that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information. Additionally, to ensure that mitigation measures identified in the Final EIR are implemented, the lead agency, per CEQA, is required to adopt a program for monitoring or reporting on the revisions it has required for a project, and the measures it has imposed to mitigate or avoid significant environmental effects. Those mitigation measures are denoted within Chapter 4 of the Mitigation Monitoring and Reporting Program (MMRP) of which there are three specifically identified mitigation measures that are tied to cultural resources. Those three measures include a 1) cultural resource monitoring program, 2) discovery of human remains, and 3) discovery of unknown cultural resources. Each measure contains corresponding required actions that are delineated within the MMRP document for the applicant to undergo if certain events occur.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an ASBS as part of the California Ocean Plan. Standard conditions of approval include the implementation of approved storm water management plans during construction activities and to manage runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS standards. With the implementation of these conditions, the proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. There is no existing onsite wastewater treatment system within the subject parcel. Therefore, no conformance review was required by the City Environmental Health Administrator.

ENVIRONMENTAL REVIEW: The proposed Planning Commission actions, including without limitation, a resolution to approve a 185,000 gallon water tank with ancillary development to replace an existing water tank on the project site was adequately covered in the Final Environmental Impact Report (Final EIR) for the Los Angeles County Waterworks District No. 29 Priority Capital Deficiencies Improvements Project (State Clearinghouse No. 2014111057), certified by the Los Angeles County Board of Supervisors (Board) as lead agency on May 4, 2021. The Final EIR analyzed a replacement water tank on the project site up to 225,000 gallons. The proposed Planning Commission actions are not a separate "project" for CEQA purposes but is a subsequent discretionary approval related to a previously approved project (CEQA Guidelines Section 15378(c)). Additionally, pursuant to CEQA Guidelines Sections 15162 and 15163, and based on the review of the entire record, including without limitation, the Final EIR, the Community Development Director finds that the proposed actions do not require further environmental review as: 1) no substantial changes are proposed to the project and no substantial changes have occurred that require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in severity of previously identified significant effects; and 2) no new information of substantial importance has come to light that (a) shows the project will have one or more significant effects not discussed in the Final EIR, (b) identifies significant impacts would be more severe than those analyzed in the Final EIR, (c) shows that mitigation measures or alternatives are now feasible that were identified as infeasible and those mitigation measures or alternatives would reduce significant impacts, and (d) no changes to mitigation measures or alternatives have been identified or are required. Pursuant to CEQA Guidelines Section 15162(b), the Community Development Director finds and recommends that no further analysis or environmental documentation is necessary. Accordingly, the proposed Planning Commission actions are merely a step-in furtherance of the original project for which environmental review was performed and no supplemental or subsequent CEQA has been triggered, and no further environmental review is required.

CORRESPONDENCE: As of publication of this report, no correspondence has been received by the Planning Division.

PUBLIC NOTICE: On September 10, 2026, staff published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 500-foot radius of the subject property (Attachment 6).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, staff's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-38. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-38
2. Project Plans
3. Story Pole Photos
4. Department Review Sheets
5. Final EIR Adoption (full file available online due to size): https://pw.lacounty.gov/wwd/web/Documents/SystemImprovements/2020/WW29%20DEIR_Combined_Oct2020.pdf
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 21-070 TO REPLACE AN EXISTING 70,000 GALLON WATER STORAGE TANK AND PUMP STATION WITH A NEW 26 FOOT TALL, 185,000 GALLON WATER STORAGE TANK AND PUMP STATION WITH ASSOCIATED DEVELOPMENT; INCLUDING DEMOLITION PERMIT NO. 22-004 TO REPLACE AN EXISTING WATER STORAGE TANK, VARIANCE NO. 26-007 FOR A SINGLE RETAINING WALL ABOVE 6 FEET AND VARIANCE NO. 26-010 FOR STRUCTURES ON SLOPES STEEPER THAN 2.5 TO 1 LOCATED IN THE PUBLIC OPEN SPACE ZONING DISTRICT AT 4501 VISTA DEL PRESEAS (LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29)

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

SECTION 1. Recitals.

A. On January 20, 2022, an application for Coastal Development Permit (CDP) No. 21-070 and Demolition Permit No. 22-004, were submitted to the Planning Division by the applicant, Katrine Usi of Los Angeles County Department of Public Works (LADWP), on behalf of the property owner, LA County Waterworks District No. 29 (WD29). The application was routed to the City Biologist, City geotechnical consultant reviewers, City Public Works Department, and the Los Angeles County Fire Department (LACFD) for review.

B. On April 27, 2026, after staff review, Variance (VAR) No. 26-007 was included for a single retaining wall that exceeded 6 feet (ft.) in height.

C. On June 22, 2026, after staff review, VAR No. 26-010 was included for structures on slopes steeper than 2.5 to 1.

D. On August 17, 2026, staff deemed the CDP application complete for processing.

E. On August 19, 2026, the applicant posted a Notice of CDP Application on the subject property.

F. On August 27, 2026, story poles representing the location and height of the proposed water tank were installed.

G. On August 19, 2026, Planning Division staff conducted a site visit to document site conditions, the property, and the surrounding area.

H. On August 27, 2026, a Notice of Planning Commission Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500 ft. radius of the subject parcels.

I. On October 5, 2026, the Planning Commission continued the item to the October 19, 2026 Regular Planning Commission meeting.

J. On October 19, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the agenda report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

The proposed Planning Commission actions, including without limitation, a resolution to approve a 185,000 gallon (gal.) water tank with ancillary development to replace an existing water tank on the project site was adequately covered in the Final Environmental Impact Report (Final EIR) for the Los Angeles County Waterworks District No. 29 Priority Capital Deficiencies Improvements Project (State Clearinghouse No. 2014111057), certified by the Los Angeles County Board of Supervisors (Board) as lead agency on May 4, 2021. The Final EIR analyzed a replacement water tank on the project site up to 225,000 gal. The Planning Commission actions are not a separate "project" for CEQA purposes but is a subsequent discretionary approval related to a previously approved project (CEQA Guidelines Section 15378(c)). Additionally, pursuant to CEQA Guidelines Sections 15162 and 15163, and based on the review of the entire record, including without limitation, the Final EIR, the Planning Commission finds that the proposed actions do not require further environmental review as: 1) no substantial changes are proposed to the project and no substantial changes have occurred that require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in severity of previously identified significant effects; and 2) no new information of substantial importance has come to light that (a) shows the project will have one or more significant effects not discussed in the Final EIR, (b) identifies significant impacts would not be more severe than those analyzed in the Final EIR, (c) shows that mitigation measures or alternatives are now feasible that were identified as infeasible and those mitigation measures or alternatives would reduce significant impacts, and (d) no changes to mitigation measures or alternatives have been identified or are required. Pursuant to CEQA Guidelines Section 15162(b), the Planning Commission finds that no further analysis or environmental documentation is necessary. Accordingly, the Planning Commission actions are merely a step-in furtherance of the original project for which environmental review was performed and no supplemental or subsequent CEQA has been triggered, and no further environmental review is required.

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the analysis in the agenda report, incorporated herein, the findings of fact below, and approves CDP No. 21-070, VAR No. 26-007, and VAR No 26-010, to replace an existing 70,000 gal. water storage tank and pump station with a new 26 ft. tall, 185,000 gal. water tank with a pump station with associated development, and a single retaining wall up to 12 ft. in height; including VAR No. 26-007 for a single retaining wall height above 6 ft., up to 12 ft., and VAR No. 26-010 for structures on slopes steeper than 2.5 to 1, located in the Public Open Space (OS) zoning district at 4501 Vista del Preseas. The project is considered a *major public works project* pursuant to LIP Section 2.1 and, therefore, subject to the California Coastal Commission (CCC) Appealable Jurisdiction.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements, as applicable. The project, as conditioned,

has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

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

The project is a public water storage facility owned and operated by a public water agency (WD29) on land the agency owns. This project would replace an existing water tank that serves the Upper Encinal Canyon neighborhood within Western Malibu. Coastal Act Section 30114 and LIP Section 2.1 define "public works" to include all production, storage, transmission, and recovery facilities for water owned or operated by any public agency. The project meets that definition. The LCP addresses facilities of this type directly in LCP Land Use Plan (LUP) Policy 7.16 and LIP Section 18.11(E), which provide that "additional water storage facilities and/or new pipelines may be allowed in the City to replace deteriorated or undersized facilities and/or to ensure an adequate source of domestic and fire protection water supply during outages or pipeline interruptions provided such facilities are designed and limited to accommodate existing or planned development allowed by the Land Use Plan and can be found consistent with all applicable policies of the LCP." The LUP and LIP provisions are not stated by zoning district but apply citywide. Similar to other types of public works, such as roads and utility distribution projects, LIP Appendix 1 Table B would not apply for this type of project; however, it is still subject to the policies of the LCP and all applicable development standards, including the height of retaining walls, the placement of structures on steep slopes, and protections standards related to Environmentally Sensitive Habitat Area (ESHA), scenic resources, public access, and hazards.

The project is not covered by Governor Executive Order (EO) N-20-25 and, therefore, is subject to the Coastal Act/LCP. Therefore, review is not limited to the Malibu Municipal Code (MMC). Since the project is subject to the Coastal Act/LCP, the discretionary entitlement is a CDP, and the governing findings are those in LIP Section 13.9. The CDP process provides for conditions of approval and, for this type of project, a noticed public hearing. Since this type of project is classified as public works allowed in the City pursuant to LUP Policy 7.16 and LIP Section 18.11(E), a conditional use permit (CUP) is not available to this project. Further, because the project is defined as a major public works project in LIP Section 2.1, the City's action on the CDP and VARs would be appealable to the CCC pursuant to LIP Chapter 13 and Coastal Act Section 30603(a)(5).

The proposed project has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Public Works Department, City geotechnical consultant reviewers, and LACFD. As discussed herein, based on submitted reports, project plans, visual analysis and site investigation, the proposed project, as conditioned, conforms to the LCP in that it meets all applicable development standards, inclusive of the requested VARs.

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the replacement of an existing water storage tank and pump station with a new water tank and pump station on the same building pad as the existing tank. As designed, all proposed development will remain within the existing developed area and avoids encroachment into onsite ESHA. A single retaining wall up to 12 ft. in height is proposed to the rear of the water tank to protect the tank location and ensure safe access is maintained around the tank. Although development would occur on slopes steeper than 2.5 to 1, the project design utilizes a single-wall design to the rear of the water tank versus a stacked wall design upslope from the water tank. This allows less landform alteration and keeps to proposed development clustered within the existing developed area. The Planning Division, City Biologist, City geotechnical consultant reviewers, and City Public Works Department reviewed the proposed project for conformance with the LCP, and these specialists found the project meets all applicable development standards, inclusive of the two VARs. The proposed project, as conditioned, will comply with all applicable requirements of state and local law. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as no alternative provides a superior project to the one proposed.

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

With exception to the existing water tank location and supporting infrastructure, , the driveway, Vista del Preseas roadway, and most of the subject parcels are mapped as ESHA pursuant to the LCP ESHA Overlay Map. Per the City Biologist's review and LIP Section 4.4.4(C), a detailed biological study of the site and review by the Environmental Review Board (ERB) were not required as the project involves the replacement of an existing water tank on an existing building padTherefore, ERB review was not required, and this finding is not applicable. The project also involves the northward trenching of a water line along Portrero Road of which the Malibu Pacific Trail simultaneously occupies. This area occurs in Environmentally Sensitive Habitat Area pursuant to the LCP ESHA Overlay Maps, however, pursuant to Section 4.5.3 of the LIP, *public accessways and trails* are a permitted use within "other types of ESHA" that are neither wetlands or streams.

B. Variance No. 26-007 from LIP Section 8.3(C) for Single Retaining Wall Height Above 6 Feet (LIP Section 13.26.5)

LIP Section 8.3(C) limits the height of a single retaining wall to 6 ft. or a combination of walls to 12 ft. The VAR is to allow the height of a single retaining wall up to 12 ft. located to the rear of the water tank. LIP Section 13.26.5 states that the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, only if it makes ten findings of fact. Based on the foregoing evidence, findings for VAR No. 26-007 are made as follows.

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

Special circumstances exist due to the unique topography and physical constraints of the existing Upper Encinal Tank site. The site is bounded by a steep descending slope to the front and an ascending hillside to the rear, resulting in a limited developable footprint. The existing tank facility predates many of the current LIP development standards, and there are no other feasible locations on the subject parcels to accommodate the replacement tank required to provide increased water storage and fire protection capacity. Strict application of the retaining wall height limitation would require substantially greater hillside excavation and disturbance in order to create a combination of walls versus a single wall within the existing developed area. The single wall design would protect the tank location and ensure safe access is maintained around the tank, while keeping development clustered within the existing developed area. The VAR also allows for the reasonable upsizing of the existing water tank consistent with LUP Policy 7.16 and LIP Section 18.11(E). Accordingly, the VAR is necessitated by the site's existing topographic constraints, limited developable area, and feasibility of utilizing the existing developed area to the maximum extent feasible without requiring more landform alteration or encroachment toward onsite ESHA.

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

The VAR will facilitate replacement of an existing 70,000 gal. water storage tank with a new 185,000 gal. water tank with a pump facility. As described in Finding A.1, the replacement water tank would increase system reliability and improve WD29's ability to provide emergency water storage and fire-flow capacity to the surrounding community as planned for in the LUP. Furthermore, the proposed single retaining wall would minimize grading and disturbance to the hillside behind the water tank compared to a terraced combination wall configuration. The VAR, therefore, provides a public benefit while avoiding potentially adverse impacts to surrounding properties and/or coastal resources. The scope of the VAR has been reviewed and conditionally approved by the City geotechnical consultant reviewers, City Public Works Department, City Biologist, and the Planning Division.

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

The VAR is necessitated by the unique topographic constraints and limited developable area of the existing Upper Encinal Tank site and is the minimum relief necessary to protect the tank location and ensure safe access is maintained around the tank, while keeping development clustered within the existing developed area. The VAR does not authorize development beyond that required to construct the replacement tank and associated improvements, and does not provide allowances that would not be available to other properties with similar constraints. Rather, it allows reasonable use of an existing water storage facility while minimizing grading and hillside disturbance with a single retaining wall design versus a combination wall design. The VAR would

not constitute a special privilege because it would allow for the development of a replacement water tank designed to increase system reliability and improve WD29's ability to provide emergency water storage and fire-flow capacity to the surrounding community as planned for in the LUP.

4. *The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.*

The VAR facilitates the replacement of an existing public water storage tank that will improve system reliability, emergency water storage, and fire protection for the surrounding community and is consistent with the LCP as described in Finding A.1. The proposed single retaining wall minimizes grading, excavation, and disturbance of the hillside compared to a terraced, combination wall configuration that complies with LIP Chapter 8 height allowances. The VAR thereby furthers the LCP's objectives of protecting natural landforms and minimizing environmental impacts. In addition, the retaining wall will be largely screened from public view from Decker Canyon Road, an LCP designated scenic road, due to its orientation behind the replacement tank and surrounding topography. Accordingly, the VAR is consistent with the overall purpose and intent of the Malibu LCP.

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

The project site is not located in ESHA or ESHA buffer. Therefore, this finding is not applicable. Nonetheless, there is no feasible alternative location on the subject parcels for the proposed replacement tank and associated retaining wall that would be more protective of ESHA than the proposed site. The project is located within an existing building area that predates current LIP standards and is constrained by steep topography and is surrounded by ESHA. As acknowledged during discussions with City staff, application of a 100 ft. ESHA buffer is not feasible at this existing facility due to the site's established development footprint and surrounding environmental constraints. While the proposed improvements require a limited expansion of the existing tank footprint to accommodate the larger tank storage volume, no portion of the project extends outside or the existing developed area or into mapped ESHA. Furthermore, the proposed single retaining wall minimizes the extent of grading, site disturbance, and expansion compared to a terraced, combination retaining wall configuration and represents the minimum development necessary to accommodate the replacement tank and associated infrastructure. Accordingly, no feasible alternative siting location exists, and the proposed VAR does not result in encroachment into ESHA or unavoidable impacts to adjacent environmental resources. Though this project does not request a VAR to ESHA or ESHA buffer standards, the project does propose northerly trenching along Portrero Road of which the Malibu Pacific Trail simultaneously occupies. Pursuant to Section 4.5.3 of the LIP, permitted uses within ESHA include public accessways and trails, and thus the proposed project satisfies the established criteria for a permitted use.

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

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

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

The VAR is for relief from a specific development standard related to retaining wall height in LIP Section 8.3(C). As described in Finding A.1, the project is classified as public works and is authorized pursuant to LUP Policy 7.16 and LIP Sections 2.1 and 18.11(E). Similar to other types of public works, such as roads and utility distribution projects, LIP Appendix 1 Table B would not apply for this type of project; however, it is still subject to the policies of the LCP and all applicable development standards, including the height of retaining walls, the placement of structures on steep slopes, and protections standards related to ESHA, scenic resources, public access, and hazards. The VAR pertains solely to the height of the retaining wall required to accommodate the replacement tank and as designed, would minimize grading, excavation, and disturbance of the surrounding hillside compared to a terraced, combination retaining wall configuration consistent with the wall height requirements in LIP Section 8.3(C). The VAR would allow for reduced impacts to existing hillside and open space resources and, therefore, supports the resource protection objectives of the Public Open Space zoning district while facilitating continued operation of critical public water infrastructure in the area.

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

The subject parcels have long been utilized for public water storage and are capable of accommodating the proposed replacement tank and associated retaining wall improvements at the existing development site. The retaining wall is specifically designed to create a stable tank pad and ensure access around the tank within the site's existing topographic constraints while minimizing grading and disturbance of the surrounding hillside. The project has been designed and will be constructed in accordance with applicable building code and recommendations of the site-specific geotechnical evaluation prepared for the project. Accordingly, the site is physically suitable for the VAR and associated retaining wall.

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

The City geotechnical consultant reviewers, City Public Works Department, Planning Division, and City Biologist reviewed the proposed project. As conditioned, all reviewing specialists have determined that the project would comply with state and local requirements, inclusive of the VAR. The VAR complies with all applicable requirements of state and local law. The replacement tank, retaining wall, and associated improvements have been designed and will be constructed in accordance with applicable codes, standards, and permit requirements.

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

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

C. Variance No. 26-010 from LIP Section 8.3(D) for Development of Structures on Slopes Steeper than 2.5 to 1 (LIP Section 13.26.5)

LIP Section 8.3(D) limits areas created for the development of structures to slopes 3 to 1 or flatter. Note that LIP Section 13.27.1(A)(4) allows the development of structures on slopes between 3 to 1 and 2.5 to 1 subject to a site plan review (SPR); however, development on slopes steeper than 2.5 to 1 requires a VAR. Since the project proposes structures on slopes steeper than 2.5 to 1, the VAR would authorize development on slopes steeper than 3 to 1 without need for an SPR. LIP Section 13.26.5 states that the Planning Commission may approve and/or modify an application for a VAR in whole or in part, with or without conditions, only if it makes ten findings of fact. Based on the foregoing evidence, findings for VAR No. 26-010 are made as follows.

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

Special circumstances exist due to the unique topography and physical constraints of the existing Upper Encinal Tank site. The site is bounded by a steep descending slope to the front and a steep ascending hillside to the rear, resulting in a limited developable footprint. The existing tank facility predates many of the current development standards, and there are no other feasible locations on the parcel to accommodate the replacement tank required to provide increased water storage and fire protection capacity. Similarly, strict application of the steep slope limitation would require a narrower footprint and taller tank design to provide the capacity needed for increased water storage and fire protection capacity. The broader footprint design into stepper slopes would allow the replacement tank to maintain a maximum height of 26 ft., which is consistent with the LCP's maximum height allowance for other types of development, and provide the intended water storage capacity. It would also allow the replacement tank to remain clustered within the existing developed area. The VAR allows for the reasonable upsizing of the existing water tank consistent with LUP Policy 7.16 and LIP Section 18.11(E). Accordingly, the VAR is necessitated by the site's existing topographic constraints, limited developable area, and feasibility of utilizing the existing developed area to the maximum extent feasible without requiring more landform alteration, encroachment toward onsite ESHA, or potential scenic resource impacts with a taller tank design.

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

The VAR will facilitate replacement of an existing 70,000 gal. water storage tank with a new 185,000 gal. water tank with a pump facility. As described in Finding A.1, the replacement water tank would increase system reliability and improve WD29's ability to provide emergency water storage and fire-flow capacity to the surrounding community as planned for in the LUP. Furthermore, the proposed size of the tank, location and associated grading and system components have been designed to include minimize landform alteration on the surrounding hillside, and potential scenic resource impacts to the extent feasible. The VAR, therefore, provides a public benefit while avoiding potentially adverse impacts to surrounding properties and/or coastal resources. The scope of the VAR has been reviewed and conditionally approved by the

City geotechnical consultant reviewers, City Public Works Department, City Biologist, and the Planning Division.

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

The VAR is necessitated by the unique topographic constraints and limited developable area of the existing Upper Encinal Tank site and is the minimum relief necessary to accommodate the proposed replacement tank within the LIP's maximum allowed height limit for development, while keeping development clustered within the existing developed area. The VAR does not authorize development beyond that required to construct the replacement tank and associated improvements, and does not provide allowances that would not be available to other properties with similar constraints. Rather, it allows reasonable use of an existing water storage facility while minimizing grading, hillside disturbance, and visual impacts. The VAR would not constitute a special privilege because it would allow for the development of a replacement water tank designed to increase system reliability and improve WD29's ability to provide emergency water storage and fire-flow capacity to the surrounding community as planned for in the LUP.

4. *The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals, objectives and policies of the LCP.*

The VAR facilitates replacement of an existing public water storage tank that will improve system reliability, emergency water storage, and fire protection for the surrounding community and is consistent with the LCP as described in Finding A.1. The proposed grading, retaining wall, and associated site improvements represent the minimum extent of disturbance necessary to accommodate the replacement tank while minimizing grading, disturbance to the surrounding hillside, and potential scenic resource impacts to the extent feasible. In addition, the replacement tank and retaining wall will be largely screened from public view from Decker Canyon Road, an LCP designated scenic road, due to its orientation on the site and surrounding topography, further minimizing potential visual impacts to the surrounding area. Accordingly, the VAR is consistent with the overall purpose and intent of the Malibu LCP.

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

The project site is not located in ESHA or ESHA buffer. Therefore, this finding is not applicable. Nonetheless, there is no feasible alternative location on the subject parcels for the proposed replacement tank and associated retaining wall that would be more protective of ESHA than the proposed site. The project is located within an existing building area that predates current LIP standards and is constrained by steep topography and is surrounded by ESHA. As acknowledged during discussions with City staff, application of a 100 ft. ESHA buffer is not feasible at this existing facility due to the site's established development footprint and surrounding environmental constraints. While the proposed improvements require a limited expansion of the existing tank footprint to accommodate the larger tank storage volume, no portion of the project extends outside

or the existing developed area or into mapped ESHA. Furthermore, the proposed retaining wall and replacement water tank minimize the extent of grading, site disturbance, and potential impacts to scenic resources compared to alternate configurations and designs. As proposed, the project represents the minimum development necessary to accommodate the replacement tank and associated infrastructure in accordance with LUP Policy 7.16 and LIP Section 18.11(E). Accordingly, no feasible alternative siting location exists, and the proposed VAR does not result in encroachment into ESHA or unavoidable impacts to adjacent environmental resources. Though this project does not request a VAR to ESHA or ESHA buffer standards, the project does propose northerly trenching along Portrero Road of which the Malibu Pacific Trail simultaneously occupies. Pursuant to Section 4.5.3 of the LIP, permitted uses within ESHA include public accessways and trails, and thus the proposed project satisfies the established criteria for a permitted use.

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

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

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

The VAR is for relief from a specific development standard related to the development of areas for structures on slopes steeper than 3 to 1 in LIP Section 8.3(D). As described in Finding A.1, the project is classified as public works and is authorized pursuant to LUP Policy 7.16 and LIP Sections 2.1 and 18.11(E). Similar to other types of public works, such as roads and utility distribution projects, LIP Appendix 1 Table B would not apply for this type of project; however, it is still subject to the policies of the LCP and all applicable development standards, including the height of retaining walls, the placement of structures on steep slopes, and protections standards related to ESHA, scenic resources, public access, and hazards. The VAR pertains solely to development of areas for structures on steeper slopes as required to accommodate the replacement tank and as designed, would minimize grading and potential scenic resource impacts on the surrounding hillside compared to an alternate configuration consistent with the slope allowances in LIP Section 8.3(D). The VAR would allow for reduced impacts to existing hillside and open space resources and, therefore, supports the resource protection objectives of the Public Open Space zoning district while facilitating continued operation of critical public water infrastructure in the area.

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

The subject parcels have long been utilized as a public water storage and are capable of accommodating the proposed replacement tank and associated retaining wall improvements at the existing development site. The proposed grading, retaining wall, and associated site improvements within portions of the existing hillside where slopes exceed 3 to 1, including exceedance of 2.5 to 1, have been specifically designed to create a stable, level tank pad within the site's existing topographic constraints and minimizing grading, disturbance to the surrounding hillside, and potential scenic resource impacts to the extent feasible. The project has been designed and will be constructed in accordance with applicable building codes and recommendations of the site-specific

geotechnical evaluation prepared for the project. Accordingly, the site is physically suitable for the VAR and associated structures.

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

The City geotechnical consultant reviewers, City Public Works Department, Planning Division, and City Biologist reviewed the proposed project. As conditioned, all reviewing specialists have determined that the project would comply with state and local requirements, inclusive of the VAR. The VAR complies with all applicable requirements of state and local law. The replacement tank, retaining wall, and associated improvements have been designed and will be constructed in accordance with applicable codes, standards, and permit requirements.

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

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

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

As described in Findings A.4, B.5, and C.5, the existing developed area is surrounded by mapped ESHA With exception to the existing water tank location and supporting infrastructure, including the driveway and Vista del Preseas roadway, most of the subject parcels include mapped ESHA. While the subject parcel primarily consists of ESHA the existing water tank's development pad will not be expanded upon to construct the proposed water tank. Thus, per LIP Section 4.4.4, neither a biological study nor review by the Environmental Review Board were required per the City Biologist. Nevertheless, this project will be conditioned to stay within the existing development pad in order to avoid any potential impacts that further encroach into the ESHA buffer. Though this project does not request a VAR to ESHA or ESHA buffer standards, the project does propose northerly trenching along Portrero Road of which the Malibu Pacific Trail simultaneously occupies. Pursuant to Section 4.5.3 of the LIP, permitted uses within ESHA include public accessways and trails, and thus the proposed project satisfies the established criteria for a permitted use.

E. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcels. Therefore, the findings of LIP Chapter 5 are not applicable.

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

The Scenic, Visual, and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, provides views to or is visible from any scenic area, scenic road or public viewing area. The proposed project site is visible from Decker Canyon Road, which is an LCP-designated scenic road, and the Malibu Pacific Trail which is mapped and developed. Therefore, the findings of LIP Chapter 6 are applicable.

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

The existing water tank is located adjacent to the Malibu Pacific Trail that bifurcates the parcel for which the existing development pad utilizes the site. The project is also visible from Decker Canyon Road which is a scenic road per the LIP. As previously discussed, the proposed project will not expand the existing development area but will include a larger water tank footprint than the existing water tank in order to provide sufficient water storage capacity. Currently, development in the OS zone does not have specific standards in LIP Chapter 3, including maximum height, that is typical of residential, commercial, and institutional development. However, development in the OS zone is still subject to all other applicable chapters of the LIP. Even though the OS zone does not apply a height standard, the replacement tank will not exceed the LIP's maximum height allowance of 26 ft. for other types of development in the City's residential, commercial, and institutional zones. Per an onsite investigation by city staff, the view from Decker Canyon Road in view of the existing tank does not currently obstruct impressive views of the Pacific Ocean at its current height. The associated development that will include the retaining wall and underground trenching does not propose impacts that reach the existing or proposed height of the water tank. Staff was able to approximate the height of the existing water tank using digital aerial imagery from the Los Angeles Region Imagery Acquisition Consortium (LARIAC) Building Footprint dataset from the County of Los Angeles Internal Services Department; the existing height of the water tank is approximately 16 feet. The proposed height of the new water tank will reach 26 feet. However, there are no current visual impacts to impressive views of the Pacific Ocean due to the site's topography from the either the vantage point of scenic road Decker Canyon or the associated Malibu Pacific Trail. The applicant placed story poles on the site on August 31, 2026 to which staff was also able to conduct a site investigation to further understand any potential visual impacts with the new design. . Thus, the new development will not create any new significant adverse scenic or visual impacts that either affect the Malibu Pacific Trail or scenic views emanating from Decker Canyon Road.

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

As conditioned, the project will not have significant adverse scenic or visual impacts as the extent of development is consistent with Finding F.1. As conditioned, the project's scenic and visual effects are minimized to the maximum extent feasible by ensuring that height does not exceed 26 ft., that the color of the tank will be compatible with the surrounding environment, and that reflective materials are not proposed.

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

As discussed in Finding A.3, the project is the least environmentally damaging alternative. No alternative was identified that would still achieve the water storage capacity needs on the site, consistent with LUP Policy 7.16 and LIP Section 18.11(E), than the existing project. As designed, the 26 ft. tall tank would replacement an existing 16 ft. tall tank, maintain the existing use of the site, and utilize the same building footprint.

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

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

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

The subject property is visible from Decker Canyon Road and the Malibu Pacific Trail; however, the proposed structure will not block prominent views that are visible from this scenic road, or other public viewing areas, per LIP Section 6.8. The proposed project is both utilizing the flattest area of the site via the existing building pad, and also minimizing impacts to ESHA located to the east, west, and north by clustering development within the existing developed area. By replacing the existing water tank with a larger tank versus constructing an additional (second tank), the proposed project would occupy less area on the site and avoids expansion of the development footprint into mapped ESHA. While the replacement tank is larger than the existing tank, as proposed, the project ensures that potential impacts to sensitive resource protections are minimized and avoided.

G. Transfer of Development Credits (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Sections 9.2(A)(1-7) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project causes the potential to create adverse impacts upon site stability or structural integrity.

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City geotechnical consultant reviewers, and the City Public Works Department. The required findings are made as follows:

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

The project site is located within a mapped landslide hazard area and the La Chuza Highlands landslide/debris flow complex. The City's geotechnical consultants reviewed the proposed water tank project and marked the project as acceptable from a geotechnical perspective. The review addressed the site's landslide hazards and slope stability under static and seismic loading conditions and identified the requirement that the applicable minimum factors of safety be met. The consultants further recommended that the final water tank plans be reviewed, signed, and stamped by the County of Los Angeles Geotechnical Materials Engineering Division and that the plans incorporate a regular monitoring program for the slope inclinometer installed adjacent to the

proposed tank, including an appropriate response plan for detected movement, as warranted.

The project shall comply with the applicable requirements of LIP Chapter 9. The final plans shall incorporate the required geotechnical review and slope monitoring measures, and compliance with the applicable minimum factors of safety shall be documented to the satisfaction of the City's geotechnical reviewers during Building Plan Check.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire or have an adverse impact on wildfire hazards. The certified Final EIR from April of 2021 for this project included wildfire as a potential hazard for this project and subsequently found that the Construction of this project would carry a "Less than Significant" impact whilst the operation would carry "No impact" per the Summary of Proposed Project Impacts and Mitigation Measures within Table ES-1.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction, including foundations and grading. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

2. *The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.*

As discussed in Finding H.1, the project, as designed, conditioned, and approved by the City geotechnical consultant reviewers and City Public Works Department, does not have any significant adverse impacts on site stability or structural integrity from geologic or fire hazards due to the project design.

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

As discussed in Finding A.3, the project is the least environmentally damaging alternative. No alternative was identified that would still achieve the water storage capacity needs on the site, consistent with LUP Policy 7.16 and LIP Section 18.11(E), than the existing project. As designed, the replacement tank will maintain the existing use of the site for water storage and utilize the same building footprint as currently exists.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Public Works Department, City geotechnical consultant reviewers, , and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and due to site constraints, any other project alternative would result in more grading and land disturbance, construction on steep slopes, and a potential increase in encroachment into ESHA and ESHA buffer.

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

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated. City Geotechnical reviewers in tandem with the City Building Official conditionally approved the project on the requirement that the minimum factors of safety for static and seismic conditions need to be met for the proposed tank.

I. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcels are not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

J. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline. No provision for vertical or lateral access is warranted.
B. Blufftop Access – The project is not located on or adjacent to a bluff fronting the ocean. No provision for blufftop access the beach is warranted.
C. Trail Access - The project site is located near the developed and mapped Malibu Pacific Trail as shown on the LCP Park Lands Map. No provision for trail access is warranted. Access to the trail will not be obstructed by development as the development will not expand the overall building pad and adequate access exists nearby through Vista del Preseas.
D. Recreational Access - The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access. No provision for recreational access is warranted.

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

K. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 21-070, VAR 26-007, VAR 26-010 and DP No. 22-004. subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

   Demolition

   a. Demolition Permit No. 22-004 for demolition of an existing 70,000 gal. water storage tank, pump station, and ancillary development.

   Construction

   b. 26 ft. tall 185,000 gal. water storage tank with a pump station, foundation improvements, piping, and ancillary development including security fencing and lighting
   c. 12 ft. tall single retaining wall
   d. Approximately 567 cubic yards (c.y.) of understructure grading

   Discretionary Requests

   e. VAR No. 26-007 for a single retaining wall above 6 ft., up to 12 ft. in height
   f. VAR No. 26-010 for structures on slopes steeper than 2.5 to 1

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **February 6, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

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

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

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

8. All development shall conform to requirements of the City Biologist, City geotechnical consultant reviewers, City Public Works Department, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the CCC, have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

Cultural Resources

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

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

Lighting

14. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

15. Night lighting for sports courts or other private recreational facilities shall be prohibited.

16. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot candle.

17. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle is prohibited. .

18. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

19. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

20. No lighting can exceed 18 feet in height except as required by the California building code.

21. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

Fencing/Walls/Screening

22. Fencing or walls are prohibited within areas designated as ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit free passage of wildlife shall be prohibited in any wildlife corridor.

23. Development adjacent to, but not within ESHA, may include fencing, if necessary for security, that is limited to the area around the clustered development area.

Demolition/Solid Waste

24. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement waste reduction and recycling shall be signed by the Owner or Contractor and submitted to the Community Development Department. The Affidavit shall indicate the agreement of the applicant to divert at least 65 percent (in accordance with CalGreen) of all construction waste from the landfill.

25. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

Construction / Framing

26. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan to the Planning Division. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, onsite and not within the PCH public right-of-way. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

27. A construction staging plan shall be reviewed and approved by the Building Official prior to plan check submittal.

28. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

29. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.

30. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural BMPs to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

31. When framing of the water tank is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest exterior surface point elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign off on the height consistent with the height allowances herein.

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

Biology/Landscaping

33. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intent to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

34. Grading shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct grading activities from November 1 through 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.

35. Grading shall not extend beyond those areas previously disturbed for the existing tank and associated plumbing.

Geology

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

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

Public Works

38. 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:
    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4:1
    c. 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

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

40. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
    a. Public Works Department general notes;
    b. 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);
    c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this 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;
    d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
    e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan is required by the City Biologist;
    f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
    g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.
    h. 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.

41. 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.

42. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and

parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

a. Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
b. Prohibits the discharge of trash.
c. Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e., no additional pollutant loading).
d. Elimination of non-storm water discharges.
A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

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

Colors and Materials

43. The project is visible from scenic roads or public viewing areas, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape.
    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
    b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
    c. All windows shall be comprised of non-glare glass.

44. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining

walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

45. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Site Specific Conditions

46. Any temporary impacts to the public's access to the Malibu Pacific Trail during construction must be returned to previous site conditions upon completion of development.

47. Prior to construction of the proposed water tank, the County of Los Angeles shall submit plans for the Upper Encinal water tank and pump station improvements to the City for review and approval. The water tank shall not be constructed without first receiving approval from the City of Malibu on the waterline improvements as the water tank will serve no purpose without demonstration of adequate waterline connection. The County of Los Angeles must submit the plans for the waterline connections and pump station improvements to the City prior to the expiration of this permit.

48. Prior to the issuance of any development permit, the applicant/property owner shall provide a pre-construction assessment of the existing condition of Vista del Preseas to the subject parcel. A copy of this assessment shall be kept on file with the City. The applicant/property owner shall be responsible for repairs of any damage to the road that may result during the construction phase of the proposed project. Any obvious damage to the road that becomes apparent during the construction phase (including, but not limited to, pot holes, cracks and ripples) shall be immediately repaired by the applicant/property owner. Prior to a Planning Division final inspection, the applicant/property owner shall submit a post-construction assessment of the road to demonstrate compliance with this condition. A photo survey shall be utilized to complete this assessment.

49. Upon completion and acceptance of the water tank improvements by the County of Los Angeles, the applicant shall transfer the water tank improvements to the County for ownership, operation, and maintenance through a Warranty Deed and Bill of Sale. Such evidence shall be provided to the City prior to the City's final sign off.

50. The applicant/owner shall obtain building permits from the City of Malibu's Building Safety Division prior to any construction activities for the approved project under this entitlement, unless deemed by the City's Building Official to be unnecessary.

Site Specific Condition – MMRP Compliance

51. The project shall comply with all recommended mitigation measures listed in the Mitigation Monitoring and Reporting Program (MMRP) associated with the Final EIR, attached hereto as Exhibit A.

Deed Restrictions

52. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and

all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to Planning Division staff prior to final Planning Division approval.

53. The property owner is required to acknowledge, by recordation of a deed restriction, that the property is subject to erosion, landslides, or other hazards associated with development upslope from a canyon, and that the property owner assumes said risks and waives any future claims of damage or liability against the City of Malibu and agrees to indemnify the City of Malibu against any liability, claims, damages or expenses arising from any injury or damage due to such hazards. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

54. Prior to final Planning Division approval, the applicant shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition of Approval Nos. 14 through 21. The property owner shall provide a copy of the recorded document to the Planning Division prior to final Planning approval.

Prior to Final Inspection

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

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

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

Fixed Conditions

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

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

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

PASSED, APPROVED AND ADOPTED this 19th day of October 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-38 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 19th day of October 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary

Exhibit A: Mitigation Monitoring and Reporting Program

Chapter 4
Mitigation Monitoring and Reporting Program

To ensure that the mitigation measures identified in an EIR are implemented, CEQA requires the lead agency for a project to adopt a program for monitoring or reporting on the revisions it has required for a project and the measures it has imposed to mitigate or avoid significant environmental effects. As specifically set forth in Section 15097(c) of the CEQA Guidelines, the public agency may choose whether to monitor mitigation, report on mitigation, or both. As provided in Section 15097(c) of the CEQA Guidelines, "monitoring" is generally an ongoing or periodic process of project oversight. "Reporting" generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

An EIR has been prepared to address the proposed District 29 Priority Capital Deficiencies Improvements project's potential environmental impacts. The EIR identified mitigation measures to avoid or substantially lessen significant impacts. This MMRP is designed to monitor and report implementation of those mitigation measures. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the Draft and Final EIR are implemented in order to reduce effects of the project.

This MMRP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. Los Angeles County Waterworks District No. 29, as the lead agency for the project, is responsible for overseeing and enforcing implementation of the MMRP.

The MMRP in Table 4-1 lists each of the proposed mitigation measures and identifies the corresponding action(s) required for each measure, the mitigation timing, the responsible agency or party, and the monitoring agency, which in this case is District 29. This MMRP shall be enforced throughout all phases of the project, including design, construction, and operations/maintenance, with Waterworks District No. 29 having ultimate responsibility for enforcement, even if another entity is named as the responsible agency or party.

EXHIBIT A

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Table 4-1. District 29 Priority Capital Deficiencies Improvements Mitigation Monitoring and Reporting Program

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Biological Resources				
MM-BIO-1: **Environmentally Sensitive Area Fencing** Prior to clearing or construction, highly visible barriers (such as orange construction fencing) will be installed around areas adjacent to the improvement limit of disturbance to designate environmentally sensitive areas (ESAs) to be protected. No construction activity of any type will be permitted within these ESAs. In addition, heavy equipment, including motor vehicles, will not be allowed to operate within the ESAs. All construction equipment will be operated in a manner so as to prevent accidental damage to ESAs. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the ESA boundary to prevent accidental deposition of cut or fill material in areas where vegetation is immediately adjacent to planned grading activities.	Include ESA fencing requirement on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Install and maintain ESA fencing, including highly visible barriers and silt fence barriers.	Before initiation of construction at any site, including staging, and during construction until complete; fencing to be removed as last step in construction.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-2: **Pesticides** Herbicides and insecticides that are not approved as safe to use around water will not be used, nor will rodenticides.	Include pesticide requirement on plans and/or specifications.	During improvement design and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Use appropriate pesticides during construction if needed.	Before and during construction at any time pesticides are used.	Construction contractors	Los Angeles County Waterworks District 29
	Use appropriate pesticides during operation if needed.	During maintenance at any site at any time pesticides are used.	Maintenance crews	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
MM BIO-3: **Clean Construction Area** To avoid attracting predators of special-status species, the improvement sites will be kept as clean of debris as possible. All food-related trash items will be enclosed in sealed containers and regularly removed from the site(s).	Include clean site requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Keep construction areas clean of debris.	During construction at any site at all times.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-4: **Preconstruction Nesting Bird and Wildlife Survey** If construction commences during the bird breeding season (March 1 through June 30), a preconstruction survey for nesting birds by an experienced avian biologist will occur within 3 days prior to construction activities. The survey will occur within all suitable nesting habitat within the improvement impact area and at a buffer deemed suitable by the biologist. It is assumed that areas along Pacific Coast Highway (PCH) will receive a smaller survey buffer than areas where there is less ambient disturbance. If nesting birds are found, an avoidance area will be established as appropriate by a qualified biologist around the nest until it has determined that young have fledged or nesting activities have ceased. The improvement site will need to be resurveyed if there is a lapse in construction activities for more than 7 days during the nesting season. In areas where vegetation trimming is required during the construction phase, the avian biologist will conduct a preconstruction survey for nesting birds in the targeted vegetation within 3 days prior to trimming, and preferably	Include preconstruction survey requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	If construction occurs between March 1 through June 30, retain qualified biologist to conduct nesting bird survey, establish avoidance area (if necessary), and resurvey (if necessary).	3 days prior to the start of any construction at any site if between March 1 and June 30.	Construction contractors	Los Angeles County Waterworks District 29
	In areas where vegetation is required, retain qualified biologist to conduct nesting birds survey and direct avoidance (if necessary).	3 days prior to vegetation trimming (or up to same day) at any site during construction.	Construction contractors	Los Angeles County Waterworks District 29
	Retain a qualified biologist to perform surveys for species of special concern, including amphibians,	3 days prior to the start of any construction at any site.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
on the same day. This action is required even if there has been no lapse in construction activities in an area so as to avoid direct take of active but "acclimated" nests that may be present. Prior to and no more than 3 days before construction commencement, a qualified biologist will perform a survey for species of special concern including birds, amphibians, reptiles, turtles, and mammals including bats. Surveys for Southwestern pond turtles and potential habitat shall follow the Western Pond Turtle Visual Survey Protocol for the Southcoast Ecoregion (USGS 2006). Should any non-listed sensitive species be present, then the biologist will be present at the onset of ground-disturbing activities to ensure the work area is clear of any sensitive species. The biologist will encourage the species to move out of the disturbance area of its own volition. If relocation is required, then the biologist will possess a scientific collecting permit and relocate the species to an adjacent suitable habitat. If any special-status species is harmed during relocation or a dead or injured animal is found, work in the immediate area should stop immediately, the qualified biologist will be notified, and dead or injured wildlife documented immediately. A formal report should be sent to CDFW within 3 calendar days of the incident or finding. The report will include the date, time of the finding or incident (if known), and location of the carcass or injured animal and circumstances of its death or injury (if known). Work in the immediate area may only resume once the proper notifications have been made and additional mitigation measures have been identified to prevent additional injury or death.	reptiles, turtles, and mammals; monitor ground-disturbing activities (if necessary); encourage species to move out (if necessary) or relocate (with scientific collecting permit) (if necessary).			
	Notify qualified biologist to remove injured or dead wildlife, if found; provide report; stop work in immediate area.	At all times during construction, if injured or dead animal is discovered, and until cleared to continue work by biologist.	Construction contractors	Los Angeles County Waterworks District 29
	For improvements requiring tree, vegetation, or structure removal, retain qualified biologist to conduct bat surveys, direct tree removal (if necessary), and consult with CDFW (if necessary).	Prior to start of any construction at any site where tree, vegetation, or structure removal will be necessary.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Activities that include the removal of trees, vegetation, and/or structures that may provide roosting habitat for bats shall be surveyed for bat roosts prior to ground-disturbing activities. The survey will include the work area and 100-foot buffer as access permits. If roosting bats may be present, trees should be pushed down (removed) using heavy machinery rather than felling with a chainsaw. To ensure the optimum warning for any roosting bats that may still be present, trees should be pushed lightly two or three times, with a pause of approximately 30 seconds between each push to allow bats to become active. If maternity roosts are found and the County determines that impacts are unavoidable, a qualified bat specialist will consult with the California Department of Fish and Wildlife (CDFW) to determine an exclusion and relocation plan.				
MM BIO-5: **Noise Control** So as to reduce unnecessary sound or disturbance to wildlife, vehicles or equipment that are not actively being used will not be left to idle unnecessarily.	Include noise control requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Shut off equipment or vehicles when not in use.	At all times during construction at any site where vehicles or motorized equipment are used.	Construction contractors	Los Angeles County Waterworks District 29
	Shut off equipment or vehicles when not in use.	At all times during maintenance at any site where vehicles or motorized equipment are used.	Maintenance crews	Los Angeles County Waterworks District 29
MM BIO-6: **Nighttime Construction**	Include light control requirements on plans and/or specifications.	During improvement design for any site and	Improvement designers	Los Angeles County

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
To the extent feasible, nighttime construction will not occur. When nighttime construction cannot be avoided, any required external light sources must be directed at the ground or directly at active construction and must have baffles or other mechanisms to reduce the amount of visible light that may disturb nearby nesting, foraging, or migrating wildlife.		before final design is approved.		Waterworks District 29
	Employ controls to reduce external light sources when conducting construction at night.	At all times during construction at any site when nighttime work is necessary.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-7: **Pets** No pets will be allowed in, or adjacent to, the improvement site.	Include prohibition of pets on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Prohibit pets near improvements.	At all times during construction at any site.	Construction contractors	Los Angeles County Waterworks District 29
	Prohibit pets near improvements.	At all times during maintenance at any site.	Maintenance crews	Los Angeles County Waterworks District 29
MM BIO-8: **Plant Surveys** To ensure that rare plant species are not present at the time of construction of any improvement, focused surveys for rare plant species by a qualified botanist with experience surveying for southern California plants will occur within suitable habitat during the most recent blooming season prior to the start of construction in accordance with appropriate CDFW protocols. Surveys for Lyon's pentachaeta, Santa Monica dudleya, Braunton's milk vetch, Agoura Hills dudleya, San Fernando Valley spineflower, Coulter's saltbush, Malibu baccharis, Brewer's calandrinia, Catalina mariposa-lily, Plummer's mariposa-lily, Lewis' evening primrose, western	Include plant survey requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Retain qualified biologist to conduct focused rare plant surveys and prepare a report for CDFW and USFWS, if applicable.	Prior to the start of any construction at any site.	Construction contractors	Los Angeles County Waterworks District 29
	If necessary, implement avoidance measures, and/or relocate or mitigate	Prior to the start of any construction at any site if focused surveys identify need for	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
dichondra, mesa horkelia, decumbent goldenbush, southern California black walnut, fragrant pitcher sage, ocellated Humboldt lily, white-veined monardella, chaparral ragwort, and California screw moss will be conducted within areas of coastal scrub, chaparral, and woodland and non-native grassland habitat within the project's limits of disturbance. Surveys for Ventura marsh milk-vetch, salt marsh bird's-beak, coastal dunes milk-vetch, red sand verbena, Lewis' evening primrose, southwestern spiny rush, south coast branching phacelia, and woolly seablite will be conducted within areas of coastal dunes and coastal lagoons within limits of disturbance. The qualified biologist will prepare a report to CDFW and USFWS (if applicable) documenting the results of the surveys including a description and map of the survey areas, field survey conditions, whether or not rare plants were detected with mapping of locations, descriptions of the conditions where rare plants were found, and species-specific measures to avoid or mitigate impacts to the rare plants. Special-status plants found during focused surveys will be avoided to the extent feasible. Where avoidance is not possible, and as feasible depending upon the species and population, non-listed special-status plants will be relocated to the nearest suitable habitat by a qualified biologist prior to construction. State or federally listed species must be avoided unless a take permit is obtained from the appropriate discretionary regulatory agency. Habitat loss for plants with a California Rare Plant Rank (CRPR) of 1 or 2, or those that otherwise are locally rare and for which loss of individual plants or	rare plant species at a 1:1 ratio.	avoidance and/or mitigation.		

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
populations would be considered locally or regionally significant, will be mitigated at a minimum 1:1 ratio through mitigation bank or in-lieu fee program credit purchase or other approved method.				
MM BIO-9: **Invasive Weed Avoidance** Prior to site mobilization, all construction equipment and any vehicles that will be driven or parked off of pavement in areas containing invasive weeds will be thoroughly washed, to the extent possible, to remove invasive weed seeds from the tire tracks, undercarriages, and elsewhere that seeds may accumulate. In addition, any invasive plants that are removed from any of the project sites must be properly contained and disposed of so as to avoid their additional spread.	Include invasive weed avoidance requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement controls to avoid invasive weed removal.	During any construction at any site where vehicles will be driven off pavement.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-10: **Dust Control** A water truck will be kept onsite and will be used as needed for dust containment. To the extent possible, the spread of fugitive dust will be avoided.	Include dust control requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement controls to avoid the spread of fugitive dust.	During any construction at any site.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-11: **Certified Arborist** Prior to construction, a certified arborist will investigate and determine whether any trees that may be trimmed, removed, or otherwise affected on any site qualify as protected under the Malibu Local Coastal Program (LCP), the Santa Monica Mountains (SMM) LCP, or the Los Angeles County Code of Ordinances.	Include arborist requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	For improvements requiring tree trimming, removal or other effects, retain certified arborist to	Prior to the start of construction at any site where tree trimming, removal, or other effects will occur.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
	determine protection requirements.			
MM BIO-12: **Coastal Development Permit (CDP)** The Los Angeles County Department of Public Works (LACDPW) requires compliance with the permit conditions stated within the CDP. The Los Angeles County Department of Public Works must seek a CDP under the Malibu LCP for the removal of or adverse impacts to any native oaks, southern California black walnut, California sycamore, white alder, or toyon, as protected under the Native Tree Protection Ordinance, that have at least one trunk measuring at least 6 inches in diameter, or a combination of any two trunks measuring a total of at least 8 inches in diameter, measured at 4.5 feet above natural grade. Under this ordinance, removed trees or trees left in a worse state than prior to construction must be replaced at a ratio of at least 10:1, either onsite or offsite, and the applicant must submit a native tree replacement planting program outlining planting locations and tree sizes, as well as details for monitoring success, including annual monitoring and reporting for at least 10 years. All planted trees must be less than 1 year old, and oaks must be grown from local acorns collected from the site vicinity. If the 10:1 replacement ratio cannot be met, an in-lieu fee commensurate to the type, size, and age of the affected tree(s) will be required instead. Additional requisite measures and postconstruction requirements would be included as permit conditions of approval and would include 1) protective fencing around root zones (no construction, grading, staging, or storage allowed); 2) any approved development	Include CDP requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	If protected trees need to be removed, obtain a CDP	Prior to the start of construction at any site where removal of protected trees will be necessary.	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29
	If a CDP is obtained, implement requirements as specified in permit	During and after construction at any site where removal of protected trees will be necessary and in accordance with the CDP.	Construction contractors	Los Angeles County Waterworks District 29
	If a CDP is obtained, implement monitoring requirements as specified in permit.	During operation at any site where removal of protected trees will be necessary and in accordance with the CDP.	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
inside the fenced areas can only use hand-held tools and must not damage root systems; 3) a qualified biologist or arborist must monitor protected trees in or adjacent to construction; and 4) if the protective fence is compromised, work must be suspended until the fence is repaired or replaced. The only exemptions to the permit requirement include native trees that have been destroyed or damaged beyond recovery by a natural disaster, native trees that are at risk of falling and cannot be stabilized and that pose an imminent public health and safety risk, and native trees that were planted for ornamental reasons and not as part of a LCP or Coastal Act requirement. The LACDPW will seek an Oak Tree Permit under the Los Angeles County Code of Ordinances before cutting, destroying, removing, relocating, damaging, or encroaching within the protected zone (defined as the dripline plus 5 feet, or 15 feet from the trunk, whichever is greater) of all oak trees in unincorporated Los Angeles County that are at least 8 inches in diameter or that have a combination of any two trunks measuring a total of at least 12 inches in diameter at 4.5 feet above natural grade, as well as any tree that has been planted as a replacement tree pursuant to this ordinance. The permit application must contain a detailed oak tree report evaluating structure, health, impacts, and mitigation for every potentially affected oak tree onsite. Under this ordinance, removed trees must be replaced at a ratio of at least 2:1, and all trees must be at least a 15-gallon specimen and measure at least 1 inch in diameter measured 1 foot above the base. Replacement trees must be maintained, monitored, and replaced for a minimum of 2				

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
years after planting, and a plan must be put in place to protect the tree(s) once planted. Exemptions to the permit include construction of subdivisions approved prior to the effective date of the ordinance; oaks that are considered a public health or safety hazard; oaks that have been irretrievably damaged or destroyed by a natural disaster; maintenance necessary to protect or maintain electricity, communications, or other public utilities; tree maintenance limited to medium pruning of branches 2 inches in diameter or smaller; trees planted, grown, and/or held for sale by a licensed nursery; and trees in an existing road ROW for which pruning, removal, or relocation is necessary for safety reasons or road damage. The LACDPW will seek a Coastal Development Permit – Oak Tree (CDP-OT) before cutting, destroying, removing, relocating, damaging, or encroaching within the protected zone (defined as the dripline plus 5 feet, or 15 feet from the trunk, whichever is greater) all oak trees within the SMM LCP that are at least 6 inches in diameter or that have a combination of any two trunks measuring a total of at least 8 inches in diameter at 4.5 feet above natural grade, or that are replacement trees planted under this ordinance. General application requirements are virtually identical to the Los Angeles County Oak Tree Ordinance. However, under the CDP-OT, mitigation for every affected oak tree must be as follows: the removal of oak trees must be replaced at a ratio of 10:1, an encroachment of more than 30 percent into the protected zone of an oak must be mitigated at a 10:1 ratio, encroachment that extends within 3 feet of the trunk must be mitigated at a 10:1 ratio, trimming				

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
branches over 11 inches in diameter must be mitigated at a 5:1 ratio, a 10–30-percent encroachment into the protected zone must be mitigated at a 5:1 ratio, and less than 10-percent encroachment into the protected zone requires only monitoring. Each replacement tree must be the same species as that it is intended to replace, it must be at least a 1-gallon size specimen, it must measure at least 1 inch in diameter 1 foot above the base, and it must have an acorn taken from the SMM planted within its watering zone. Replacement trees must be maintained, monitored, and replaced for a minimum of 7 years after planting. Where feasible, replacement trees must be grown from acorns collected in Los Angeles or Ventura Counties and must be planted in the same general area of the subject property as the tree they are replacing. If not feasible to plant onsite, trees must be planted in a protected area within the SMM and, where feasible, must be in the same watershed as the affected trees; if it is not possible to plant in the same watershed, an additional two trees will be added to the mitigation ratio for each affected tree. Trees with less than a 30-percent encroachment into the protected zone must be monitored and reported on annually for a minimum of 10 years, during which time if the subject trees die or deteriorate in health as a result of the project, they must be replaced at a 10:1 ratio under the same conditions as those described above. Finally, a plan must be submitted and implemented for the protection of all oak trees on the subject property, both during and after development. Exemptions to the permit include where there is an existing and unexpired CDP and oak tree permit approved prior to the				

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
effective date of the LCP; oaks that are considered a public health or safety hazard within 200 feet of an existing structure or on open land threatening public property or utilities; oaks that have been irretrievably damaged or destroyed by a natural disaster; maintenance necessary to protect or maintain electricity, communications, or other public utilities; tree maintenance limited to medium pruning of branches 2 inches in diameter or smaller; trees planted, grown, and/or held for sale by a licensed nursery; and trees in an existing road right-of-way (ROW) for which pruning, removal, or relocation is necessary for safety reasons or for road damage.				
MM BIO-13: **Spoils and Rubble** Spoils and rubble will not be deposited outside the identified limits of construction and material waste generated by the project will be disposed of offsite.	Include spoils and rubble prohibitions on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Dispose of/deposit spoils and rubble appropriately as required.	At all times during any construction at any site where spoils or rubble will be deposited.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-14: **Equipment Maintenance** All equipment will be adequately maintained to prevent the leaking of oil, fuel, or other hydraulic fluids into nearby creek crossings or into other areas where it could accidentally contaminate waterways. Heavy equipment will be examined for leaks each day before work begins and, in the case of a leak, their use will not be allowed until any leak-related issues are fixed. All equipment maintenance, staging, and dispensing of fuel, oil,	Include equipment maintenance requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Maintain equipment to prevent releases to nearby waterways.	At all times during any construction at any site near creek crossings or waterways where equipment using oil, fuel, or other hydraulic fluids will be used.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
coolant, or any other toxic substances will occur in designated staging areas.	Maintain equipment to prevent releases to nearby waterways.	During maintenance at any site near creek crossings or waterways where equipment using oil, fuel, or other hydraulic fluids will be used.	Maintenance crews	Los Angeles County Waterworks District 29
MM BIO-15: **Stormwater Pollution Prevention Plan** A Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented to address all construction-related activities, equipment, and materials that have the potential to affect water quality. The SWPPP will identify the sources of pollutants that may affect the quality of stormwater and include relevant BMPs to control pollutants, such as sediment control, catch basin inlet protection, construction materials management, and non-stormwater BMPs.	Obtain SWPPP.	Prior to the start of any construction at any site.	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29
	Implement requirements of SWPPP.	During all construction at any site covered by a SWPPP, in accordance with the requirements of the plan.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-16: **Slope Protection** The areas of disturbance and constructed slopes will be protected with temporary and/or permanent erosion controls, including fiber rolls, silt fencing, soil binders, rock slope protection, and/or revegetation with an erosion control seed mix.	Include slope protection requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement slope protection requirements.	During any construction at any site where ground is disturbed and/or slopes are constructed.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-17: Preconstruction Training When in or near natural habitat areas, all personnel involved in the onsite project construction will be required to participate in a	Include preconstruction training requirements on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
preconstruction training program to understand the mitigation obligations on the project.	Implement preconstruction training program.	Prior to the start of any construction and during construction at any site in or near natural habitat areas.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-18: **Jurisdictional Waters and Riparian Vegetation** No equipment or vehicles must be operated or placed within the limits of jurisdictional waters or associated riparian vegetation. In areas where a foot crew is required to be present within jurisdictional waters for pipeline repairs, removals, or replacements, all tools, materials, and associated mechanical equipment must be packed out and removed on a daily basis when the crew leaves the site. No construction-related materials must be left within jurisdictional limits or associated riparian vegetation overnight	Include jurisdictional waters and riparian vegetation restrictions on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Avoid jurisdictional waters and riparian vegetation.	During any construction at any site in or near jurisdictional waters and/or riparian vegetation.	Construction contractors	Los Angeles County Waterworks District 29
MM BIO-19: **Wildlife Movement** Equipment maintenance, lighting, and staging will occur only in designated areas, and will not block or impede movement through wildlife corridors.	Include wildlife corridor restrictions on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Avoid wildlife corridors.	During any construction at any site in or near wildlife corridors.	Construction contractors	Los Angeles County Waterworks District 29
Cultural Resources				
MM CUL-1: **Cultural Resources Monitoring Program** *This mitigation measure is applicable to the following District 29 improvements only: PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach*	Retain a qualified archaeologist to prepare a CRMP in consultation with the Fernandeño Tataviam Band of Mission Indians.	Prior to the start of any construction of PCH and Topanga Beach Drive Waterlines Improvements (Segments 1, 2, and 3)	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Drive Waterlines Improvements (Segments 1, 2, and 3) and Big Rock Bypass Improvements.		and Big Rock Bypass Improvements.		
A Cultural Resources Monitoring Program (CRMP) must be developed once final designs are available and implemented during construction activities that have the potential to disturb native soils in archaeologically sensitive areas. The CRMP shall be prepared by a qualified archaeologist in consultation with the Fernandeño Tataviam Band of Mission Indians, which is the Assembly Bill (AB) 52 consulting tribe on the project. The CRMP will provide details regarding the process for in-field treatment of discoveries and the disposition of discovered non-funerary resources. The CRMP must be completed prior to commencement of ground-disturbing activities, including any archaeological testing (if applicable), and include the following provisions: • A qualified archaeologist must implement a monitoring and recovery program. The archaeologist must meet the U.S. Secretary of the Interior's Professional Qualification Standards for Archaeology. • The project shall retain a professional Native American monitor procured by the Fernandeño Tataviam Band of Mission Indians or consulting tribe under AB 52. The Native American monitors must be afforded an opportunity to be present with the qualified archaeologist during earthwork and excavations associated with the District 29 project. • The qualified archaeologist(s) must provide cultural resources awareness training for all construction personnel prior to the start of construction. Construction personnel must be	Implement CRMP, including retaining qualified archaeologists and professional Native American monitor to monitor ground-disturbing activities, provide training, maintain monitoring logs and site records, and provide copies to the Fernandeño Tataviam Band of Mission Indians.	During any construction involving ground disturbance of PCH and Topanga Beach Drive Waterlines Improvements (Segments 1, 2, and 3) and Big Rock Bypass Improvements, as specified in the CRMP.	Los Angeles County Waterworks District 29 and construction contractors.	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
briefed on procedures to be followed in the event that a unique archaeological resource, historic-era building or structure, or human remains are encountered during construction. A training log must be maintained. • The qualified archaeologist(s)/monitor(s) must be present during initial earthwork and excavations that have the potential to disturb native soils. Based on initial monitoring, the qualified archaeologist must determine the frequency and length of construction monitoring at each location. Monitoring at each specific project location would cease once excavation is completed. Monitoring of equipment installation, backfilling, or shallow excavations in areas of fill soils only will not be required. The monitor(s) must maintain a daily monitoring log that describes monitoring activities and results. After construction is complete, a final report will be prepared by the qualified archaeologist that describes the monitoring program, any resources discovered, and the treatment completed for each resource, if applicable. The monitoring report will include monitoring logs and site records as attachments. A copy of all archaeological documents prepared as a result of the project will be provided to the Fernandeño Tataviam Band of Mission Indians.				
MM CUL-2: **Discovery of Unknown Cultural Resources** If cultural resources or tribal cultural resources are discovered in the course of excavation for project construction, the Construction	Include requirements for discovery of cultural resources in CRMP.	Prior to the start of any construction of PCH and Topanga Beach Drive Waterlines Improvements (Segments 1, 2, and 3)	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Contractor must halt work in the immediate area of the find until a qualified archaeologist can evaluate the significance and distribution of the materials and identify future activities needed. The Fernandeño Tataviam Band of Mission Indians, the consulting tribe under AB 52, will be notified of the discovery and given the opportunity to consult on the disposition and treatment of resources through the entire duration of the project. If the cultural material discovered is determined to be of potential archaeological significance, the investigation and future activities must be conducted in consultation with relevant Native American tribes as determined by the NAHC.		and Big Rock Bypass Improvements.		
	Implement requirements of CRMP in case of discovery of cultural resources, including evaluation of materials and future activities, consultation with the Fernandeño Tataviam Band of Mission Indians, and disposition as required.	During any construction involving ground disturbance of PCH and Topanga Beach Drive Waterlines Improvements (Segments 1, 2, and 3) and Big Rock Bypass Improvements, as specified in the CRMP.	Los Angeles County Waterworks District 29 and construction contractors	Los Angeles County Waterworks District 29
MM CUL-3: **Discovery of Human Remains** In accordance with California Health and Safety Code Section 7050.5 and Public Resources Code (PRC) 5097.98, if human remains are found, the County Coroner must be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains must occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are or are believed to be Native American, the Coroner must notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with PRC 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American(s). The MLD must complete their	Include requirements for discovery of human remains on plans and/or specifications.	During improvement design for any site and before final design is approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement requirements of California Health and Safety Code in case of discovery of human remains.	During ground disturbance at any construction site.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
inspection within 48 hours of being granted access to the site and would then make recommendations as to the final disposition of the remains and associated grave goods.				
Geology, Soils, and Paleontological Resources				
MM GEO-1: **Site-Specific Expansive Soil Testing and Design** *This mitigation measure is applicable only to the Emergency Source of Water Supply Connection (Las Virgenes Connection) and the Upper Encinal Tank Improvement.* During facility design for the Emergency Source of Water Supply Connection (Las Virgenes Connection) and the Upper Encinal Tank Improvement, an engineering geologist will conduct an evaluation of soils to determine if there are highly expansive soils at the site (i.e., with an expansion index greater than 20). If expansive soils are present, the engineering geologist must recommend remediation measures to address the soil condition or engineer the pipeline and tank to withstand the pressure of highly expansive soils.	Conduct soil testing to determine potential expansive soils and prescribe remediation.	During improvement design of Emergency Source of Water Supply Connection (Las Virgenes Connection) and the Upper Encinal Tank Improvement and before final design is approved.	Engineering geologist	Los Angeles County Waterworks District 29
	Implement remediation of expansive soils if necessary.	During construction of Emergency Source of Water Supply Connection (Las Virgenes Connection) and the Upper Encinal Tank Improvement in accordance with remediation prescribed (if any).	Construction contractors	Los Angeles County Waterworks District 29
MM GEO-2: **Paleontological Monitoring** *This mitigation measure is applicable to the following seven improvements: Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, Fernwood Tank Improvement, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements (all three segments), Emergency Source of Water Supply*	Retain qualified paleontologists or archaeologist to assess soils for paleontological resources and determine where monitoring will be required, if necessary.	Prior to construction of Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, Fernwood Tank Improvement, PCH 8-inch Waterline Improvements (Zumirez	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Connection (Las Virgenes Connection), and Upper Encinal Tank Improvement. Prior to construction of the improvements listed above, a qualified paleontologist(s) or cross-trained archaeologist(s) will assess the site with the construction contractor to identify the portions of the site, if any, that, based upon the potential to disturb sedimentary rock formations, will require paleontological monitoring. In these areas, paleontological monitoring will occur by a qualified paleontologist or cross-trained archaeologist. The monitor(s) will have the authority to stop work or divert heavy equipment away from the fossil site until they have had an opportunity to examine and salvage the remains. The monitor(s) will be required to immediately notify the County of the work stoppage or diversion. The monitor(s) must be equipped with tools and collection materials to rapidly remove fossil remains and/or matrix (i.e., earth), and thus reduce the potential for any construction delays. If necessary, the monitor(s) will be authorized to bring in further resources or equipment for large discoveries.		Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements (all three segments), Emergency Source of Water Supply Connection (Las Virgenes Connection), and Upper Encinal Tank Improvement and before final designs are approved.		
	Retain qualified paleontologist or archaeologist to monitor, stop work if necessary, and evaluate and collect resources, as necessary.	Prior to and during any ground disturbance required for construction of Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, Fernwood Tank Improvement, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements (all three segments), Emergency Source of Water Supply Connection (Las Virgenes Connection),	Los Angeles County Waterworks District 29	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
		and Upper Encinal Tank Improvement until paleontologist or archaeologist determines monitoring is no longer necessary.		
MM GEO-3: **Paleontological Documentation and Recovery** *This mitigation measure is applicable to the following seven improvements: Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, Fernwood Tank Improvement, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements (all three segments), Emergency Source of Water Supply Connection (Las Virgenes Connection), and Upper Encinal Tank Improvement, if any fossils are recovered during implementation of Mitigation Measures GEO-2.* Fossils identified during construction must be documented by a qualified paleontologist(s) or cross-trained archaeologist(s) in a detailed Paleontological Mitigation Report. Fossils recovered from the field or by processing must be prepared, identified, and, along with accompanying field notes, maps and photographs, accessioned into the collections of a designated, accredited museum, such as the Natural History Museum of Los Angeles County.	Include requirements for discovery of paleontological resources on plans and/or specifications.	During improvement design of Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, Fernwood Tank Improvement, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements (all three segments), Emergency Source of Water Supply Connection (Las Virgenes Connection), and Upper Encinal Tank Improvement and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Retain paleontologist or archaeologist to document fossils if identified during	Prior to and during any ground disturbance required for construction of Carbon	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
	construction, recover and process, and accession into accredited museum.	Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, Fernwood Tank Improvement, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements (all three segments), Emergency Source of Water Supply Connection (Las Virgenes Connection), and Upper Encinal Tank Improvement until paleontologist or archaeologist determines monitoring is no longer necessary.		
Hazards and Hazardous Materials				
MM HAZ-1: **Soil Screening and Soil Management Plan** *This mitigation measure applies to construction of all the District 29 improvements included in this project, except for the District 29 Creek Crossing Repairs because they would not involve ground disturbance.* As proposed improvements are to occur at several locations, there is a possibility of	Include requirements for soil screening and soil management plans on plans and/or specifications.	During design of all improvements except District 29 Creek Crossing Repairs and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Conduct visual and olfactory observations.	During all construction activities of any improvements except	Construction contractors	Los Angeles County

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
construction personnel encountering previously unknown or undocumented contamination while conducting earth-moving activities. Visual and olfactory observations are commonly used for screening purposes to identify potentially contaminated soils during construction. Uncontaminated native soils typically have distinct color and bedding, as well as other physical attributes (e.g., organic or peaty odors). Chemically impacted soils can exhibit a coloration that is distinctly different from surrounding uncontaminated soil. Often when construction equipment first encounters contaminated soils, a change in color is first noted, and, soon afterward, a distinct odor is detected. These odors can range from smells that are characteristic of oils or lubricants to sweeter smells, often associated with solvents. If suspected affected soils are encountered, construction should seek the professional recommendation of a consultant specializing in the identification of hazardous materials. Suspect soil should be isolated, covered, and bypassed by construction personnel until analytical results are reviewed by the qualified consultant. If contaminated soil is confirmed to exist by the qualified consultant, a licensed Professional Geologist, Professional Engineering Geologist, or Professional Engineer will be retained to prepare a Soil Management Plan. The Soil Management Plan will include the following: • Site characterization, including testing, to determine the full extent of potential areas of concern and all potential contaminants of concern.		District 29 Creek Crossing Repairs.		Waterworks District 29
	If suspected affected soils are encountered, retain qualified professional geologist, engineering geologist, or engineer to identify/confirm presence of hazardous materials; prepare a Soil Management Plan, if necessary; implement Soil Management Plan.	Prior to continuing with any construction activities of any improvements except District 29 Creek Crossing Repairs if suspected affected soils are encountered.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
• Procedures for profiling and disposal of contaminated soil. The plan will describe the process for excavation, stockpiling, dewatering, treating, and/or loading and hauling of soil from the site, if necessary. • Site worker safety procedures to ensure compliance with 29 Code of Federal Regulations (CFR) Part 120, Hazardous Waste Operations and Emergency Response regulations for site workers at uncontrolled hazardous waste sites. • The Los Angeles County Fire Department, the local CUPA, will be notified of the discovery. The impacted soil will be handled and disposed of in accordance with the requirements of the Certified Unified Program Agency (CUPA). The County and their contractors will implement all requirements of the Soil Management Plan.				
MM HAZ-2: **Contaminated Groundwater Management** *This mitigation measure applies to construction of all the District 29 improvements included in this project, except for the District 29 Creek Crossing Repairs because they do not involve ground disturbance.* If contaminated groundwater is encountered during construction, a licensed Professional Geologist, Professional Engineering Geologist, or Professional Engineer will be retained to prepare a Groundwater Management Plan. The Groundwater Management Plan will include the following: • Site characterization documenting the extent and the type of the contamination present.	Include requirements for encountering contaminated groundwater on plans and/or specifications.	During design of all improvements except District 29 Creek Crossing Repairs and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Retain a qualified professional geologist, engineering geologist, or engineer to prepare a Groundwater Management Plan, if necessary; implement Groundwater Management Plan.	Prior to continuing with any construction of all improvements except District 29 Creek Crossing Repairs if contaminated groundwater is encountered.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
• Procedures for profiling and disposal of contaminated groundwater. The plan will describe the process for dewatering, treating, and/or disposing of groundwater from the site, if necessary. • Site worker safety procedures to ensure compliance with 29 CFR Part 120, Hazardous Waste Operations and Emergency Response, regulations for site workers at uncontrolled hazardous waste sites. • The California Regional Water Quality Control Board, Los Angeles Region (Regional Board), and/or the CUPA will be notified of the discovery. Any impacted dewatering fluid will be treated and disposed of in accordance with the requirements of the Regional Board and/or the CUPA. The County and their contractors will implement all requirements of the Soil Management Plan.				
MM HAZ-3: **Trench Slurry** *This mitigation measure applies to construction of all the District 29 improvements included in this project, except for the District 29 Creek Crossing Repairs because they do not involve ground disturbance.* If contaminated groundwater is encountered during construction, replacement improvements, or new pipeline construction, a preferential migration pathway for groundwater may be reduced or eliminated by backfilling the pipeline trench with a slurry that would be sufficient to seal off the trench from the impacted groundwater. A plan for such an installation will be prepared and submitted to the Regional	Include requirements for trench slurry if contaminated groundwater is encountered on plans and/or specifications.	During design of all improvements except District 29 Creek Crossing Repairs and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Retain a qualified professional geologist, engineering geologist, or engineer to prepare a plan for installation of trench slurry if contaminated groundwater is encountered; submit the plan to the Regional Board/CUPA	Prior to continuing with any construction of all improvements except District 29 Creek Crossing Repairs if contaminated groundwater is encountered.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
Board and/or the CUPA for review and approval as required.	for approval; implement the approved trench slurry plan.			
MM HAZ-4: **Contaminated Soil Disposal** *This mitigation measure applies to construction of all the District 29 improvements included in this project, except for the District 29 Creek Crossing Repairs because they do not involve ground disturbance.* Contaminated soil encountered during construction activities would be removed and tested for level of contamination. If the soil is not considered to be hazardous, it may be disposed of at a Class III landfill. If the soil is deemed hazardous, it would be transported in accordance with hazardous waste regulations to a Class I landfill (Buttonwillow or Westmorland, both of which have adequate daily and total capacity) for final disposal.	Include requirements for disposal of contaminated soil if encountered on plans and/or specifications.	During design of all improvements except District 29 Creek Crossing Repairs and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Retain a qualified professional geologist, engineering geologist, or engineer to remove and test contamination of soils, if encountered, and recommend disposal methods; implement disposal in accordance with hazardous waste regulations.	During construction of all improvements except District 29 Creek Crossing Repairs if contaminated groundwater is encountered.	Construction contractors	Los Angeles County Waterworks District 29
Noise				
MM NOI-1: **Construction Noise Reduction** The construction contractor will use appropriate noise-control measures to reduce short-term noise levels associated with project construction to the extent feasible. Noise controls could include any of the following, as appropriate: • Construction hours will be in compliance with City of Malibu and County of Los Angeles noise ordinances during construction within each respective jurisdictional boundary, to the extent feasible. Where construction is required outside of permissible hours or days of the	Include requirements for noise-control measures on plans and/or specifications.	During improvement design for any site and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement noise controls and construction scheduling as required.	During any construction for any site.	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
week, written permission from the City Manager in accordance with Section 8.24.060(D) of the City Noise Ordinance or a variance from the County Health Officer in accordance with Section 12.08.580 of the County Noise Ordinance will be obtained. • For construction of the Coastline Drive 12-Inch Waterline Improvements, which is restricted to off-peak hours (see 3.17, Transportation), construction will only occur during the daytime, off-peak hours. • Best available noise-control techniques (including mufflers, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) will be used for all equipment and trucks to minimize construction noise impacts. • If impact equipment (e.g., jackhammers and pavement breakers) is used during project construction, hydraulically or electrically powered equipment will be used wherever feasible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where the use of pneumatically powered tools is unavoidable, an exhaust muffler, which can lower noise levels from the exhaust by up to approximately 10 A-weighted decibels (dBA), will be used on the compressed-air exhaust. External jackets on the tools themselves will be used, where feasible, which could reduce noise by 5 dBA. Quieter procedures, such as drilling rather than using impact equipment, will be used whenever feasible. • Stationary noise sources (e.g., generators, compressors, etc.) will be located as far from sensitive receptors as feasible. If they must be				

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
located near receptors, adequate muffling (with enclosures, where feasible and appropriate) will be used to ensure that local noise ordinance limits are met to the extent feasible. Enclosure openings or venting will face away from sensitive receptors. The use of any stationary equipment will comply with the daytime and nighttime noise limits specified in pertinent noise ordinances to the extent feasible. • Equipment staging and parking areas will be located as far as feasible from residential and school receptors. • Haul trucks will not be allowed to idle for periods greater than 5 minutes, except as needed to perform a specified function (e.g., concrete mixing). • Back-up beepers for all construction equipment and vehicles will be broadband sound alarms or adjusted to the lowest noise levels possible, provided that the Occupational Safety and Health Administration (OSHA) and California Occupational Safety and Health Administration's (Cal OSHA's) safety requirements are not violated. On vehicles where back-up beepers are not available, alternative safety measures, such as escorts and spotters, will be employed. • A designated project liaison will be responsible for responding to noise complaints during the construction activities. The name and phone number of the liaison will be posted conspicuously at construction areas and on all advance notifications. This person will take steps to resolve complaints, including periodic noise monitoring, if necessary. Results of noise monitoring will be				

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
presented at regular meetings with the construction contractor, and the liaison will coordinate with the construction contractor to modify, to the extent feasible, any construction activities that generate excessive noise levels.				
MM NOI-2: Construction Vibration Reduction Construction activities associated with the proposed project will avoid the operation of large-sized mobile equipment within 10 feet of neighboring residential structures. Instead, smaller-sized mobile equipment will be used within this distance.	Include requirements for vibration reduction on plans and/or specifications.	During improvement design for any site and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Use smaller-sized equipment adjacent to residential structures.	During construction at any site if within 10 feet of neighboring residential structures.	Construction contractors	Los Angeles County Waterworks District 29
Transportation				
MM TRA-1: **All Lanes Open during Non-construction Periods** *This measure is applicable to the following improvements: all improvements except Fernwood Tank Improvement.* To reduce construction-related impacts related to roadway operations, all travel lanes will be opened during non-construction periods, with lanes maintained in a safe condition.	Include requirements for keeping travel lanes open during non-construction periods on plans and/or specifications.	During design of all improvements except Fernwood Tank and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Keep traffic lanes open during periods of non-construction.	During any construction of any improvements except Fernwood Tank.	Construction contractors	Los Angeles County Waterworks District 29
MM TRA-2: **Construction Traffic Controls for Two-lane Roads** *This measure is applicable to the following improvements: Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, and Emergency Source of Water Supply Connection (Las Virgenes Connection).*	Include requirements for construction traffic controls for two-lane roads on plans and/or specifications.	During design of Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, and Emergency Source of Water Supply Connection (Las	Improvement designers	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
To reduce construction-related impacts related to roadway operations on two-lane roadways due to closure of one of the lanes necessary to remove and replace existing pipelines, traffic controls will be used during construction. These will include, at a minimum: • Establishment of one-way traffic zones with adequate queuing areas for waiting traffic. • Use of appropriate advance warning signs such as ROAD WORK AHEAD, LANE CLOSED AHEAD, ONE-WAY TRAFFIC AHEAD, FLAGGERS AHEAD, PREPARE TO STOP, or similar warnings at sufficient distance to slow traffic before queuing location. • Flaggers positioned at either end of the one-way traffic zones at points of maximum visibility to stop traffic at a sufficient distance to prevent entrance into the work zone and to yield to opposing traffic. • Channeling devices, such as cones or other traffic barriers. • High-visibility safety apparel for flaggers in either fluorescent orange-red or fluorescent yellow-green, with reflective material, visible at a minimum distance of 1,000 feet. • Hand-signaling devises, such as STOP/SLOW paddles, lights, and red flags. • Illumination of flagger stations for nighttime work. • Communication devices for flaggers at either end of the one-way traffic zones.		Virgenes Connection) and before final designs are approved.		
	Implement traffic controls as specified.	During any construction of Carbon Canyon Road and Carbon Mesa Road Waterline Improvements, Coastline Drive 12-inch Waterline Improvements, and Emergency Source of Water Supply Connection (Las Virgenes Connection).	Construction contractors	Los Angeles County Waterworks District 29
MM TRA-3: **Limit Construction to Off-Peak Hours** *This measure is applicable to the following improvements:*	Include requirements for off-peak-hour construction on plans and/or specifications.	During design of Coastline Drive 12-inch Waterline Improvements, District 29 Creek	Improvement designers	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
• *Coastline Drive 12-inch Waterline Improvements* • *District 29 Creek Crossing Repairs* • *PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road)* • *PCH and Topanga Beach Drive Waterline Improvements* • *Big Rock Bypass Improvements* In order to reduce peak-hour LOS impacts at affected locations, lane closures will occur only during off-peak hours, from 10 a.m. to 3 p.m. or from 9 p.m. to 5 a.m., with lanes restored to a safe condition during peak hours.		Crossing Repairs, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements, and Big Rock Bypass Improvements and before final designs are approved.		
	Implement lane closures during off-peak hours only at required locations.	During any construction of Coastline Drive 12-inch Waterline Improvements, District 29 Creek Crossing Repairs, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements, and Big Rock Bypass Improvements.	Construction contractors	Los Angeles County Waterworks District 29
MM TRA-4: **Traffic Controls for Full Roadway Closure** *This measure is applicable to the Fernwood Tank Improvements.* To reduce construction-related impacts related to roadway operations on Horseshoe Drive with full roadway closure during construction when large trucks and other equipment are accessing the Fernwood Tank Improvements site, the	Include requirements for maintaining Horseshoe Drive access on plans and/or specifications.	During design of Fernwood Tank Improvement and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement required notifications, street closures, and high-	During any construction of Fernwood Tank Improvements when large trucks and other	Construction contractors	Los Angeles County Waterworks District 29

Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
following measures are required, at a minimum, before and during construction: • Notification of neighbors to the site at least 48 hours in advance if street closure will affect their access or on-street parking. Notification will be hand delivered to the affected house and will include a contact person with email and phone number. • Use of appropriate street closure signs positioned so that vehicles can make appropriate detours or U-turns. • Appropriate high-visibility barriers to prevent vehicles from entering closed areas.	visibility barriers during construction.	equipment are accessing the site.		
MM TRA-5: **Accommodate Bike Route on PCH during Construction** *This measure is applicable to the following improvements:* • *District 29 Creek Crossing Repairs* • *PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road)* • *PCH and Topanga Beach Drive Waterline Improvements* • *Big Rock Bypass Improvements* To reduce impacts on the Class III bike route on PCH from closure of outside lanes, bicycle route detours will be provided whenever possible, preferably separated from traffic, with appropriate signage. When not possible, signs indicating that the bike route will be closed will be posted at least 1 week prior to closure.	Include requirements for accommodating bike routes on plans and/or specifications.	During design of District 29 Creek Crossing Repairs, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive Waterline Improvements, and Big Rock Bypass Improvements and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Implement bicycle route detours or closure signs as required during construction.	At least 1 week prior to any construction of District 29 Creek Crossing Repairs, PCH 8-inch Waterline Improvements (Zumirez Drive to Escondido Beach Road), PCH and Topanga Beach Drive	Construction contractors	Los Angeles County Waterworks District 29

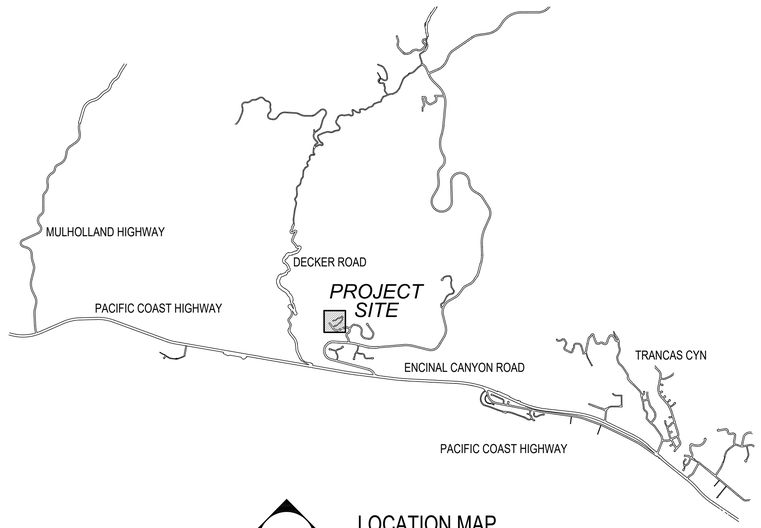
Mitigation Measure	Action Required	Mitigation Timing	Responsible Agency or Party	Monitoring Agency or Party
		Waterline Improvements, and Big Rock Bypass Improvements when lane closure (including Class III bike route) is required.		
MM TRA-6: **Accommodate Pedestrians during Construction within Roadway Rights-of-Way** *This measure is applicable to the following improvements: all improvements except Fernwood Tank Improvement.* To reduce impacts on pedestrians from closure of outside lanes, safe pedestrian detours will be provided if sidewalks are blocked or unsafe during construction or if roadway rights-of-way without sidewalks are used for walking, jogging, or running.	Include requirements for accommodating pedestrians on plans and/or specifications.	During design of all improvements except of Fernwood Tank Improvement and before final designs are approved.	Improvement designers	Los Angeles County Waterworks District 29
	Provide safe alternatives to pedestrian traffic.	Prior to any construction of all improvements except of Fernwood Tank Improvement when sidewalks will be blocked or unsafe during construction and/or where no sidewalks are available.	Construction contractors	Los Angeles County Waterworks District 29

LOS ANGELES COUNTY PUBLIC WORKS

UPPER ENCINAL TANK IMPROVEMENT

WATERWORKS DISTRICT NO. 29, MALIBU

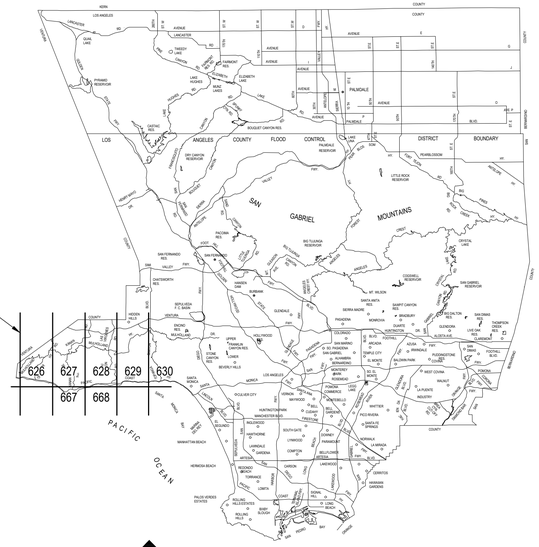
Sheet List Table		
SHEET #	**DWG. #**	**SHEET TITLE**
GENERAL		
1	T1.0	TITLE SHEET, VICINITY AND LOCATION MAPS
2	G1.0	SHEET LIST & ABBREVIATIONS
3	G1.1	GENERAL NOTES
4	G2.0	HYDRAULIC PROFILE
5	G3.0	CONSTRUCTION NOTES
6	G4.0	GEOTECHNICAL BORING LOGS
7	G4.1	GEOTECHNICAL BORING LOGS
CIVIL		
8	C1.0	EXISTING SITE PLAN
9	C1.1	SEQUENCE OF CONSTRUCTION PLAN
10	C1.2	SEQUENCE OF CONSTRUCTION PLAN
11	C1.3	DEMOLITION DETAILS
12	C2.0	PROPOSED SITE PLAN
13	C3.0	SITE GRADING PLAN
14	C3.1	RETAINING WALL PLAN AND PROFILE
15	C4.0	SITE YARD PIPING PLAN
16	C5.0	CIVIL DETAILS
17	C5.1	CIVIL DETAILS
MECHANICAL		
18	M1.0	TANK MECHANICAL PLAN
19	M1.1	TANK MECHANICAL SECTIONS
20	M1.2	TANK MECHANICAL SECTIONS
21	M2.0	CHARMLEE P.S. PLAN
22	M2.1	CHARMLEE P.S. SECTIONS
23	M2.2	CHARMLEE P.S. SECTIONS
24	M3.0	MECHANICAL DETAILS
25	M3.1	MECHANICAL DETAILS
26	M3.2	MECHANICAL DETAILS
STRUCTURAL	*NOT A PART OF PLANNING REVIEW SUBMITTAL	
27	F1.0	PILE CAP FOUNDATION NOTES
28	F2.0	FILE CAP FOUNDATION
29	S1.0	STRUCTURAL NOTES
30	S1.1	STRUCTURAL NOTES
31	S2.0	STRUCTURAL DETAILS
ELECTRICAL		
32	E1.0	LEGEND AND ABBREVIATIONS
33	E1.1	ELECTRICAL NOTES
34	E2.0D	EXISTING SINGLE LINE DIAGRAM
35	E2.0	PROPOSED SINGLE LINE DIAGRAM
36	E3.0	LOAD AND PANEL SCHEDULES
37	E4.0	ELECTRICAL POWER PLAN
38	E4.1	ELECTRICAL CONTROL PLAN
39	E4.2	LIGHTING CONTROL PLAN
40	E4.3	GROUNDING PLAN
41	E5.0	CABLE AND CONDUIT SCHEDULE
42	E6.0	ELECTRICAL DETAILS
43	E6.1	ELECTRICAL DETAILS
44	E6.2	ELECTRICAL DETAILS
P&ID		
45	I0.0	P&ID LEGEND
46	I0.1	NETWORK DIAGRAM
47	I1.0	UPPER ENCINAL TANK P&ID
48	I2.0	CHARMLEE P.S. P&ID
49	I3.0	POTENTIAL CHLORINE RESIDUAL SYSTEM P&ID
CATHODIC PROTECTION SYSTEM	*NOT A PART OF PLANNING REVIEW SUBMITTAL	
50 (001)	U52-93576-C-001	CATHODIC PROTECTION SYSTEM LAYOUT
51 (002)	U52-93576-C-002	CATHODIC PROTECTION SYSTEM DETAILS
52 (003)	U52-93576-C-003	CATHODIC PROTECTION HARDWARE LAYOUT
53 (004)	U52-93576-C-004	CATHODIC PROTECTION HARDWARE DETAILS



LOCATION MAP

N.T.S.

THOMAS GUIDE BROS PAGE #'s



VICINITY MAP

N.T.S

SCOPE OF WORK

THE UPPER ENCINAL TANK IMPROVEMENT PROJECT WILL CONSIST OF CONSTRUCTING A NEW 185,000 GALLON WELDED STEEL STORAGE TANK, ASSOCIATED PROCESS PIPING, SITE CIVIL, BOOSTER PUMP STATION, AND ELECTRICAL AND INTEGRATION AND CONTROLS IMPROVEMENTS AS SHOWN IN THE CONTRACT DOCUMENTS.

SPECIFICALLY, THE PROJECT WILL INCLUDE BUT WILL NOT BE LIMITED TO THE FOLLOWING ITEMS:

1. REMOVAL OF THE EXISTING 70,000 GALLON BOLTED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK.
2. REMOVAL OF THE EXISTING 90 GPM CHARMLEE PUMP STATION.
3. CONSTRUCTION SEQUENCING IN ACCORDANCE WITH THE COUNTY AND BID DOCUMENT REQUIREMENTS.
4. NEW SITE GRADING WORK.
5. NEW RETAINING WALL.
6. NEW 185,000 GALLON WELDED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK (26-FT MAX HEIGHT) WITH AN ACTIVE VORTEX MIXING SYSTEM, INSTRUMENTATION AND TANK APPURTENANCES.
7. NEW 90 GPM CHARMLEE POTABLE WATER BOOSTER PUMP STATION.
8. NEW YARD AND PROCESS PIPING, VALVE, ASSOCIATED FITTINGS AND ACCESSORIES.
9. MISCELLANEOUS SITE CIVIL WORK.
10. NEW ELECTRICAL, CONTROLS, INSTRUMENTATIONS AND PROGRAMMING OF PROPOSED UPGRADES.

UTILITY CONTACTS:

FRONTIER COMMUNICATIONS
JASON EISEL (805) 233-1472

SOUTHERN CALIFORNIA EDISON
MANUEL DEGRACIA (805) 497-5602

SPECTRUM (CHARTER COMMUNICATIONS)
SHAWN RIGGS (805) 626-3225

THE GAS COMPANY
JOSE BARBA (213) 231-8124

CITY OF MALIBU PLANNING NOTES:

1. PROPOSED TANK MATERIAL, COLOR, AND FINISH SHALL BE STEEL, TAN, AND NON-GLOSSY.
2. ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH THE CITY'S DARK SKY ORDINANCE (MMC SECTION 17.41).
3. LCP ZONING DESIGNATION: PUBLIC OPEN SPACE, OS.
4. THE TANK SITE EASEMENT AREA SPANS TWO (2) PARCELS. THE GROSS LOT AREAS FOR EACH PARCEL, AND THE TANK SITE EASEMENT IS SHOWN BELOW FOR REFERENCE.

   AIN 4473-005-901: GROSS LOT AREA = 1,314,783 SQ. FT.
   AIN 4473-005-902: GROSS LOT AREA = 1,582,703 SQ. FT.
   TANK SITE EASEMENT AREA = 11,250 SQ. FT.

PRIME CONTRACTOR'S LICENSE REQUIRED:

CLASS A

FILE NAME:
DATE LAST SAVED:
CHECKER: RM
DESIGNER: KS
DRAFTER: JS

811 Know what's **below.** **Call** before you dig.

APPROVED

BY _____ ASSISTANT DEPUTY DIRECTOR DATE

RECOMMENDED

BY _____ DATE

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

DATE		INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY
PROJECT ENGINEER

06/09/2026
DATE

DWG NO. T1.0

100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL
TANK IMPROVEMENT
TITLE SHEET, VICINITY
AND LOCATION MAPS

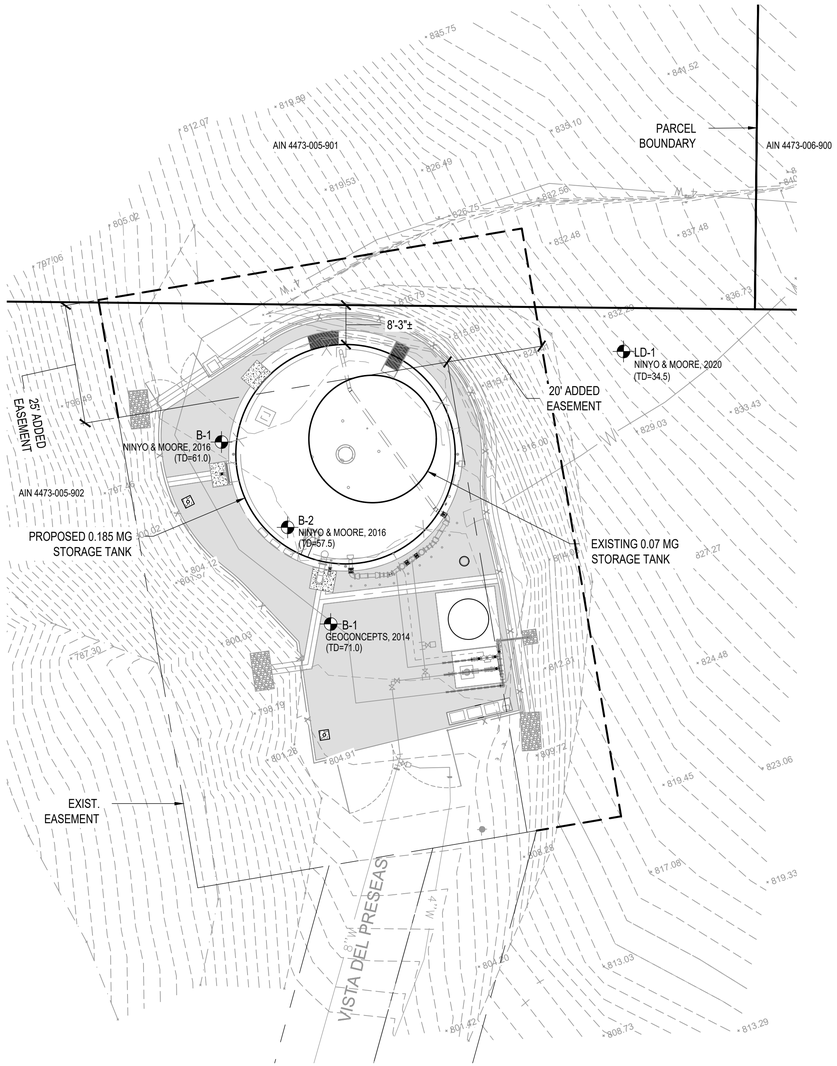
PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	1	OF	53

ATTACHMENT 2

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AI	ANALOG INPUT
ALUM	ALUMINUM
AO	ANALOG OUTPUT
APPROX	APPROXIMATELY
ARV	AIR RELEASE VALVE
ATS	AUTOMATIC TRANSFER SWITCH
BC	BEGINNING OF CURVE
BM	BENCHMARK
CFM	CUBIC FEET PER MINUTE
CITY	CITY OF MALIBU
CL	CENTERLINE
CLR	CLEAR
CML&C	CEMENT MORTAR LINED AND COATED
CML&EC	CEMENT MORTAR LINED AND EPOXY COATED
CONT	CONTINUOUS
COUNTY	LOS ANGELES COUNTY
CPLG	COUPLING
CV	CHECK VALVE
DI	DIGITAL INPUT
DO	DIGITAL OUTPUT
DWG	DRAWING
E	ELECTRICAL POWER
E	EASTING
EA	EACH
EL	ELEVATION
EL&EC	EPOXY LINED AND COATED
ELEC	ELECTRICAL POWER
EOC	EDGE OF CURB
EOG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
EW	EACH WAY
EXH	EXHAUST
EXIST	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FLG	FLANGED
FM	FORCEMAIN
FS	FINISHED SURFACE
FT	FEET
FUT	FUTURE
GA	GAUGE
HDPE	HIGH DENSITY POLYETHYLENE
HOA	HOME OWNERS ASSOCIATION
HP	HORSEPOWER
HZ	HERTZ
ID	INSIDE DIAMETER

IE	INVERT ELEVATION
IN	INCHES
IRR	IRRIGATION
JB	JUNCTION BOX
LBS	POUNDS
LF	LINEAR FEET
LI	LEVEL INDICATOR
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTS	MANUAL TRANSFER SWITCH
N	NORTHING
N/C	NORMALLY CLOSED
N/O	NORMALLY OPEN
NG	NATURAL GAS
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PCC	PORTALND CEMENT CONCRETE
PG	PRESSURE GAUGE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
RED	REDUCER
REF	REFERENCE
REQ	REQUIRED
ROW	RIGHT OF WAY
S	SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SHT	SHEET
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STA	STATION
SV	SOLENOID VALVE
T&B	TOP AND BOTTOM
TB	TERMINAL BOX
TDH	TOTAL DYNAMIC HEAD
TEMP	TEMPERATURE
TOC	TOP OF CURB
TOS	TOP OF SLAB
TOW	TOP OF WALL
TSP	TWISTED SHEILDED PAIR
WWF	WELDED WIRE FABRIC



SITE MAP
SCALE: 1" = 20'-0"

COORDINATES FOR SURVEY CONTROL POINTS

SURVEY CONTROL POINT & PAGE #	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)
CP #324	1840823.44	6291641.60	737.76
CP #325	1840823.44	6291866.46	701.46
CP #326	1840893.42	6292045.87	688.91
PT#2404 - PER PWFB 1201, PG. 329	1840413.18	6291623.03	632.33
PT#2405 - PER PWFB 1201, PG. 329	1840350.99	6292381.90	523.09
PT#2406 - PER PWFB 1201, PG. 330	1840572.47	6293172.84	677.87
PT#2410 - PER PWFB 1201, PG. 329	1839045.19	6293408.39	376.15

NOTE: SEE SPECIFICATIONS FOR ADDITIONAL SURVEY CONTROL POINTS AND SURVEY MAP

LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- EXISTING GAS LINE
- EXISTING TELEPHONE
- EXISTING ELECTRICAL
- STREET CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING A.C. PAVING
- EXISTING CHAIN LINK FENCE
- GATE VALVE
- TEE, FLANGED
- ELBOW, FLANGED
- CONNECTIONS: FLANGE, MJ, FLEX. ADAPTOR
- SERVICE CONNECTION
- FIRE HYDRANT
- COMBINATION AIR RELEASE AND VACUUM VALVE ASSEMBLY
- POWER POLE
- BORING LOCATION (APPROXIMATE), SEE G4.0 AND G4.1 FOR BORING LOGS

BASIS OF SURVEY:

THE BASIS OF HORIZONTAL CONTROL IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83). CALIFORNIA COORDINATE SYSTEM (CCS) ZONE 5, EPOCH 2007. AND THE BASIS OF VERTICAL CONTROL IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), MALIBU QUAD 2008 ADJUSTMENT, CONSTRAINING THE COORDINATES AND ELEVATIONS OF FOUND AERIAL TARGETS SHOWN ON PWFB 1201, PAGES 329 AND 330.

GEOTECHNICAL CONSULTANT'S APPROVAL:

THESE PLANS HAVE BEEN REVIEWED AND ARE ACCEPTABLE IN REGARDS TO SOIL CONDITION AND CONFORM TO THE RECOMMENDATIONS OF THE FOLLOWING SUPPORTIVE REPORT PREPARED BY NINYO & MOORE.

GEOTECHNICAL EVALUATION REPORT
ENCINAL CANYON TANK AND WATERLINE PROJECT
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
JOB NUMBER 209249002
MALIBU, LOS ANGELES COUNTY, CALIFORNIA
SPEC WWD 29-825.

BY: _____ _____
GEOTECHNICAL/SOILS ENGINEERING DATE

DWG NO. G1.0

100% PLANS - PLANNING REVIEW

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

DATE		INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 DATE

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

SHEET LIST & ABBREVIATIONS

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 2 OF 53

FILE NAME
DATE LAST SAVED:
CHECKER RM
DESIGNER KS
DRAFTER JS

GENERAL NOTES

1. THE TERM OWNER, COUNTY OR DISTRICT SHALL REFER TO LOS ANGELES COUNTY WATERWORKS DISTRICT 29 OR THEIR REPRESENTATIVE. THE CITY SHALL REFER TO THE CITY OF MALIBU OR THEIR REPRESENTATIVE. CONTRACTOR SHALL REFER TO THE CONTRACTOR HIRED TO COMPLETE THE WORK. THE ENGINEER SHALL REFER TO PACIFIC ADVANCED CIVIL ENGINEERING OR THE APPLICABLE ENGINEER OF RECORD. THE GEOTECHNICAL ENGINEER SHALL REFER TO NINYO & MOORE OR THEIR REPRESENTATIVE.

2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH 1. THESE PLANS AND SPECIFICATIONS; 2. STANDARD FOR PUBLIC WORKS CONSTRUCTION; 3. THE LOS ANGELES COUNTY WATERWORKS STANDARD PLANS & SPECIFICATIONS.

3. ALL PERMITS HAVE BEEN OBTAINED BY THE AGENCY. CONTRACTOR WILL PROCURE ANY REQUIRED BUSINESS LICENSES.

4. DURING ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL OBSERVE, FOLLOW AND IMPLEMENT ALL THE REQUIREMENTS OF THE NPDES AND STORMWATER POLLUTION PREVENTION PROGRAM AS STATED IN SECTION EC OF THE SPECIAL PROVISIONS AND KEEP THE WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER AND USING DUST FENCES OR OTHER METHODS AS DIRECTED BY THE COUNTY'S REPRESENTATIVE THROUGHOUT THE CONSTRUCTION OPERATION.

5. THE CONTRACTOR SHALL KEEP A STRICT RECORD OF ALL CHANGES AND SUBMIT THIS RECORD TO THE COUNTY. THE CONTRACTOR SHALL ALSO COORDINATE TRANSFERRING "AS-BUILT" INFORMATION ON THE CONTRACT DRAWINGS AND DELIVER THE CERTIFIED "AS-BUILT" PLANS TO THE COUNTY BEFORE THE RELEASE FOR OCCUPANCY OR FINAL ACCEPTANCE OF THE PROJECT SHALL BE FILED.

6. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGES TO EXISTING IMPROVEMENTS OR FACILITIES, UTILITY FACILITIES, ADJACENT PROPERTY, AND TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED. ALL DAMAGE CAUSED TO STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY.

7. THE CONTRACTOR SHALL DESIGNATE AND KEEP ON THE PROJECT AT ALL TIMES DURING ITS PROGRESS A COMPETENT SUPERINTENDENT WHO SHALL NOT BE REPLACED WITHOUT A WRITTEN NOTICE TO THE COUNTY. THE SUPERINTENDENT WILL BE THE CONTRACTOR'S REPRESENTATIVE AT THE SITE AND SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR. ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. DURING PERIODS WHEN THE WORK IS SUSPENDED, THE CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR ANY EMERGENCY WORK WHICH MAY BE REQUIRED.

8. WHEN THE WORK OR ANY PORTION OF IT IS SUFFICIENTLY COMPLETE TO BE UTILIZED OR PLACED INTO SERVICE, THE COUNTY SHALL HAVE THE RIGHT UPON WRITTEN NOTIFICATION TO THE CONTRACTOR TO UTILIZE SUCH PORTIONS OF THE WORK AND TO PLACE THE OPERABLE PORTIONS INTO SERVICE AND TO OPERATE SAME. UPON SAID NOTICE AND COMMENCEMENT OF UTILIZATION OR OPERATION BY THE COUNTY, THE CONTRACTOR SHALL BE RELIEVED OF THE DUTY OF MAINTAINING THE PORTIONS SO UTILIZED OR PLACED INTO OPERATION; PROVIDED, HOWEVER, THAT NOTHING IN THIS NOTE SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR COMPLETING THE WORK IN ITS ENTIRETY, FOR MAKING GOOD DEFECTIVE WORK AND MATERIALS, FOR PROTECTING THE WORK FROM DAMAGE, AND FOR BEING RESPONSIBLE FOR DAMAGE.

9. THE CONTRACTOR SHALL SO CONDUCT HIS OPERATIONS AS TO OFFER THE LEAST POSSIBLE OBSTRUCTION AND INCONVENIENCE, AND HE SHALL HAVE UNDER CONSTRUCTION NO GREATER LENGTH OR AMOUNT OF WORK THAN HE CAN PROSECUTE PROPERLY WITH DUE REGARD TO THE RIGHTS OF THE PUBLIC. CONVENIENT ACCESS TO DRIVEWAYS, HOUSES, AND BUILDINGS ALONG THE LINE OF WORK SHALL BE MAINTAINED AND TEMPORARY CROSSINGS SHALL BE PROVIDED AND MAINTAINED IN GOOD CONDITION. NO MORE THAN ONE CROSSING OR INTERSECTION STREET OR ROAD SHALL BE CLOSED AT ANY ONE TIME.

10. UNTIL THE ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL HAVE THE RESPONSIBLE CHARGE AND CARE OF THE WORK AND OF THE MATERIALS TO BE USED THEREIN (INCLUDING MATERIALS FOR WHICH HE HAS RECEIVED PARTIAL PAYMENT OR MATERIALS WHICH HAVE BEEN FURNISHED BY THE COUNTY) AND SHALL BEAR THE RISK OF INJURY, LOSS, OR DAMAGE TO ANY PART THEREOF BY THE ACTION OF ELEMENTS OR FROM ANY OTHER CAUSE, WHETHER ARISING FROM THE EXECUTION OR FROM THE NONEXECUTION OF THE WORK.

11. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, AND THE CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE, FEDERAL AND OTHER LAWS, RULES, REGULATIONS, AND ORDERS RELATING TO SAFETY OF WORKERS AND ALL OTHERS. THIS MAY INCLUDE THE ISSUANCE OF PERSONAL PROTECTIVE EQUIPMENT.

12. THE LANDS AND RIGHTS-OF-WAY FOR THE FACILITY TO BE CONSTRUCTED WILL BE PROVIDED BY THE COUNTY. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS AND PAY ALL EXPENSES FOR ADDITIONAL AREA REQUIRED BY HIM BEYOND THE LIMITS OF THE COUNTY'S LANDS AND RIGHTS-OF-WAY.

13. DIG ALERT SHALL BE NOTIFIED BY CALLING 1-800-227-2600 PRIOR TO THE START OF CONSTRUCTION OR PIPELINE INSTALLATION TO SCHEDULE AN INSPECTION. INSPECTION MUST BE MADE BEFORE TRENCHING FOR BELOW-GROUND PIPING IS BACK-FILLED.

14. ALL FIELD SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

15. ANY INSPECTION BY THE COUNTY OR THE ENGINEER SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.

16. THE DESIGN AND INSTALLATION OF THE WELDED STEEL POTABLE WATER STORAGE TANK SHALL BE PER AWWA D100-11. INTERIOR & EXTERIOR COATING OF THE WELDED STEEL POTABLE WATER STORAGE TANK SHALL BE PER AWWA D102.

17. IF A CONFLICT OCCURS BETWEEN ANY OF THE PROJECT DOCUMENTS AND PLANS THE MORE STRINGENT SHALL APPLY.

18. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES ON PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSBILE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

19. THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE ASCERTAINED BY EXISTING INFORMATION AND ARE APPROXIMATE. NEITHER THE COUNTY NOR THE ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN.

20. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE COUNTY AND THE ENGINEER OF ALL DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

21. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXPOSE EXISTING WATER SYSTEM AT THE PROPOSED CONNECTION POINTS AND VERIFY ITS EXISTING ELEVATION, LOCATION, ACTUAL DIAMETER & MATERIAL.

22. ALL BURIED ELECTRICAL CONDUITS SHALL BE ENCASED IN RED CONCRETE.

23. PRIOR TO ANY POTABLE WATER CONNECTIONS, THE CONTRACTOR SHALL PRESSURE TEST AND DISINFECT ALL NEWLY CONSTRUCTED FACILITIES IN ACCORDANCE WITH THE COUNTY REQUIREMENTS AND ALL APPLICABLE AWWA STANDARDS AND PASS A BACTERIA CONTAMINATION TEST. ALL DISINFECTION AND BACTERIA TESTING SHALL BE UNDER THE OBSERVATION OF THE COUNTY REPRESENTATIVE.

24. ANY WORK TO BE CONDUCTED IN AN AREA DEFINED BY OSHA TO BE A CONFINED SPACE SHALL FOLLOW THE NECESSARY OPERATIONAL REQUIREMENTS AS DESIGNATED BY THE APPLICABLE REGULATORY AGENCIES. ALL PARTICIPANTS CONDUCTING WORK IN A CONFINED SPACE ENVIRONMENT MUST BE TRAINED AND CERTIFIED TO CONDUCT WORK IN A CONFINED SPACE. PRIOR TO ANY WORK IN AN AREA DEFINED AS A CONFINED SPACE, THE CONTRACTOR SHALL CREATE AN ENTRY PLAN THAT SHALL SATISFY ALL THE SAFETY REQUIREMENTS BY ALL REGULATORY AGENCIES (SEE ALSO SPECIFICATIONS).

25. ALL DISINFECTION WORK SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE CA DEPARTMENT OF HEALTH SERVICES IN ACCORDANCE WITH CHAPTER 9, DIVISION 5 OF THE HEALTH AND SAFETY CODE AND COUNTY STANDARDS. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A DISINFECTION PLAN TO THE COUNTY FOR REVIEW AND APPROVAL BY THE COUNTY. A COPY OF THE CERTIFICATE SHALL BE PROVIDED TO THE COUNTY PRIOR TO THE COMMENCEMENT OF DISINFECTION.

FIRE DEPARTMENT NOTES

1. ADDITIONAL SIGNAGE AND FIRE EXTINGUISHERS MAY BE REQUIRED. LOCATION AND TYPE SHALL BE DETERMINED PRIOR TO FINAL FIRE DEPARTMENT INSPECTION.

2. ALL WORKS SHALL COMPLY WITH THE CALIFORNIA FIRE CODE 2019 EDITION.

3. PERMITS SHALL BE OBTAINED FROM THE FIRE CODE OFFICIAL. PERMIT(S) AND FEES, IF ANY, SHALL BE PAID PRIOR TO ISSUANCE OF ANY AND/OR ALL PERMITS. ISSUED PERMITS SHALL BE KEPT ON THE PREMISES DESIGNATED THEREIN AT ALL TIMES AND SHALL BE READILY AVAILABLE FOR INSPECTION BY THE FIRE CODE OFFICIAL.

4. FINAL APPROVAL IS SUBJECT TO FIELD INSPECTIONS. MINIMUM 48 HOURS NOTICE REQUIRED TO ANY LIFE-SAFETY FIRE INSPECTION. OTHER CONDITIONS MAY APPLY AT TIME OF INSPECTIONS AND SUBJECT TO CORRECTIONS.

CONSTRUCTION NOTES:

1. CONTRACTOR TO PROVIDE PIPE SUPPORTS PER MANUFACTURER'S REQUIREMENTS, PROJECT PLANS AND SPECIFICATIONS AND AT THE LOCATIONS INDICATED ON THE PLANS.

2. ALL PROCESS PIPES SHALL BE COLOR COATED PER THE SPECIFICATIONS WITH THE EXCEPTION OF STAINLESS STEEL PIPES. ALL ABOVE GROUND PIPES SHALL ALSO BE OUTFITTED WITH A FLOW DIRECTION ARROW AND LABEL.

3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL FOR EACH EQUIPMENT ITEM PRIOR TO INSTALLATION. INSTALLATION DETAILS FOR ALL EQUIPMENT ITEMS SHALL BE PER RESPECTIVE EQUIPMENT MANUFACTURER'S SHOP DRAWINGS AND RECOMMENDED INSTALLATION REQUIREMENTS.

4. ELEVATION OF EXISTING STRUCTURES, PIPING, AND COMPONENTS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTING AND PIPE APPURTENANCIES REQUIRED FOR PROPER INSTALLATION AND SHALL ACCOUNT FOR ADEQUATE LAY LENGTH COMPLETE AND IN PLACE.

6. PRECAST SUPPLIER TO PROVIDE STRUCTURAL CALCULATIONS STAMPED BY A REGISTERED ENGINEER IN CA TO DOCUMENT DESIGN OF PRECAST STRUCTURE.

7. THE CONTRACTOR /SELECTED EQUIPMENT MANUFACTURERS SHALL BE RESPONSIBLE FOR SIZING & PROVIDING ANCHOR BOLTS FOR THE RESPECTIVE EQUIPMENT IN ACCORDANCE WITH THE SITE LOADS, SPECIFICALLY SEISMIC REQUIREMENTS. CONTRACTOR/SELECTED EQUIPMENT MANUFACTURERS SHALL INCLUDE CLEAR CONCISE CALCULATIONS SIGNED & STAMPED BY A LICENSED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, SHOWING EQUIPMENT ANCHORAGE FORCES & CAPACITIES OF THE ANCHORAGE ELEMENT.

GENERAL GRADING NOTES:

1. CONTRACTOR TO FOLLOW RECOMMENDATIONS GEOTECHNICAL EVALUATION TITLED "ENCINAL CANYON TANK AND WATERLINE IMPROVEMENT PROJECT LOS ANGELES COUNTY WATERWORKS DISTRICT 29 WATER SYSTEM, MALIBU, CALIFORNIA", DATED JANUARY 15, 2021 (PROJECT NO. 209249002). THE GEOTECHNICAL CONSULTANT FOR THIS PROJECT IS NINYO & MOORE LOCATED AT THE ADDRESS OF 475 GODDARD, SUITE 200, IRVINE, CALIFORNIA, AND MAY BE REACHED BY PHONE NUMBER OF (949) 753 7070 . SHOULD ANY CONFLICTS ARISE BETWEEN THE EVALUATION AND THESE GRADING PLANS, THE ENGINEER SHALL BE CONTACTED AND THE GEOTECHNICAL EVALUATION RECOMMENDATIONS SHALL BE FOLLOWED.

2. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.

3. PRIOR TO THE BIDDING OF WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND EARTHWORK QUANTITIES, IF ANY. NO CLAIM SHALL BE MADE TO THE OWNER OR ENGINEER FOR ANY EXCESS OF DEFICIENCY HEREIN, ACTUAL OR RELATIVE.

4. AN APPROVED GRADING AND DRAINAGE PLAN MUST BE ON THE JOBSITE AT ALL TIMES. DEVIATIONS FROM THIS PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.

5. HAUL PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.

6. SUBSOIL OF ALL STRUCTURES SHALL BE PREPARED PER THE SITE GEOTECHNICAL REPORT.

7. ON-SITE AND IMPORTED SOILS PLACED TO BACKFILL THE EXCAVATION SHALL BE COMPACTED TO 95% RELATIVE COMPACTION PER ASTM D 1557.

FILE NAME
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DATE	△	INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

DWG NO. G1.1

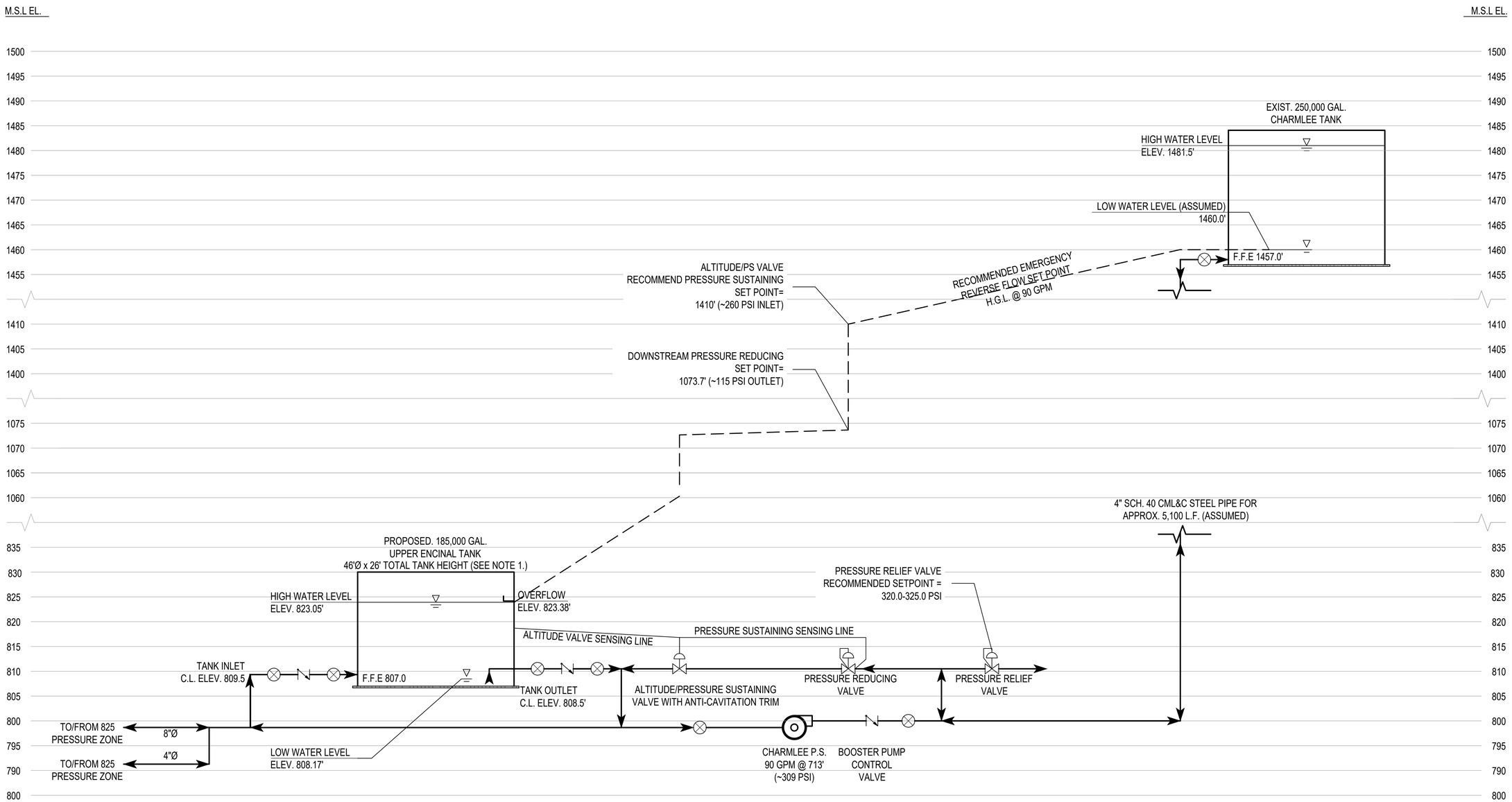
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

GENERAL NOTES

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	3	OF	53



PROPOSED HYDRAULIC PROFILE

LEGEND

- PROPOSED POTABLE WATER MAIN
- HYDRAULIC GRADE LINE
- CHARMLEE PUMP STATION
- ISOLATION VALVE
- CHECK VALVE

NOTES

1. SELECTED TANK MANUFACTURER SHALL PROVIDE A MINIMUM WORKING VOLUME OF 185,000 GALLONS. MINIMUM WORKING VOLUME IS DEFINED FROM THE TANK'S HIGH WATER LEVEL OF 823.05' TO THE TANKS LOW WATER LEVEL ELEVATION OF 808.17'. SELECTED TANK MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS (INCLUDE SLOSHING CALCULATIONS) TO VERIFY THE SUBMITTED TANK MEETS THE APPLICABLE AWWA & THE SITE LOAD REQUIREMENTS. TOTAL TANK HEIGHT SHALL NOT EXCEED 26 FEET MEASURED FROM THE BOTTOM OF THE EXPOSED TANK FOUNDATION FOOTING (TOP OF THE ADJACENT ASPHALT PAVEMENT) ALL AROUND THE TANK TO THE HIGHEST POINT OF THE TANK INCLUDING ROOF VENT, HANDRAILS, BLOWER, AND ALL ASSOCIATED APPURTENANCES.

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100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

HYDRAULIC PROFILE

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	4	OF	53

FILE NAME
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EXISTING CIVIL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	EXIST. 70K GALLON BOLTED STEEL WATER TANK.
2	EXIST. SAND BAG RETAINING WALL.
3	EXIST. 120V LA COUNTY SERVICE ENTRANCE, METER AND CONTROL ENCLOSURE
4	EXIST. POWER POLE
5	EXIST. CHARMLEE P.S. 277/480V CITY SERVICE ENTRANCE, METER AND CONTROL ENCLOSURE
6	EXIST. CITY OF MALIBU CHARMLEE P.S.
7	EXIST. CHAINLINK FENCE
8	EXIST. ACCESS GATE
9	EXIST. 4" AC WATER LINE (825 PZ)
10	EXIST. 8" CML&C STEEL WATER LINE (825 PZ)
11	EXIST. TANK ACCESS HATCH ENCLOSURE
12	EXIST. SWINGING GATE
13	EXIST. BOLLARD
14	EXIST. TANK OVERFLOW / DRAIN PIPING
15	EXIST. OVERFLOW CATCH BASIN
16	EXIST. TANK ANTENA
17	EXIST. 4" CML&C SCH.10 STEEL WATER LINE (CHARMLEE)
18	EXIST. ALTITUDE VALVE
19	EXIST. CONCRETE PAD

CIVIL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	3.5" ASPHALT PAVEMENT OVER 7.5" AGGREGATE BASE PER DETAIL F ON SHEET C5.0.
2	CHAIN LINK FENCE WITH BARBED WIRE PER LACWWD STD. PLAN W-23, 8' HIGH FOR FENCE AT GRADE, 3' HIGH FOR FENCE AT RETAINING WALL. SEE DETAIL E ON SHEET C5.0
3	DBL. DRIVE CHAIN LINK ACCESS GATE W/ BARBED WIRE PER LACWWD STD. PLAN W-23, 8' HIGH. SEE DETAIL E ON SHEET C5.0.
4	6" CURB & 12" LONG GUTTER DETAIL E ON SHEET C5.1.
5	6" CURB PER DETAIL E ON SHEET C5.1.
6	CMU SPLASH WALL. SEE STRUCTURAL PLANS FOR DETAILS.
7	CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
8	2' WIDE CONCRETE RIBBON GUTTER PER DETAIL C ON SHEET C5.1.
9	AREA FOR CLASS II RIP RAP (SEE SPECIFICATIONS).
10	CONCRETE SPLASH PAD.
11	8" CML&C SCH.40 STEEL PIPE.
12	8"- 90° CML&C SCH.40 STEEL BEND.
13	4" CML&C SCH.40 STEEL PIPE.
14	4"- 90° CML&C SCH.40 STEEL BEND.
15	4"- 45° CML&C SCH.40 STEEL BEND.
16	4"- 22.5° CML&C SCH.40 STEEL BEND.
17	4"- 11.25° CML&C SCH.40 STEEL BEND.
18	12'-6" x 12'-6" REINFORCED CONCRETE PAD AND TEMPORARY COUNTY FURNISHED 5000 GALLON STORAGE TANK. SEE STRUCTURAL PLANS FOR DETAILS.

MECHANICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	46'Ø x 26'H WELDED STEEL STORAGE TANK (MINIMUM 0.185 MG WORKING VOLUME).
2	REINFORCED CONCRETE MAT SLAB FOUNDATION PER TANK MANUFACTURER AND SITE GEOTHECNICAL REPORT. SEE NOTE 2.
3	TANK SPIRAL STAIRCASE PER DETAIL B ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
4	STEP-OFF PLATFORM PER TANK MANUFACTURER'S SHOP DRAWINGS.
5	30" SQ. LOCKABLE ROOF ACCESS HATCH w/ INTRUSION ALARM PER DETAIL C ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
6	SUBMERSIBLE MIXER PER MANUFACTURER'S REQUIREMENTS.
7	VERTICAL NON-SLIP FIBERGLASS INTERIOR LADDER PER DETAIL F ON SHEET M3.0 AND MANUFACTURER'S REQUIREMENTS.
8	TANK SHELL ACCESS HOLE PER DETAIL D ON M3.2 AND MANUFACTURER'S REQUIREMENTS.
9	TANK BLOWER CONTROL PANEL MOUNTED ON TANK SHELL (PROVIDED BY BLOWER MANUFACTURER).
10	NON-SLIP COATING BETWEEN HANDRAILS. SEE SPECIFICATION SECTION 13208.
11	42" H GALVANIZED STEEL HANDRAILS w/ KICKER PLATE PER DETAIL B ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
12	36"H X 48"W FLUSHOUT TYPE MANWAY PER DETAIL E ON SHEET M3.2.
13	NOT USED
14	36'Ø ROOF VENT PER DETAIL F ON SHEET M3.2.
15	SAMPLE TAP w/ SECURITY ENCASEMENT (TYP. 4) PER DETAILS A AND E ON SHEET M3.1.
16	1" CORP STOP AND PLUG FOR EMERGENCY CHEMICAL INJECTION PER DETAIL C ON SHEET M3.1.
17	FALL PROTECTION ANCHORS PER MANUFACTUERER'S REQUIREMENTS PER DETAIL A ON SHEET M3.0.
18	LEVEL PRESSURE TRANSMITTER PER DETAIL E ON SHEET M3.0.
19	EXTERIOR FULL-TRAVEL TANK FLOAT LEVEL INDICATOR PER TANK MANUFACTURER'S SHOP DRAWINGS.
20	POTENTIAL FUTURE TANK SAMPLE PUMP W/ LOCKABLE PUMP CONTAINMENT ENCLOSURE MOUNTED TO TANK SHELL
21	POTENTIAL FUTURE LOCKABLE TANK WATER QUALITY ANALYZERS MOUNTED TO TANK SHELL. SEE SPECIFICATIONS.
22	TANK SHELL MOUNTED MIXER CONTROL PANEL PER MANUFACTURER'S REQUIREMENTS.
23	2" EXTRA STRONG COUPLING TANK PENETRATION AND ISOLATION VALVE.
24	WELDED PIPE SUPPORT TO TANK FLOOR AND PIPING PER TANK MANUFARTURER.
25	BOLLARDS PER DETAIL A ON SHEET C5.0.
26	8" CML&EC SCH.40 STEEL PIPE.
27	8" EL&EC SCH.40 STEEL PIPE (WELD).
28	8" GATE VALVE (FLG'D).
29	8" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
30	8" FORCE BALANCED FLEX-TEND DOUBLE BALL EXPANSION JOINT (FLG'D)
31	8" - 22.5° CML&EC SCH.40 STEEL BEND (FLG'D).
32	8" CML&EC GROOVED PIPE SPOOL w/ VICTAULIC COUPLING.
33	8" SWING CHECK VALVE w/ LEVER & WEIGHT (FLG'D).
34	8" CML&EC SCH.40 STEEL TEE (FLG'D).
35	8" x 4" CML&EC SCH.40 STEEL TEE (FLG'D).
36	4" MODIFIED ALTITUDE VALVE w/ PRESSURE SUSTAINING PILOT (FLG'D) (CLA-VAL SERIES 210).
37	4" PRESSURE REDUCING VALVE (FLG'D) (CLA-VAL SERIES 90).
38	1" WELDED 316 S.S ALTITUDE VALVE SENSING LINE PER MANUFACTURERS REQUIREMENT.
39	8" - 22.5° EL&EC SCH.40 STEEL BEND (WELD).
40	1" AIR COMBINATION VALVE PER DETAIL B ON SHEET M3.0.

MECHANICAL CONSTRUCTION NOTES CONT.

41	ADJUSTABLE PIPE SUPPORT PER DETAIL A ON SHEET M3.2.
42	4" CML&EC SCH.40 STEEL PIPE.
43	4" CML&EC GROOVED PIPE SPOOL w/ VICTAULIC COUPLING.
44	3" x 4" CML&EC SCH.40 REDUCER (FLG'D).
45	CONCRETE THRUST BLOCK PER DETAIL C ON SHEET C5.0.
46	8" - 90° EL&EC SCH.40 STEEL BEND (WELD).
47	VORTEX BREAKER PER TANK MANUFACTURER'S SHOP DRAWINGS.
48	18" x 14" REDUCER (WELD).
49	14" EL&EC SCH.40 STEEL PIPE.
50	TANK WALL MOUNTED PIPE SUPPORT PER DETAIL B ON SHEET M3.1.
51	14" - 90° EL&EC SCH.40 STEEL BEND.
52	14" TIDEFLEX SERIES 35 CHECK VALVE (FLG'D).
53	4" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
54	4" FLANGE w/ INSECT SCREEN BETWEEN FLANGES.
55	4" GATE VALVE (FLG'D).
56	4" EL&EC SCH.40 STEEL PIPE.
57	4.5' x 5' CONCRETE SPLASH PAD.
58	SACRIFICIAL ANODE TEST STATION. SEE CATHODIC PROTECTION PLANS FOR DETAIL.
59	8" EL&EC SCH.40 STEEL TEE (WELD).
60	4" PRESSURE RELIEF VALVE (FLG'D).(CLA-VAL SERIES 50)
61	1/2" THICK EXPANSION JOINT MATERIAL.
62	PREPARE TANK SUBGRADE PER THE GEOTECHNICAL REPORT REQUIREMENTS AND STRUCTURAL PLANS.
63	TANK NAME PLATE PER AWWA D-100.
64	1/4" 316 S.S LINE FOR PRESSURE SUSTAINING PILOT.
65	8" CML&C SCH.40 STEEL PIPE.
66	4" GATE VALVE (FLG'D).
67	4" CML&C SCH.40 STEEL PIPE.
68	90 GPM @ 700 TDH "GOULDS" SUBMERSIBLE PUMP PER MANUFACTURER'S REQUIREMENTS.
69	4" FLANGE COUPLING ADAPTER w/ AWWA M-11 HARNESS.
70	1" WELDOLET PRESSURE GAUGE PER DETAIL D ON SHEET M3.1.
71	8" - 90° CML&C SCH.40 STEEL BEND (FLG'D).
72	4" BI-DIRECTIONAL "ULTRA-MAG" FLOW METER PER MANUFACTURER'S REQUIREMENTS (McCROMETER OR EQUAL).
73	4" BOOSTER CONTROL VALVE w/ BUILT IN CHECK VALVE (FLG'D) (CLA-VAL SERIES 60).
74	NOT USED.
75	4" CML&EC TEE (FLG'D).
76	1" WELDED 316 S.S ALTITUDE VALVE SENSING LINE BEND.
77	316 S.S. MANUAL BALL VALVE FOR ALTITUDE VALVE SENSING LINE (AIR PURGING).
78	3" CML&EC SCH.40 TEE (FLG'D).
79	4" - 90° CML&C SCH.40 STEEL BEND (FLG'D).
80	TORQUE ARRESTER w/ 316SS BANNING CLAMPS.
81	8"Ø, 5/16" THICK STEEL PUMP CYLINDER w/ FUSION BONDED EPOXY LINING, 8" CLASS 150 MOUNTING PLATE, WELDED SUCTION, BUTT WELEDED BULKHEAD CAP AT BOTTOM AND CONCRETE ENCASEMENT PER DETAIL D ON SHEET M3.2.
82	8" - 33° CML&EC SCH.40 CUSTOM BEND (FLG'D).
83	BLOWER ASSEMBLY PER DETAIL F ON SHEET M3.1.

ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	EXIST. UTILITY POWER POLE, PROTECT IN PLACE. SEE DETAIL F SHEET C1.3.
2	EXIST. UTILITY TRANSFORMER, PROTECT IN PLACE. SEE DETAIL F SHEET C1.3.
3	EXIST. OVERHEAD UTILITY POWER & TELEPHONE CONDUCTORS TO BE REMOVED (BY OTHERS).
4	EXIST. UTILITY POWER & TELEPHONE POLE TO BE REMOVED (BY OTHERS).
5	REMOVE AND PROPERLY DISPOSE OF THE EXIST. COUNTY ELECTRICAL SERVICE ENTRANCE ENCLOSURE AND ASSOCIATED CONDUCTORS AND CONDUITS, SEE DETAIL B SHEET C1.3.
6	REMOVE AND PROPERLY DISPOSE OF THE EXIST. 120V LOAD CENTER A, ENCLOSURE, AND ASSOCIATED CONDUITS AND CONDUCTORS UP TO THE ELECTRICAL SERVICE ENTRANCE AS SHOWN, SEE DETAIL B SHEET C1.3.
7	EXIST. UNDERGROUND POWER CONDUCTORS TO BE REMOVED AS REQUIRED TO COMPLETE THE NECESSARY IMPROVEMENTS, SEE DETAIL D SHEET C1.3.
8	REMOVE AND PROPERLY DISPOSE OF THE EXIST. CITY OF MALIBU ELECTRICAL SERVICE ENTRANCE ENCLOSURE AND ASSOCIATED CONDUCTORS AND CONDUITS, SEE DETAIL D SHEET C1.3.
9	REMOVE AND PROPERLY DISPOSE OF THE EXIST. CHARMLEE PUMP STATION DISCONNECT SWITCH AND ASSOCIATED CONDUITS AND CONDUCTORS AS SHOWN, SEE DETAIL D SHEET C1.3.
10	REMOVE AND PROPERLY DISPOSE OF THE EXIST. CHARMLEE PUMP STATION MOTOR CONTROL PANEL AND ASSOCIATED CONDUITS AND CONDUCTORS AS SHOWN, SEE DETAIL D SHEET C1.3.
11	SERVICE ENTRANCE EQUIPMENT AND CONDUIT PER POWER COMPANY SPECIFICATIONS.
12	SERVICE ENTRANCE SECTION SHALL BE LABELED WITH AVAILABLE FAULT CURRENT IN ACCORDANCE WITH NEC 110.24(A).
13	STANCHION MOUNTED CHARMLEE PUMP STATION MOTOR CONTROL PANEL, 100A, 480/277V, NEMA 4X.
14	STANCHION MOUNTED PANEL "A". 120/240V, 100 AMPS, 24 CIRCUITS, NEMA 4X, TYPE EATON, 20" W x 12" D.
15	STANCHION MOUNTED, NEMA 4X, LOCKABLE POWER TERMINAL BOX (TERMINAL BOX "TB-P1") PER DETAIL G SHEET E6.1.
16	STANCHION MOUNTED TANK MIXER CONTROL PANEL (PROVIDED BY MIXER MANUFACTURER).
17	FUTURE WATER QUALITY ANALYZER SYSTEM.
18	FUTURE TANK SAMPLE PUMP.
19	SUBMERSIBLE VORTEX TYPE MIXER (MXR-01010).
20	HANDRAIL MOUNTED, NEMA 4X, LOCKABLE POWER TERMINAL BOX (TERMINAL BOX "TB-P2") PER DETAIL A SHEET E6.2.
21	SUBMERSIBLE CHARMLEE BOOSTER PUMP (PMP-02000).
22	"ULTRA MAG" ELECTROMAGNETIC BI-DIRECTIONAL FLOW METER (FIT-02040).
23	STANCHION MOUNTED, NEMA 4X, LOCKABLE CONTROL TERMINAL BOX (TERMINAL BOX "TB-C1") PER DETAIL G SHEET E6.1.
24	HANDRAIL MOUNTED, NEMA 4X, LOCKABLE CONTROL TERMINAL BOX (TERMINAL BOX "TB-C2") PER DETAIL A SHEET E6.2.
25	MAGNETIC NON-CONTACTING INSTRUSION ALARM ON ACCESS HATCH (YAS-01060).
26	GROUND FLOW METER (FIT-02040) PER DETAIL B SHEET E6.2.
27	PRESSURE BASED TANK LEVEL TRANSMITTER (LIT-01050).
28	EMERGENCY TANK BACKFILL VALVE POSITION SWITCH CLOSED (ZSC-01021).
29	0.185 MG WELDED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK.
30	CHARMLEE PRESSURE RELIEF VALVE POSITION SWITCH CLOSED (ZSC-02029).
31	10-FOOT TALL POLE MOUNTED LED FLOOD LIGHT
32	TANK SHELL MOUNTED (10 FEET ABOVE TANK FINISHED FLOOR) WEATHERPROOF LED FLOOD LIGHTS.
33	STANCHION MOUNTED GFCI RECEPTACLE WITH WEATHERPROOF ENCLOSURE PER DETAIL A SHEET E6.1.
34	GROUNDING ROD WITH H20 TRAFFIC RATED COVER PER DETAIL A SHEET E6.0
35	TANK GROUND SYSTEM PER DETAIL D SHEET E6.2.

ELECTRICAL CONSTRUCTION NOTES CONT.

36	GROUNDING WIRE CONNECTION PER DETAIL C SHEET E6.0
37	GROUNDING WIRE TO EQUIPMENT/PANEL CONNECTION PER DETAIL D SHEET E6.0
38	NEW MAGNETIC NON-CONTACTING INTRUSION ALARM ON LADDER (YAS-01061).
39	2400 CFM SUPPLY AIR FAN AND WEATHER RESISTANT SOUND ENCLOSURE, 120VAC, 0.5HP, TYPE BIG WAVE HURRICANE 100 OR EQUAL. (BLR-01011)
40	TANK SHELL MOUNTED TANK BLOWER CONTROL PANEL (PROVIDED BY BLOWER MANUFACTURER).
41	ROUTE TO AND GROUND SITE PERIMETER FENCE PER DETAIL C SHEET E6.1
42	EQUIPMENT GROUNDING CONDUCTOR ON BLOWER MOTOR PER DETAIL D SHEET E6.0.
43	TANK TEMPERATURE SENSOR PER MANUFACTURER'S REQUIREMENTS (INSTALL SENSOR IN TANK HEADSPACE).
44	#4/0 BARE COPPER MAIN SYSTEM BONDING JUMPER FROM NEUTRAL BAR AND MAIN GROUND BUS TO GROUND RING. SEE GROUNDING PLAN.
45	CONNECT #4/0 BARE COPPER GROUNDING ELECTRODE CONDUCTOR FROM MAIN GROUND BUS TO GROUND RING. SEE GROUNDING PLAN.
46	BOND EQUIPMENT/ENCLOSURE WITH #4/0 BARE COPPER GROUND TO SYSTEM GROUND RING.
47	INTEGRATED POWER MONITORING DEVICE, SAME BRAND AS PANEL.
48	SURGE PROTECTION DEVICE AND SIZE SPD FEEDER PER MANUFACTURER SPECIFICATIONS, MINIMUM 100 KA PER PHASE.
49	CONTRACTOR TO COORDINATE WITH ELECTRICAL UTILITY (SCE) TO REMOVE EXISTING 120V 1Ø-2W SERVICE.
50	CONTRACTOR TO COORDINATE WITH ELECTRICAL UTILITY (SCE) TO OBTAIN UPGRADED 120/240V 1Ø-3W SERVICE.

FILE NAME

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DWG NO.
G3.0

100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CONSTRUCTION NOTES

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	5	OF	53

APPENDIX A

BORING LOGS

Field Procedure for the Collection of Disturbed Samples
Disturbed soil samples were obtained in the field using the following method.

Bulk Samples
Bulk samples of representative earth materials were obtained from the exploratory borings. The samples were bagged and transported to the laboratory for testing.

Field Procedure for the Collection of Relatively Undisturbed Samples
Relatively undisturbed soil samples were obtained in the field using the following method.

The Modified Split-Barrel Drive Sampler
The sampler, with an external diameter of 3 inches, was lined with 1-inch-long, thin brass rings with inside diameters of approximately 2.4 inches. The sample barrel was driven into the ground with the weight of a hammer in general accordance with ASTM D 3550. The driving weight was permitted to fall freely. The approximate length of the fall, the weight of the hammer, and the number of blows per foot of driving are presented on the boring logs as an index to the relative resistance of the materials sampled. The samples were removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

BORING LOG EXPLANATION SHEET

DEPTH (feet)	Bulk	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
0								Bulk sample.
								Modified split-barrel drive sampler.
								No recovery with modified split-barrel drive sampler.
								Sample retained by others.
								Standard Penetration Test (SPT).
								No recovery with a SPT.
5		XX/XX						Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.
								No recovery with Shelby tube sampler.
								Continuous Push Sample.
				▽				Seepage.
10				12 ▽				Groundwater encountered during drilling.
								Groundwater measured after drilling.
						SM		MAJOR MATERIAL TYPE (SOIL): Solid line denotes unit change.
						CL		Dashed line denotes material change.
15								Attitudes: Strike/Dip b: Bedding c: Contact j: Joint f: Fracture F: Fault cs: Clay Seam s: Shear bss: Basal Slide Surface sf: Shear Fracture sz: Shear Zone sbs: Shear Bedding Surface
20								The total depth line is a solid line that is drawn at the bottom of the boring.

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

BORING LOG

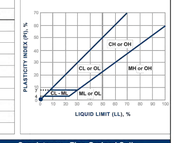
ASTM D 2488

Primary Divisions		Secondary Divisions: Group Symbol	Secondary Divisions: Group Name
COARSE-GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVEL more than 50% of coarse fraction retained on No. 4 sieve — CLEAN GRAVEL	GW	well-graded GRAVEL
		GP	poorly graded GRAVEL
	GRAVEL with DUAL CLASSIFICATIONS	GW-GM	well-graded GRAVEL with silt
		GP-GM	poorly graded GRAVEL with silt
		GW-GC	well-graded GRAVEL with clay
		GP-GC	poorly graded GRAVEL with clay
	GRAVEL with FINES more than 12% fine	GM	silty GRAVEL
		GC	clayey GRAVEL
		GC-GM	silty, clayey GRAVEL
	SAND 50% or more of coarse fraction passes No. 4 sieve — CLEAN SAND	SW	well-graded SAND
		SP	poorly graded SAND
	SAND with DUAL CLASSIFICATIONS	SW-SM	well-graded SAND with silt
		SP-SM	poorly graded SAND with silt
		SW-SC	well-graded SAND with clay
		SP-SC	poorly graded SAND with clay
	SAND with FINES more than 12% fine	SM	silty SAND
		SC	clayey SAND
		SC-SM	silty, clayey SAND
FINE-GRAINED SOILS 50% or more passes No. 200 sieve	SILT and CLAY liquid limit less than 50% — INORGANIC	CL	lean CLAY
		ML	SILT
	ORGANIC	CL-ML	silty CLAY
		OL (PI > 4)	organic CLAY
		OL (PI < 4)	organic SILT
	SILT and CLAY liquid limit 50% or more — INORGANIC	CH	fat CLAY
		MH	elastic SILT
	ORGANIC	OH (plots on or above "A" line)	organic CLAY
		OH (plots below "A" line)	organic SILT
	Highly Organic Soils	PT	Peat

Grain Size

Description		Sieve Size	Grain Size	Approximate Size
Boulders		> 12"	> 12"	Larger than basketball-sized
Cobbles		3 - 12"	3 - 12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	3/4 - 3"	Thumb-sized to fist-size
	Fine	#4 - 3/4"	0.19 - 0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	0.079 - 0.19"	Rock-salt-sized to pea-sized
	Medium	#40 - #10	0.017 - 0.079"	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	0.0029 - 0.017"	Flour-sized to sugar-sized
Fines		Passing #200	< 0.0029"	Flour-sized and smaller

Plasticity Chart



Apparent Density - Coarse-Grained Soil

Apparent Density	Spooling Cable or Cathead: SPT (blows/foot)	Spooling Cable or Cathead: Split Barrel (blows/foot)	Automatic Trip Hammer: SPT (blows/foot)	Automatic Trip Hammer: Split Barrel (blows/foot)
Very Loose	≤ 4	≤ 8	≤ 3	≤ 5
Loose	5 - 10	9 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

Consistency - Fine-Grained Soil

Consistency	Spooling Cable or Cathead: SPT (blows/foot)	Spooling Cable or Cathead: Split Barrel (blows/foot)	Automatic Trip Hammer: SPT (blows/foot)	Automatic Trip Hammer: Split Barrel (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
V. Hard	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26

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USCS METHOD OF SOIL CLASSIFICATION

DEPTH (feet)	Bulk	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
0						SC		RESIDUAL SOIL/COLLUVIUM: Brown, moist, loose to medium dense, clayey SAND; trace gravel-size fragments of sandstone; trace rootlets in the upper 2 feet; rodent burrows in the upper foot.
5								VAQUEROS FORMATION: Light yellowish brown, white, moist, strongly cemented, moderately hard to hard, SANDSTONE; fine- to medium-grained; massive; weathered; irregular contact; intensely fractured with open fractures up to approximately 3 inches wide infilled with soil; fractures are randomly oriented. @ 3.5': Hard; slow drilling; too hard to sample. @ 5': f: N55°W, 80°S; northeast side of hole, iron oxidation staining.
								@ 6': Variable weathering; bedrock is softer along some fractures. @ 6': f: N37°E, 15°N; discontinuous. @ 6': f: N85°W, 73°S; infilled with calcium carbonate mineralization. @ 7': f: N85°E, 88°S; open voids.
10								@ 8': Soil infilled fractures continue.
								@ 9': f: N13°W, 66°E; f: N2°E, 34°W; f: N50°E, 77°SE; intersecting; slight voids up to approximately 3/8 inch. Siliceous; difficult drilling. @10': f: N58°-64°E, 75°S; up to approximately 8-inch-wide void, reducing to 6-inch wide at 14 feet; void extends 2 feet into borehole sidewall. @ 10.5': f: N70°-75°W, 62°S; irregular. @ 11': f: N23°W, 90°; approximately 2¼-inch-wide open voids.
15			15	7.4	113.5			@ 12'-17': Continuous intensely fractured, cemented sandstone; blocky; fractures are infilled with dark brown to dark gray, moist, stiff, clay. @ 13' to 14': Fractures have decreasing void spaces. Reddish yellow, moist, weakly to moderately cemented, soft to moderately soft, silty SANDSTONE; massive weathered to moderately weathered; highly fractured; oxidation staining on fractures. @ 14': f: N45°W, 78°N.
								@ 17': White to yellowish brown, moist, friable, soft; decrease in cementation; trace rootlets up to approximately 1/8-inch.
20								@ 19': Continues highly fractured; blocky; fractures are short and discontinuous.

DATE DRILLED 1/27/20 - 1/28/20 BORING NO. LD-1
GROUND ELEVATION 832' ± (MSL) SHEET 1 OF 2
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 30"
SAMPLED BY AES LOGGED BY AES/MLP REVIEWED BY MLP
DESCRIPTION/INTERPRETATION

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FIGURE A- 1
ENCINAL CANYON TANK AND WATERLINE IMPROVEMENTS PROJECT
MALIBU, CALIFORNIA
209249002 1/21

DEPTH (feet)	Bulk	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
20			20	5.7	114.7			VAQUEROS FORMATION: (Continued) Reddish yellow, moist, weakly cemented, soft to moderately soft SANDSTONE; massive weathered; fine to medium sand; highly fractured.
								@ 22': f: N72°W, 52°S; f: N18°E, 83°SE.
25			30	6.0	104.0			@ 23': Becomes strongly cemented; intensely fractured; fractures are short and discontinuous. @ 23': f: N82°W, 67°S. @ 23.5': f: N7°E, 71°W.
								@ 25': Decrease in fracture spacing; fractures are longer, more continuous, creating larger blocks. @ 25': f: N17°E, 72°S. @ 25.5': f: N76°W, 53°N.
30			35	8.3	154.2			Difficult drilling below approximately 30 feet; hard; strongly cemented; moderately weathered; oxidation staining in fractures.
35			40	5.5	108.3			Total Depth = 34.5 feet. Groundwater was not encountered during drilling. Backfilled with on-site soil on 1/28/20. Notes: Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report. The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents. Drive Weights 0'-15' = 1,767 lbs. 15'-30' = 1,182 lbs. 30'-45' = 757 lbs.
40								

DATE DRILLED 1/27/20 - 1/28/20 BORING NO. LD-1
GROUND ELEVATION 832' ± (MSL) SHEET 2 OF 2
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 30"
SAMPLED BY AES LOGGED BY AES/MLP REVIEWED BY MLP
DESCRIPTION/INTERPRETATION

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

FIGURE A- 2
ENCINAL CANYON TANK AND WATERLINE IMPROVEMENTS PROJECT
MALIBU, CALIFORNIA
209249002 1/21

Upper Encinal Tank
Malibu, California

November 17, 2016
Project No. 209249001

APPENDIX A

BORING LOGS

Field Procedure for the Collection of Disturbed Samples
Disturbed soil samples were obtained in the field using the following methods.

Bulk Samples
Bulk samples of representative earth materials were obtained from the exploratory excavations. The samples were bagged and transported to the laboratory for testing.

Field Procedure for the Collection of Relatively Undisturbed Samples
Relatively undisturbed soil samples were obtained in the field using the following method.

The Modified Split-Barrel Drive Sampler
The sampler, with an external diameter of 3.0 inches, was lined with 1-inch-long, thin brass rings with inside diameters of approximately 2.4 inches. The sample barrel was driven into the ground with the weight of a hammer or the kelly bar of the drill rig in general accordance with ASTM D 3550. The driving weight was permitted to fall freely. The approximate length of the fall, the weight of the hammer or bar, and the number of blows per foot of driving are presented on the boring logs as an index to the relative resistance of the materials sampled. The samples were removed from the sample barrel in the brass rings, sealed, and transported to the laboratory for testing.

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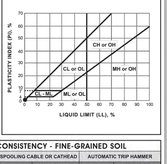
SOIL CLASSIFICATION CHART PER ASTM D 2488

Primary Divisions		Secondary Divisions: Group Symbol	Secondary Divisions: Group Name
COARSE-GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVEL more than 50% of coarse fraction retained on No. 4 sieve — CLEAN GRAVEL less than 5% fine	GW	well-graded GRAVEL
		GP	poorly graded GRAVEL
	GRAVEL with DUAL CLASSIFICATIONS 5% to 12% fine	GW-GM	well-graded GRAVEL with silt
		GP-GM	poorly graded GRAVEL with silt
		GW-GC	well-graded GRAVEL with clay
		GP-GC	poorly graded GRAVEL with clay
	GRAVEL with FINES more than 12% fine	GM	silty GRAVEL
		GC	clayey GRAVEL
		GC-GM	silty, clayey GRAVEL
	SAND 50% or more of coarse fraction passes No. 4 sieve — CLEAN SAND less than 5% fine	SW	well-graded SAND
		SP	poorly graded SAND
	SAND with DUAL CLASSIFICATIONS 5% to 12% fine	SW-SM	well-graded SAND with silt
		SP-SM	poorly graded SAND with silt
		SW-SC	well-graded SAND with clay
		SP-SC	poorly graded SAND with clay
	SAND with FINES more than 12% fine	SM	silty SAND
		SC	clayey SAND
		SC-SM	silty, clayey SAND
FINE-GRAINED SOILS 50% or more passes No. 200 sieve	SILT and CLAY liquid limit less than 50% — INORGANIC	CL	lean CLAY
		ML	SILT
	ORGANIC	CL-ML	silty CLAY
		OL (PI > 4)	organic CLAY
		OL (PI < 4)	organic SILT
	SILT and CLAY liquid limit 50% or more — INORGANIC	CH	fat CLAY
		MH	elastic SILT
	ORGANIC	CH (plots on or above "A" line)	organic CLAY
		OH (plots below "A" line)	organic SILT
	Highly Organic Soils	PT	Peat

GRAIN SIZE

DESCRIPTION		SIEVE SIZE	GRAIN SIZE	APPROXIMATE SIZE
Boulders		> 12"	> 12"	Larger than basketball-sized
Cobbles		3 - 12"	3 - 12"	Flat-sized to basketball-sized
Gravel	Coarse	3/4 - 3"	3/4 - 3"	Thumb-sized to fist-size
	Fine	#4 - 3/4"	0.19 - 0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10 - #4	0.079 - 0.19"	Rock-salt-sized to pea-sized
	Medium	#40 - #10	0.017 - 0.079"	Sugar-sized to rock-salt-sized
	Fine	#200 - #40	0.0029 - 0.017"	Flour-sized to sugar-sized
Fines		Passing #200	< 0.0029"	Flour-sized and smaller

PLASTICITY CHART



APPARENT DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPOOLING CABLE OR CATHEAD: SPT (blows/foot)	SPOOLING CABLE OR CATHEAD: MODIFIED SPLIT BARREL (blows/foot)	AUTOMATIC TRIP HAMMER: SPT (blows/foot)	AUTOMATIC TRIP HAMMER: MODIFIED SPLIT BARREL (blows/foot)
Very Loose	≤ 4	≤ 7	≤ 3	≤ 5
Loose	5 - 10	8 - 21	4 - 7	6 - 14
Medium Dense	11 - 30	22 - 63	8 - 20	15 - 42
Dense	31 - 50	64 - 105	21 - 33	43 - 70
Very Dense	> 50	> 105	> 33	> 70

CONSISTENCY - FINE-GRAINED SOIL

CONSISTENCY	SPOOLING CABLE OR CATHEAD: SPT (blows/foot)	SPOOLING CABLE OR CATHEAD: MODIFIED SPLIT BARREL (blows/foot)	AUTOMATIC TRIP HAMMER: SPT (blows/foot)	AUTOMATIC TRIP HAMMER: MODIFIED SPLIT BARREL (blows/foot)
Very Soft	< 2	< 3	< 1	< 2
Soft	2 - 4	3 - 5	1 - 3	2 - 3
Firm	5 - 8	6 - 10	4 - 5	4 - 6
Stiff	9 - 15	11 - 20	6 - 10	7 - 13
Very Stiff	16 - 30	21 - 39	11 - 20	14 - 26
Hard	> 30	> 39	> 20	> 26

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USCS METHOD OF SOIL CLASSIFICATION
Explanation of USCS Method of Soil Classification

PROJECT NO.	DATE	FIGURE

DEPTH (meters)	Bulk	SAMPLES	BLOWS/0.3 m	MOISTURE (%)	DRY DENSITY (kN/m³)	SYMBOL	CLASSIFICATION U.S.C.S.	
0								Bulk sample.
								Modified split-barrel drive sampler.
								No recovery with modified split-barrel drive sampler.
								Sample retained by others.
								Standard Penetration Test (SPT).
5			XX/XX					No recovery with a SPT.
								Shelby tube sample. Distance pushed in inches/length of sample recovered in inches.
								No recovery with Shelby tube sampler.
								Continuous Push Sample.
				▽				Seepage.
10				45 ▽				Groundwater encountered during drilling.
								Groundwater measured after drilling.
						SM		MAJOR MATERIAL TYPE (SOIL): Solid line denotes unit change.
						CL		Dashed line denotes material change.
15								Attitudes: Strike/Dip b: Bedding c: Contact j: Joint f: Fracture F: Fault cs: Clay Seam s: Shear bss: Basal Slide Surface sf: Shear Fracture sz: Shear Zone sbs: Shear Bedding Surface
20								The total depth line is a solid line that is drawn at the bottom of the boring.

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BORING LOG
Explanation of Boring Log Symbols

PROJECT NO.	DATE	FIGURE

DEPTH (feet)	Bulk	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
0						ML		FILL: Light yellowish brown, moist, medium dense, sandy SILT; some gravel and few cobble size fragments of sandstone.
								Contact relatively flat.
						CL		RESIDUAL SOIL/COLLUVIUM: Dark grayish brown, moist, very stiff, CLAY; some gravel and cobble size fragments of sandstone; trace organic pieces; decrease in gravel and cobble downward.
5			2	10.8	107.1			Brown; hard; sandy clay.
								Gradational downward to yellowish brown, fine-grained sandstone.
								@ 8': c: N45°E, 70°S; undulating contact.
10			8	4.9	126.7			VAQUEROS FORMATION: Yellowish brown and reddish brown, moist, moderately cemented, moderately soft to moderately hard, weathered SANDSTONE; fine- to medium-grained.
								@ 8'-11': Highley weathered zone; abundant randomly oriented clay filled fractures; unweathered sandstone on north side of boring with loose sandy silt along contact.
								@ 12': fr: N07°W, 66°W; up to approximately 3 inches wide; infilled with loose, sandy silt; discontinuous; terminates at 13'.
								@ 13': fr: N85°W, 55°S; up to 1.5 inches wide; infilled with reddish brown, loose, sandy silt; discontinuous; terminates at 14'.
15			3					@ 15': b: N25°E, 55°N. @ 15' - 17': Highly to intensely fractured; minor to moderate caving; randomly oriented fractures spaced approximately 1 to 3 inches.
								@ 17': Approximately 1- to 6-inch-wide open fracture; up to 1 foot deep. @ 17': fr: N15°W, 85°W; tight to very narrow; iron oxide staining on fracture surface; planar; smooth. @ 17': b: N35°E, 45°N; sandstone becomes reddish brown; fine-grained. @ 17' - 19': Friable (north side of hole). @ 18': Caving encountered; downhole logging stopped.
20								

DATE DRILLED 8/11/15 BORING NO. B-1
GROUND ELEVATION 808' ± (MSL) SHEET 1 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ
DESCRIPTION/INTERPRETATION

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BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-3

DEPTH (feet)	Bulk	SAMPLES	BLOWS/FOOT	MOISTURE (%)	DRY DENSITY (PCF)	SYMBOL	CLASSIFICATION U.S.C.S.	
20			4	5.6	103.8			VAQUEROS FORMATION: (Continued) Light reddish yellow, moist, moderately to strongly cemented, weathered SANDSTONE; fine to medium grained; black sporty magnese oxide staining.
25			4					Very light yellowish brown; dry; moderately cemented; red iron oxidation staining.
30			6	7.9				Light reddish yellow; strongly cemented; fractured with clay infilling in fractures.
35			10					Moderately fractured with clay infilling in fractures.
40								Light reddish yellow, moist, weakly to moderately indurated, CLAYSTONE; moderately fractured; spotty manganese oxide staining. Light reddish yellow, moist, strongly cemented, SANDSTONE; fine to medium grained; fractured.

DATE DRILLED 8/11/15 BORING NO. B-1
GROUND ELEVATION 808' ± (MSL) SHEET 2 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ
DESCRIPTION/INTERPRETATION

Ninyo & Moore

BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-4

DRAFTER JS | DESIGNER KS | CHECKER RM | DATE LAST SAVED: | FILE NAME

DWG NO.
G4.0

100% PLANS - PLANNING REVIEW

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

DATE	NO.	INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 DATE

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT
GEOTECHNICAL BORING LOGS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	6	OF	53

DATE DRILLED 8/11/15 BORING NO. B-1
GROUND ELEVATION 808' ± (MSL) SHEET 3 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ

DEPTH (feet) | Bulk | Driven SAMPLES | BLOWS/FOOT | MOISTURE (%) | DRY DENSITY (PCF) | SYMBOL | CLASSIFICATION U.S.C.S.

DESCRIPTION/INTERPRETATION

40 — 6 — 7.2 — 112.1
VAQUEROS FORMATION: (Continued)
Light reddish brown, moist, moderately to strongly cemented, SANDSTONE; fine to medium-grained; fractured; becomes less weathered with depth.

45 — 6

50 — 10
Light yellowish brown.

Very hard; difficult and slow drilling; broken auger teeth.

55

Too hard to sample.

60

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BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-3

DATE DRILLED 8/11/15 BORING NO. B-1
GROUND ELEVATION 808' ± (MSL) SHEET 4 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ

DESCRIPTION/INTERPRETATION

60
VAQUEROS FORMATION: (Continued)
Light brown, dry, strongly cemented, SANDSTONE; fine-grained; mechanically fractured.

65

Total Depth = 61 feet.
Downhole logged to 18 feet (caving).
Groundwater was not encountered during drilling.
Backfilled with on-site soil on 8/13/15.

Note:
Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.

The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.

70

Drive Weights:
0' - 25'= 4,900 lbs.
25' - 50' = 3,400 lbs.
50' - 61' = 2,200 lbs.

75

80

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BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-4

DATE DRILLED 8/12/15 BORING NO. B-2
GROUND ELEVATION 808' ± (MSL) SHEET 1 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ

DESCRIPTION/INTERPRETATION

0 — CL
FILL:
Light brown, moist, stiff, sandy CLAY; few gravel size pieces of sandstone.

CL
RESIDUAL SOIL/COLLUVIUM:
Dark grayish brown, moist, very stiff to hard, silty to sandy CLAY.

@ 4.5': Abundant clasts of light yellowish brown, moist, moderately cemented, fine-grained SANDSTONE; gradational downward.

5 — VAQUEROS FORMATION:
Yellowish brown, moist, moderately cemented, moderately hard, SANDSTONE; fine-grained; highly weathered to decomposed; randomly oriented veins of dark brown clay.

@ 8' - 10': Light brown, moist, strongly cemented, hard, SANDSTONE; highly fractured; randomly oriented; tight; manganese oxide staining on fracture surfaces.

@ 9': fr: N45°E, 58°S and N45°W, 85°S; very narrow; manganese oxide and iron oxide staining on fracture surfaces; planar to arcuate; slightly rough.

10 — @ 10': Becomes intermixed light brown and brown; weakly cemented to friable; highly to intensely fractured; few surfaces with manganese oxide staining.

Brown, moist, weakly indurated, gravelly CLAYSTONE; decomposed to clay.

@ 12': b: N-S, 52°W.
Yellowish brown, moist, moderately cemented, moderately hard, silty SANDSTONE; finely laminated; fine-grained; weathered; fractured.

15 — @ 15': b: N10°E, 49°W; approximately 1/2- to 1-inch-thick lens of orangish brown, moist, firm, clay.

Reddish brown, moist, weakly to moderately indurated, SILTSTONE; highly fractured; weathered.

@ 16': fr: N70°E, 20°N; very narrow; manganese oxide and iron oxide staining on surface; planar to wavy; slightly rough.
@ 16': fr: N75°W, 85°N.
Yellowish brown, moist, moderately cemented, moderately hard, SANDSTONE; highly fractured; moderately to strongly cemented.

20 — @ 19'-20': Becomes moderately to strongly cemented; highly to intensely fractured; increase in cementation; surfaces stained with manganese oxide and iron oxide; blocky texture.
@ 19': fr: N30°W, 58°S; fr: N75°E, 34°N; fr: N45°E, 75°W; tight; manganese and iron oxide staining on fracture surfaces; planar; smooth; fr: N07°W, 41°W; fr: N30°W, 74°N.

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BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-5

DATE DRILLED 8/12/15 BORING NO. B-2
GROUND ELEVATION 808' ± (MSL) SHEET 2 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ

DESCRIPTION/INTERPRETATION

20
VAQUEROS FORMATION: (Continued)
Light brown, moist, moderately cemented, moderately hard, weathered SANDSTONE; fine-grained; highly fractured; fracture surfaces stained with manganese oxide and iron oxide; blocky texture.

25 — @ 24': b: N30°E, 54°N.
@ 24': fr: N20°W, 85°N; fr: N80°W, 60°S; 1- to 6-inch-spaced fractures/joints; very narrow to tight; abundant manganese oxide and iron oxide staining on surfaces.

30 — @ 28': b: N45°E, 46°N.

35 — 4 — @ 34': j: N70°W, 79°N; N40°E, 70°N; joint set spaced 2 to 6 inches; planar.
10
18
@ 35' - 36': Randomly oriented shears in siltstone and sandstone; gray and orange intermixed clay; no bedding apparent.
@ 36' - 39': Light gray; strongly cemented; very hard; fine- to medium-grained; highly fractured.

40 — 10 — 9.6 — 117.7

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BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-6

DATE DRILLED 8/12/15 BORING NO. B-2
GROUND ELEVATION 808' ± (MSL) SHEET 3 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ

DESCRIPTION/INTERPRETATION

40 — 8
VAQUEROS FORMATION: (Continued)
Reddish brown and yellowish brown, moist, weakly to moderately indurated, silty CLAYSTONE.
Light gray, reddish brown, and yellowish brown, moist, weakly to moderately indurated, weathered SILTSTONE; intensely fractured; manganese oxide and iron oxide staining on fracture surfaces; spotty carbonates.

9
@ 43': fr: N75°W, 45°S.

9
@ 44': b: N22°E, 42°N; finely laminated; polished surfaces.

45 — 9 — 7.0 — 125.3
11

@ 47': b: N10°E, 48°N; thin interbed of gray siltstone.

Gradational contact.
Light yellowish brown, moist, strongly cemented, hard, SANDSTONE; moderately fractured.

50 — @ 51': j: N20°W, 72°S; narrow; manganese oxide and iron oxide staining on surfaces; planar; smooth.

55

60 — Total Depth = 57.5 feet.
Downhole logged to 52 feet.
Groundwater was not encountered during drilling or downhole logging.
Backfilled with on-site soil on 8/13/15.

Ninyo & Moore

BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-7

DATE DRILLED 8/12/15 BORING NO. B-2
GROUND ELEVATION 808' ± (MSL) SHEET 4 OF 4
METHOD OF DRILLING EZ Bore 24" Bucket (Roy Brothers Drilling)
DRIVE WEIGHT See End of Log DROP 12"
SAMPLED BY JRS LOGGED BY JRS/GMC REVIEWED BY LTJ

DESCRIPTION/INTERPRETATION

60
Note:
Groundwater, though not encountered at the time of drilling, may rise to a higher level due to seasonal variations in precipitation and several other factors as discussed in the report.

The ground elevation shown above is an estimation only. It is based on our interpretations of published maps and other documents reviewed for the purposes of this evaluation. It is not sufficiently accurate for preparing construction bids and design documents.

65

Drive Weights:
0' - 25' = 4,900 lbs.
25' - 50' = 3,400 lbs.
50' - 57.5' = 2,200 lbs.

70

75

80

Ninyo & Moore

BORING LOG
UPPER ENCINAL TANK
MALIBU, CALIFORNIA

PROJECT NO.	DATE	FIGURE
209249001	11/16	A-8

BORING: B-1

ADDRESS: La Chusa Highlands PROJECT NO.: 4743
DATE LOGGED: April 23, 2014 LOGGED BY: MAB

ATTITUDES: b - bedding j - joint s - shear f - fault

WATER CONTENT, %	DRY DENSITY, PCF	BLOWS/FOOT	SAMPLE	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
						0.0' - 0.5' **ARTIFICIAL FILL; Af,** clayey silt, very dark yellowish brown and yellow browns, abundant rock fragments to 2" in length, damp, medium dense
						0.5' - 3.0' **NATIVE SOIL; Qs,** clayey silt, very dark yellowish brown, abundant clasts to 4" in length, damp, stiff, dark yellowish brown contact dips west
						3.0' - 71.0' **BEDROCK; Tva,** sandstone, white to yellowish brown, fractured, locally soil filled fractures to 3.5', weathered, subvertical fractures, differerential weathering, weathered along fractures
6	115	4	X	5		@ 10.0' sandstone, fine to medium grained, yellowish brown, subparallel fractures
7	117	3	X	10		@ 15.0' sandstone, fine to medium grained, brown, massive, fractures locally well cemented, black mineral spots
5	125	6	X	15		@ 20.0' sandstone, fine to medium grained, brown, massive, fractures locally well cemented, black mineral spots
4	120	7	X	20		@ 30.0' sandstone, fine to medium grained, brown, massive, fractures locally well cemented, black mineral spots
4	129			30		
				35		@ 39.0' sandstone, fine to coarse grained, yellow brown, massive,

@ 9.5' 339°/45°W-0
@ 10.0' 250°/87°W-0
@ 21.0' 030°/35°SE-0 weathered sc / fractured sc
@ 26.5' 025°/72°SE-0 weathered sc / fractured sc
@ 32.0' 030°/55°SE-0
@ 34.0' 033°/35°W-0 discontinuous

GeoConcepts, Inc. Sheet 1 of 2

BORING: B-1

ADDRESS: La Chusa Highlands PROJECT NO.: 4743
DATE LOGGED: April 23, 2014 LOGGED BY: MAB

ATTITUDES: b - bedding j - joint s - shear f - fault

WATER CONTENT, %	DRY DENSITY, PCF	BLOWS/FOOT	SAMPLE	DEPTH, FT	GRAPHIC LOG	DESCRIPTION
5	122	9	X	45		more fractures, locally well cemented, black mineral spots
9	124	10	X	50		@ 40.0' sandstone, fine to coarse grained, yellow brown, locally gray shale, poorly bedded, more fractures, well cemented, black mineral spots, weathered, tight
				55		@ 46.0' sandstone, fine to coarse grained, yellow brown, locally gray shale, no bedding, more fractures, very well cemented, black mineral spots, weathered, tight
				60		@ 50.0' shale, gray, weathered yellowish brown, well cemented, differentially weathered, fractured, 1"-2" spacing
				65		@ 52.0' clay, yellowish brown, 1/8" to 1/4" thick, flexural slip on hard sandstone
				70		slickensides plunge 10° towards 190° sandstone, fine to coarse, yellowish brown, well cemented,very dense (using crowd), thickly bedded to massive, fractured, too hard to sample below 52' @ 58.0' sandstone, fine to coarse grained, mainly gray
				75		@ 62.5' sandstone, fine to coarse grained, mainly yellowish brown
						Total Depth: 71.0 Feet No Groundwater No Caving Bucket Auger 24" Diameter Kelly Weights: 0' - 29' = 3,700 lbs 29.0' - 58.0' = 2,400 lbs

@ 40.0' 035°/42°NW-h
@ 41.0' 015°/35°W-h
@ 44.0' 075°/20°N-h
@ 46.5' 050°/50°SE-fr
@ 47.0' 060°/50°W-fr
@ 51.5' 090°/13°S-sh
@ 52.0' 090°/10°S-sh
@ 54.0' 060°/15°S-h
@ 58.0' 010°/80°E-fr
@ 59.0' 230°/70°S-fr

GeoConcepts, Inc. Sheet 2 of 2

DRAFTER JS | DESIGNER KS | CHECKER RM | DATE LAST SAVED: | FILE NAME

DWG NO. G4.1

100% PLANS - PLANNING REVIEW

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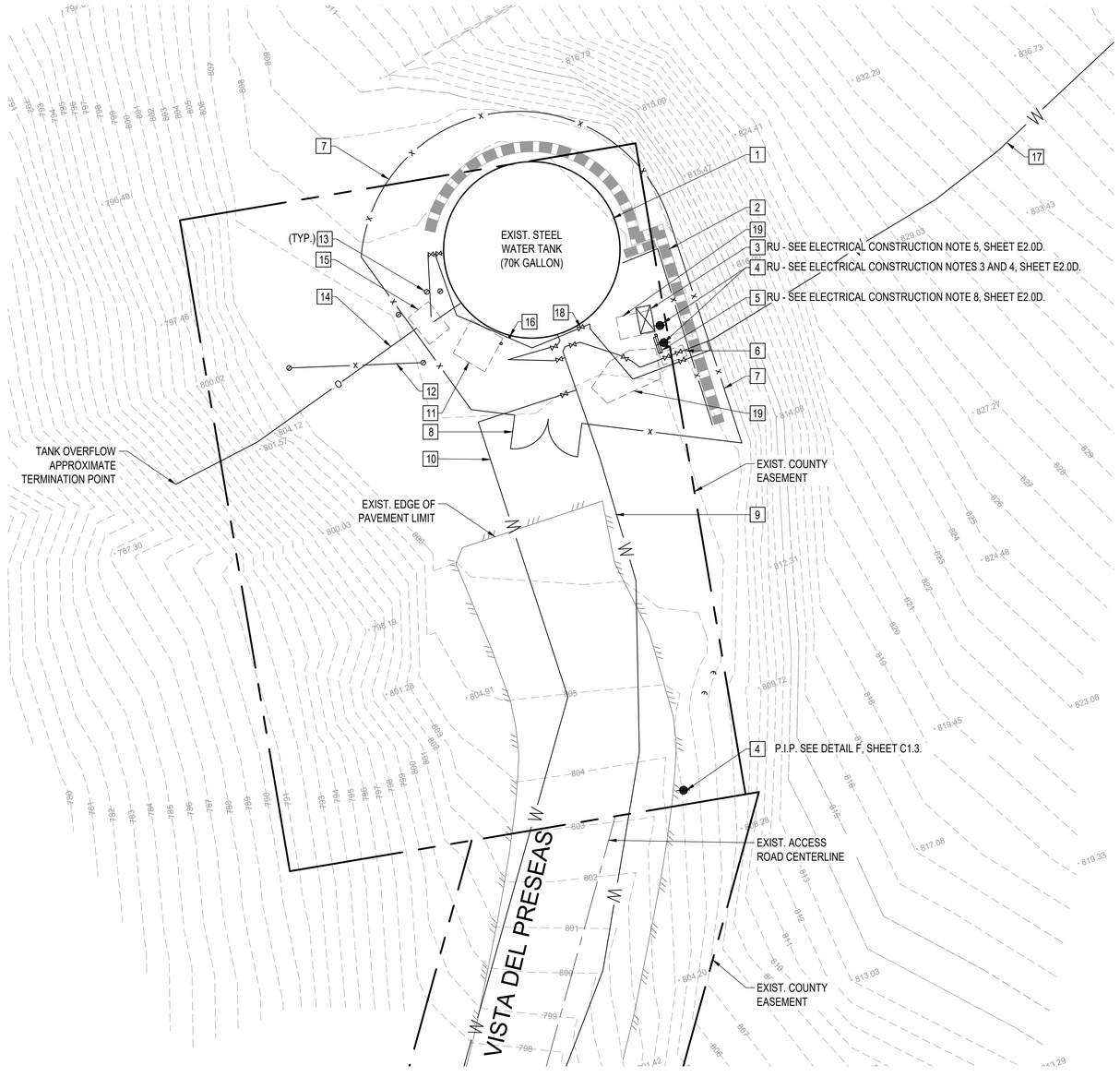
REVISIONS

ROBERT MURPHY, PROJECT ENGINEER — 06/09/2026, DATE

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT
GEOTECHNICAL BORING LOGS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET 7 OF 53



EXISTING CIVIL CONSTRUCTION NOTES	
NO.	DESCRIPTION
1	EXIST. 70K GALLON BOLTED STEEL WATER TANK.
2	EXIST. SAND BAG RETAINING WALL.
3	EXIST. 120V LA COUNTY SERVICE ENTRANCE, METER AND CONTROL ENCLOSURE
4	EXIST. POWER POLE
5	EXIST. CHARMLEE P.S. 277/480V CITY SERVICE ENTRANCE, METER AND CONTROL ENCLOSURE
6	EXIST. CITY OF MALIBU CHARMLEE P.S.
7	EXIST. CHAINLINK FENCE
8	EXIST. ACCESS GATE
9	EXIST. 4" AC WATER LINE (825 PZ)
10	EXIST. 8" CML&C STEEL WATER LINE (825 PZ)
11	EXIST. TANK ACCESS HATCH ENCLOSURE
12	EXIST. SWINGING GATE
13	EXIST. BOLLARD
14	EXIST. TANK OVERFLOW / DRAIN PIPING
15	EXIST. OVERFLOW CATCH BASIN
16	EXIST. TANK ANTENA
17	EXIST. 4" CML&C SCH.10 STEEL WATER LINE (CHARMLEE)
18	EXIST. ALTITUDE VALVE
19	EXIST. CONCRETE PAD

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING CONDITIONS AND SHALL NOTIFY THE DESIGN ENGINEER AND THE COUNTY OF ANY DISCREPANCIES.
2. THE PRESENCE OF LEAD PAINT HAS BEEN FOUND IN EXISTING TANK, ELECTRICAL EQUIPMENT AND ASSOCIATED COMPONENTS PER THE "LIMITED HAZARDOUS MATERIALS SURVEY" PREPARED BY LOS ANGELES COUNTY PUBLIC WORKS STORMWATER QUALITY DIVISION ENVIRONMENTAL COMPLIANCE UNIT (OCTOBER 6, 2020).

LEGEND

- EXIST. ABOVE GROUND UTILITES
- W — EXIST. UNDERGROUND UTILITIES
- O — EXIST. STORM DRAIN
- EXIST. VALVE
- EXIST. POWER POLE
- EXIST. BOLLARD
- RU — UTILITY TO BE REMOVED / RELOCATED BY OWNER

EXISTING SITE PLAN

SCALE: 1"=10'

NORTH
10 5 0 10 20

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DATE	INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY
PROJECT ENGINEER
06/09/2026
DATE

DRAFTER: JS
DESIGNER: KS
CHECKER: RM
DATE LAST SAVED:
FILE NAME:

DWG NO. C1.0

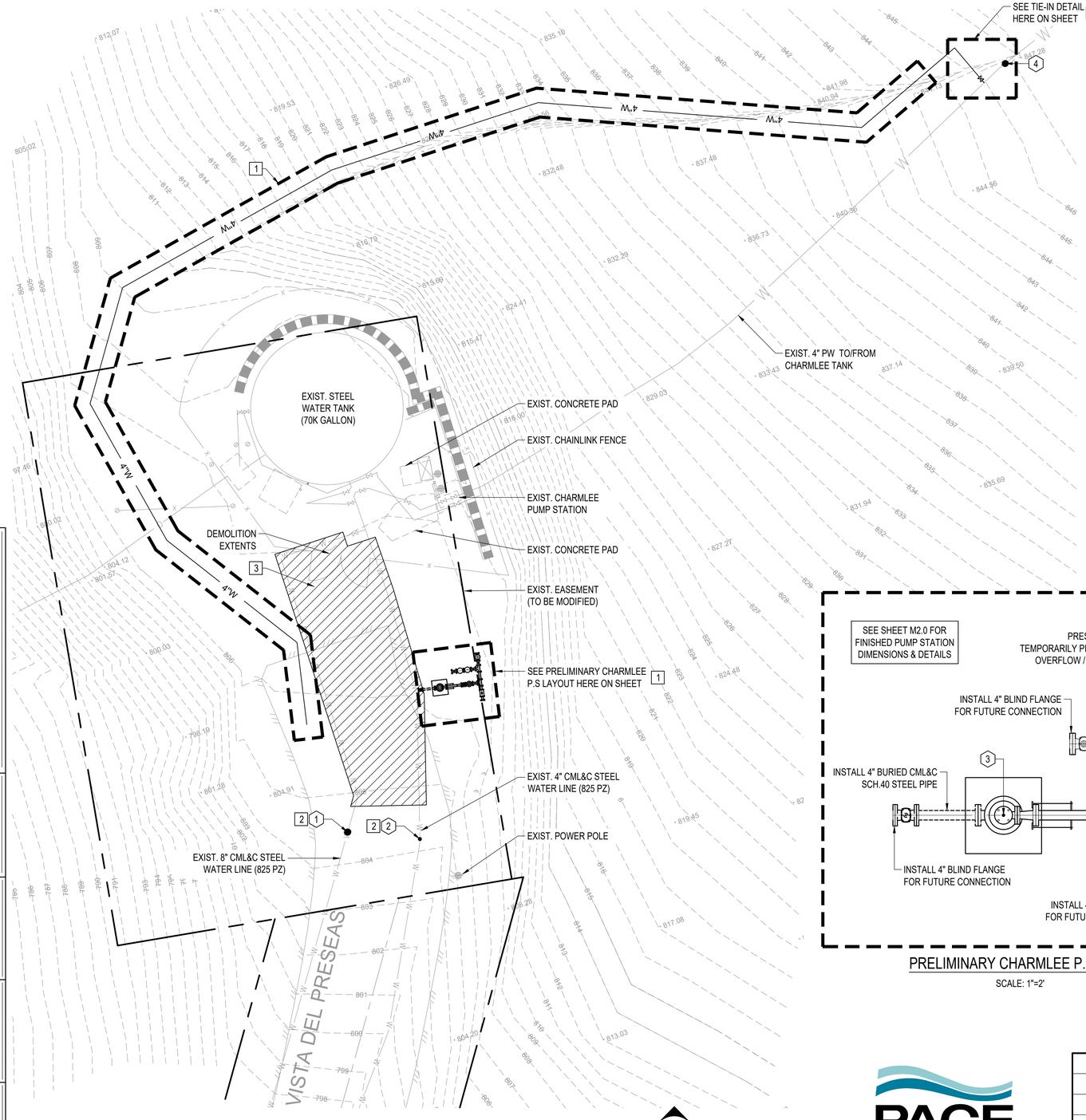
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

EXISTING SITE PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	8	OF	53



EXISTING SITE PLAN

SCALE: 1"=10'

10 5 0 10 20

PRELIMINARY SEQUENCE OF CONSTRUCTION	
TASK NO.	DESCRIPTION
1	INSTALL CHARMLEE PUMP STATION TO THE EXTENT SHOWN PER PREMINILARY CHARMLEE P.S. DETAIL ON SHEET. HOT TAP AND LINE STOP EXISTING 4" CML&C DISCHARGE PIPE PER TIE-IN DETAIL ON SHEET. INSTALL NEW CML&C SCH.40 STEEL CHARMLEE DISHARGE PIPE TO THE EXTENTS SHOWN.
2	HOT TAP AND LINE STOP EXISTING 8" AND 4" CML&C STEEL PIPE (825 PZ). CONTRACTOR SHALL VERIFY WITH COUNTY THAT THE LOWER ENCINAL PUMP STATION (PRIMARY SOURCE OF WATER FOR 825 PZ) HAS BEEN INSTALLED WITH TEMPORARY PORTABLE EMERGENCY GENERATOR.
3	DEMOLISH AND REMOVE EXISTING BELOW GROUND PIPING AND APPURTENANCES TO THE EXTENT SHOWN TO ALLOW FOR INSTALLATION OF FUTURE SITE INTERCONNECTION PIPING AS SHOWN ON SHEET C1.2. REMOVE PORTION OF CHAIN LINK FENCE AS NEEDED. ISOLATION VALVES TO PROTECT IN PLACE.

LEGEND

INCLUDED ON THIS SHEET IS PRELIMINARY SEQUENCE OF CONSTRUCTION

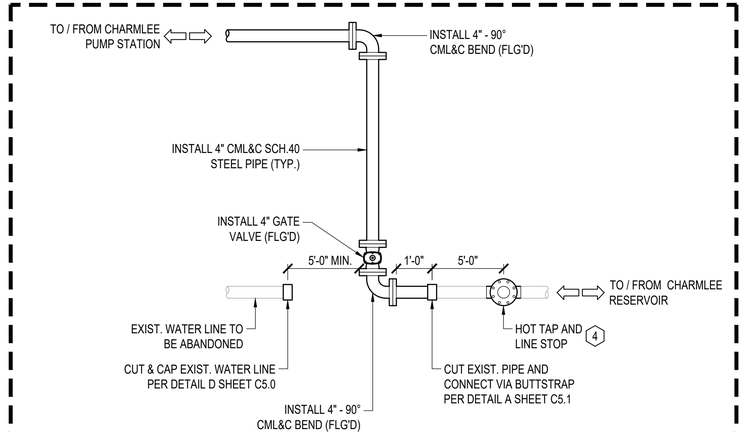
POINT TABLE			
PNT. #	NORTHING	EASTING	DESCRIPTION
1	1841134.67	6291724.73	8" LINE STOP (825 PZ)
2	1841133.45	6291737.38	4" LINE STOP (825 PZ)
3	1841160.00	6291740.89	CENTER OF PUMP CAN
4	1841269.34	6291839.90	4" LINE STOP (CHARMLEE)

NOTES:

1. THE PROPOSED PRELIMINARY SEQUENCE OF CONSTRUCTION LISTED HEREON SHALL BE CONSIDERED A PRELIMINARY AND NOT ALL INCLUSIVE AND IS SHOWN FOR BIDDING PURPOSED ONLY AND IS SUBJECT TO CHANGE AT THE COUNTY AND ENGINEER'S DISCRETION. THE FINAL SEQUENCE OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SELECTED CONTRACTOR AND SHALL BE SUBMITTED TO THE COUNTY AND THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK. CONTRACTOR SHALL DETERMINE THEIR SCHEDULE AND SEQUENCE OF CONSTRUCTION ACCORDINGLY.
2. CONTRACTOR SHALL INCLUDE SITE SECURITY MEASURES SUCH AS TEMPORARY LOCKABLE FENCING AROUND THE ENTIRE WORK AREA (INCLUDING STAGING AREA AS NEEDED). IN THE BID TO PREVENT THE PUBLIC FROM ACCESSING THE SITE. SEE SPECIFICATIONS SECTION 01550 SITE ACCESS AND STORAGE FOR FURTHER REQUIREMENTS.
3. COORDINATE ALL DEMO WORK SHUTDOWN AND TIE-INS WITH COUNTY AND UTILITY STAFF AT LEAST 2 WEEKS BEFORE HAND.
4. CONTRACTOR SHALL COORDINATE NEW ELECTRICAL SERVICE AND CHANGE OVER WITH UTILITY AGENCY.
5. FOR ALL HOT TAPS THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PREPARATIONS FOR HOT TAPS TO TAKE PLACE, INCLUDING BUT NOT LIMITED TO: EXCAVATIONS, SHORING, TRAFFIC CONTROL, STEEL PLATES & GROUNDWATER DEWATERING UPON COMPLETION OF WORK.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, MATERIAL, LOCATION AND NOTIFY THE ENGINEER AND COUNTY OF ANY DISCREPANCIES.
7. CONTRACTOR SHALL INSTALL BLIND FLANGE ON HOT TAP PRIOR TO BACKFILL.
8. ALL ABOVE GROUND PIPING AND FITTINGS SHALL BE CML & EPOXY-COATED STEEL SCH.40 (SEE SPECIFICATIONS). ALL BELOW GROUND PIPING AND FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS).

PRELIMINARY CHARMLEE P.S PLAN

SCALE: 1"=2'



TIE-IN CONNECTION DETAIL

SCALE: N.T.S

DWG NO. C1.1

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REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

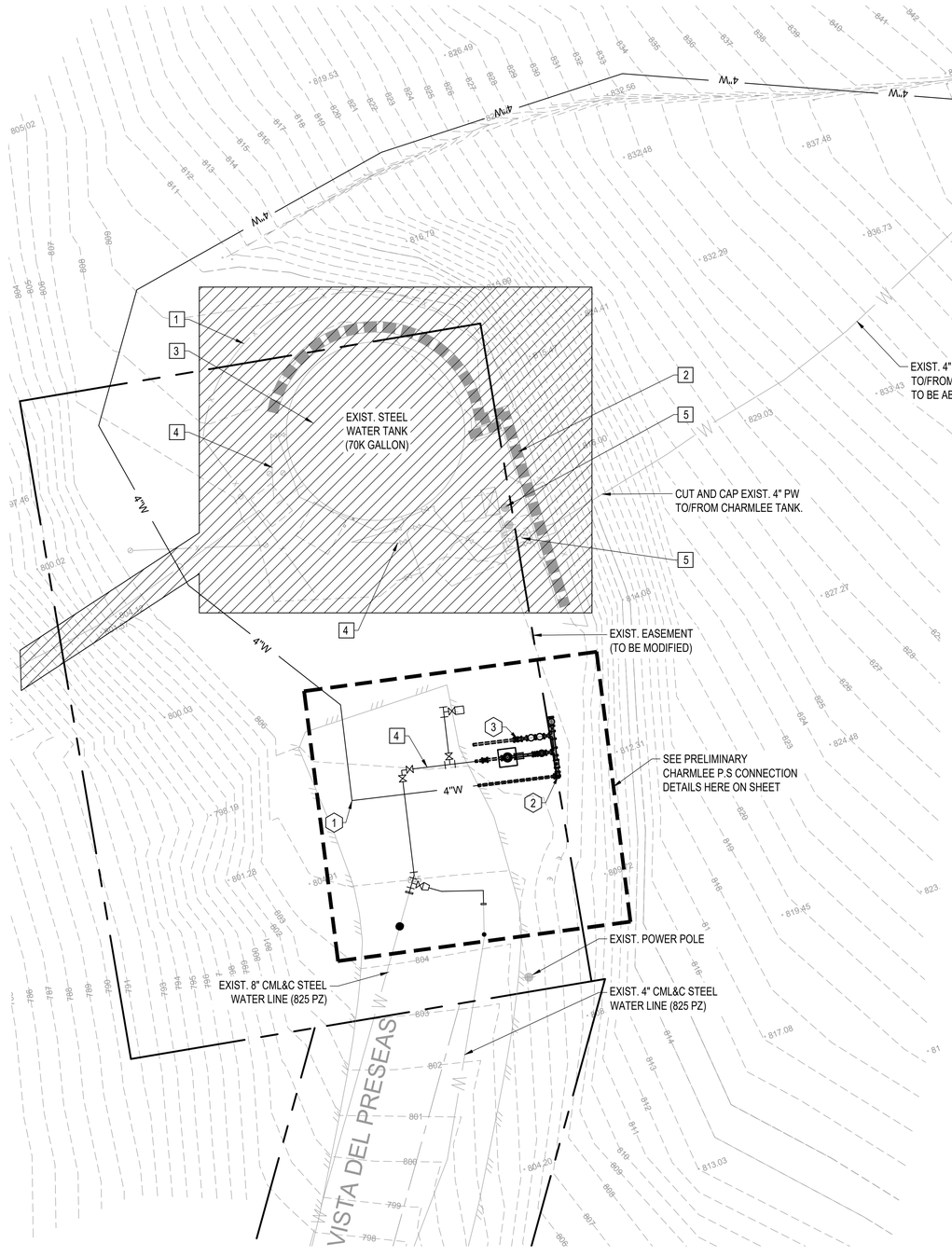
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

SEQUENCE OF CONSTRUCTION PLAN

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 9 OF 53

FILE NAME
DATE LAST SAVED:
CHECKER RM
DESIGNER KS
DRAFTER JS



EXISTING SITE PLAN

SCALE: 1"=10'

NORTH

10 5 0 10 20

PRELIMINARY SEQUENCE OF CONSTRUCTION	
TASK NO.	DESCRIPTION
1	INSTALL INTERCONNECTION YARD PIPING PER DETAIL ON SHEET. REMOVE EXIST. CHAIN LINK FENCE. CUT FENCE POST FLUSH WITH FINISHED GRADE AND FILL WITH NON-SHRINK GROUT.
2	DEMO, REMOVE AND PROPERLY DISPOSE OF THE EXISTING CEMENT SANDBAG RETAINING WALL.
3	DEMO, REMOVE AND PROPERLY DISPOSE OF THE EXISTING 0.07 MG BOLTED STEEL TANK AND ALL ASSOCIATE APPURTENANCES. THIS SPECIFICIALLY INCLUDED, BUT NOT LIMITED TO EXISTING TANK FOUNDATION.
4	DEMO, REMOVE AND PROPERLY DISPOSE OF THE EXISTING YARD PIPING, FITTINGS, VALVES AND APPURTENANCES WITHIN THE INDICATED AREA AND IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
5	DEMO, REMOVE AND PROPERLY DISPOSE OF THE EXISTING CHARMLEE PUMP STATION, PIPING, FITTINGS, VALVES, ELECTRICAL SERVICES, POWER POLE AND ASSOCIATED APPURTENANCES WITHIN THE INDICATED AREA AND IN CONFLICT WITH THE PROPOSED IMPROVEMETNS.

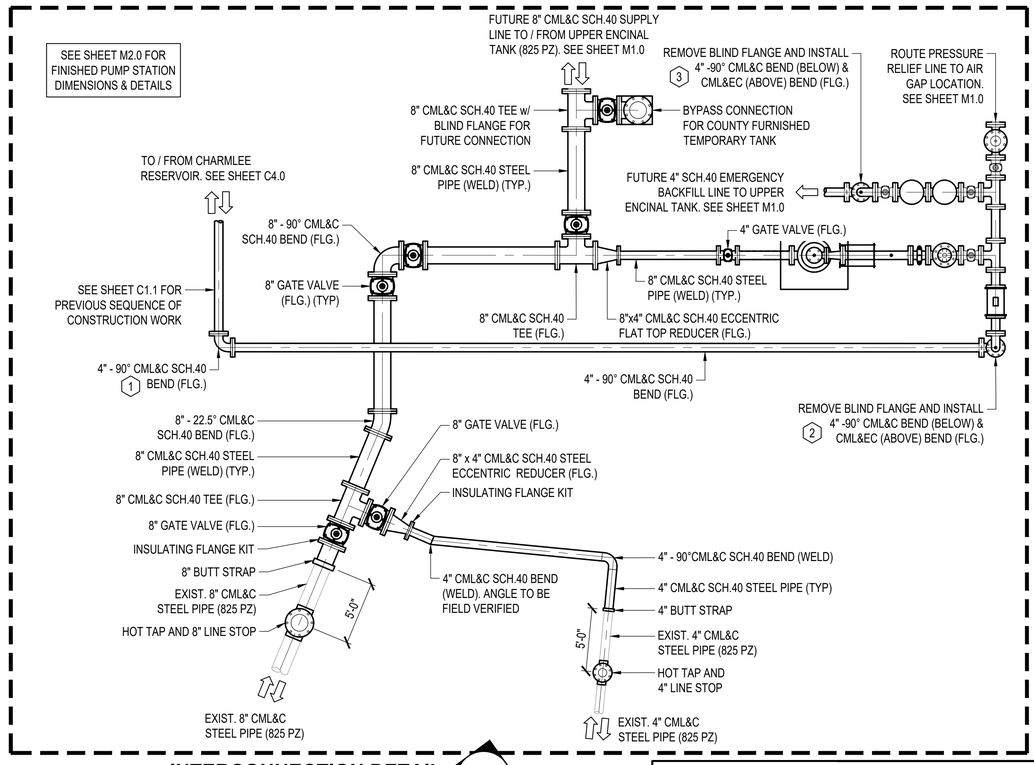
LEGEND

- INCLUDED ON THIS SHEET PRELIMINARY SEQUENCE OF CONSTRUCTION
- CEMENT SANDBAG RETAINING WALL

POINT TABLE			
PNT. #	NORTHING	EASTING	DESCRIPTION
1	1841153.53	6291717.58	4" CHARMLEE P.S. BEND
2	1841157.23	6291748.46	4" CHARMLEE P.S. BEND
3	1841162.70	6291742.43	4" CHARMLEE P.S. BEND

NOTES:

1. THE PROPOSED PRELIMINARY SEQUENCE OF CONSTRUCTION LISTED HEREON SHALL BE CONSIDERED A PRELIMINARY AND NOT ALL INCLUSIVE AND IS SHOWN FOR BIDDING PURPOSED ONLY AND IS SUBJECT TO CHANGE AT THE COUNTY AND ENGINEER'S DISCRETION. THE FINAL SEQUENCE OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE SELECTED CONTRACTOR AND SHALL BE SUBMITTED TO THE COUNTY AND THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK. CONTRACTOR SHALL DETERMINE THEIR SCHEDULE AND SEQUENCE OF CONSTRUCTION ACCORDINGLY.
2. CONTRACTOR SHALL INCLUDE SITE SECURITY MEASURES SUCH AS TEMPORARY LOCKABLE FENCING AROUND THE ENTIRE WORK AREA (INCLUDING STAGING AREA AS NEEDED). IN THE BID TO PREVENT THE PUBLIC FROM ACCESSING THE SITE. SEE SPECIFICATIONS SECTION 01550 SITE ACCESS AND STORAGE FOR FURTHER REQUIREMENTS.
3. COORDINATE ALL DEMO WORK SHUTDOWN AND TIE-INS WITH COUNTY AND UTILITY STAFF AT LEAST 2 WEEKS BEFORE HAND.
4. CONTRACTOR SHALL COORDINATE NEW ELECTRICAL SERVICE AND CHANGE OVER WITH UTILITY AGENCY.
5. FOR ALL HOT TAPS THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PREPARATIONS FOR HOT TAPS TO TAKE PLACE, INCLUDING BUT NOT LIMITED TO: EXCAVATIONS, SHORING, TRAFFIC CONTROL, STEEL PLATES & GROUNDWATER DEWATERING UPON COMPLETION OF WORK.
6. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, MATERIAL, LOCATION AND NOTIFY THE ENGINEER AND COUNTY OF ANY DISCREPANCIES.
7. CONTRACTOR SHALL INSTALL BLIND FLANGE ON HOT TAP PRIOR TO BACKFILL.
8. ALL ABOVE GROUND PIPING AND FITTINGS SHALL BE CML & EPOXY-COATED STEEL SCH.40 (SEE SPECIFICATIONS). ALL BELOW GROUND PIPING AND FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS).



INTERCONNECTION DETAIL

SCALE: N.T.S

NORTH

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100% PLANS - PLANNING REVIEW

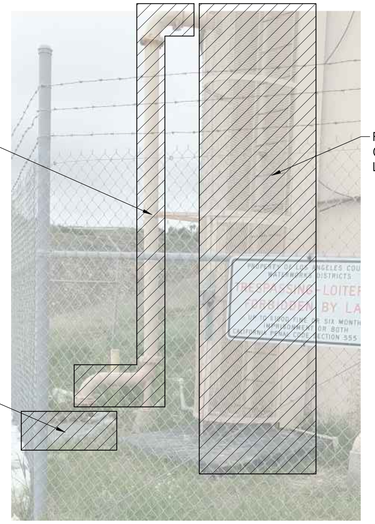
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

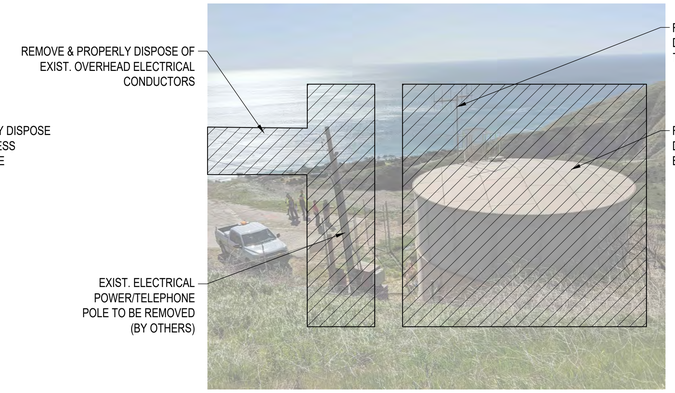
SEQUENCE OF CONSTRUCTION PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	10 OF	53

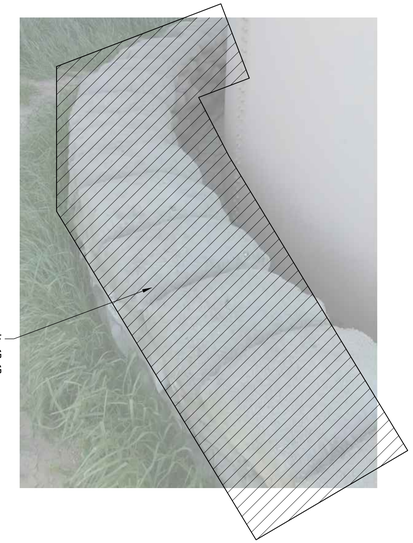
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OVERFLOW / TANK DRAIN CATCH BASIN DEMO
DETAIL "A"



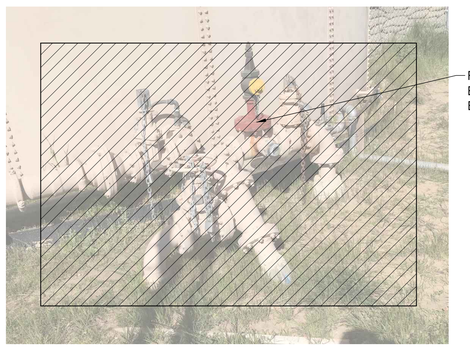
BOLTED TANK / POWER POLE DEMO
DETAIL "B"



CEMENT SAND BAG DEMO
DETAIL "C"



ELECTRICAL SERVICE / CHARMLEE P.S DEMO
DETAIL "D"



TANK INLET DEMO
DETAIL "E"



EXIST. POWER POLE
DETAIL "F"

DWG NO.
C1.3

100% PLANS - PLANNING REVIEW

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DATE	INITIALS	DESCRIPTION

REVISIONS

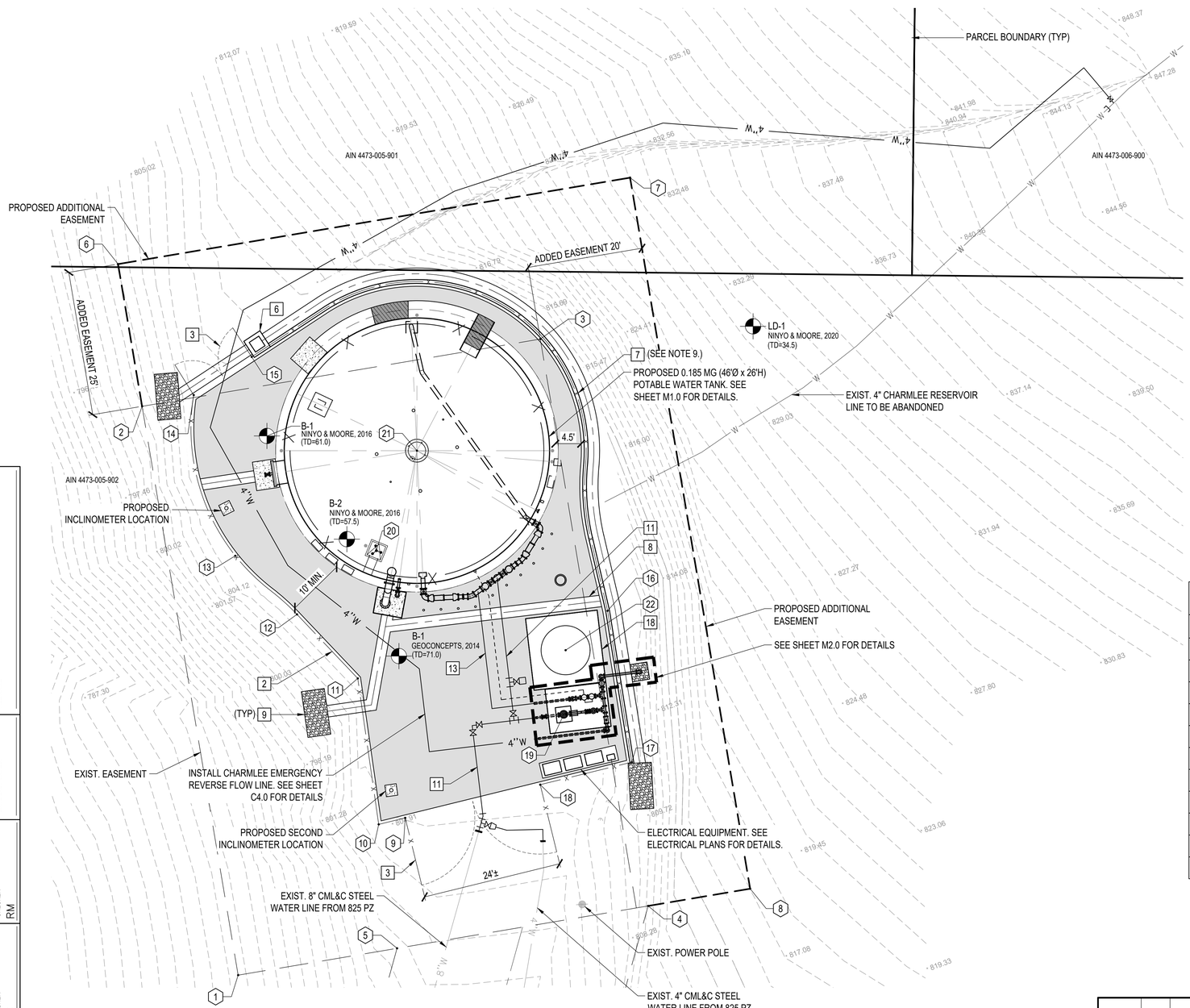
ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

DEMOLITION DETAILS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	11 OF 53



PROPOSED SITE PLAN

SCALE: 1"=10'

NORTH

10 5 0 10 20

CIVIL CONSTRUCTION NOTES	
NO.	DESCRIPTION
2	CHAIN LINK FENCE WITH BARBED WIRE PER LACWWD STD. PLAN W-23, 8' HIGH FOR FENCE AT GRADE, 3' HIGH FOR FENCE AT RETAINING WALL. SEE DETAIL E ON SHEET C5.0
3	DBL. DRIVE CHAIN LINK ACCESS GATE W/ BARBED WIRE PER LACWWD STD. PLAN W-23, 8' HIGH. SEE DETAIL E ON SHEET C5.0.
6	CMU SPLASH WALL. SEE STRUCTURAL PLANS FOR DETAILS.
7	CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
8	2' WIDE CONCRETE RIBBON GUTTER PER DETAIL C ON SHEET C5.1.
9	AREA FOR CLASS II RIP RAP (SEE SPECIFICATIONS).
11	8" CML&C SCH.40 STEEL PIPE.
13	4" CML&C SCH.40 STEEL PIPE.
18	12'-6" x 12'-6" REINFORCED CONCRETE PAD AND TEMPORARY COUNTY FURNISHED 5000 GALLON STORAGE TANK. SEE STRUCTURAL PLANS FOR DETAILS.

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, MATERIAL, LOCATION AND NOTIFY THE ENGINEER AND COUNTY OF ANY DISCREPANCIES.
2. ALL ABOVE GROUND PIPING AND FITTINGS SHALL BE CML & EPOXY-COATED STEEL SCH.40 (SEE SPECIFICATIONS). ALL BELOW GROUND PIPING AND FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS).
3. CONTRACTOR SHALL REPAIR ALL MORTAR LINING AND COATING ON EXISTING STEEL PIPE AND FITTINGS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL TIE-IN WORK/SHUTDOWNS WITH THE COUNTY. SEE SEQUENCE OF CONSTRUCTION PLANS FOR PHASING REQUIREMENTS.
5. TRENCH FOR NEW PIPING INSTALLATION AND BACKFILL PER DETAIL D ON SHEET C5.1.
6. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.
7. STEEL SLIP ON WELD FLANGES SHALL BE PROVIDED FOR ALL CONNECTION OF ALL STEEL PIPE TO FLANGE FITTINGS AND VALVES, UNLESS NOTED OTHERWISE.
8. THRUST BLOCKS SHALL BE PROVIDED FOR ALL BELOW GROUND BENDS (22.5 AND GREATER), TEES AND CROSSES PER DETAIL C ON SHEET C5.0.
9. CHAIN LINK FENCE ON RETAINING WALL WILL BE A POST INSTALL AND IS CONSIDERED A DEFERRED SUBMITTAL. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SUBMITTED TO THE ENGINEER AND COUNTY FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.

POINT TABLE			
PNT. #	NORTHING	EASTING	DESCRIPTION
1	1841114.79	6291684.45	EXISTING EASEMENT
2	1841213.39	6291667.80	EXISTING EASEMENT
3	1841225.05	6291736.82	EXISTING EASEMENT
4	1841126.79	6291755.51	EXISTING EASEMENT
5	1841119.44	6291711.99	EXISTING EASEMENT
6	1841238.04	6291663.63	PROPOSED ADDITIONAL EASEMENT
7	1841253.03	6291752.38	PROPOSED ADDITIONAL EASEMENT
8	1841129.77	6291773.19	PROPOSED ADDITIONAL EASEMENT
9	1841142.06	6291713.40	PROPOSED ACCESS SWING GATE
10	1841140.93	6291708.81	PROPOSED CHAIN LINK FENCE
11	1841166.23	6291705.18	PROPOSED CHAIN LINK FENCE

POINT TABLE			
PNT. #	NORTHING	EASTING	DESCRIPTION
12	1841177.33	6291694.65	PROPOSED CHAIN LINK FENCE
13	1841181.43	6291690.10	PROPOSED CHAIN LINK FENCE
14	1841215.35	6291676.74	PROPOSED ACCESS SWING GATE
15	1841221.96	6291686.79	PROPOSED ACCESS SWING GATE
16	1841177.95	6291748.49	PROPOSED CHAIN LINK FENCE
17	1841151.71	6291752.69	PROPOSED CHAIN LINK FENCE
18	1841147.81	6291736.80	PROPOSED ACCESS SWING GATE
19	1841160.00	6291740.89	CENTER OF PUMP CAN
20	1841188.37	6291708.41	CENTER OF ACCESS HATCH
21	1841205.70	6291715.44	CENTER OF TANK
22	1841171.12	6291741.21	CENTER OF TEMPORARY TANK

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DWG NO. C2.0

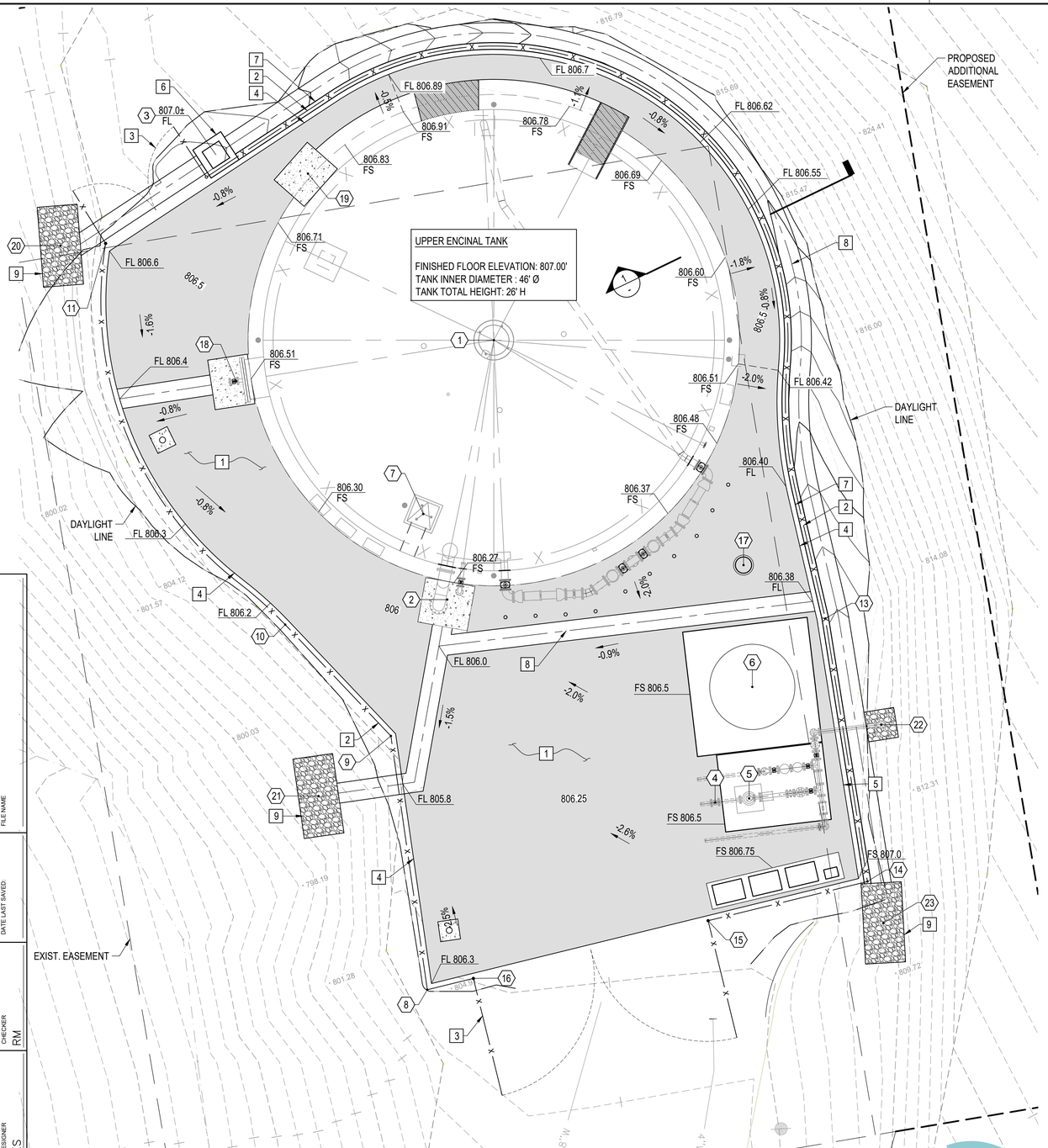
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

PROPOSED SITE PLAN

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 12 OF 53



SITE GRADING PLAN

SCALE: 1"=6'

EOP LINE DATA				
LINE #	DISTANCE	BEARING	START POINT	END POINT
L1	15.46'	S43°29'56"E	N 1841177.67, E 6291695.01	N 1841166.46, E 6291705.65
L2	25.17'	S8°10'09"E	N 1841166.46, E 6291705.65	N 1841141.54, E 6291709.23

EOP CURVE DATA				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	35.00'	37.06'	60.67	20.48
C2	40.00'	6.21'	8.89	3.11

POINT TABLE			
PNT. #	NORTHING	EASTING	DESCRIPTION
1	1841205.70	6291715.44	POTABLE WATER STORAGE TANK
2	1841179.86	6291710.81	OVERFLOW SPLASH PAD
3	1841224.18	6291687.74	CMU SPLASH WALL
4	1841159.59	6291737.50	4" GATE VALVE
5	1841160.00	6291740.89	PUMP CAN
6	1841171.12	6291741.21	TEMPORARY TANK
7	1841188.37	6291708.41	TANK ACCESS HATCH
8	1841140.93	6291708.81	PROPOSED CHAIN LINK FENCE
9	1841166.23	6291705.18	PROPOSED CHAIN LINK FENCE
10	1841177.33	6291694.65	PROPOSED CHAIN LINK FENCE
11	1841215.39	6291676.75	PROPOSED CHAIN LINK FENCE
12	1841221.96	6291686.79	PROPOSED CHAIN LINK FENCE
13	1841177.95	6291748.49	PROPOSED CHAIN LINK FENCE
14	1841151.71	6291752.69	PROPOSED CHAIN LINK FENCE
15	1841147.80	6291736.81	PROPOSED CHAIN LINK FENCE
16	1841142.06	6291713.40	PROPOSED CHAIN LINK FENCE
17	1841183.27	6291740.33	LIGHT POST
18	1841201.61	6291689.76	TANK MANWAY SPLASH PAD
19	1841222.31	6291696.91	SPIRAL STAIRCASE CONCRETE LANDING
20	1841215.12	6291672.23	RIP RAP AREA
21	1841160.24	6291697.96	RIP RAP AREA
22	1841167.36	6291754.06	RIP RAP AREA
23	1841147.59	6291754.27	RIP RAP AREA

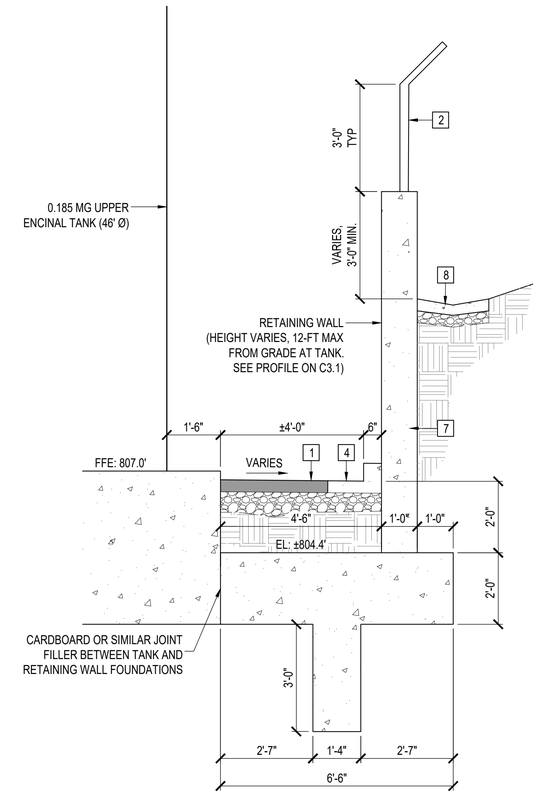
EARTHWORKS:

TOTAL 2D AREA: 4,785.44 Sq. Ft.
TOTAL CUT: 576.73 Cu. Yds.
TOTAL FILL: 10.16 Cu. Yds.
NET <CUT>: 566.57 Cu. Yds.

NOTES:

1. EXPORTED SOIL FROM THE 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.

CIVIL CONSTRUCTION NOTES	
NO.	DESCRIPTION
1	3.5" ASPHALT PAVEMENT OVER 7.5" AGGREGATE BASE PER DETAIL F ON SHEET C5.0.
2	CHAIN LINK FENCE WITH BARBED WIRE PER LACWWD STD. PLAN W-23, 8' HIGH FOR FENCE AT GRADE, 3' HIGH FOR FENCE AT RETAINING WALL. SEE DETAIL E ON SHEET C5.0
3	DBL. DRIVE CHAIN LINK ACCESS GATE W/ BARBED WIRE PER LACWWD STD. PLAN W-23, 8' HIGH. SEE DETAIL E ON SHEET C5.0.
4	6" CURB & 12" LONG GUTTER DETAIL E ON SHEET C5.1.
5	6" CURB PER DETAIL E ON SHEET C5.1.
6	CMU SPLASH WALL. SEE STRUCTURAL PLANS FOR DETAILS.
7	CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
8	2' WIDE CONCRETE RIBBON GUTTER PER DETAIL C ON SHEET C5.1.
9	AREA FOR CLASS II RIP RAP (SEE SPECIFICATIONS).



1-TYP. SECTION

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

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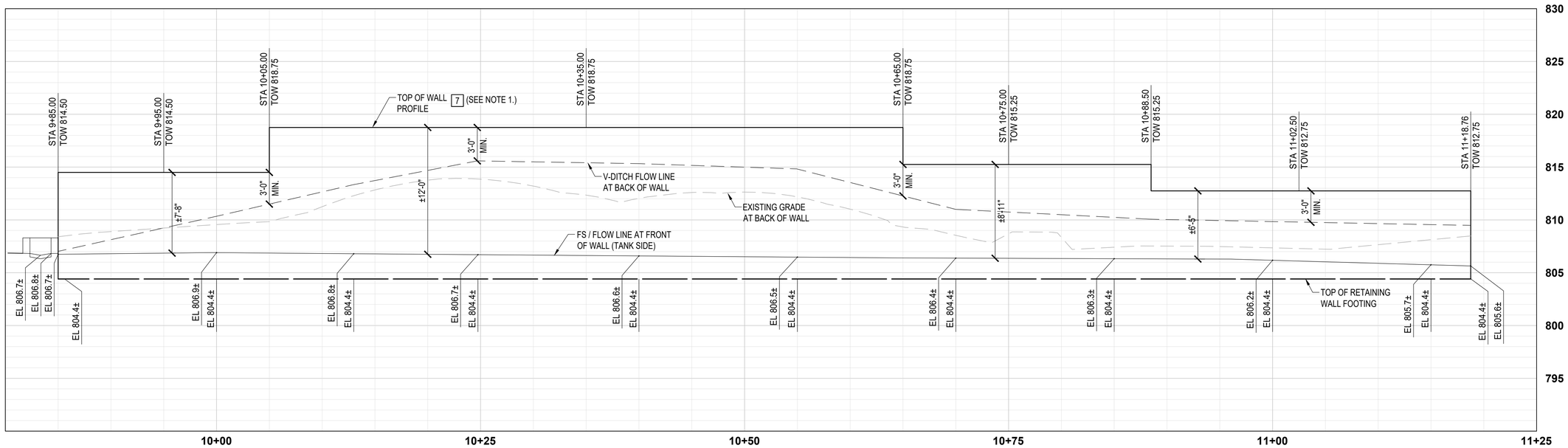
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

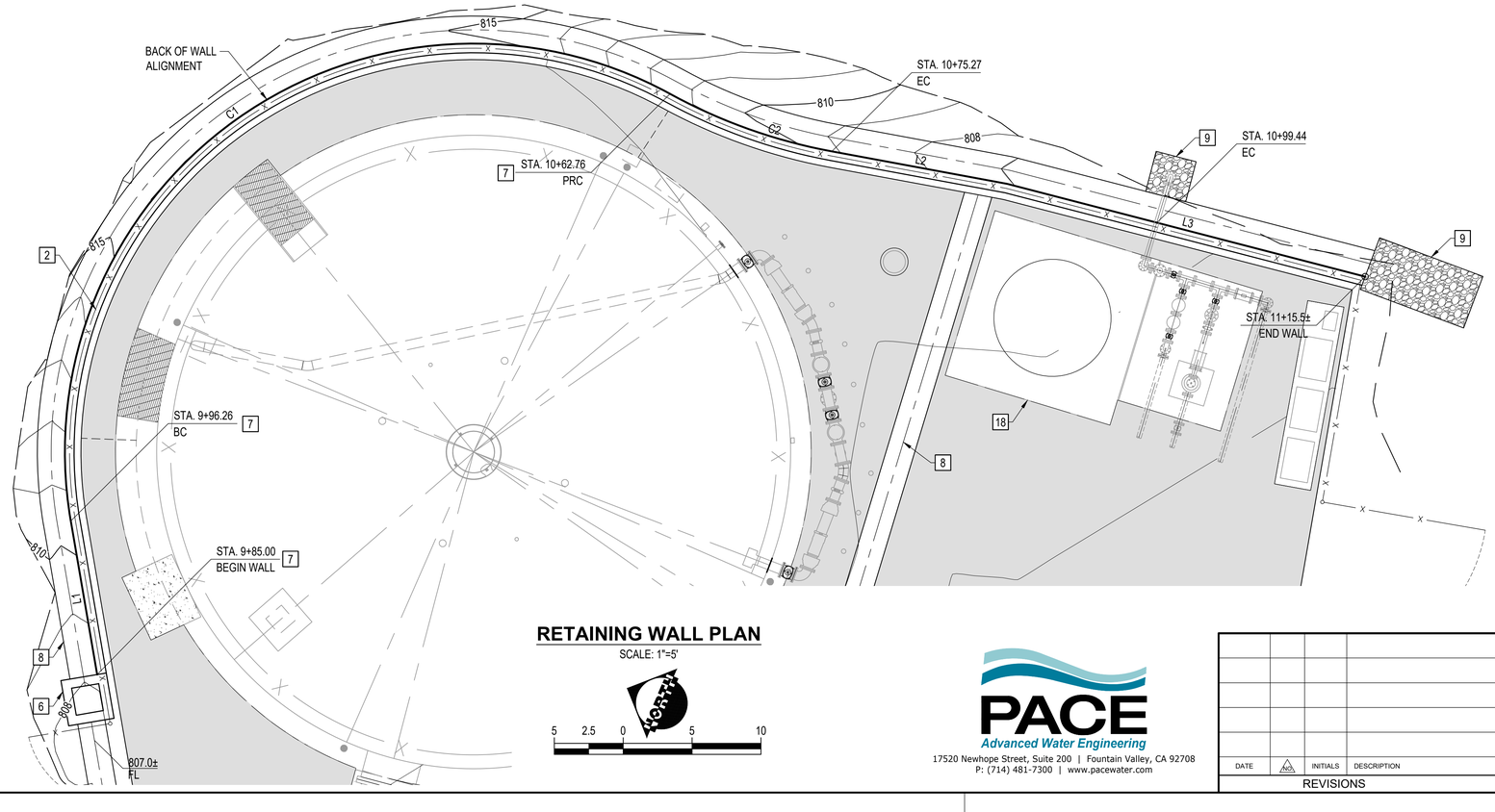
SITE GRADING PLAN

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 13 OF 53



RETAINING WALL PROFILE

SCALE: 1"=5'



RETAINING WALL PLAN

SCALE: 1"=5'

NORTH

5 2.5 0 5 10

CIVIL CONSTRUCTION NOTES	
NO.	DESCRIPTION
6	CMU SPLASH WALL.SEE STRUCTURAL PLANS FOR DETAILS.
7	CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS FOR DETAILS.
8	2' WIDE CONCRETE RIBBON GUTTER PER DETAIL C ON SHEET C5.1.
9	AREA FOR CLASS II RIP RAP (SEE SPECIFICATIONS).
18	12'-6" x 12'-6" REINFORCED CONCRETE PAD AND TEMPORARY COUNTY FURNISHED 5000 GALLON STORAGE TANK. SEE STRUCTURAL PLANS FOR DETAILS.

NOTES:

1. CHAIN LINK FENCE ON RETAINING WALL WILL BE A POST INSTALL AND IS CONSIDERED A DEFERRED SUBMITTAL. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SUBMITTED TO THE ENGINEER AND COUNTY FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.

BACK OF WALL CURVE DATA				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	29.67'	66.50'	128.43	61.41
C2	39.33'	12.51'	18.23	6.31

BACK OF WALL LINE DATA				
LINE #	DISTANCE	BEARING	START POINT	END POINT
L1	11.32'	N56°38'48"E	N 1841224.26, E 6291689.67	N 1841230.48, E 6291699.13
L2	12.96'	S13°08'18"E	N 1841190.64, E 6291745.86	N 1841178.02, E 6291748.81
L3	26.83'	S9°05'24"E	N 1841178.02, E 6291748.81	N 1841151.53, E 6291753.05

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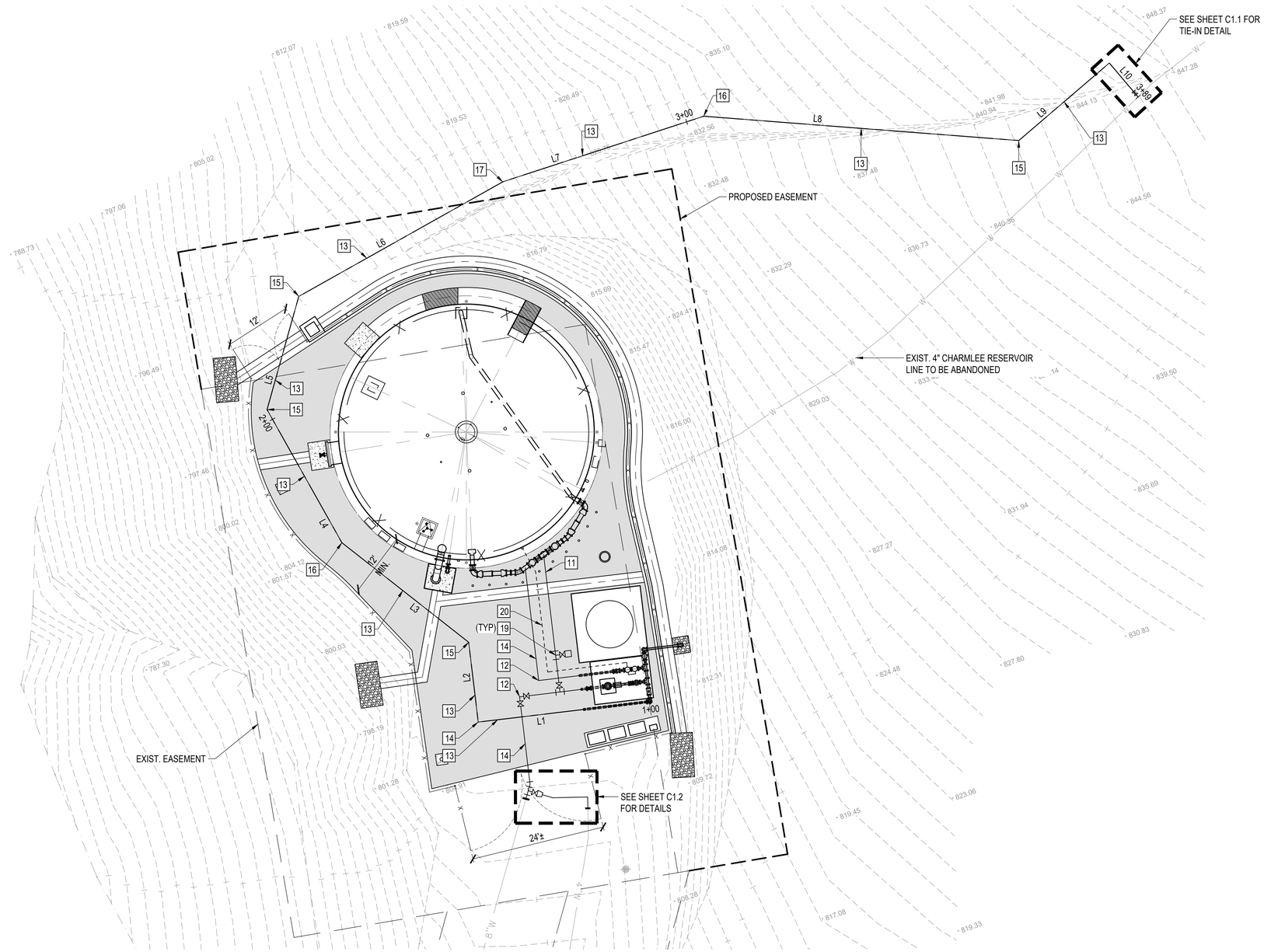
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

RETAINING WALL PLAN AND PROFILE

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 14 OF 53



SITE PLAN

SCALE: 1"=10'

NORTH

10 5 0 10 20

CIVIL CONSTRUCTION NOTES	
NO.	DESCRIPTION
11	8" CML&C SCH.40 STEEL PIPE.
12	8"- 90° CML&C SCH.40 STEEL BEND.
13	4" CML&C SCH.40 STEEL PIPE.
14	4"- 90° CML&C SCH.40 STEEL BEND.
15	4"- 45° CML&C SCH.40 STEEL BEND.
16	4"- 22.5° CML&C SCH.40 STEEL BEND.
17	4"- 11.25° CML&C SCH.40 STEEL BEND.
19	8" CML&C SCH.40 STEEL TEE.
20	1" WELDED 316 S.S ALTITUDE VALVE SENSING LINE PIPE AND FITTINGS PER MANUNUFACTURER'S REQUIREMENTS.

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, MATERIAL, LOCATION AND NOTIFY THE ENGINEER AND COUNTY OF ANY DISCREPANCIES.
2. ALL ABOVE GROUND PIPING AND FITTINGS SHALL BE CML & EPOXY-COATED STEEL SCH.40 (SEE SPECIFICATIONS). ALL BELOW GROUND PIPING AND FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS).
3. CONTRACTOR SHALL REPAIR ALL MORTAR LINING AND COATING ON EXISTING STEEL PIPE AND FITTINGS DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL TIE-IN WORK/SHUTDOWNS WITH THE COUNTY. SEE SEQUENCE OF CONSTRUCTION PLANS FOR PHASING REQUIREMENTS.
5. TRENCH FOR NEW PIPING INSTALLATION AND BACKFILL PER DETAIL D ON SHEET C5.1.
6. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.
7. STEEL SLIP ON WELD FLAGNES SHALL BE PROVIDED FOR ALL CONNECTION OF ALL STEEL PIPE TO FLANGE FITTINGS AND VALVES, UNLESS NOTED OTHERWISE.
8. THRUST BLOCKS SHALL BE PROVIDED FOR ALL BELOW GROUND BENDS (22.5 AND GREATER), TEES AND CROSSES PER DETAIL C ON SHEET C5.0.

LINE DATA				
LINE #	DISTANCE	BEARING	START POINT	END POINT
L1	31.10'	S83°09'39"W	N 1841157.23, E 6291748.46	N 1841153.53, E 6291717.58
L2	14.46'	N6°50'21"W	N 1841153.53, E 6291717.58	N 1841167.88, E 6291715.86
L3	28.99'	N51°50'21"W	N 1841167.88, E 6291715.86	N 1841185.79, E 6291693.07
L4	27.46'	N29°20'21"W	N 1841185.79, E 6291693.07	N 1841209.73, E 6291679.61
L5	21.14'	N15°39'39"E	N 1841209.73, E 6291679.61	N 1841230.09, E 6291685.32
L6	42.07'	N60°39'39"E	N 1841230.09, E 6291685.32	N 1841250.70, E 6291721.99
L7	37.99'	N71°54'39"E	N 1841250.70, E 6291721.99	N 1841262.50, E 6291758.11
L8	56.81'	S85°35'21"E	N 1841262.50, E 6291758.11	N 1841258.13, E 6291814.75
L9	21.43'	N49°24'59"E	N 1841258.13, E 6291814.75	N 1841272.07, E 6291831.03
L10	8.01'	S40°15'21"E	N 1841272.07, E 6291831.03	N 1841265.96, E 6291836.20

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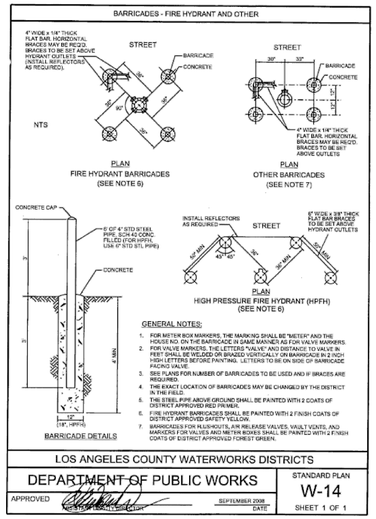
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WATERWORKS DISTRICT NO. 29, MALIBU

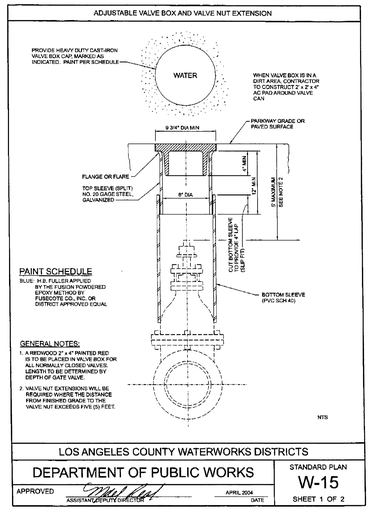
UPPER ENCINAL TANK IMPROVEMENT

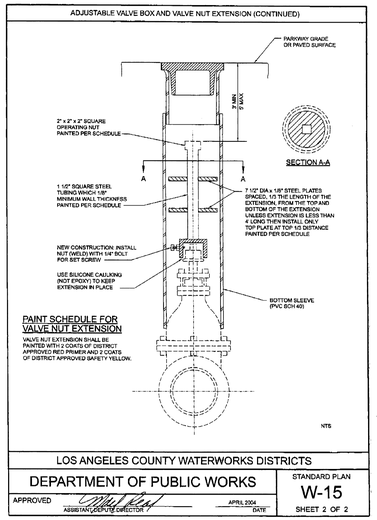
SITE YARD PIPING PLAN

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 15 OF 53

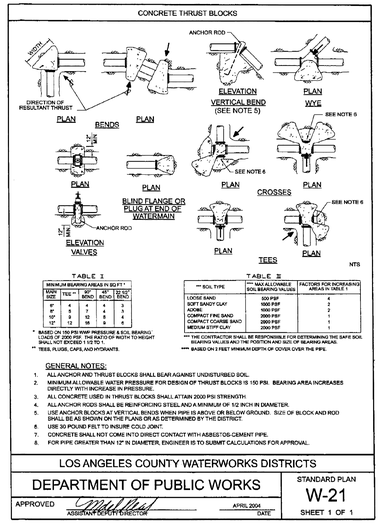


BOLLARDS DETAIL NTS A

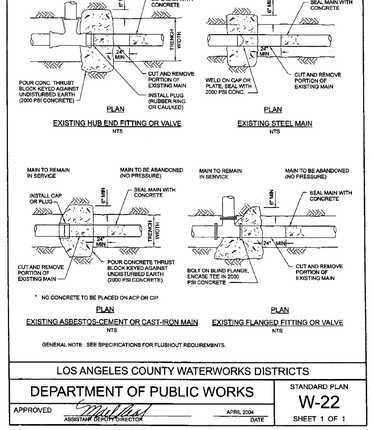




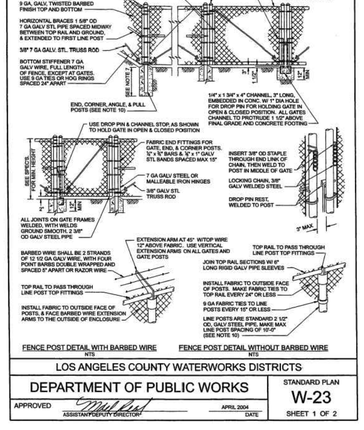
ADJUSTABLE VALVE BOX AND VALVE NUT EXTENSION DETAIL NTS B

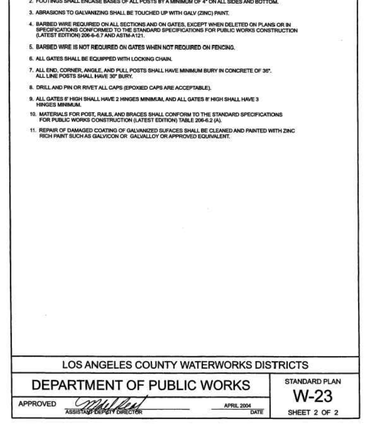


CONCRETE THRUST BLOCKS DETAIL NTS C

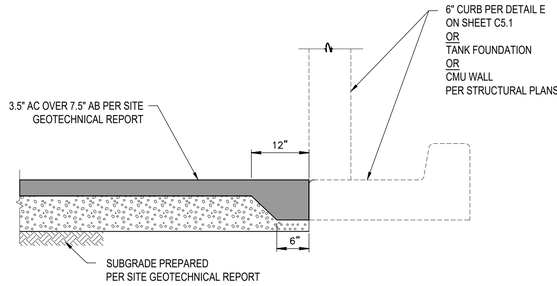


CUTTING AND PLUGGING WATER MAINS DETAIL NTS D





CHAIN LINK FENCING DETAIL NTS E



AC PAVEMENT TERMINATION DETAIL NTS F

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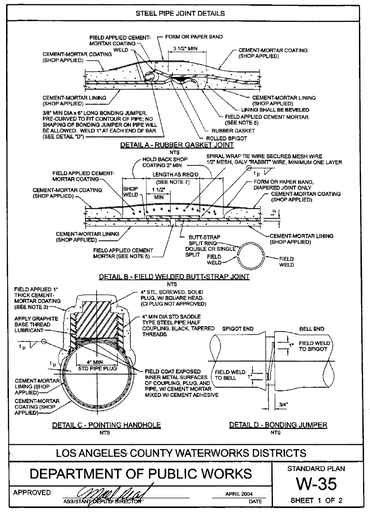
ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

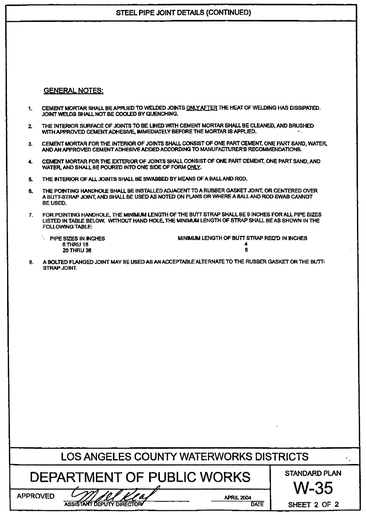
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CIVIL DETAILS

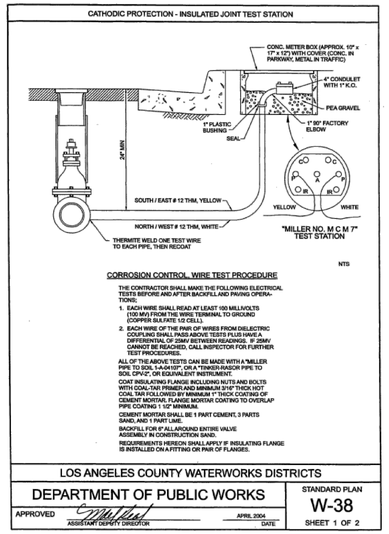
PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	16 OF 53

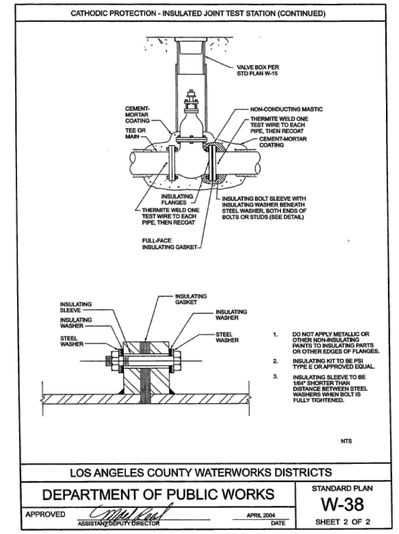




STEEL PIPE JOINT DETAIL

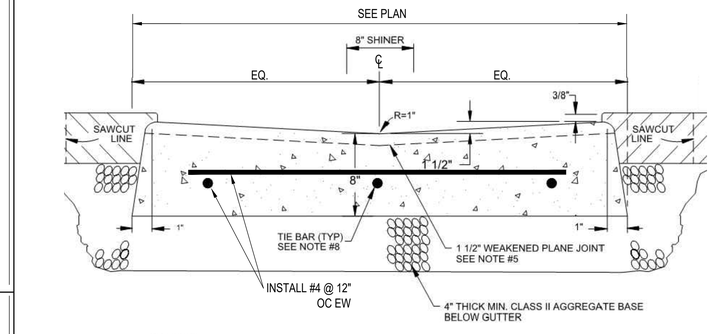
NTS | A





INSULATED JOINT TEST STATION DETAIL

NTS | B



NOTES:

1. CONCRETE SHALL BE CLASS 3000 PSI MIN. SEE SPECIFICATIONS.
2. ALL EXPOSED CORNERS SHALL BE FINISHED WITH 1/2" RADIUS.
3. FINISH SHALL BE LIGHT BROOM.

RIBBON GUTTER DETAIL

NTS | C

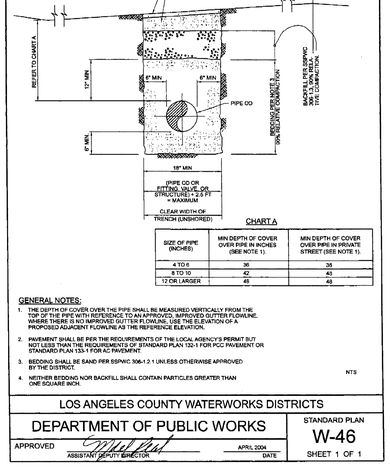


CHART A

SIZE OF PIPE (INCHES)	MIN DEPTH OF COVER OVER PIPE IN INCHES (SEE NOTE 1).	MIN DEPTH OF COVER OVER PIPE IN PRIVATE STREET (SEE NOTE 1).
4 TO 6	36	36
8 TO 10	42	42
12 OR LARGER	48	48

GENERAL NOTES:

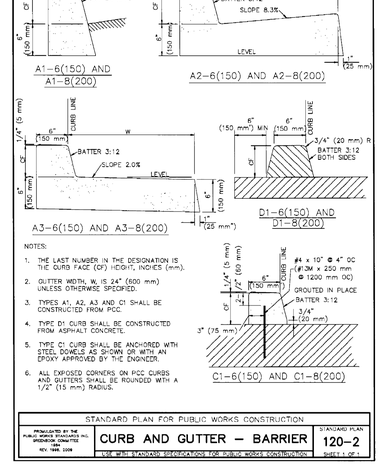
1. THE DEPTH OF COVER OVER THE PIPE SHALL BE MEASURED VERTICALLY FROM THE TOP OF THE PIPE WITH REFERENCE TO AN APPROVED, IMPROVED GUTTER FLOWLINE. WHERE THERE IS NO IMPROVED GUTTER FLOWLINE, USE THE ELEVATION OF A PROPOSED ADJACENT FLOWLINE AS THE REFERENCE ELEVATION.
2. PAVEMENT SHALL BE PER THE REQUIREMENTS OF THE LOCAL AGENCY'S PERMIT BUT NOT LESS THAN THE REQUIREMENTS OF STANDARD PLAN 132-1 FOR PCC PAVEMENT OR STANDARD PLAN 133-1 FOR AC PAVEMENT.
3. BEDDING SHALL BE SAND PER SSPWC 306-1.2.1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
4. NEITHER BEDDING NOR BACKFILL SHALL CONTAIN PARTICLES GREATER THAN ONE SQUARE INCH.

NTS

LOS ANGELES COUNTY WATERWORKS DISTRICTS
DEPARTMENT OF PUBLIC WORKS
STANDARD PLAN
W-46
APPROVED
ASSISTANT DEPUTY DIRECTOR
APRIL 2004
DATE
SHEET 1 OF 1

PIPE TRENCH DETAIL

NTS | D



NOTES:

1. THE LAST NUMBER IN THE DESIGNATION IS THE CURB FACE (CF) HEIGHT, INCHES (mm).
2. GUTTER WIDTH, W, IS 24" (600 mm) UNLESS OTHERWISE SPECIFIED.
3. TYPES A1, A2, A3 AND C1 SHALL BE CONSTRUCTED FROM PCC.
4. TYPE D1 CURB SHALL BE CONSTRUCTED FROM ASPHALT CONCRETE.
5. TYPE C1 CURB SHALL BE ANCHORED WITH STEEL DOWELS AS SHOWN OR WITH AN EPOXY APPROVED BY THE ENGINEER.
6. ALL EXPOSED CORNERS ON PCC CURBS AND GUTTERS SHALL BE ROUNDED WITH A 1/2" (15 mm) RADIUS.

STANDARD PLAN FOR PUBLIC WORKS CONSTRUCTION
PROMULGATED BY THE PUBLIC WORKS STANDARDS INC. SPECIFICATION COMMITTEE
REV. 1998 2009
CURB AND GUTTER – BARRIER
USE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
STANDARD PLAN 120-2
SHEET 1 OF 1

CURB AND GUTTER DETAIL

NTS | E

DWG NO.
C5.1

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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CIVIL DETAILS

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 17 OF 53

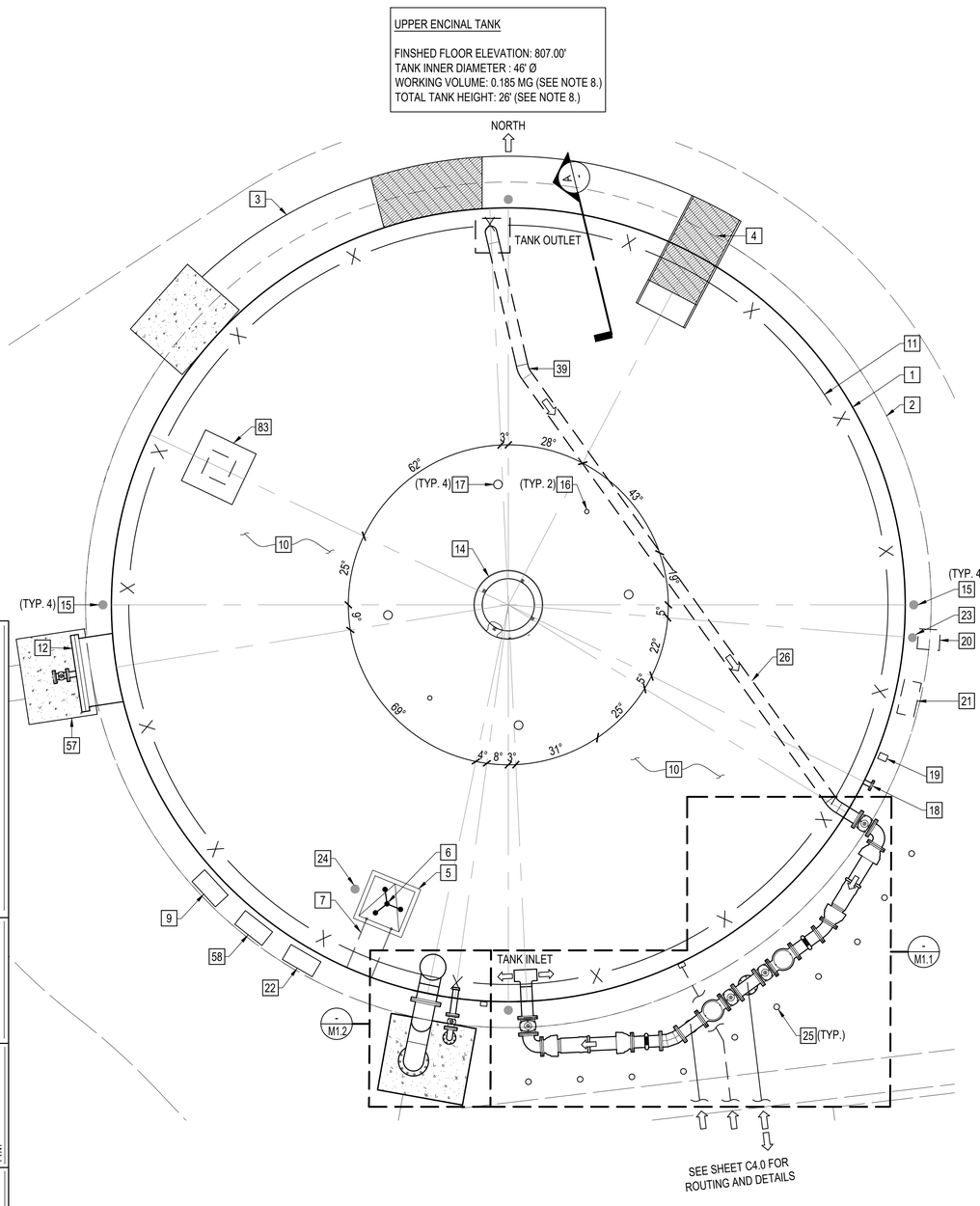
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DATE	INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY
PROJECT ENGINEER
06/09/2026
DATE

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MECHANICAL TANK PLAN

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

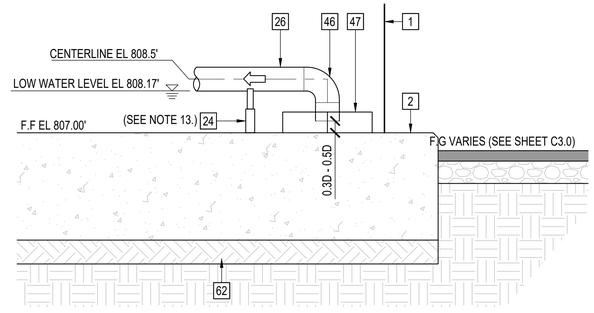
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MECHANICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	46'Ø x 26'H WELDED STEEL STORAGE TANK (MINIMUM 0.185 MG WORKING VOLUME).
2	REINFORCED CONCRETE MAT SLAB FOUNDATION PER TANK MANUFACTURER AND SITE GEOTHECNICAL REPORT. SEE NOTE 2.
3	TANK SPIRAL STAIRCASE PER DETAIL B ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
4	STEP-OFF PLATFORM PER TANK MANUFACTURER'S SHOP DRAWINGS.
5	30" SQ. LOCKABLE ROOF ACCESS HATCH w/ INTRUSION ALARM PER DETAIL C ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
6	SUBMERSIBLE MIXER PER MANUFACTURER'S REQUIREMENTS.
7	VERTICAL NON-SLIP FIBERGLASS INTERIOR LADDER PER DETAIL F ON SHEET M3.0 AND MANUFACTURER'S REQUIREMENTS.
9	TANK BLOWER CONTROL PANEL MOUNTED ON TANK SHELL (PROVIDED BY BLOWER MANUFACTURER).
10	NON-SLIP COATING BETWEEN HANDRAILS. SEE SPECIFICATION SECTION 13208.
11	42" H GALVANIZED STEEL HANDRAILS w/ KICKER PLATE PER DETAIL B ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
12	36"H X 48"W FLUSHOUT TYPE MANWAY PER DETAIL E ON SHEET M3.2.
14	36'Ø ROOF VENT PER DETAIL F ON SHEET M3.2.
15	SAMPLE TAP w/ SECURITY ENCASEMENT (TYP. 4) PER DETAILS A AND E ON SHEET M3.1.
16	1" CORP STOP AND PLUG FOR EMERGENCY CHEMICAL INJECTION PER DETAIL C ON SHEET M3.1.
17	FALL PROTECTION ANCHORS PER MANUFACTUERER'S REQUIREMENTS PER DETAIL A ON SHEET M3.0.
18	LEVEL PRESSURE TRANSMITTER PER DETAIL E ON SHEET M3.0.
19	EXTERIOR FULL-TRAVEL TANK FLOAT LEVEL INDICATOR PER TANK MANUFACTURER'S SHOP DRAWINGS.
20	POTENTIAL FUTURE TANK SAMPLE PUMP W/ LOCKABLE PUMP CONTAINMENT ENCLOSURE MOUNTED TO TANK SHELL
21	POTENTIAL FUTURE LOCKABLE TANK WATER QUALITY ANALYZERS MOUNTED TO TANK SHELL. SEE SPECIFICATIONS.
22	TANK SHELL MOUNTED MIXER CONTROL PANEL PER MANUFACTURER'S REQUIREMENTS.
23	2" EXTRA STRONG COUPLING TANK PENETRATION AND ISOLATION VALVE.
24	WELDED PIPE SUPPORT TO TANK FLOOR AND PIPING PER TANK MANUFARTURER.
25	BOLLARDS PER DETAIL A ON SHEET C5.0.
26	8" CML&EC SCH.40 STEEL PIPE.
39	8" - 22.5° EL&EC SCH.40 STEEL BEND (WELD).
46	8" - 90° EL&EC SCH.40 STEEL BEND (WELD).
47	VORTEX BREAKER PER TANK MANUFACTURER'S SHOP DRAWINGS.
57	4.5' x 5' CONCRETE SPLASH PAD.
58	SACRIFICIAL ANODE TEST STATION. SEE CATHODIC PROTECTION PLANS FOR DETAIL.
62	PREPARE TANK SUBGRADE PER THE GEOTECHNICAL REPORT REQUIREMENTS AND STRUCTURAL PLANS.
83	BLOWER ASSEMBLY PER DETAIL F ON SHEET M3.1.

NOTES

1. ALL ABOVE GRADE PIPING AND FITTINGS SHALL BE CML & EPOXY COATED STEEL SCH. 40 STEEL AND ALL BELOW GROUND PIPING & FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS). UNLESS OTHERWISE SPECIFIED ON PLAN.
2. STEEL TANK AND FOUNDATION IS CONSIDERED A DEFERRED SUBMITTAL. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SUBMITTED TO THE ENGINEER AND COUNTY FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
3. EXTERIOR ROOF STEEL HANDRAIL IS CONSIDERED A DEFERRED SUBMITTAL AND SHOP DRAWINGS AND CALCULATIONS FOR THE PLATFORM, FRAMING AND ACCESSORIES SHALL BE SIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
4. PER AWWA D100-11 THE CENTER VENT SHALL HAVE THE CAPACITY TO PASS AIR SO THAT AT THE MAXIMUM FLOW RATE OF WATER EITHER ENTERING OR LEAVING THE TANK DURING A LINE BREAK SHALL NOT CAUSE THE DEVELOPMENT OF EXCESSIVE PRESSURE/VACUUM.
5. THE DESIGN AND INSTALLATION OF THE WELDED STEEL POTABLE WATER STORAGE TANK SHALL BE PER AWWA D100-11.
6. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651.
7. PREPARE TANK SUBGRADE PER THE SITE GEOTECHNICAL REPORT RECOMMENDATIONS.
8. SELECTED TANK MANUFACTURER SHALL PROVIDE A MINIMUM WORKING VOLUME OF 185,000 GALLONS MINIMUM WORKING VOLUME IS DEFINED FROM THE TANK'S HIGH WATER LEVEL OF 823.05' TO THE TANKS LOW WATER LEVEL ELEVATION OF 808.17'. SELECTED TANK MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS (INCLUDE SLOSHING CALCULATIONS) TO VERIFY THE SUBMITTED TANK MEETS THE APPLICABLE AWWA & THE SITE LOAD REQUIREMENTS. TOTAL TANK HEIGHT SHALL NOT EXCEED 26 FEET MEASURED FROM THE BOTTOM OF THE EXPOSED TANK FOUNDATION FOOTING (TOP OF THE ADJACENT ASPHALT PAVEMENT) ALL AROUND THE TANK TO THE HIGHEST POINT OF THE TANK INCLUDING ROOF VENT, HANDRAILS, BLOWER, AND ALL ASSOCIATED APPURTENANCES.
9. ALL NUTS, BOLTS, FASTENERS AND SUPPORTS INSTALLED / ATTACHED TO THE TANK SHALL BE CONSTRUCTED OF LOW CARBON STEEL WITH ZINC COATING (H.D.G OR FIELD APPLIED).
10. ALL STEEL POTABLE WATER PIPE JOINTS SHALL BE FULLY WELDED, DOUBLE PASS UNLESS OTHERWISE NOTED.
11. ALL DAMAGED CEMENT LINER/COATING SHALL BE RECOATED IN THE FIELD.
12. PROPOSED TANK MATERIAL, COLOR AND FINISH TO BE: STAINLESS STEEL, TAN, AND NON-GLOSSY.
13. ALL INTERIOR PIPE SUPPORTS SHALL BE WELDED TO PIPE AND TANK FLOOR.



SECTION A - TANK OUTLET

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

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DATE		INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

DWG NO. M1.0

100% PLANS - PLANNING REVIEW

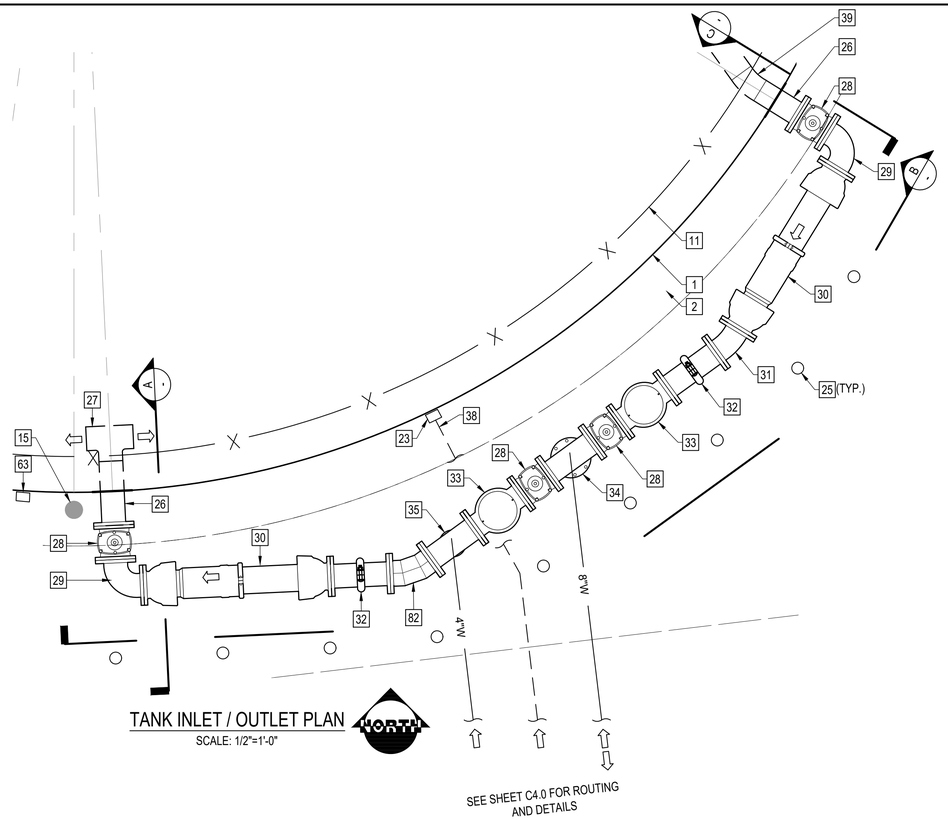
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

TANK MECHANICAL PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	18 OF 53

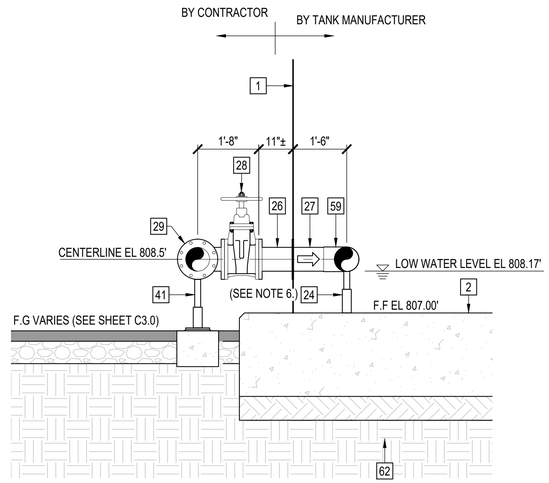
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TANK INLET / OUTLET PLAN

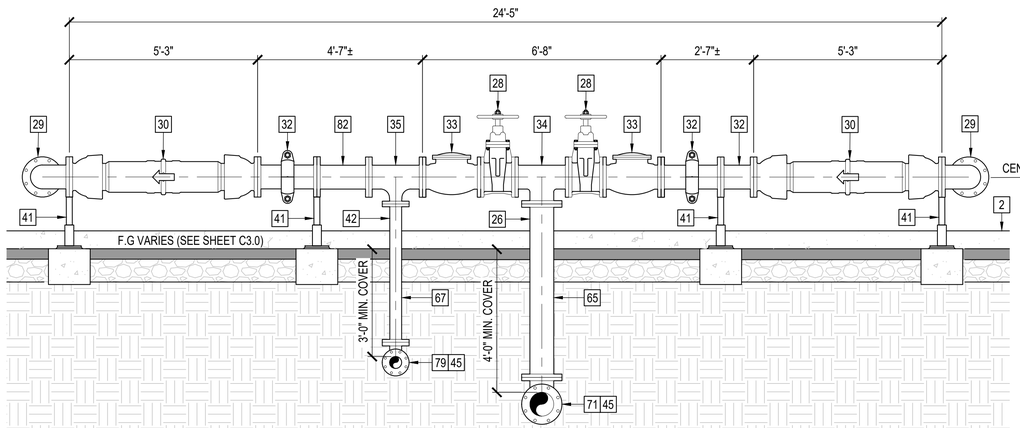
SCALE: 1/2"=1'-0"

SEE SHEET C4.0 FOR ROUTING AND DETAILS



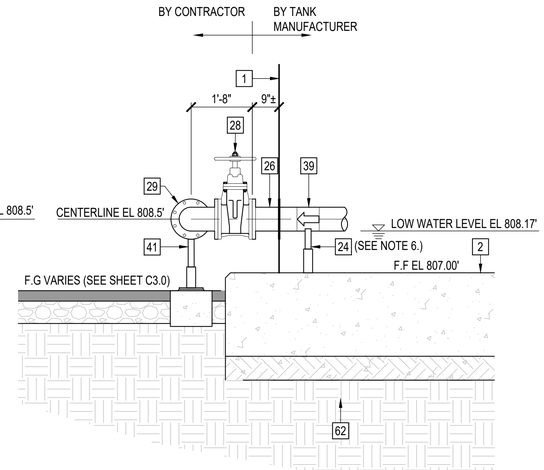
SECTION A - TANK INLET

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



SECTION B - TANK INLET & OUTLET CONFIGURATION

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



SECTION C - TANK OUTLET

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

MECHANICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	46'Ø x 26'H WELDED STEEL STORAGE TANK (MINIMUM 0.185 MG WORKING VOLUME).
2	REINFORCED CONCRETE MAT SLAB FOUNDATION PER TANK MANUFACTURER AND SITE GEOTHECNICAL REPORT. SEE NOTE 2.
11	42" H GALVANIZED STEEL HANDRAILS w/ KICKER PLATE PER DETAIL B ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
15	SAMPLE TAP w/ SECURITY ENCASEMENT (TYP. 4) PER DETAILS A AND E ON SHEET M3.1.
23	2" EXTRA STRONG COUPLING TANK PENETRATION AND ISOLATION VALVE.
24	WELDED PIPE SUPPORT TO TANK FLOOR AND PIPING PER TANK MANUFARTURER.
25	BOLLARDS PER DETAIL A ON SHEET C5.0.
26	8" CML&EC SCH.40 STEEL PIPE.
27	8" EL&EC SCH.40 STEEL PIPE (WELD).
28	8" GATE VALVE (FLG'D).
29	8" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
30	8" FORCE BALANCED FLEX-TEND DOUBLE BALL EXPANSION JOINT (FLG'D)
31	8" - 22.5° CML&EC SCH.40 STEEL BEND (FLG'D).
32	8" CML&EC GROOVED PIPE SPOOL w/ VICTAULIC COUPLING.
33	8" SWING CHECK VALVE w/ LEVER & WEIGHT (FLG'D).
34	8" CML&EC SCH.40 STEEL TEE (FLG'D).
35	8" x 4" CML&EC SCH.40 STEEL TEE (FLG'D).
38	1" WELDED 316 S.S ALTITUDE VALVE SENSING LINE PER MANUFACTURERS REQUIREMENT.
39	8" - 22.5° EL&EC SCH.40 STEEL BEND (WELD).
41	ADJUSTABLE PIPE SUPPORT PER DETAIL A ON SHEET M3.2.
42	4" CML&EC SCH.40 STEEL PIPE.
45	CONCRETE THRUST BLOCK PER DETAIL C ON SHEET C5.0.
59	8" EL&EC SCH.40 STEEL TEE (WELD).
62	PREPARE TANK SUBGRADE PER THE GEOTECHNICAL REPORT REQUIREMENTS AND STRUCTURAL PLANS.
63	TANK NAME PLATE PER AWWA D-100.
65	8" CML&C SCH.40 STEEL PIPE.
67	4" CML&C SCH.40 STEEL PIPE.
71	8" - 90° CML&C SCH.40 STEEL BEND (FLG'D).
79	4" - 90° CML&C SCH.40 STEEL BEND (FLG'D).
82	8" - 33° CML&EC SCH.40 CUSTOM BEND (FLG'D).

SHEET NOTES:

1. ALL ABOVE GRADE PIPING AND FITTINGS SHALL BE CML & EPOXY COATED STEEL SCH. 40 STEEL AND ALL BELOW GROUND PIPING & FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS). UNLESS OTHERWISE SPECIFIED ON PLAN.
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3. SELECTED TANK MANUFACTURER SHALL PROVIDE A MINIMUM WORKING VOLUME OF 185,000 GALLONS MINIMUM WORKING VOLUME IS DEFINED FROM THE TANK'S HIGH WATER LEVEL OF 823.05' TO THE TANKS LOW WATER LEVEL ELEVATION OF 808.17'. SELECTED TANK MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS (INCLUDE SLOSHING CALCULATIONS) TO VERIFY THE SUBMITTED TANK MEETS THE APPLICABLE AWWA & THE SITE LOAD REQUIREMENTS. TOTAL TANK HEIGHT SHALL NOT EXCEED 26 FEET MEASURED FROM THE BOTTOM OF THE EXPOSED TANK FOUNDATION FOOTING (TOP OF THE ADJACENT ASPHALT PAVEMENT) ALL AROUND THE TANK TO THE HIGHEST POINT OF THE TANK INCLUDING ROOF VENT, HANDRAILS, BLOWER, AND ALL ASSOCIATED APPURTENANCES.
4. ALL NUTS, BOLTS, FASTENERS AND SUPPORTS INSTALLED ON THE TANK SHALL BE LOW CARBON STEEL WITH ZINC COATING (H.D.G OR FIELD APPLIED).
5. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.
6. ALL INTERIOR PIPE SUPPORTS SHALL BE WELDED TO PIPE AND TANK FLOOR.

DRAFTER: JS
DESIGNER: KS
CHECKER: RM
DATE LAST SAVED:
FILE NAME:

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DATE		INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

DWG NO. M1.1

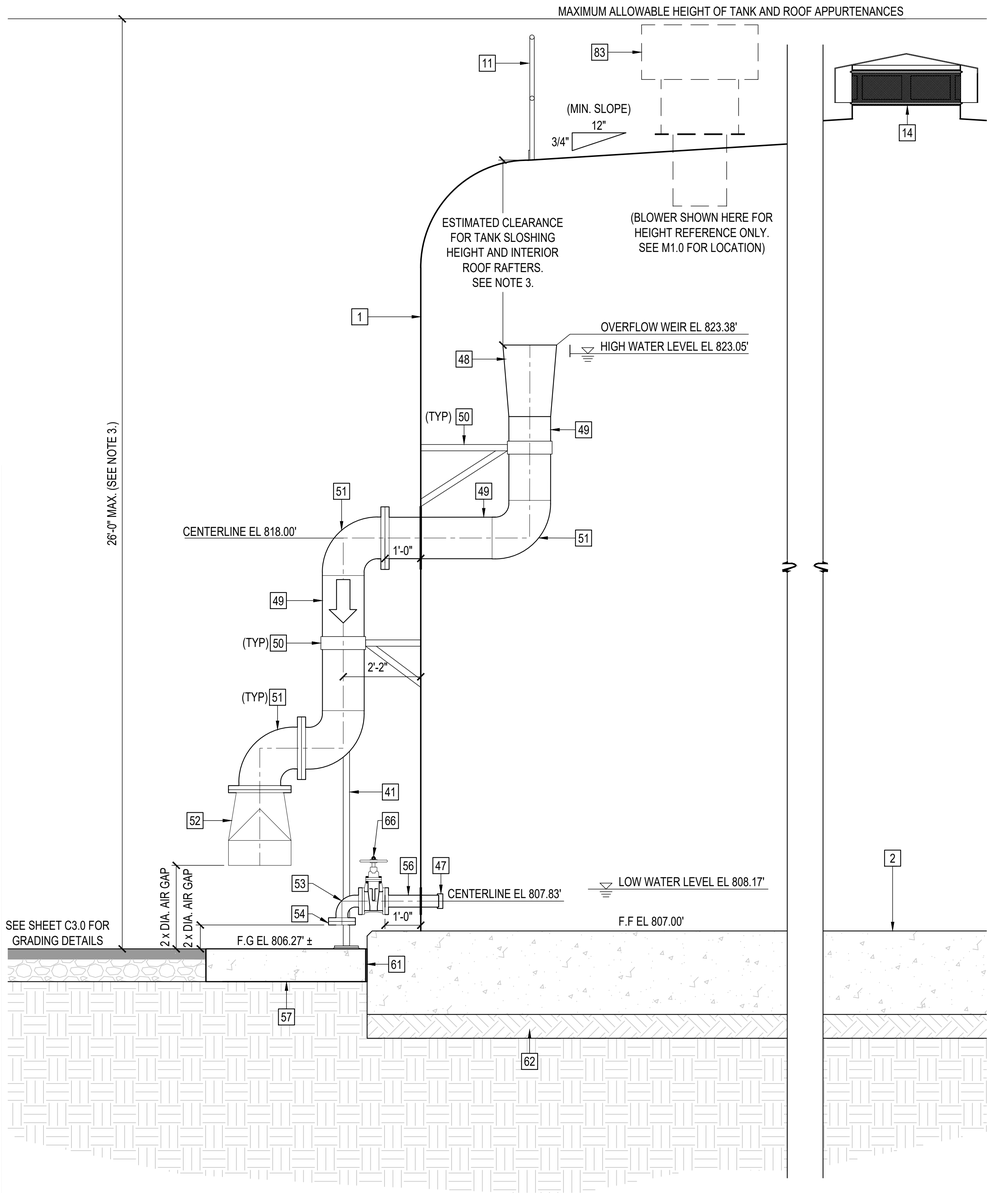
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

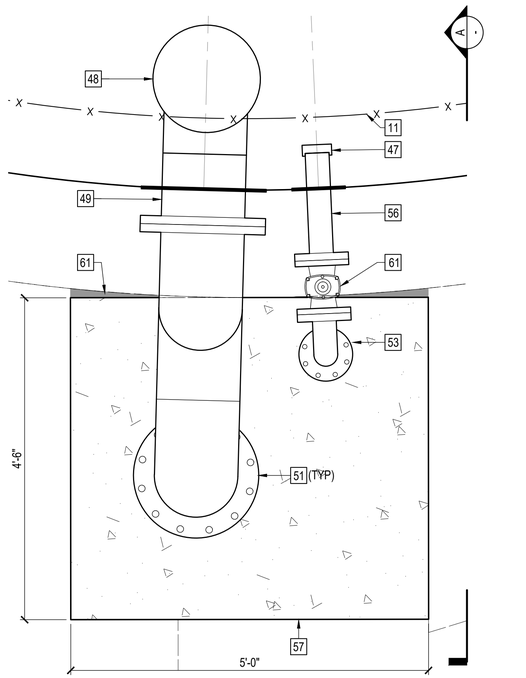
TANK MECHANICAL SECTIONS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	19 OF 53



SECTION A

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



TANK OVERFLOW/DRAIN PLAN

SCALE: 1"=1'-0"

NORTH

MECHANICAL CONSTRUCTION NOTES	
NO.	DESCRIPTION
1	46'Ø x 26'H WELDED STEEL STORAGE TANK (MINIMUM 0.185 MG WORKING VOLUME).
2	REINFORCED CONCRETE MAT SLAB FOUNDATION PER TANK MANUFACTURER AND SITE GEOTHECNICAL REPORT. SEE NOTE 2.
11	42" H GALVANIZED STEEL HANDRAILS w/ KICKER PLATE PER DETAIL B ON SHEET M3.2 AND MANUFACTURER'S REQUIREMENTS.
14	36'Ø ROOF VENT PER DETAIL F ON SHEET M3.2.
41	ADJUSTABLE PIPE SUPPORT PER DETAIL A ON SHEET M3.2.
47	VORTEX BREAKER PER TANK MANUFACTURER'S SHOP DRAWINGS.
48	18" x 14" REDUCER (WELD).
49	14" EL&EC SCH.40 STEEL PIPE.
50	TANK WALL MOUNTED PIPE SUPPORT PER DETAIL B ON SHEET M3.1.
51	14" - 90° EL&EC SCH.40 STEEL BEND.
52	14" TIDEFLEX SERIES 35 CHECK VALVE (FLG'D).
53	4" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
54	4" FLANGE w/ INSECT SCREEN BETWEEN FLANGES.
56	4" EL&EC SCH.40 STEEL PIPE.
57	4.5' x 5' CONCRETE SPLASH PAD.
61	1/2" THICK EXPANSION JOINT MATERIAL.
62	PREPARE TANK SUBGRADE PER THE GEOTECHNICAL REPORT REQUIREMENTS AND STRUCTURAL PLANS.
66	4" GATE VALVE (FLG'D).
83	BLOWER ASSEMBLY PER DETAIL F ON SHEET M3.1.

SHEET NOTES:

1. ALL ABOVE GRADE PIPING AND FITTINGS SHALL BE CML & EPOXY COATED STEEL SCH. 40 STEEL AND ALL BELOW GROUND PIPING & FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS). UNLESS OTHERWISE SPECIFIED ON PLAN.
2. STEEL TANK AND FOUNDATION IS CONSIDERED A DEFERRED SUBMITTAL. SHOP DRAWINGS AND CALCULATIONS SHALL BE SIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA AND SHALL BE SUBMITTED TO THE ENGINEER AND COUNTY FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
3. SELECTED TANK MANUFACTURER SHALL PROVIDE A MINIMUM WORKING VOLUME OF 185,000 GALLONS MINIMUM WORKING VOLUME IS DEFINED FROM THE TANK'S HIGH WATER LEVEL OF 823.05' TO THE TANKS LOW WATER LEVEL ELEVATION OF 808.17'. SELECTED TANK MANUFACTURER SHALL PROVIDE DESIGN CALCULATIONS (INCLUDE SLOSHING CALCULATIONS) TO VERIFY THE SUBMITTED TANK MEETS THE APPLICABLE AWWA & THE SITE LOAD REQUIREMENTS. TOTAL TANK HEIGHT SHALL NOT EXCEED 26 FEET MEASURED FROM THE BOTTOM OF THE EXPOSED TANK FOUNDATION FOOTING (TOP OF THE ADJACENT ASPHALT PAVEMENT) ALL AROUND THE TANK TO THE HIGHEST POINT OF THE TANK INCLUDING ROOF VENT, HANDRAILS, BLOWER, AND ALL ASSOCIATED APPURTENANCES.
4. ALL NUTS, BOLTS, FASTENERS AND SUPPORTS INSTALLED ON THE TANK SHALL BE LOW CARBON STEEL WITH ZINC COATING (H.D.G OR FIELD APPLIED).
5. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.

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DATE		INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY
PROJECT ENGINEER
06/09/2026
DATE

DRAFTER JS
DESIGNER KS
CHECKER RM
DATE LAST SAVED:
FILE NAME

DWG NO. M1.2

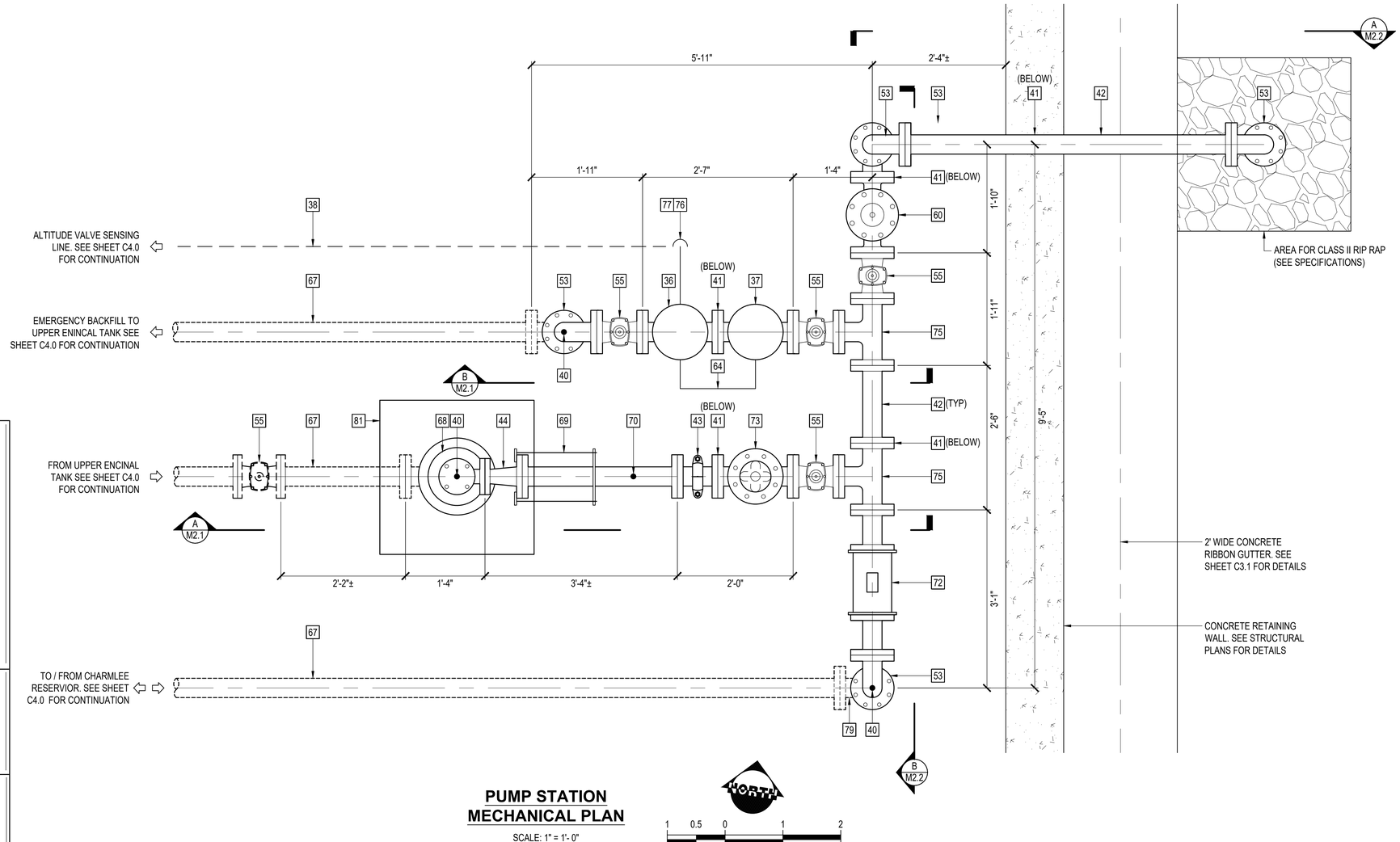
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

TANK MECHANICAL SECTIONS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	20 OF 53



PUMP STATION MECHANICAL PLAN

SCALE: 1" = 1'- 0"

NORTH

1 0.5 0 1 2

MECHANICAL CONSTRUCTION NOTES	
NO.	DESCRIPTION
36	4" MODIFIED ALTITUDE VALVE w/ PRESSURE SUSTAINING PILOT (FLG'D) (CLA-VAL SERIES 210).
37	4" PRESSURE REDUCING VALVE (FLG'D) (CLA-VAL SERIES 90).
38	1" WELDED 316 S.S ALTITUDE VALVE SENSING LINE PER MANUFACTURERS REQUIREMENT.
40	1" AIR COMBINATION VALVE PER DETAIL B ON SHEET M3.0.
41	ADJUSTABLE PIPE SUPPORT PER DETAIL A ON SHEET M3.2.
42	4" CML&EC SCH.40 STEEL PIPE.
43	4" CML&EC GROOVED PIPE SPOOL w/ VICTAULIC COUPLING.
44	3" x 4" CML&EC SCH.40 REDUCER (FLG'D).
53	4" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
55	4" GATE VALVE (FLG'D).
60	4" PRESSURE RELIEF VALVE (FLG'D).(CLA-VAL SERIES 50)
64	1/4" 316 S.S LINE FOR PRESSURE SUSTAINING PILOT.
67	4" CML&C SCH.40 STEEL PIPE.
68	90 GPM @ 700 TDH "GOULDS" SUBMERSIBLE PUMP PER MANUFACTURER'S REQUIREMENTS.
69	4" FLANGE COUPLING ADAPTER w/ AWWA M-11 HARNESS.
70	1" WELDOLET PRESSURE GAUGE PER DETAIL D ON SHEET M3.1.
72	4" BI-DIRECTIONAL "ULTRA-MAG" FLOW METER PER MANUFACTURER'S REQUIREMENTS (McCROMETER OR EQUAL).
73	4" BOOSTER CONTROL VALVE w/ BUILT IN CHECK VALVE (FLG'D) (CLA-VAL SERIES 60).
75	4" CML&EC TEE (FLG'D).
76	1" WELDED 316 S.S ALTITUDE VALVE SENSING LINE BEND.
77	316 S.S. MANUAL BALL VALVE FOR ALTITUDE VALVE SENSING LINE (AIR PURGING).
79	4" - 90° CML&C SCH.40 STEEL BEND (FLG'D).
81	8"Ø, 5/16" THICK STEEL PUMP CYLINDER w/ FUSION BONDED EPOXY LINING, 8" CLASS 150 MOUNTING PLATE, WELDED SUCTION, BUTT WELEDED BULKHEAD CAP AT BOTTOM AND CONCRETE ENCASEMENT PER DETAIL D ON SHEET M3.2.

SHEET NOTES:

1. ALL DISCHARGE PIPE & FITTINGS SHALL BE RATED FOR A WORKING WATER PRESSURE (WWP) OF 315 MINIMUM. ALL FLANGES ON DISCHARGE PIPE & FITTINGS SHALL BE CLASS 300. FLANGES ON SUCTION PIPE & FITTINGS CAN BE CLASS 150.
2. ALL ABOVE GRADE PIPING AND FITTINGS SHALL BE CML & EPOXY COATED STEEL SCH. 40 STEEL AND ALL BELOW GROUND PIPING & FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS). UNLESS OTHERWISE SPECIFIED ON PLAN.
3. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.

FILE NAME
DATE LAST SAVED:
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DESIGNER KS
DRAFTER JS

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DATE	NO.	INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY
PROJECT ENGINEER

06/09/2026
DATE

DWG NO. M2.0

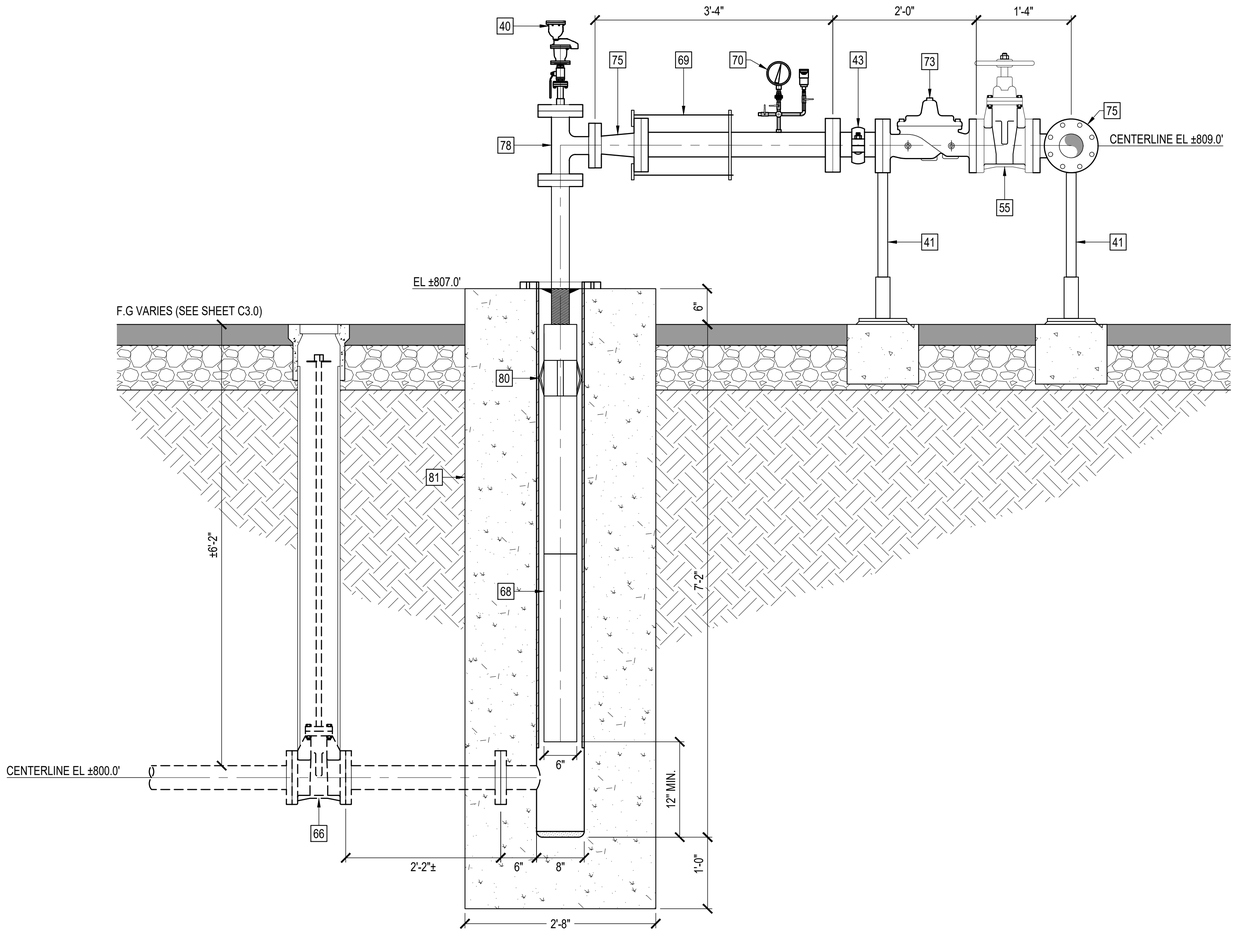
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CHARMLEE P.S. PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	21 OF 53

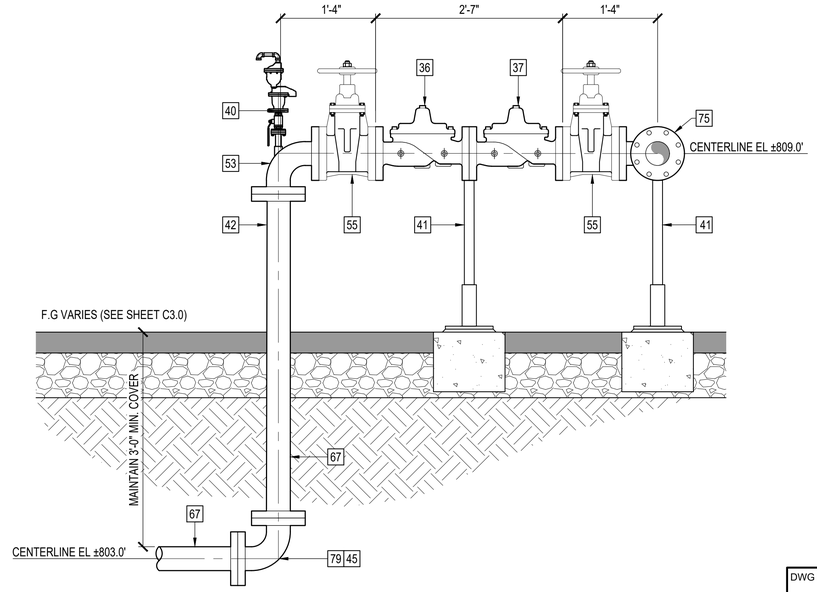


PUMP STATION
MECHANICAL SECTION - A
SCALE: 1" = 1'- 0"

MECHANICAL CONSTRUCTION NOTES	
NO.	DESCRIPTION
36	4" MODIFIED ALTITUDE VALVE w/ PRESSURE SUSTAINING PILOT (FLG'D) (CLA-VAL SERIES 210).
37	4" PRESSURE REDUCING VALVE (FLG'D) (CLA-VAL SERIES 90).
40	1" AIR COMBINATION VALVE PER DETAIL B ON SHEET M3.0.
41	ADJUSTABLE PIPE SUPPORT PER DETAIL A ON SHEET M3.2.
42	4" CML&EC SCH.40 STEEL PIPE.
43	4" CML&EC GROOVED PIPE SPOOL w/ VICTAULIC COUPLING.
45	CONCRETE THRUST BLOCK PER DETAIL C ON SHEET C5.0.
53	4" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
55	4" GATE VALVE (FLG'D).
66	4" GATE VALVE (FLG'D).
67	4" CML&C SCH.40 STEEL PIPE.
68	90 GPM @ 700 TDH "GOULDS" SUBMERSIBLE PUMP PER MANUFACTURER'S REQUIREMENTS.
69	4" FLANGE COUPLING ADAPTER w/ AWWA M-11 HARNESS.
70	1" WELDOLET PRESSURE GAUGE PER DETAIL D ON SHEET M3.1.
73	4" BOOSTER CONTROL VALVE w/ BUILT IN CHECK VALVE (FLG'D) (CLA-VAL SERIES 60).
75	4" CML&EC TEE (FLG'D).
78	3" CML&EC SCH.40 TEE (FLG'D).
79	4" - 90° CML&C SCH.40 STEEL BEND (FLG'D).
80	TORQUE ARRESTER w/ 316SS BANNING CLAMPS.
81	8"Ø, 5/16" THICK STEEL PUMP CYLINDER w/ FUSION BONDED EPOXY LINING, 8" CLASS 150 MOUNTING PLATE, WELDED SUCTION, BUTT WELEDED BULKHEAD CAP AT BOTTOM AND CONCRETE ENCASEMENT PER DETAIL D ON SHEET M3.2.

SHEET NOTES:

1. ALL DISCHARGE PIPE & FITTINGS SHALL BE RATED FOR A WORKING WATER PRESSURE (WWP) OF 315 MINIMUM. ALL FLANGES ON DISCHARGE PIPE & FITTINGS SHALL BE CLASS 300. FLANGES ON SUCTION PIPE & FITTINGS CAN BE CLASS 150.
2. ALL ABOVE GRADE PIPING AND FITTINGS SHALL BE CML & EPOXY COATED STEEL SCH. 40 STEEL AND ALL BELOW GROUND PIPING & FITTINGS SHALL BE CML & CEMENT-COATED STEEL SCH.40 (SEE SPECIFICATIONS). UNLESS OTHERWISE SPECIFIED ON PLAN.
3. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.



PUMP STATION
MECHANICAL SECTION - B
SCALE: 1" = 1'- 0"

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DWG NO. M2.1

100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CHARMLEE P.S. SECTIONS

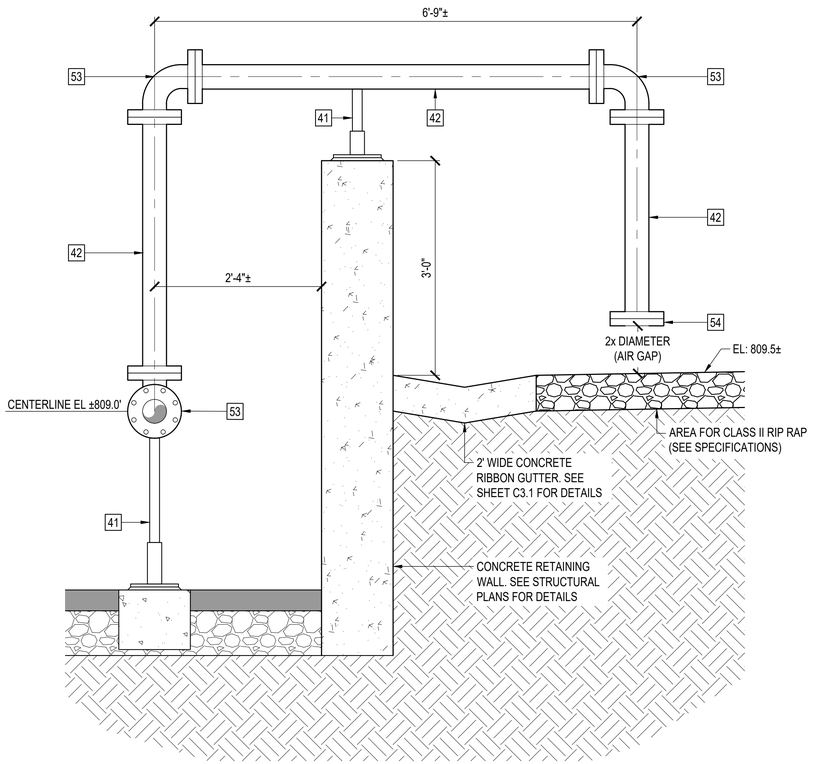
PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	22 OF 53

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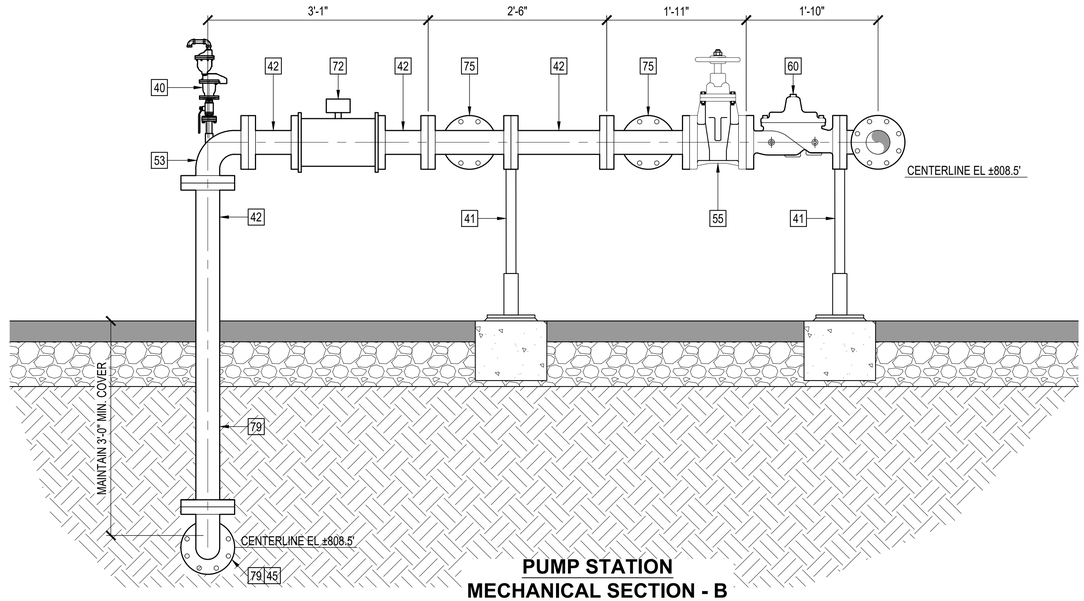
MECHANICAL CONSTRUCTION NOTES	
NO.	DESCRIPTION
40	1" AIR COMBINATION VALVE PER DETAIL B ON SHEET M3.0.
41	ADJUSTABLE PIPE SUPPORT PER DETAIL A ON SHEET M3.2.
42	4" CML&EC SCH.40 STEEL PIPE.
45	CONCRETE THRUST BLOCK PER DETAIL C ON SHEET C5.0.
53	4" - 90° CML&EC SCH.40 STEEL BEND (FLG'D).
54	4" FLANGE w/ INSECT SCREEN BETWEEN FLANGES.
55	4" GATE VALVE (FLG'D).
60	4" PRESSURE RELIEF VALVE (FLG'D),(CLA-VAL SERIES 50)
72	4" BI-DIRECTIONAL "ULTRA-MAG" FLOW METER PER MANUFACTURER'S REQUIREMENTS (McCROMETER OR EQUAL).
75	4" CML&EC TEE (FLG'D).
79	4" - 90° CML&C SCH.40 STEEL BEND (FLG'D).

SHEET NOTES:

1. ALL DISCHARGE PIPE & FITTINGS SHALL BE RATED FOR A WORKING WATER PRESSURE (WWP) OF 315 MINIMUM. ALL FLANGES ON DISCHARGE PIPE & FITTINGS SHALL BE CLASS 300. FLANGES ON SUCTION PIPE & FITTINGS CAN BE CLASS 150.
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3. ALL POTABLE WATER PIPELINES AND INFRASTRUCTURE SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651 REQUIREMENTS.



PUMP STATION
MECHANICAL SECTION - A
SCALE: 1" = 1'- 0"



PUMP STATION
MECHANICAL SECTION - B
SCALE: 1" = 1'- 0"

DWG NO.
M2.2

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PROJECT ENGINEER
06/09/2026
DATE

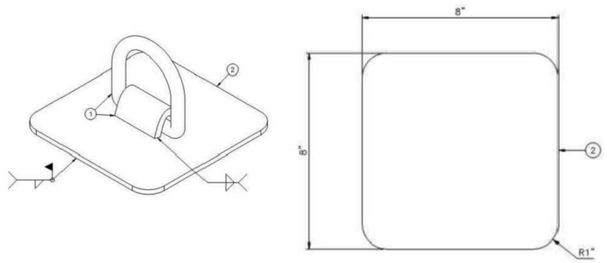
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CHARMLEE P.S. SECTIONS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	23 OF 53

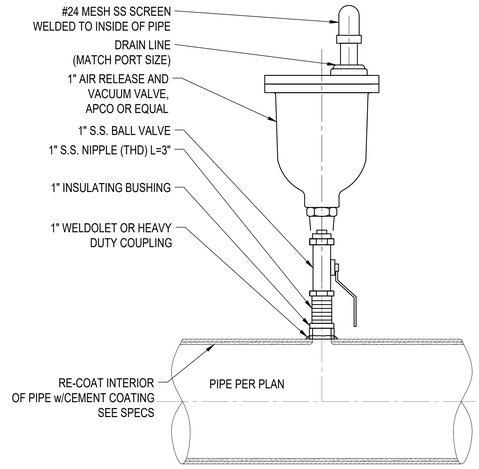
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DATE LAST SAVED:
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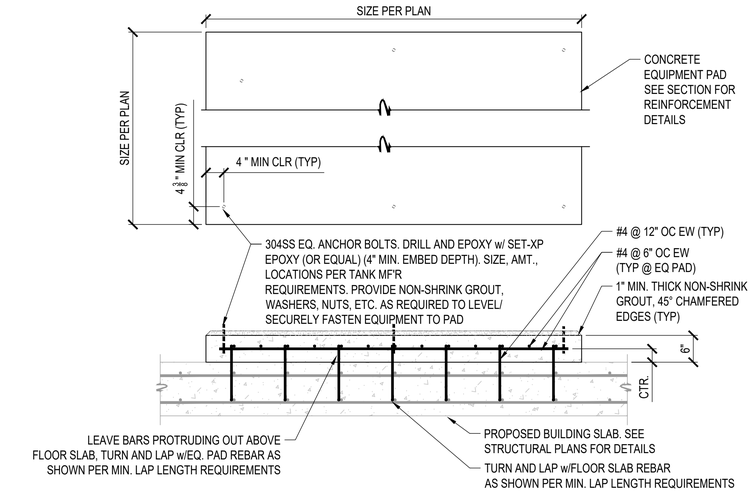
BILL OF MATERIALS		
ITEM#	DESCRIPTION	MATL
1	LASHING RING	SS
2	PLATE	A36

FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TANK MANUFACTURER SHOP DRAWINGS FOR FURTHER DETAILS

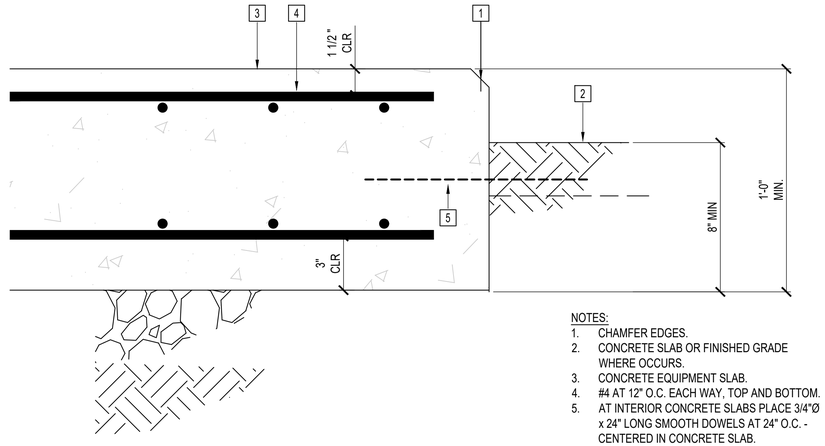
FALL PROTECTION ANCHOR DETAIL NTS A



AIR COMBINATION VALVE DETAIL NTS B

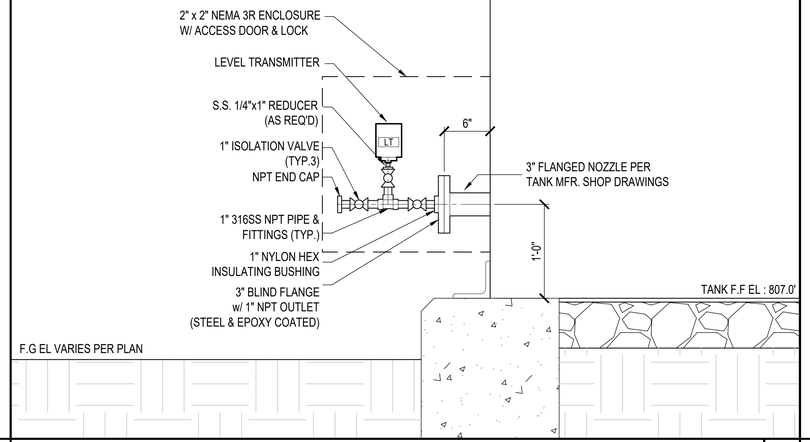


HOUSEKEEPING PAD DETAIL NTS C

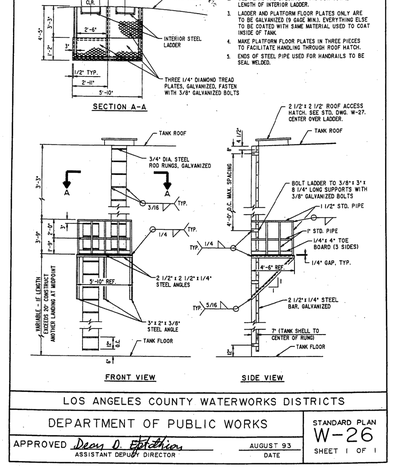


NOTES:
1. CHAMFER EDGES.
2. CONCRETE SLAB OR FINISHED GRADE WHERE OCCURS.
3. CONCRETE EQUIPMENT SLAB.
4. #4 AT 12" O.C. EACH WAY, TOP AND BOTTOM.
5. AT INTERIOR CONCRETE SLABS PLACE 3/4"Ø x 24" LONG SMOOTH DOWELS AT 24" O.C. - CENTERED IN CONCRETE SLAB.

CONCRETE EQUIPMENT PAD ON GRADE NTS D



LEVEL PRESSURE TRANSMITTER DETAIL NTS E



VERTICAL INTERIOR LADDER DETAIL NTS F

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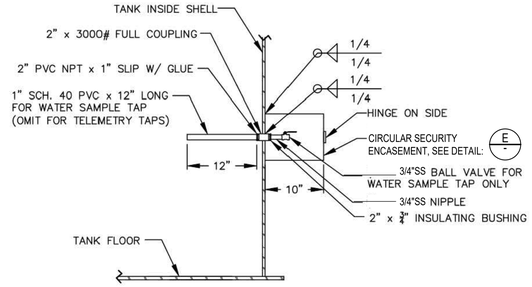
ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 DATE

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

MECHANICAL DETAILS

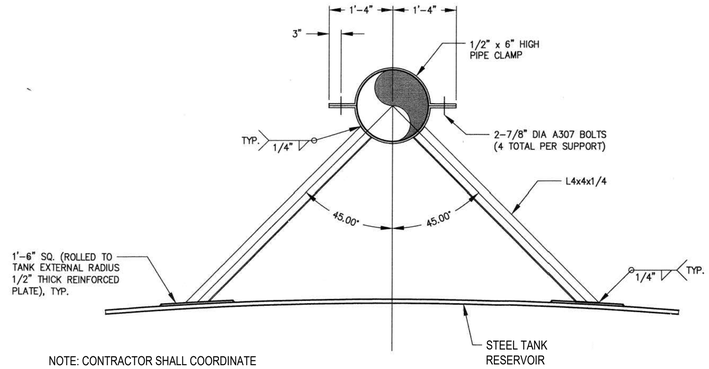
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DESCRIPTION	ELEVATION
WATER SAMPLE TAPS (TYP 4)	MATCH ℄ OF OUTLET PIPE

SAMPLE TAP DETAIL

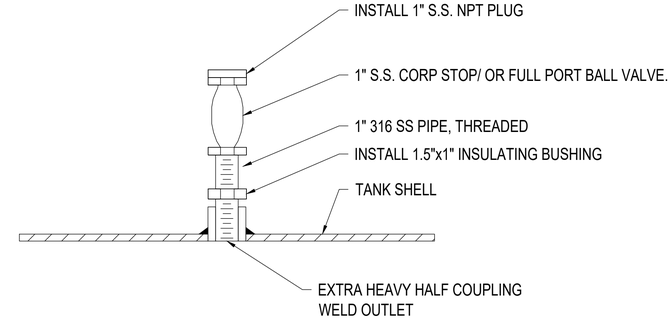
NTS **A**



NOTE: CONTRACTOR SHALL COORDINATE OVERFLOW PIPE SUPPORT CONNECTION AND LOCATION WITH THE TANK MF'R.

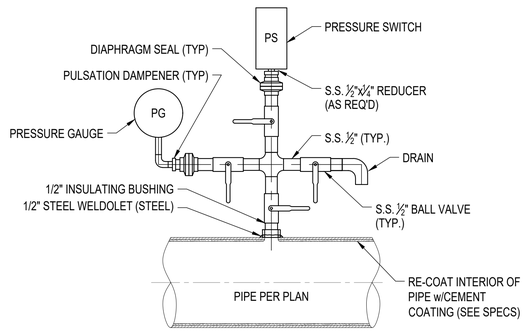
TANK WALL MOUNTED PIPE SUPPORT

NTS **B**



CORP STOP AND PLUG DETAIL

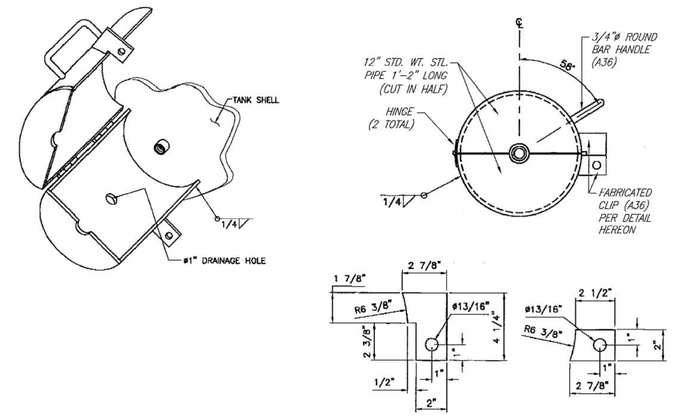
NTS **C**



NOTE: DIAPHRAGM SEALS TO BE INSTALLED ON ALL PROCESS PIPING UNLESS FLUID IS POTABLE/RECYCLED WATER.

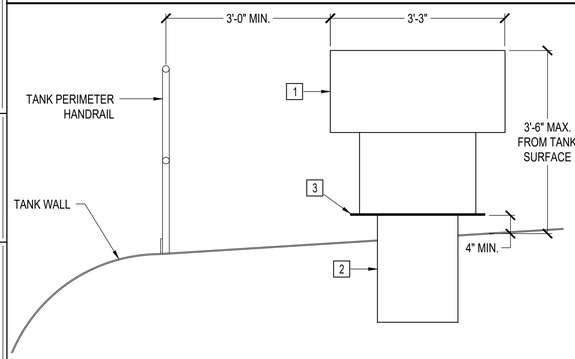
WELDOLET PRESSURE GAUGE DETAIL

NTS **D**

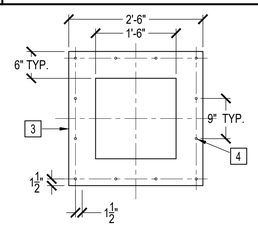


SECURITY ENCASEMENT DETAIL

NTS **E**



NOTE: DETAIL IS SCHEMATIC AND PROVIDED FOR REFERENCE ONLY. ACTUAL CONFIGURATION, DIMENSIONS, AND CONNECTION DETAILS SHALL BE BASED ON THE FURNISHED BLOWER. BLOWER SHALL BE BIG WAVE WATER TECHNOLOGIES HURRICANE 100 OR ENGINEER-APPROVED EQUAL.



FLANGE DETAIL

NOTES:

1. **TANK VENTILATION BLOWER:** (2600 CFM, 0.5 HP, 120V, 1PH) w/ ROOF-MOUNTED ENCLOSURE AND INTAKE SCREEN PER MANUFACTURER REQUIREMENTS.
2. **18" SQ. FLANGE TUNNEL**: WELDED 3/16" THICK PLATE STEEL PAINTED w/ TANK COATING SYSTEM. LENGTH PER BLOWER MANUFACTURER.
3. **MOUNTING FLANGES:** 30" SQ w/ 18" SQ OPENING, 3/16" THICK PLATE STEEL PAINTED w/ TANK COATING SYSTEM. SEE FLANGE DETAIL. FLANGE FOR BLOWER AND TUNNEL ARE IDENTICAL.
4. **1/2" DIA BOLT HOLES (QTY 12)** w/ STAINLESS STEEL BOLT HARDWARE SUPPLIED BY BLOWER MANUFACTURER.

BLOWER ASSEMBLY DETAIL

NTS **F**

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DATE	NO.	INITIALS	DESCRIPTION

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DWG NO. M3.1

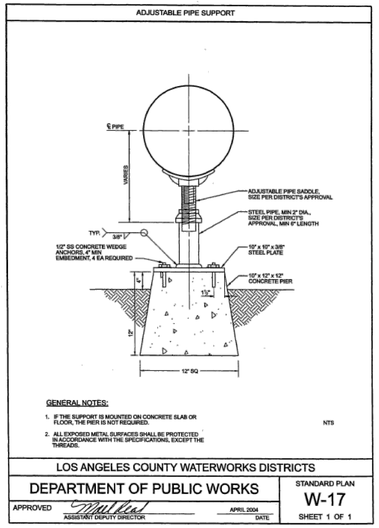
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

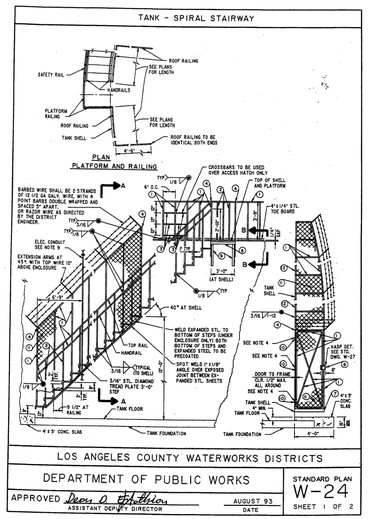
UPPER ENCINAL TANK IMPROVEMENT

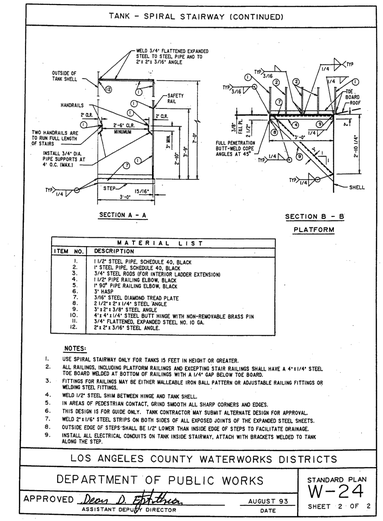
MECHANICAL DETAILS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	25 OF 53

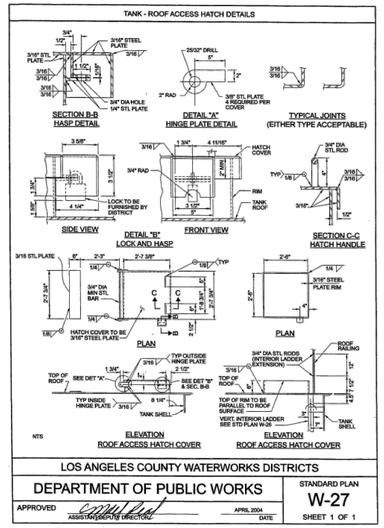


ADJUSTABLE PIPE SUPPORT DETAIL — NTS — A





VERTICAL SPIRAL STAIRWAY EXTERIOR DETAIL — NTS — B



ROOF ACCESS HATCH DETAIL — NTS — C

BOOSTER PUMP CAN DETAIL — NTS — D

TANK MANWAY DETAIL — NTS — E

TANK MANWAY DETAIL — NTS — E

ROOF VENT DETAIL — NTS — F

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DWG NO. M3.2

100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

MECHANICAL DETAILS

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 26 OF 53

PLAN LEGEND

- EXPOSED CONDUIT
- UNDERGROUND CONDUIT DUCTBANK
- UTILITY CONDUIT DUCTBANK
- CONDUIT RUN CONCEALED IN CEILING, FLOOR, TRENCH OR IN WALLS
- EXISTING CONDUIT
- GEC — GROUNDING ELECTRODE CONDUCTOR
- OHE — EXISTING OVERHEAD ELECTRIC
- E — EXISTING UNDERGROUND ELECTRIC
- FENCE
- CONDUIT TURNED UP (TOWARDS READER)
- CONDUIT TURNED DOWN (INTO PAGE)
- CONDUIT STUB UP
- FLOOR MOUNTED ETHERNET (10/100) OUTLET (RJ-45)
- TELEPHONE OUTLET (RJ-11)
- ETHERNET (10/100) OUTLET (RJ-45)
- COMBINATION TELEPHONE/ETHERNET (10/100) OUTLET (RJ-11 & RJ-45)
- 20 — 240V SIMPLEX RECEPTACLE (NUMBER DENOTES CIRCUIT AMPS)
- 20 — 480V SIMPLEX RECEPTACLE (NUMBER DENOTES CIRCUIT AMPS)
- 120V, 20A SIMPLEX RECEPTACLE
- 120V, 20A DUPLEX RECEPTACLE
- 120V, 20A QUADRAPLEX RECEPTACLE
- $ — 120V, 20A SPST SWITCH
- $M — MANUAL MOTOR STARTER
- $3 — 120V, 20A 3-WAY SWITCH
- $4 — 120V, 20A 4-WAY SWITCH
- AT — ANALYZER TRANSMITTER
- ZS — INTRUSION ALARM SWITCH
- FS — FLOAT SWITCH
- J — ABOVE GROUND JUNCTION BOX
- LE — LEVEL ELEMENT
- LP — LEVEL PROBES
- LT — LEVEL TRANSPONDER
- PC — PHOTOCELL
- PS — PRESSURE SWITCH
- TS — TEMPERATURE SWITCH
- T — THERMOSTAT
- PUSHBUTTON CONTROL STATION
- CONDUIT SEAL-OFF FITTING
- SOLENOID VALVE (ENERGIZED TO CLOSE)
- SOLENOID VALVE (ENERGIZED TO OPEN)
- TB — TERMINAL BOX
- JB — JUNCTION BOX
- JB — UNDERGROUND JUNCTION BOX
- MH — MANHOLE
- HH — HANDHOLE
- DISCONNECT SWITCH
- F — FUSED DISCONNECT SWITCH
- CB — ENCLOSED CIRCUIT BREAKER
- COMBINATION MOTOR STARTER INDICATING MOTOR STARTER SIZE 2
- MOTOR STARTER
- FIELD WIRING
- PANEL WIRING
- COMMUNICATIONS WIRING
- CABLE (MULTICONDUTOR SHIELDED)

SINGLE LINE DIAGRAM AND SCHEMATIC LEGEND

- R — PILOT LIGHT (LETTER DENOTES COLOR)
- R — PUSH-TO-TEST PILOT LIGHT (LETTER DENOTES COLOR)
- CR — CONTROL RELAY
- PRESSURE SWITCH (N.O.) CLOSES ON RISING PRESSURE
- PRESSURE SWITCH (N.C.) OPENS ON RISING PRESSURE
- TIMING RELAY, (N.O.) CONTACT TIME TO CLOSE (ON DELAY TIMER)
- TIMING RELAY, (N.C.) CONTACT TIME TO OPEN (ON DELAY TIMER)
- TIMING RELAY, (N.O.) CONTACT TIME TO OPEN (OFF DELAY TIMER)
- TIMING RELAY, (N.C.) CONTACT TIME TO CLOSE (OFF DELAY TIMER)
- SAIL SWITCH (N.O.) CLOSES ON FLOW
- SAIL SWITCH (N.C.) OPENS ON FLOW
- FLOAT SWITCH (N.C.) OPENS ON RISING LEVEL
- FLOAT SWITCH (N.O.) CLOSES ON RISING LEVEL
- LIMIT SWITCH (N.C.)
- LIMIT SWITCH (N.O.)
- LIMIT SWITCH (N.O.) HELD CLOSED
- LIMIT SWITCH (N.C.) HELD OPEN
- TEMPERATURE SWITCH (N.C.) OPENS ON RISING TEMPERATURE
- TEMPERATURE SWITCH (N.O.) CLOSES ON RISING TEMPERATURE
- CIRCUIT BREAKER WITH DOOR OPERATED HANDLE
- MOLDED CASE CIRCUIT BREAKER WITH THERMAL TRIP, UNO
- H O A — 3-POSITION
- SELECTOR SWITCH (HAND-OFF-AUTO)
- LOCKOUT STOP PUSHBUTTON
- PUSH-PULL EMERGENCY STOP PUSHBUTTON
- DISCONNECT SWITCH (N.O.)
- DISCONNECT SWITCH (N.C.)
- EARTH GROUND CONNECTION
- GROUND ROD AND WELL
- THERMAL OVERLOAD
- FUSED TERMINAL BLOCK
- CONTACT (N.O.)
- CONTACT (N.C.)
- PUSHBUTTON (N.O.) MOMENTARY CLOSE
- PUSHBUTTON (N.C.) MOMENTARY OPEN
- 2-POSITION SELECTOR SWITCH
- PFR — PHASE FAILURE RELAY
- TR XX — TIME DELAY RELAY
- LR XX — LATCHING RELAY
- CR XX — CONTROL RELAY
- ISR XX — INTRINSICALLY SAFE RELAY
- N — NEUTRAL BUS
- G — GROUND BUS
- H — HORN
- BUZZER
- TERMINAL BLOCK
- FIELD TERMINATION
- MLO — MAIN LUG ONLY
- POWER DISTRIBUTION BLOCK
- COIL/INDUCTOR
- POWER TRANSFORMER
- HEATER
- M — MOTOR STARTER CONTACTOR COIL
- BATTERY
- ETM — ELAPSED TIME METER
- M — METER & CURRENT TRANSFORMER
- WHM — WATT HOUR METER AND SOCKET
- RESISTOR
- DIODE
- MOV — METAL OXIDE VARISTOR
- INDICATING FUSE HOLDER AMPERE SIZE SHOWN
- S LA — LIGHTNING ARRESTER
- C-XXX — CONDUIT DESIGNATION
- EQUIPMENT TAG REFERENCE
- I/O POINT REFERENCE PLC,
- DRAWING REFERENCE
- EDGE CONNECTORS
- LOCATION SYMBOL
- SHEET NOTE TAG
- EDGE CONNECTOR
- INSTRUMENTATION
- VFD — VARIABLE FREQUENCY DRIVE
- SPD — SURGE PROTECTION DEVICE
- INV — ACTIVE HARMONIC FILTER
- 10 — 3 PHASE MOTOR, INDICATING 10 HORSEPOWER
- CAPACITOR
- SOLENOID
- INTERNAL CONTACT (N.O.)
- INTERNAL CONTACT (N.C.)

ABBREVIATION LIST

A, AMP	AMPERES
AM	AMMETER
AC	ALTERNATING CURRENT
AIC	AMPS INTERRUPTING CAPACITY
BAT	BATTERY BC BATTERY CHARGER
C	COMMON
CB	CIRCUIT BREAKER
CNTL	CONTROL
CPT	CONTROL POWER TRANSFORMER
CP	CONTROL PANEL
CR	CONTROL RELAY
CT	CURRENT TRANSFORMER
DC	DIRECT CURRENT
DR	DUPLEX RECEPTACLE
DS	DISCONNECT SWITCH
(E)	EXISTING
EC	EDGE CONNECTOR
EF	EXHAUST FAN
ETM	ELAPSED TIME METER
F	FUSE
FB	FUSE BLOCK
(F)	FUTURE
FLTR	FILTER
FS	FLOAT SWITCH
FVNR	FULL VOLTAGE NON REVERSING
FVR	FULL VOLTAGE REVERSING
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HPS	HIGH PRESSURE SODIUM
HS	HAND SWITCH
ICP	INSTRUMENTATION CONTROL PANEL
ISR	INTRINSICALLY SAFE RELAY
I, IND	INDICATOR
INST	INSTANTANEOUS
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LCD	LIQUID CRYSTAL DISPLAY
LA	LIGHTNING ARRESTER
LCP	LOCAL CONTROL PANEL
LPU	LIGHTNING PROTECTION UNIT
LOS	LOCK OUT STOP
LR	LATCH RELAY
LS	LOAD SPLITTER
MA	MILLIAMPERES
MB	MAIN BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MOT	MOTOR OVERTEMPERATURE
MMS	MOTOR MOISTURE SENSOR
MS	MOTOR STARTER
N	NEUTRAL
NA	NON AUTOMATIC
(N)	NEW
N.I.C.	NOT IN CONTRACT
NP	NAMEPLATE
OT	OVERTEMPERATURE
O/L	OVERLOAD DEVICE
PB	PUSHBUTTON
PCB	PRINTED CIRCUIT BOARD
PC	PROGRAMMABLE CONTROLLER
PLC	PROGRAMMABLE LOGIC CONTROLLER
PL-1	PILOT LIGHT 1
PFR	PHASE/POWER FAIL RELAY
PNL	PANEL
POT	POTENTIOMETER
PPM	POWER PHASE MONITOR
PR	PAIR CABLE
PS	PRESSURE SWITCH
PT	POTENTIAL TRANSFORMER
PTT	PUSH TO TEST
PVC	POLYVINYL CHLORIDE
PWR	POWER
RR	RUN RELAY
RV	REDUCED VOLTAGE
RVAT	RV AUTO-TRANSFORMER
SSS	SOLID-STATE STARTER
SR	RECEPTACLE
SS	SELECTOR SWITCH, SOFT STARTER
SP	SURGE PROTECTOR
SPD	SURGE PROTECTOR DEVICE
SV	SOLENOID VALVE
SWBD	SWITCHBOARD
TB	TERMINAL BLOCK
TR	TIME DELAY RELAY
TC	TIMECLOCK
TM	THERMAL MAGNETIC
TS	TEMPERATURE SWITCH
TSP	TWISTED SHIELDED PAIR
TWP	TWISTED PAIR
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
V	VOLTS, VOLTAGE
VM	VOLTMETER
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHERPROOF
TR,XFMR	TRANSFORMER
XP	EXPLOSION PROOF

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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

ELECTRICAL LEGEND & ABBREVIATIONS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	32 OF 53

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL COMPLY WITH THE CALIFORNIA ELECTRICAL CODE (2025), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVEWAYS, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY/COUNTY AT NO ADDITIONAL COST TO THE CITY/COUNTY.
5. CONTRACTOR SHALL PAY FOR LOCAL FEES, PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE CITY/COUNTY.
6. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.
7. IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION, AND/OR CONTROL SYSTEM FOR THE FACILITY WILL BE PROVIDED AND SUPPORTED BY ACCURATE SHOP AND RECORD DRAWINGS, AND ALL O&M MANUALS.
8. ALL CABLES SHALL BE NEW, COPPER, RATED FOR 600V AND LISTED FOR ITS LOCATION WITH A MINIMUM TEMPERATURE RATING OF 90 DEG C WET AND 90 DEG C DRY; POWER AND CONTROL CABLES SHALL BE TYPE XHHW-2 UNLESS NOTED OTHERWISE.
9. MINIMUM SIZE CONDUIT ABOVE GROUND SHALL BE 3/4" AND MINIMUM SIZE CONDUIT BELOW GROUND SHALL BE 1" UNLESS NOTED OTHERWISE. ALL CONDUITS FOR POWER AND LIGHTING SHALL CONTAIN A GROUNDING CONDUCTOR.
10. MINIMUM SIZE POWER CONDUCTORS SHALL BE #12 AWG UNLESS NOTED OTHERWISE.
11. ALL TERMINAL RATINGS SHALL HAVE A MINIMUM TEMPERATURE RATING OF 75 DEG C. AS SUCH, WIRE AMPACITIES ARE CALCULATED AT 75 DEG C RATINGS. CABLES SHALL BE DE-RATED PER NEC 110.14 (C).
12. CONDUIT SIZE SHALL BE AS SPECIFIED IN THE PLANS OR DETAILS. UNDERGROUND CONDUIT SHALL BE SCH 40 PVC ENCASED IN CONCRETE WITH PVC COATED GALVANIZED RIGID STEEL BENDS, ELBOWS AND TURN-UPS. EXPOSED ABOVE-GROUND CONDUIT SHALL BE PVC COATED GALVANIZED RIGID STEEL.
13. ALL EQUIPMENT AND WIRING METHODS SHALL BE RATED FOR OUTDOOR LOCATIONS. EXPOSED EQUIPMENT SHALL BE NEMA 3R UNLESS NOTED OTHERWISE.
14. GROUND AND BOND ALL EQUIPMENT AND ENCLOSURES PER NEC ARTICLE 250 AND MANUFACTURER REQUIREMENTS.
15. CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
16. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
17. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES OR UNDERGROUND UTILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE CITY OR INSPECTOR.
18. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT MEETS LOCAL AND STATE CODES.
19. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS AND CONCRETE SIDEWALKS TO BE REPLACED IN KIND.
20. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR ACCEPTANCE OF THE PROJECT BY THE CITY, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE CITY.
21. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.
22. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. INSURE LOW IMPEDANCE GROUND PATH SYSTEM. PERFORM HIPOT TESTING WHEN REQUIRED BY LOCAL JURISDICTION.
23. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS ARE NOT INTEGRAL WITH UNITS.
24. FULL LOAD AMPS (FLA) SIZES, AS NOTED IN THESE DRAWINGS, ARE BASED ON SPECIFIED EQUIPMENT DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIER'S RECOMMENDATIONS AND CODE REQUIREMENTS.
25. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED IN ACCORDANCE WITH NEC 300.5 (G).
26. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.
27. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS.
28. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTION, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.
29. VERIFY ALL CONDUIT FILL RATIOS, BOX FILLS, AND CONDUIT BENDS (MAX 360 DEGREES) ARE MET PER NEC REQUIREMENTS. INSTALL PULL BOXES AND DE-RATE CABLE AMPACITY AS NECESSARY.
30. CONTRACTOR TO READ ALL THE DRAWINGS IN THIS SET TO BECOME FAMILIARIZED WITH THE FULL ELECTRICAL SCOPE, INCLUDING BUT NOT LIMITED TO THE MECHANICAL, INSTRUMENTATION AND CIVIL DRAWINGS.
31. THESE DRAWINGS AND THE PROJECT SPECIFICATIONS ARE COMPLEMENTARY. WHERE THERE IS OVERLAP, THE MORE STRINGENT REQUIREMENT WILL TAKE PRECEDENCE.
32. CONTRACTOR SHALL VERIFY ALL CIRCUITS CONTAIN LESS THAN 5% VOLTAGE DROP. CONTRACTOR SHALL PROVIDE SHORT CIRCUIT ANALYSIS AND ARC FLASH STUDY, AS REQUIRED.
33. CONTRACTOR SHALL COORDINATE AND PERFORM WORK TO THE STANDARDS OF ALL APPLICABLE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND ELECTRICAL LINES, GAS LINES AND WATER LINES. WHEN AN ISSUE OR DISCREPANCY ARISES, NOTIFY THE CITY AND ENGINEER IMMEDIATELY.
34. CONTRACTOR TO PROVIDE REQUIREMENTS FOR NFPA 70E, AS REQUIRED.
35. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY/COUNTY WITH ANY DISCREPANCIES FOUND DURING INSTALLATION OR REVIEW.

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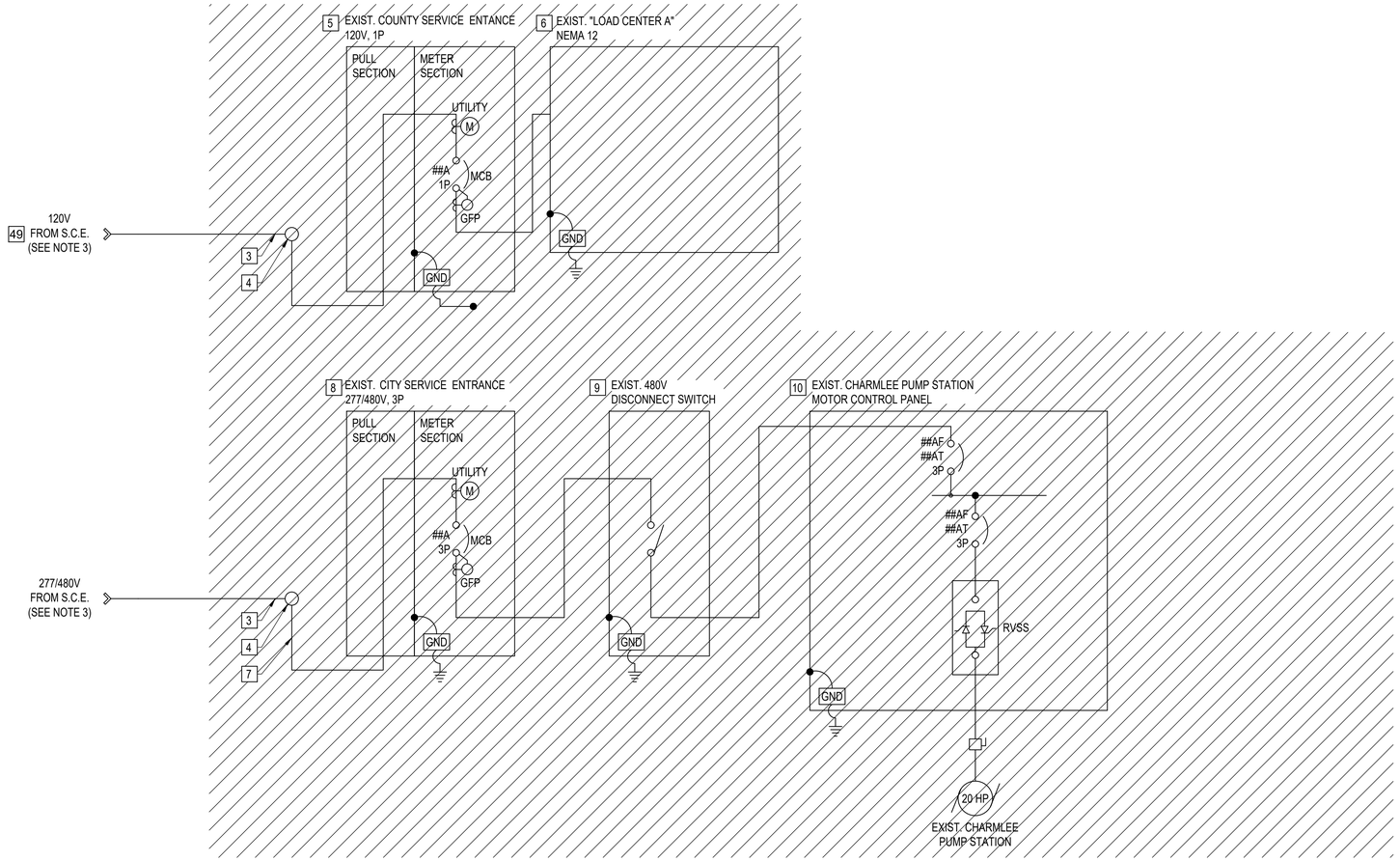
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

ELECTRICAL GENERAL NOTES

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	33 OF 53



EXISTING SINGLE LINE

ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
3	EXIST. OVERHEAD UTILITY POWER & TELEPHONE CONDUCTORS TO BE REMOVED (BY OTHERS).
4	EXIST. UTILITY POWER & TELEPHONE POLE TO BE REMOVED (BY OTHERS).
5	REMOVE AND PROPERLY DISPOSE OF THE EXIST. COUNTY ELECTRICAL SERVICE ENTRANCE ENCLOSURE AND ASSOCIATED CONDUCTORS AND CONDUITS, SEE DETAIL B SHEET C1.3.
6	REMOVE AND PROPERLY DISPOSE OF THE EXIST. 120V LOAD CENTER A, ENCLOSURE, AND ASSOCIATED CONDUITS AND CONDUCTORS UP TO THE ELECTRICAL SERVICE ENTRANCE AS SHOWN, SEE DETAIL B SHEET C1.3.
7	EXIST. UNDERGROUND POWER CONDUCTORS TO BE REMOVED AS REQUIRED TO COMPLETE THE NECESSARY IMPROVEMENTS, SEE DETAIL D SHEET C1.3.
8	REMOVE AND PROPERLY DISPOSE OF THE EXIST. CITY OF MALIBU ELECTRICAL SERVICE ENTRANCE ENCLOSURE AND ASSOCIATED CONDUCTORS AND CONDUITS, SEE DETAIL D SHEET C1.3.
9	REMOVE AND PROPERLY DISPOSE OF THE EXIST. CHARMLEE PUMP STATION DISCONNECT SWITCH AND ASSOCIATED CONDUITS AND CONDUCTORS AS SHOWN, SEE DETAIL D SHEET C1.3.
10	REMOVE AND PROPERLY DISPOSE OF THE EXIST. CHARMLEE PUMP STATION MOTOR CONTROL PANEL AND ASSOCIATED CONDUITS AND CONDUCTORS AS SHOWN, SEE DETAIL D SHEET C1.3.
49	CONTRACTOR TO COORDINATE WITH ELECTRICAL UTILITY (SCE) TO REMOVE EXISTING 120V 1Ø-2W SERVICE.

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER AND THE COUNTY/CITY OF ANY DISCREPANCIES FOUND.
2. ANY ASSOCIATED POWER OR CONTROL CONDUCTORS FOR EQUIPMENT/INSTRUMENTATION SPECIFIED TO BE REMOVED SHALL EITHER BE REMOVED AND THE EXISTING CONDUIT CUT AND CAPPED ON BOTH ENDS OR HAVE THE CONDUCTORS ISOLATED AND TAGGED AS NOT USED ON BOTH ENDS.
3. SEE DETAIL F, SHEET C1.3 FOR EXISTING POLES AND POLE-MOUNTED TRANSFORMERS TO BE PROTECTED IN PLACE.

LEGEND

DEMO

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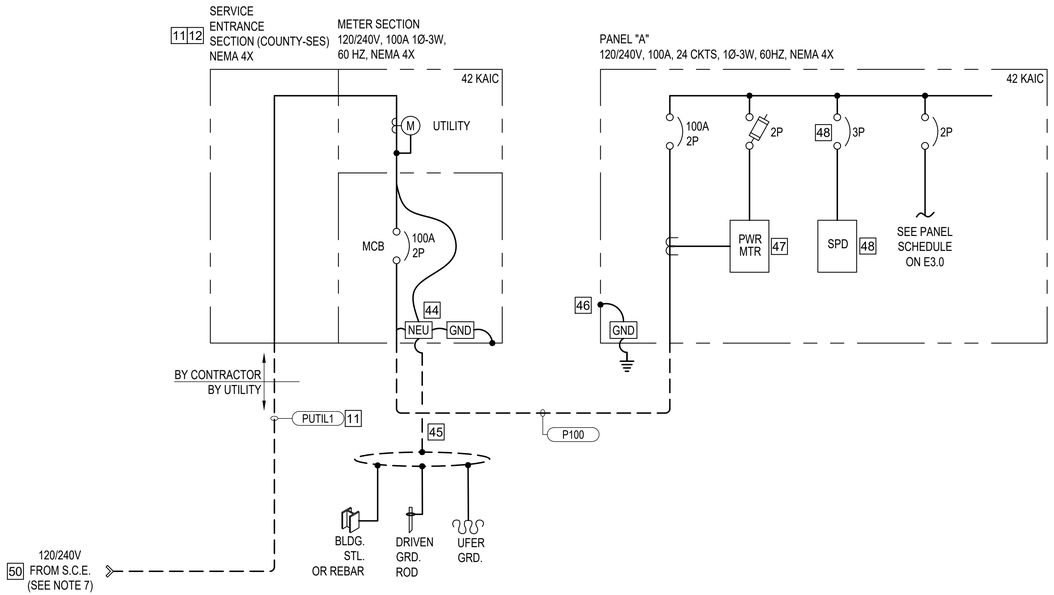
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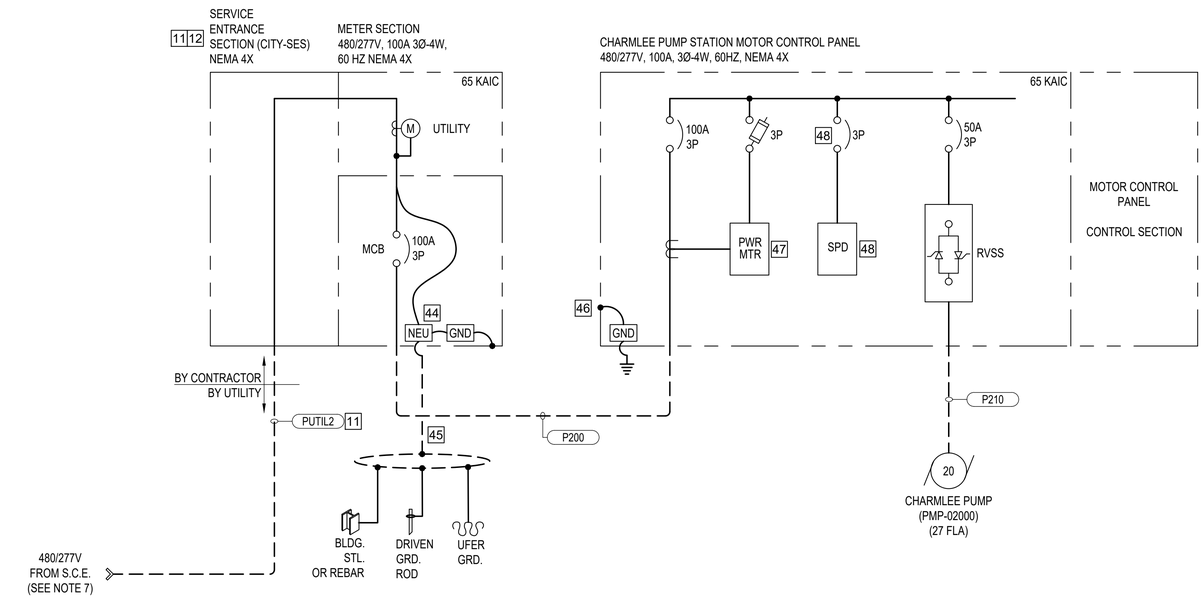
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

EXISTING SINGLE LINE DIAGRAM

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	34 OF 53





ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
11	SERVICE ENTRANCE EQUIPMENT AND CONDUIT PER POWER COMPANY SPECIFICATIONS.
12	SERVICE ENTRANCE SECTION SHALL BE LABELED WITH AVAILABLE FAULT CURRENT IN ACCORDANCE WITH NEC 110.24(A).
44	#4/0 BARE COPPER MAIN SYSTEM BONDING JUMPER FROM NEUTRAL BAR AND MAIN GROUND BUS TO GROUND RING. SEE GROUNDING PLAN.
45	CONNECT #4/0 BARE COPPER GROUNDING ELECTRODE CONDUCTOR FROM MAIN GROUND BUS TO GROUND RING. SEE GROUNDING PLAN.
46	BOND EQUIPMENT/ENCLOSURE WITH #4/0 BARE COPPER GROUND TO SYSTEM GROUND RING.
47	INTEGRATED POWER MONITORING DEVICE, SAME BRAND AS PANEL.
48	SURGE PROTECTION DEVICE AND SIZE SPD FEEDER PER MANUFACTURER SPECIFICATIONS, MINIMUM 100 KA PER PHASE.
50	CONTRACTOR TO COORDINATE WITH ELECTRICAL UTILITY (SCE) TO OBTAIN UPGRADED 120/240V 1Ø-3W SERVICE.

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER AND THE COUNTY/CITY OF ANY DISCREPANCIES.
2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THEN (4) 90 DEGREE BENDS.
3. IN ACCORDANCE WITH NEC 110.16(A), ELECTRICAL EQUIPMENT SUCH AS PANELBOARDS AND VFDS, SHALL HAVE FIELD OR FACTORY LABELS WARNING PERSONNEL OF ARC FLASH HAZARDS.
4. ALL EQUIPMENT, INCLUDING INSTRUMENTATION, IS NOT SHOWN ON THIS DIAGRAM. REFERENCE MECHANICAL AND INSTRUMENTATION DIAGRAMS.
5. GROUND AND BOND ALL ENCLOSURES PER GROUNDING PLANS AND MANUFACTURER/CODE REQUIREMENTS.
6. NOT ALL EQUIPMENT AND WIRING IS SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.
7. SEE DETAIL F, SHEET C1.3 FOR EXISTING POLES AND POLE-MOUNTED TRANSFORMERS TO BE PROTECTED IN PLACE.

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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

PROPOSED SINGLE LINE DIAGRAM

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	35 OF 53

PANEL "A"											
VOLTAGE:	120/240 VAC	VOLT AMPS								**MAIN BKR:**	100 A
SCCR:	42 KAIC									**PANEL BUS:**	100 A
LOAD DESCRIPTION		**VA**	**CB**	**BKR**	**PHASE A**	**PHASE B**	**BKR**	**CB**	**VA**	**LOAD DESCRIPTION**	
TANK MIXER CONTROL PANEL		1176	20/1	1	1326		2	15/1	150	TANK TEMPATURE SENSOR	
TANK GFCI RECEPTACLE		180	20/1	3		360	4	15/1	180	CHARMLEE P.S GFCI RECEPTACLE	
EXTERIOR LIGHTS*		325	15/1	5	625		6	15/1	300	FLOW METER (FT-02040)	
TANK BLOWER CONTROL PANEL		1176	20/1	7		2676	8	15/1	1500	PLC*	
SPARE			15/1	9	0		10	20/1		SPARE	
SPARE			15/1	11		0	12	20/1		SPARE	
"SPACE"				13	0		14			"SPACE"	
"SPACE"				15		0	16			"SPACE"	
"SPACE"				17	0		18			"SPACE"	
"SPACE"				19		0	20			"SPACE"	
"SPACE"				21	0		22			"SPACE"	
"SPACE"				23		0	24			"SPACE"	
					PHASE A	PHASE B					
VA/PHASE SUBTOTAL					1951	3036	1Φ, 3W				
A/LEG (SUBTOTAL)					16.3	25.3	10,000 AIC BREAKERS (SERIES RATED W/ MAIN BKR)				
VA (SUBTOTAL)					4987		NEMA 3R				
25% OF LARGEST INDUCTIVE LOAD					294	294					
GRAND TOTAL (AMPS)					23.2		* INDICATES LOAD CALCULATED AT 125%				
PERCENT CAPACITY					23.2%						

PANELBOARD NOTES:

1. PROVIDE UPDATED, COMPLETE, AND ACCURATE TYPED PANELBOARD CIRCUIT DIRECTORIES AT THE COMPLETION OF WORK.
2. CIRCUIT BREAKERS SHALL BE THERMAL MAGNETIC, TRIP INDICATING.
3. MULTI-POLE CIRCUIT BREAKERS SHALL BE EQUIPPED WITH AN INTERNAL COMMON TRIP MECHANISM.
4. CIRCUIT BREAKERS SHALL BE OF THE SAME MANUFACTURER AS THE PANELBOARD.
5. PANELBOARDS SHALL BE BOLT-ON TYPE.
6. BREAKER SHALL HAVE FIXED LOCKS WHEN REQUIRED BY NEC CODE.
7. PANELBOARDS SHALL BE PROVIDED WITH SPARE BREAKERS AS INDICATED.
8. "SPACE" INDICATES A LISTED CIRCUIT BREAKER COVER.
9. BOTH ENDS OF CONDUCTORS SHALL BE LABELED WITH THE PANEL NAME AND CIRCUIT.
10. EQUIPMENT FED FROM PANEL A SHALL BE LABELED WITH THEIR CIRCUIT IN ACCORDANCE WITH NEC 110.22 (A).

MCP LOAD SUMMARY (MAIN BREAKER 100A @ 480V 3PH)			
LOAD DESCRIPTION	HP	ACTIVE AMPS	REDUNDANT AMPS
CHARMLEE PUMP (M-02000)	20	27	-
5KVA CTRL XFMR	-	10.4	-
SUBTOTAL	20	37.4	
+ 25 % OF LARGEST MOTOR	-	6.8	
GRAND TOTAL	-	44.2	
PERCENT CAPACITY	-	44%	

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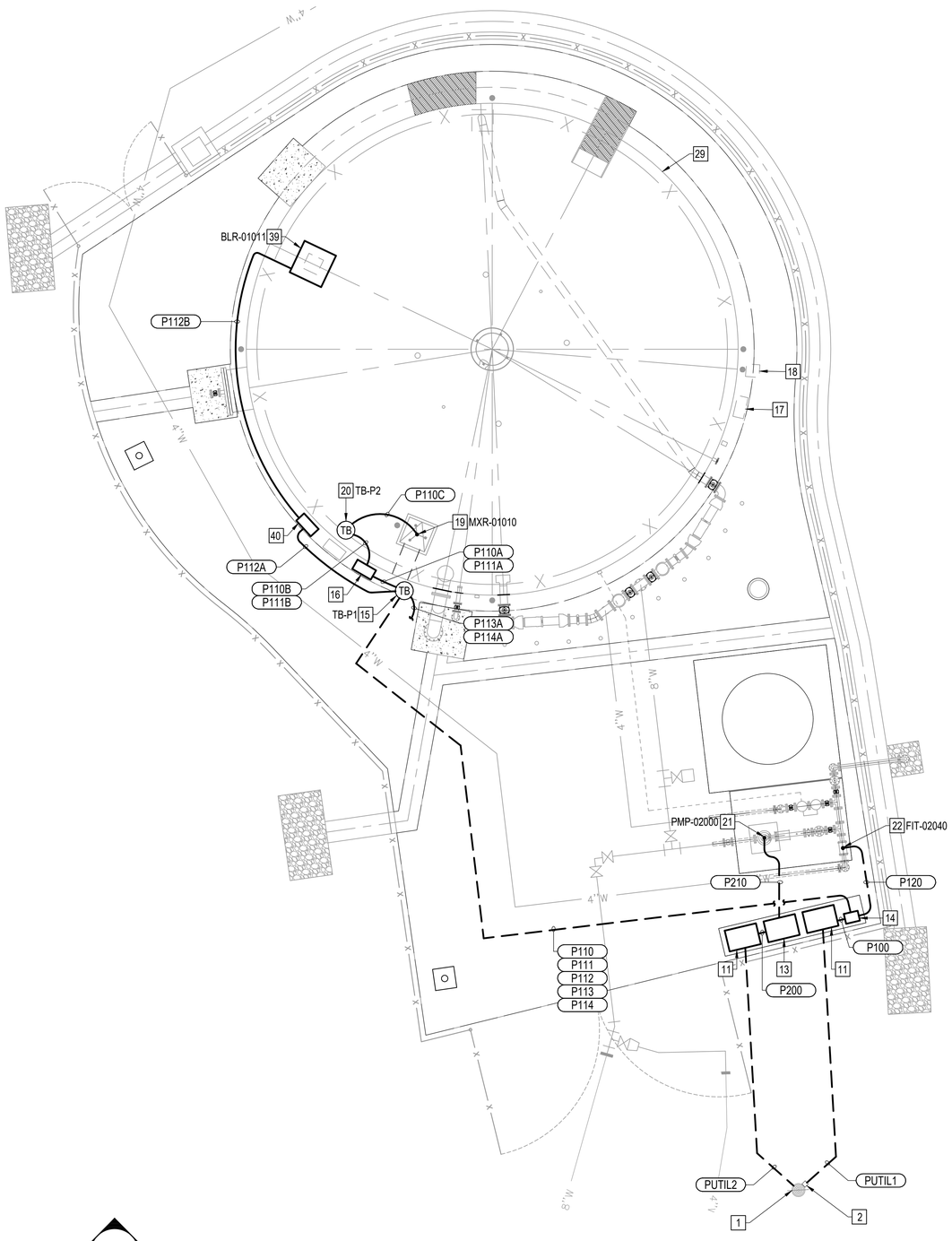
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

LOAD SUMMARY & PANEL SCHEDULES

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 36 OF 53



ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
1	EXIST. UTILITY POWER POLE, PROTECT IN PLACE. SEE DETAIL F SHEET C1.3.
2	EXIST. UTILITY TRANSFORMER, PROTECT IN PLACE. SEE DETAIL F SHEET C1.3.
11	SERVICE ENTRANCE EQUIPMENT AND CONDUIT PER POWER COMPANY SPECIFICATIONS.
13	STANCHION MOUNTED CHARMLEE PUMP STATION MOTOR CONTROL PANEL, 100A, 480/277V, NEMA 4X.
14	STANCHION MOUNTED PANEL "A". 120/240V, 100 AMPS, 24 CIRCUITS, NEMA 4X, TYPE EATON, 20" W x 12" D.
15	STANCHION MOUNTED, NEMA 4X, LOCKABLE POWER TERMINAL BOX (TERMINAL BOX "TB-P1") PER DETAIL G SHEET E6.1.
16	STANCHION MOUNTED TANK MIXER CONTROL PANEL (PROVIDED BY MIXER MANUFACTURER).
17	FUTURE WATER QUALITY ANALYZER SYSTEM.
18	FUTURE TANK SAMPLE PUMP.
19	SUBMERSIBLE VORTEX TYPE MIXER (MXR-01010).
20	HANDRAIL MOUNTED, NEMA 4X, LOCKABLE POWER TERMINAL BOX (TERMINAL BOX "TB-P2") PER DETAIL A SHEET E6.2.
21	SUBMERSIBLE CHARMLEE BOOSTER PUMP (PMP-02000).
22	"ULTRA MAG" ELECTROMAGNETIC BI-DIRECTIONAL FLOW METER (FIT-02040).
29	0.185 MG WELDED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK.
39	2400 CFM SUPPLY AIR FAN AND WEATHER RESISTANT SOUND ENCLOSURE, 120VAC, 0.5HP, TYPE BIG WAVE HURRICANE 100 OR EQUAL. (BLR-01011)
40	TANK SHELL MOUNTED TANK BLOWER CONTROL PANEL (PROVIDED BY BLOWER MANUFACTURER).

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER AND THE CITY OF ANY DISCREPANCIES FOUND.
2. ALL EQUIPMENT AND WIRING METHODS SHALL BE RATED FOR CORROSIVE LOCATIONS. EXPOSED CONDUIT SHALL BE PVC COATED RIGID GALVANIZED STEEL. EXPOSED EQUIPMENT SHALL BE NEMA 4X CORROSIVE RESISTANT (PVC COATED OR STAINLESS STEEL).
3. CONDUIT RUNS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL COORDINATE WITH THE TANK MANUFACTURER TO PROVIDE CONDUIT SUPPORTS PER NEC REQUIREMENTS. CONDUIT SUPPORTS ON THE TANK SHALL BE STEEL AND BE FIELD WELDED TO THE TANK WHERE REQUIRED.
4. ROUTE CONDUIT ALONG BOTTOM OF OUTSIDE OF TANK, SUPPORTED AND SECURED ON CONCRETE PAD.
5. CONTRACTOR TO PROVIDE ALL SEISMIC CALCULATIONS AS REQUIRED FOR MOUNTING EQUIPMENT.
6. BELOWGROUND TO ABOVEGROUND CONDUIT TRANSITIONS PER DETAIL D, SHEET E6.1.
7. GROUND AND BOND ALL ENCLOSURES PER GROUNDING PLANS AND MANUFACTURER/CODE REQUIREMENTS.
8. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
9. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.
10. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THAN (4) 90 DEGREE BENDS.
11. INSTALL EQUIPMENT PER MANUFACTURER REQUIREMENTS, SPECIFICATIONS, PLANS, AND DETAILS. SEE MECHANICAL PLANS.
12. CONTROL AND POWER CIRCUITS SHALL BE IN SEPARATE CONDUITS PER THE PLANS, MAINTAIN 12" MINIMUM DISTANCE BETWEEN POWER/CONTROL CIRCUITS.
13. CONTRACTOR SHALL MOUNT ELECTRICAL EQUIPMENT IN ACCORDANCE WITH WORKING SPACE REQUIREMENTS OF NEC 110.26(A)(1).

LEGEND

- C### — CONTROL IDENTIFICATION TAG. SEE SHEET E6.0.
- TB — NEW LOCKABLE TERMINAL BOX.
- NEW UNDERGROUND ELECTRICAL CONDUITS
- NEW ABOVEGROUND ELECTRICAL CONDUITS

NORTH

6 3 0 6 12

ELECTRICAL POWER PLAN

SCALE: 1"=6'

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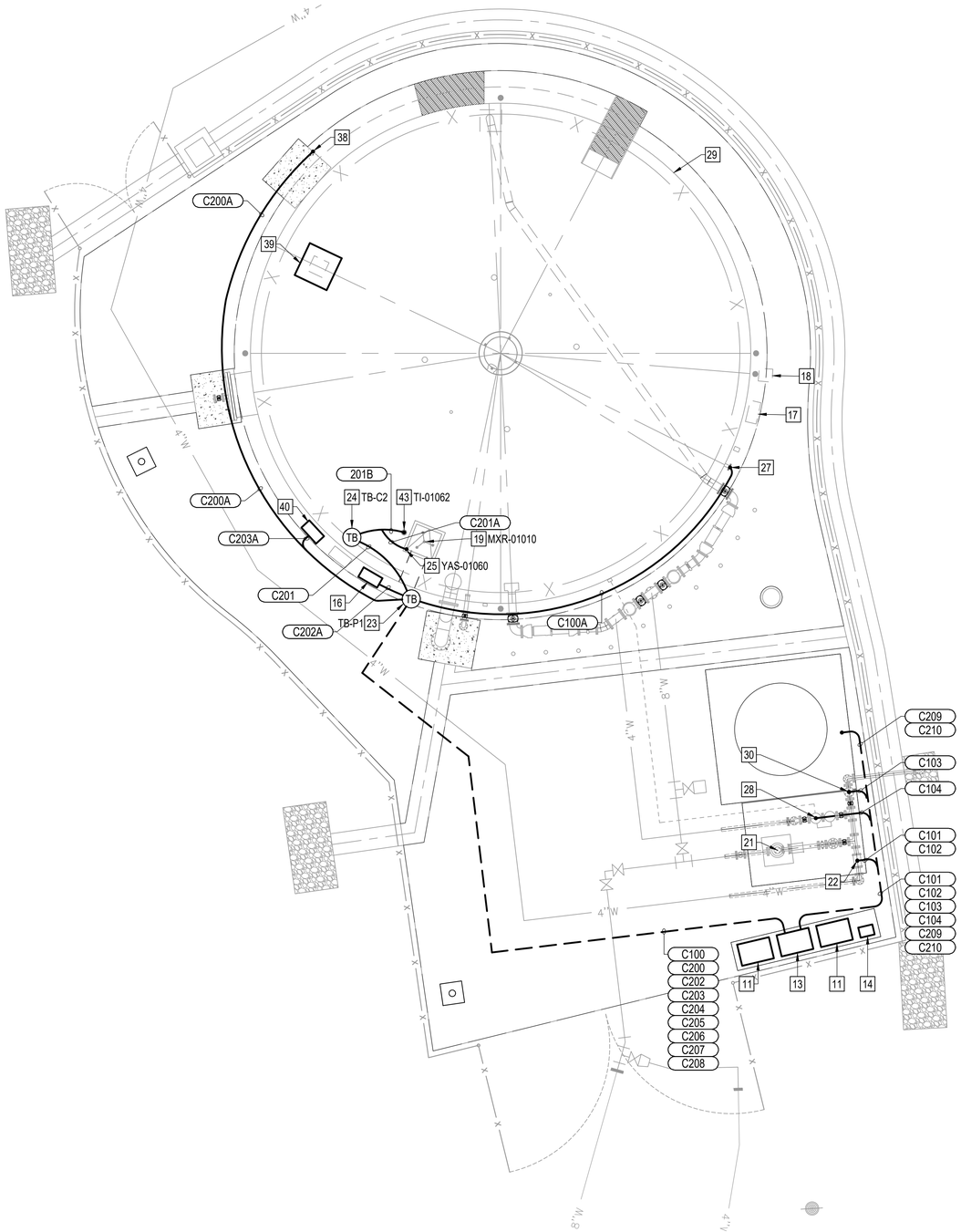
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

ELECTRICAL POWER PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	37 OF 53



ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
11	SERVICE ENTRANCE EQUIPMENT AND CONDUIT PER POWER COMPANY SPECIFICATIONS.
13	STANCHION MOUNTED CHARMLEE PUMP STATION MOTOR CONTROL PANEL, 100A, 480/277V, NEMA 4X.
14	STANCHION MOUNTED PANEL "A", 120/240V, 100 AMPS, 24 CIRCUITS, NEMA 4X, TYPE EATON, 20" W x 12" D.
16	STANCHION MOUNTED TANK MIXER CONTROL PANEL (PROVIDED BY MIXER MANUFACTURER).
17	FUTURE WATER QUALITY ANALYZER SYSTEM.
18	FUTURE TANK SAMPLE PUMP.
19	SUBMERSIBLE VORTEX TYPE MIXER (MXR-01010).
21	SUBMERSIBLE CHARMLEE BOOSTER PUMP (PMP-02000).
22	"ULTRA MAG" ELECTROMAGNETIC BI-DIRECTIONAL FLOW METER (FIT-02040).
23	STANCHION MOUNTED, NEMA 4X, LOCKABLE CONTROL TERMINAL BOX (TERMINAL BOX "TB-C1") PER DETAIL G SHEET E6.1.
24	HANDRAIL MOUNTED, NEMA 4X, LOCKABLE CONTROL TERMINAL BOX (TERMINAL BOX "TB-C2") PER DETAIL A SHEET E6.2.
25	MAGNETIC NON-CONTACTING INSTRUSION ALARM ON ACCESS HATCH (YAS-01060).
27	PRESSURE BASED TANK LEVEL TRANSMITTER (LIT-01050).
28	EMERGENCY TANK BACKFILL VALVE POSITION SWITCH CLOSED (ZSC-01021).
29	0.185 MG WELDED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK.
30	CHARMLEE PRESSURE RELIEF VALVE POSITION SWITCH CLOSED (ZSC-02029).
38	NEW MAGNETIC NON-CONTACTING INTRUSION ALARM ON LADDER (YAS-01061).
39	2400 CFM SUPPLY AIR FAN AND WEATHER RESISTANT SOUND ENCLOSURE, 120VAC, 0.5HP, TYPE BIG WAVE HURRICANE 100 OR EQUAL. (BLR-01011)
40	TANK SHELL MOUNTED TANK BLOWER CONTROL PANEL (PROVIDED BY BLOWER MANUFACTURER).
43	TANK TEMPERATURE SENSOR PER MANUFACTURER'S REQUIREMENTS (INSTALL SENSOR IN TANK HEADSPACE).

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER AND THE CITY OF ANY DISCREPANCIES FOUND.
2. ALL EQUIPMENT AND WIRING METHODS SHALL BE RATED FOR CORROSIVE LOCATIONS. EXPOSED CONDUIT SHALL BE PVC COATED RIGID GALVANIZED STEEL. EXPOSED EQUIPMENT SHALL BE NEMA 4X CORROSIVE RESISTANT (PVC COATED OR STAINLESS STEEL).
3. CONDUIT RUNS ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL COORDINATE WITH THE TANK MANUFACTURER TO PROVIDE CONDUIT SUPPORTS PER NEC REQUIREMENTS. CONDUIT SUPPORTS ON THE TANK SHALL BE STEEL AND BE FIELD WELDED TO THE TANK WHERE REQUIRED.
4. ROUTE CONDUIT ALONG BOTTOM OF OUTSIDE OF TANK, SUPPORTED AND SECURED ON CONCRETE PAD.
5. CONTRACTOR TO PROVIDE ALL SEISMIC CALCULATIONS AS REQUIRED FOR MOUNTING EQUIPMENT.
6. BELOWGROUND TO ABOVEGROUND CONDUIT TRANSITIONS PER DETAIL D, SHEET E6.1.
7. GROUND AND BOND ALL ENCLOSURES PER GROUNDING PLANS AND MANUFACTURER/CODE REQUIREMENTS.
8. SEE CONDUIT SCHEDULE, PLAN LAYOUTS, AND PANEL LOAD DRAWINGS FOR FURTHER CIRCUIT INFORMATION.
9. NOT ALL EQUIPMENT AND WIRING ARE SHOWN ON THIS DIAGRAM. REFERENCE DRAWINGS IN THE ELECTRICAL SET AND ENTIRE PROJECT TO COMPLETELY UNDERSTAND THE SCOPE OF ELECTRICAL WORK.
10. DRAWINGS ARE DIAGRAMMATIC AND DO NOT REFLECT ACTUAL ROUTING. CONTRACTOR SHALL INSTALL PULLPOINTS WHERE REQUIRED FOR PULLING TENSION AND MAINTAINING LESS THAN (4) 90 DEGREE BENDS.
11. INSTALL EQUIPMENT PER MANUFACTURER REQUIREMENTS, SPECIFICATIONS, PLANS, AND DETAILS. SEE MECHANICAL PLANS.
12. CONTROL AND POWER CIRCUITS SHALL BE IN SEPARATE CONDUITS PER THE PLANS, MAINTAIN 12" MINIMUM DISTANCE BETWEEN POWER/CONTROL CIRCUITS.
13. CONTRACTOR SHALL MOUNT ELECTRICAL EQUIPMENT IN ACCORDANCE WITH WORKING SPACE REQUIREMENTS OF NEC 110.26(A)(1).

LEGEND

- C### — CONTROL IDENTIFICATION TAG. SEE SHEET E6.0.
- TB — NEW LOCKABLE TERMINAL BOX.
- NEW UNDERGROUND ELECTRICAL CONDUITS
- NEW ABOVEGROUND ELECTRICAL CONDUITS

NORTH

6 3 0 6 12

ELECTRICAL CONTROL PLAN

SCALE: 1"=6'

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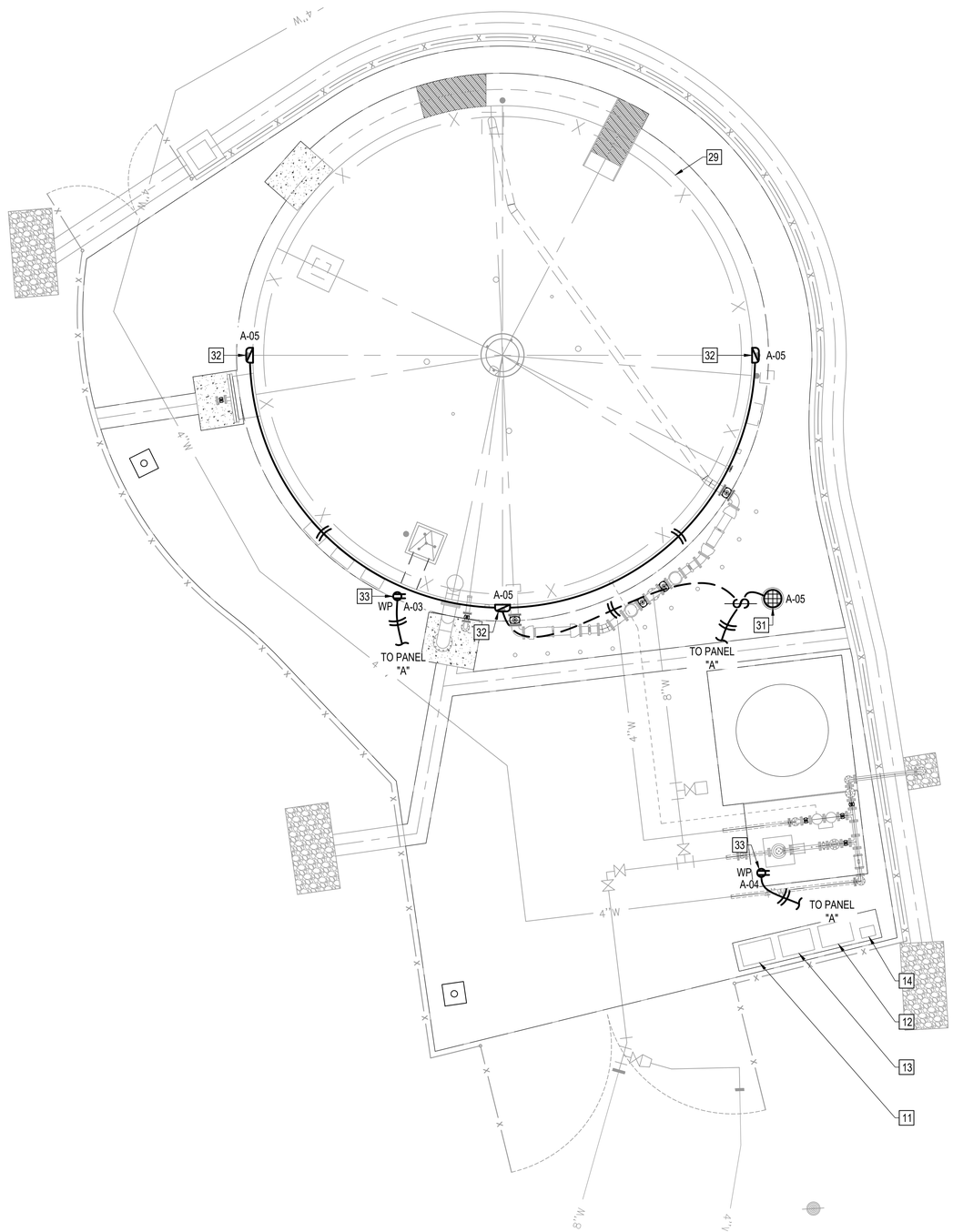
LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

ELECTRICAL CONTROL PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	38 OF 53

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ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
11	SERVICE ENTRANCE EQUIPMENT AND CONDUIT PER POWER COMPANY SPECIFICATIONS.
12	SERVICE ENTRANCE SECTION SHALL BE LABELED WITH AVAILABLE FAULT CURRENT IN ACCORDANCE WITH NEC 110.24(A).
13	STANCHION MOUNTED CHARMLEE PUMP STATION MOTOR CONTROL PANEL, 100A, 480/277V, NEMA 4X.
14	STANCHION MOUNTED PANEL "A". 120/240V, 100 AMPS, 24 CIRCUITS, NEMA 4X, TYPE EATON, 20" W x 12" D.
29	0.185 MG WELDED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK.
31	10-FOOT TALL POLE MOUNTED LED FLOOD LIGHT
32	TANK SHELL MOUNTED (10 FEET ABOVE TANK FINISHED FLOOR) WEATHERPROOF LED FLOOD LIGHTS.
33	STANCHION MOUNTED GFCI RECEPTACLE WITH WEATHERPROOF ENCLOSURE PER DETAIL A SHEET E6.1.

NOTES

1. CONDUCTORS FOR HOME RUN CIRCUITS FOR LIGHTING SHALL BE #10 AWG MINIMUM SIZE, UNLESS NOTED OTHERWISE.
2. LIGHTING WIRING SHALL BE TYPE XHHW-2 AND RATED FOR AN AMBIENT TEMPERATURE OF 90° THROUGHOUT THE PROJECT.
3. ALL WIRING SHOWN SHALL BE WITHIN PVC COATED GRS CONDUITS.
4. MOUNT AND WIRE ALL EQUIPMENT PER THE MANUFACTURER'S REQUIREMENTS.
5. DE-RATE CONDUCTOR AMPACITY BASED ON # OF CURRENT CARRYING CONDUCTORS AS APPLICABLE.
6. ALL SITE LIGHTING SHALL BE WIRED DIRECTLY TO AN ON/OFF SWITCH.
7. ALL SITE LIGHTING WILL BE IN COMPLIANCE WITH THE CITY'S DARK SKY ORDINANCE (MMC SECTION 17.41).

LEGEND

A-##	TANK SHELL MOUNTED LED FLOOD LIGHT, 78W, 9,989 LUMENS, RAB FXLED OR EQUAL.
WP	120V, 20A GFCI DUPLEX TEMPERATURE/WEATHER RESISTANT RECEPTACLE WITH METALLIC WEATHERPROOF COVER WHILE IN USE COVER, EXTRA DUTY.
A-##	120V PANEL AND CIRCUIT DESIGNATION.
	10' TALL POLE MOUNTED WEATHERPROOF LED LIGHT, 26W, 3,484 LUMENS, RAB ALED26 OR EQUAL
	120 VAC, 20 AMP, STACHION MOUNTED LIGHT SWITCH WITHIN NEMA 4X RATED ENCLOSURE.
	HASH MARKS INDICATING NUMBER OF #12 CURRENT CARRYING CONDUCTORS. GROUND CONDUCTOR(S) NOT SHOWN FOR CLARITY. ALL CONDUITS SHALL HAVE A MINIMUM #12 GROUND AND SIZED PER CODE REQUIREMENTS.

DWG NO.
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LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

LIGHTING & RECEPTACLE PLAN

PROJ ID WWD2900065 | PCA Y5292300 | SPEC WWD 29-825 | SHEET 39 OF 53

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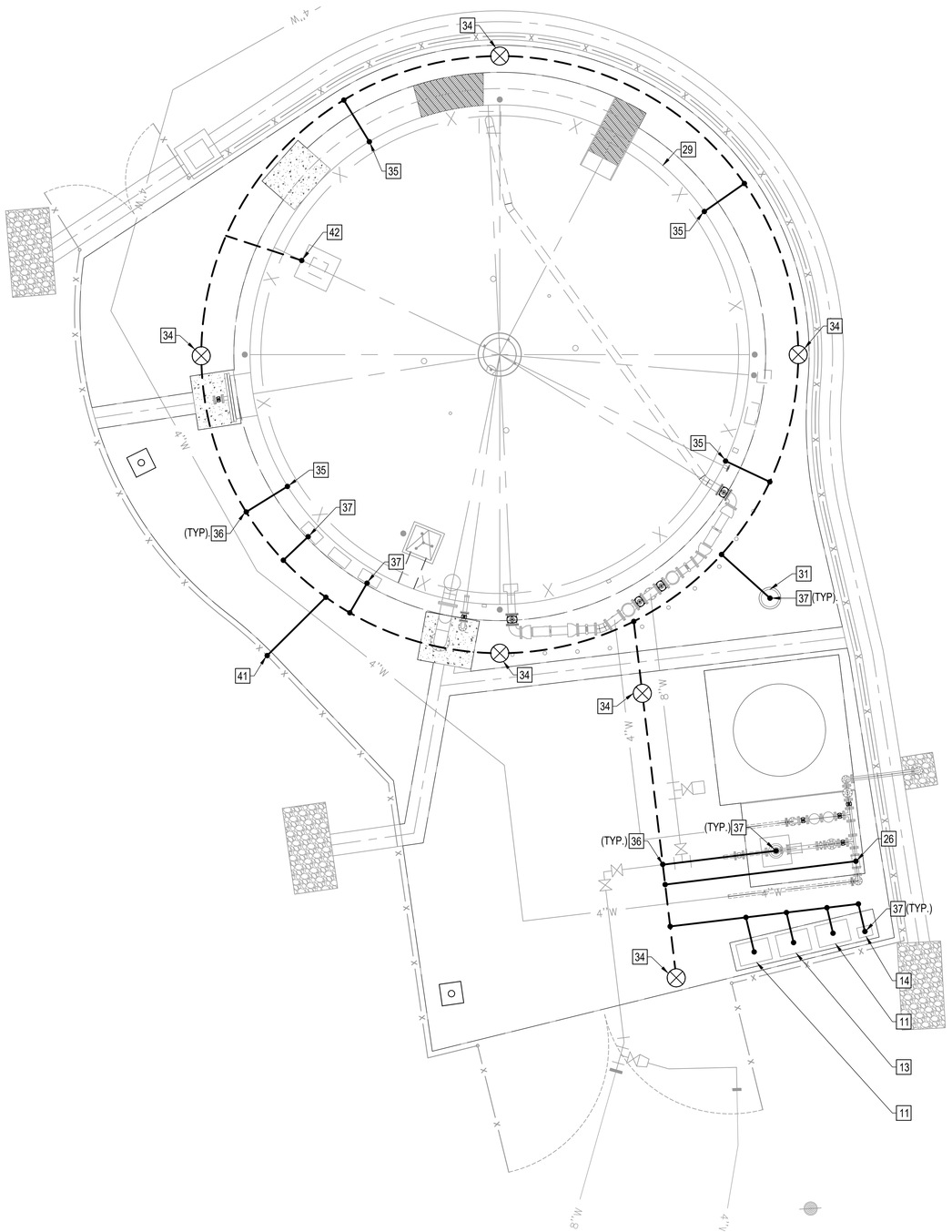
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NORTH

6 3 0 6 12

LIGHTING CONTROL PLAN
SCALE: 1"=6'

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ELECTRICAL CONSTRUCTION NOTES

NO.	DESCRIPTION
11	SERVICE ENTRANCE EQUIPMENT AND CONDUIT PER POWER COMPANY SPECIFICATIONS.
13	STANCHION MOUNTED CHARMLEE PUMP STATION MOTOR CONTROL PANEL, 100A, 480/277V, NEMA 4X.
14	STANCHION MOUNTED PANEL "A". 120/240V, 100 AMPS, 24 CIRCUITS, NEMA 4X, TYPE EATON, 20" W x 12" D.
26	GROUND FLOW METER (FIT-02040) PER DETAIL B SHEET E6.2.
29	0.185 MG WELDED STEEL UPPER ENCINAL POTABLE WATER STORAGE TANK.
31	10-FOOT TALL POLE MOUNTED LED FLOOD LIGHT
34	GROUNDING ROD WITH H20 TRAFFIC RATED COVER PER DETAIL A SHEET E6.0
35	TANK GROUND SYSTEM PER DETAIL D SHEET E6.2.
36	GROUNDING WIRE CONNECTION PER DETAIL C SHEET E6.0
37	GROUNDING WIRE TO EQUIPMENT/PANEL CONNECTION PER DETAIL D SHEET E6.0
41	ROUTE TO AND GROUND SITE PERIMETER FENCE PER DETAIL C SHEET E6.1
42	EQUIPMENT GROUNDING CONDUCTOR ON BLOWER MOTOR PER DETAIL D SHEET E6.0.

NOTES

1. GROUND AND BOND ALL EQUIPMENT AND ENCLOSURES PER MANUFACTURER REQUIREMENTS AND NEC 250.
2. GROUND AND BOND ALL MOTOR FRAMES TO THE GROUND RING.
3. PROVIDE GROUNDING BUS FOR MOTOR CONTROL PANEL.
4. ALL METALLIC ENCLOSURES INCLUDING FENCES, GATES, RAILING OR OTHER METAL PERSONNEL MAY COME IN CONTACT WITH, SHALL BE EFFECTIVELY GROUNDED.
5. BARE GROUND CONDUIT CONNECTIONS EXPOSED TO THE ATMOSPHERE SHALL BE COVERED WITH GLYPTAL OR EQUIVALENT.

LEGEND

- NEW GROUNDING ROD
- #2/0 GROUNDING ELECTRODE CONDUCTOR
- #2 EQUIPMENT GROUNDING CONDUCTOR
- GROUNDING CONNECTION PER ELECTRICAL DETAILS

NORTH

6 3 0 6 12

GROUNDING PLAN

SCALE: 1"=6'

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100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

GROUNDING PLAN

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	40 OF 53

POWER CONDUIT WIRE SCHEDULE						
CONDUIT		WIRE		FROM	TO	NOTES
NO.	SIZE	POWER	GROUND			
PUTIL1	PER SCE	PER SCE	PER SCE	EXIST. UTILITY POWER POLE	NEW COUNTY SERVICE ENTRANCE	WIRE SIZE PER SCE REQUIREMENTS
P100	1.5"	3 - #2	1 - #6	NEW COUNTY SERVICE ENTRANCE	PANEL A	
P110	1"	2 - #10	1 - #10	PANEL A	POWER TERMINAL BOX "TB-P1"	
P110A	1"	2 - #10	1 - #10	POWER TERMINAL BOX "TB-P1"	TANK MIXER CONTROL PANEL	
P110B	1"	2 - #10	1 - #10	TANK MIXER CONTROL PANEL	POWER TERMINAL BOX "TB-P2"	DESIGN BASED ON PAX PWM400 SUBMERSIBLE VORTEX MIXER. CONTRACTOR TO COORDINATE THE FINAL REQUIRED WIRE SIZE AND QUANTITY BASED ON THE SELECTED MANUFACTURER.
P110C	1"	1 - FACTORY CABLE		POWER TERMINAL BOX "TB-P2"	TANK MIXER MXR-01010	PROVIDE SUBMERSIBLE FACTORY CABLE OF SUFFICIENT LENGTH EXTEND FROM MIXER TO POWER TERMINAL BOX #P2
P111	1"	-	-	PANEL A	POWER TERMINAL BOX "TB-P1"	CAP WITH PULLSTRING FOR FUTURE USE
P111A	1"	-	-	POWER TERMINAL BOX "TB-P1"	TANK MIXER CONTROL PANEL	CAP WITH PULLSTRING FOR FUTURE USE
P111B	1"	-	-	TANK MIXER CONTROL PANEL	POWER TERMINAL BOX "TB-P2"	CAP WITH PULLSTRING FOR FUTURE USE
P112	1"	2 - #10	1 - #10	PANEL A	POWER TERMINAL BOX "TB-P1"	
P112A	1"	2 - #10	1 - #10	POWER TERMINAL BOX "TB-P1"	TANK BLOWER CONTROL PANEL	
P112B	1"	2 - #10	1 - #10	TANK BLOWER CONTROL PANEL	TANK BLOWER (BLR-01011)	
P113	1"	-	-	PANEL A	POWER TERMINAL BOX "TB-P1"	CAP WITH PULLSTRING FOR FUTURE USE
P113A	1"	-	-	POWER TERMINAL BOX "TB-P1"	POTENTIAL SOLAR EQUIPMENT (COUNTY TO CONFIRM LOCATION)	CAP WITH PULLSTRING FOR FUTURE USE
P114	1"	-	-	PANEL A	POWER TERMINAL BOX "TB-P1"	CAP WITH PULLSTRING FOR FUTURE USE (ANTENNA)
P114A	1"	-	-	POWER TERMINAL BOX "TB-P1"	ANTENNA AREA (COUNTY TO CONFIRM LOCATION)	CAP WITH PULLSTRING FOR FUTURE USE (ANTENNA)
P120	1"	2 - #12	1 - #12	PANEL A	CHARMLEE PS FLOW METER (FIT-02040)	
PUTIL2	PER SCE	PER SCE	PER SCE	EXIST. UTILITY POWER POLE	NEW CITY SERVICE ENTRANCE	WIRE SIZE PER SCE REQUIREMENTS
P200	1.5"	4 - #2	1 - #6	NEW CITY SERVICE ENTRANCE	MOTOR CONTROL PANEL (MCP)	
P210	1"	3 - #8	1 - #8	MOTOR CONTROL PANEL (MCP)	CHARMLEE PUMP (PMP-02000)	PROVIDE FLEXIBLE CONDUIT CONNECTION AT MOTOR

CONTROL CONDUIT WIRE SCHEDULE						
CONDUIT		WIRE		FROM	TO	NOTES
NO.	SIZE	CONTROL	GROUND			
C100	3/4"	1 - #18 TSP	1 - #12	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX "TB-C1"	
C100A	3/4"	1 - #18 TSP	-	CONTROL TERMINAL BOX "TB-C1"	TANK LEVEL TRANSMITTER (LIT-01050)	
C101	3/4"	1 - #18 TSP, 2 - #14	-	MOTOR CONTROL PANEL (MCP)	CHARMLEE FLOW METER (FIT-02040)	
C102	3/4"	2 - #12	-	MOTOR CONTROL PANEL (MCP)	CHARMLEE FLOW METER (FIT-02040)	
C103	3/4"	2 - #12	-	MOTOR CONTROL PANEL (MCP)	CHARMLEE PRESSURE RELIEF VALVE CLOSED POSITION SWITCH (ZSC-02030)	
C104	3/4"	2 - #12	-	MOTOR CONTROL PANEL (MCP)	EMERGENCY TANK FILL VALVE (ZSC-02028)	
C200	1"	6 - #12	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX "TB-C1"	YAS-01060 & YAS-01061, AND TI-01062
C200A	3/4"	2 - #12	-	CONTROL TERMINAL BOX "TB-C1"	TANK LADDER INTRUSION ALARM (YAS-01061)	
C201	1"	4 - #14	1 - #12	CONTROL TERMINAL BOX "TB-C1"	CONTROL TERMINAL BOX "TB-C2"	YAS-01060 AND TI-01062
C201A	3/4"	2 - #12	-	CONTROL TERMINAL BOX "TB-C2"	TANK INTRUSION ALARM (YAS-01060)	
C201B	3/4"	FACTORY CABLE		CONTROL TERMINAL BOX "TB-C2"	TANK TEMPERATURE MONITOR (TI-01062)	
C202	3/4"	8 - #12	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX "TB-C1"	
C202A	3/4"	8 - #12	-	CONTROL TERMINAL BOX "TB-C1"	TANK MIXER CONTROL PANEL	
C203	3/4"	4 - #12	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX "TB-C1"	
C203A	3/4"	4 - #12	-	CONTROL TERMINAL BOX "TB-C1"	TANK BLOWER CONTROL PANEL	
C204	1"	-	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX #C1	CAP WITH PULLSTRING FOR FUTURE USE
C205	1"	-	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX #C1	CAP WITH PULLSTRING FOR FUTURE USE
C206	1"	-	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX #C1	CAP WITH PULLSTRING FOR FUTURE USE
C207	1"	-	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX #C1	CAP WITH PULLSTRING FOR FUTURE USE
C208	1"	-	-	MOTOR CONTROL PANEL (MCP)	CONTROL TERMINAL BOX #C1	CAP WITH PULLSTRING FOR FUTURE USE
C209	1"	-	-	MOTOR CONTROL PANEL (MCP)	TEMPORARY TANK AREA (COUNTY TO CONFIRM LOCATION)	CAP WITH PULLSTRING FOR FUTURE USE
C210	1"	-	-	MOTOR CONTROL PANEL (MCP)	TEMPORARY TANK AREA (COUNTY TO CONFIRM LOCATION)	CAP WITH PULLSTRING FOR FUTURE USE

NOTES

1. ALL ABOVE GROUND AND EXTERIOR CONDUITS SHALL BE INSTALLED WITH INTRUSION/TAMPER RESISTANT ALL ABOVE GROUND CONDUITS SHALL BE CONSTRUCTED OF PVC COATED GALVANIZED RIGID STEEL CONDUITS.
2. ALL BELOW GROUND CONDUITS SHALL BE CONSTRUCTED OF PVC SCH. 40.
3. ALL CONDUITS RUNS SHOWN IN THE PLANS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL INSTALL ALL CONDUITS IN A MANNER TO AVOID CLEARANCE OR TRIPPING HAZARD IN ACCORDANCE WITH THE LOCAL REGULATORY REQUIREMENTS.

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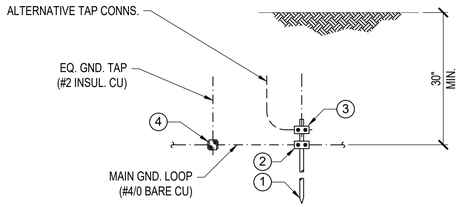
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WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

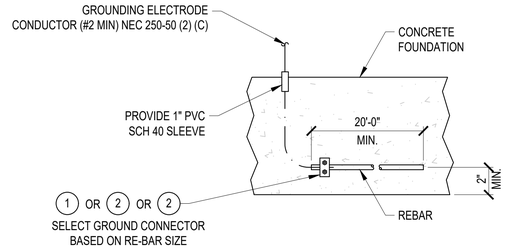
CABLE AND CONDUIT SCHEDULE

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	41 OF 53



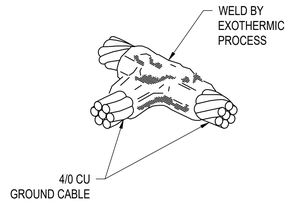
BILL OF MATERIALS		
NO.	DESCRIPTION	QTY
1	GROUND ROD, 3/4" DIA. x 10', COPPER-CLAD STEEL	1
2	GROUND ROD CONNECTOR (5/8"-3/4", 2/0 SOL-250)	1
3	GROUND ROD CONNECTOR (5/8"-3/4", #4 SOL-2/0)	1
4	GROUND CABLE CONNECTOR (#2/0-250 TO #4-#2/0)	1

GROUND ROD "A" INSTALLATION — NTS — A

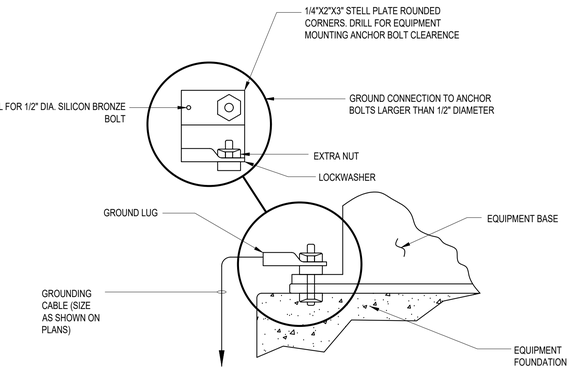


BILL OF MATERIALS		
NO.	DESCRIPTION	QTY
1	#4 RE-BAR, 1/2" DIA.	1
2	#5 OR #6 RE-BAR, 5/8" OR 3/4" DIA.	1
3	#7 OR #8 RE-BAR, 7/8" OR 1" DIA.	1

GROUND BOND TO REBAR — NTS — B



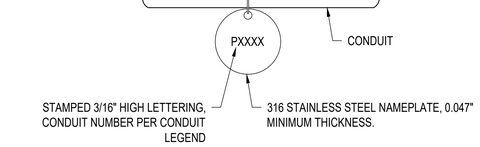
GROUNDING CONNECTION — NTS — C



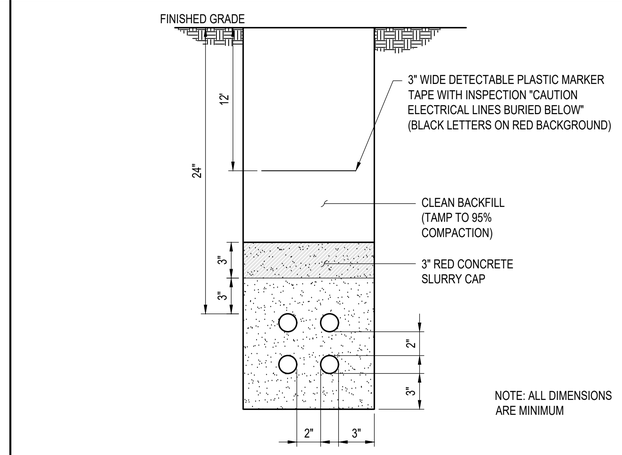
NOTE:

GROUND LUG SHALL BE BOLTED TO THE ANCHOR WITH A SECOND NUT AND LOCKWASHER. WHEN THE ANCHOR BOLT IS TOO LARGE FOR THE GROUND LUG A STEEL PLATE SHALL BE PROVIDED. DRILLED FOR ANCHOR BOLT CLEARANCE AND INSTALLED AS SHOWN WITH GROUND CONNECTOR BOLTED TO THE STEEL PLATE WITH 1/2" SILICONE BRONZE BOLT NUT AND FLAT WASHER.

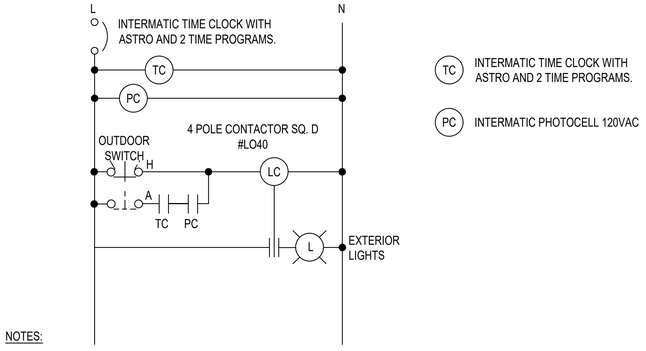
EQUIPMENT GROUNDING — NTS — D



CONDUIT MARKING — NTS — E



CONDUIT TRENCH DETAIL — NTS — F



NOTES:

1. PHOTOCELL SHALL BE MOUNTED TO THE TOP OF THE TANK CLEAR OF OVERHEAD OBSTRUCTIONS.
2. INSTALL NEW LIGHTS IN PARALLEL WITH EXISTING LIGHTS
3. EXTERIOR LIGHTING CONTROL DIAGRAM SHOWN FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY AND NOTIFY THE ENGINEER AND CITY OF ANY DISCREPANCIES

EXTERIOR LIGHTING CONTROL DIAGRAM — NTS — G

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06/05/2026 — DATE

DWG NO. E6.0

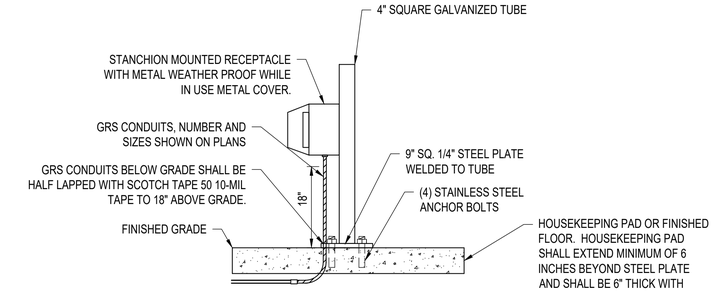
100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

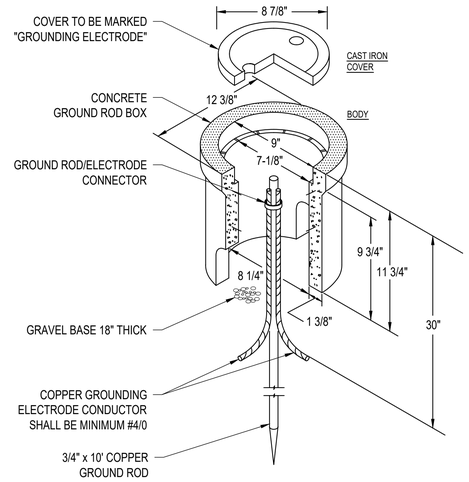
ELECTRICAL DETAILS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	42 OF 53

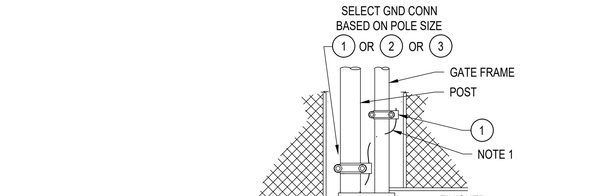


NOTES:
1. RECEPTACLE MAY BE ATTACHED TO TANK SHELL DIRECTLY WITH UNISTRUCT. CONTRACTOR SHALL COORDINATE WITH THE TANK MANUFACTURER ON THE ALLOWABLE CONNECTION MATERIAL, AND METHODS OF INSTALLATION.

GFCI RECEPTACLE DETAIL — NTS — A



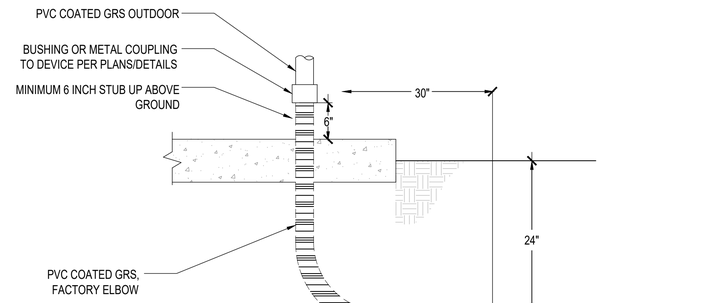
CONCRETE GROUND ROD INSPECTION DETAIL — NTS — B



NOTES:
1. LEAVE SUFFICIENT SLACK IN CABLE FOR GATE SWING.

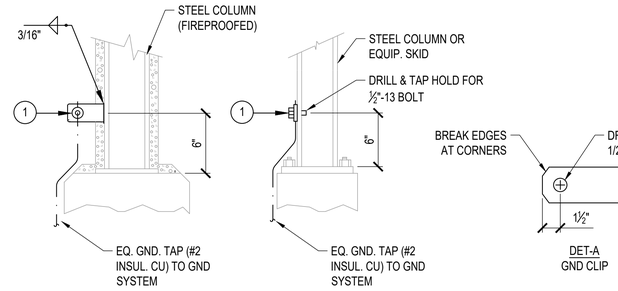
BILL OF MATERIALS		
NO.	DESCRIPTION	QTY
1	GROUND CONNECTOR, 1/C (1.25-2", #4-#4/0)	1
2	GROUND CONNECTOR, 1/C, (2.5-3.5", #4-#4/0)	1
3	GROUND CONNECTOR, 1/C, (6", #4-#4/0)	1

GROUND TO FENCE DETAIL — NTS — C



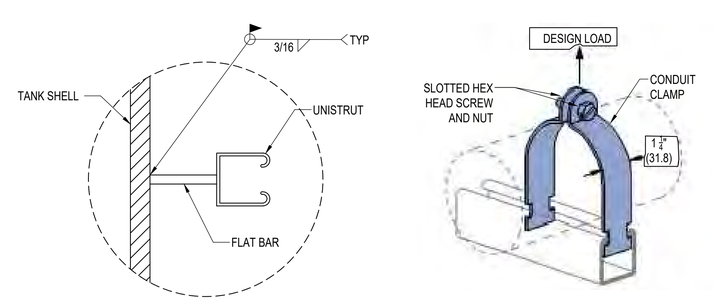
NOTES:
1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. PROVIDE 6 INCH COVER OF CONCRETE WITHIN 2 FEET OF ALL DRIVABLE AREAS PER DETAILS AND PLAN.

TYPICAL CONDUIT STUB-UP DETAIL — NTS — D



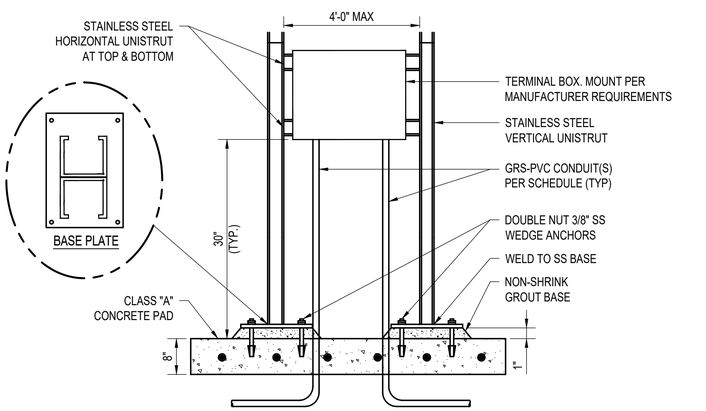
BILL OF MATERIALS		
NO.	DESCRIPTION	QTY
1	SERVIT POST CONNECTOR, 2/C, 1/2"-13 LONG STUD, #2-#2/0 W/ NUT & LOCKWASHER	1
2	GROUND CLIP, MILD STEEL, 5" x 3" x 1/4" FIELD FABRICATE	1

GROUNDING CONNECTION - EQUIPMENT/STEEL COLUMN — NTS — E



NOTES:
1. RIGID METAL CONDUIT SHALL BE SUPPORTED AT INTERVALS NOT EXCEEDING10 FT. AND SECURED WITHIN 3FT. OF CONDUIT TERMINATIONS PER NEC 344.30.
2. DETAIL SHOWN FOR REFERENCE. CONTRACTOR SHALL COORDINATE WITH TANK MANUFACTURER TO PROVIDE CONDUIT SUPPORTS PER NEC REQUIREMENTS.

TANK CONDUIT MOUNTING DETAIL — NTS — F



TERMINAL BOX SUPPORT DETAIL — NTS — G

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WATERWORKS DISTRICT NO. 29, MALIBU

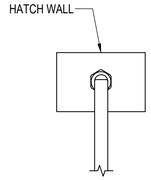
UPPER ENCINAL TANK IMPROVEMENTS

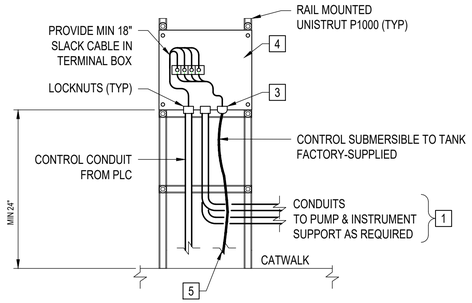
ELECTRICAL DETAILS

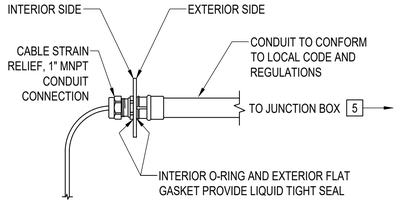
PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	43 OF 53

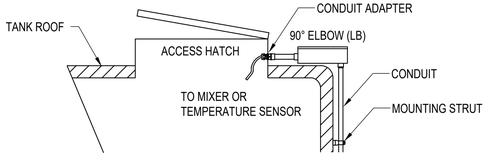
NOTES:

1. SEE SHEET E4.1 FOR CONTROL CONDUIT DESTINATIONS.
2. SPLICE TO VENDOR CONDUCTORS IN TERMINAL BOX USING RESPECTIVE TERMINAL BLOCKS.
3. REMOVABLE STAINLESS STEEL TO CABLE GLAND CABLE CONNECTORS.
4. TERMINAL BOX, NEMA 4X STAINLESS STEEL (24"HX24"MIN) WITH PADLOCKABLE HINGED DOOR, WITH TEN 20A TERMINAL BLOCKS FOR CONTROL WIRES INSTALLED ON A REMOVABLE BACK PANEL.
5. MANUFACTURE'S CABLE AT TANK SHALL BE ROUTED TO AVOID TRIPPING HAZARDS AND CLEARANCE REQUIREMENTS.



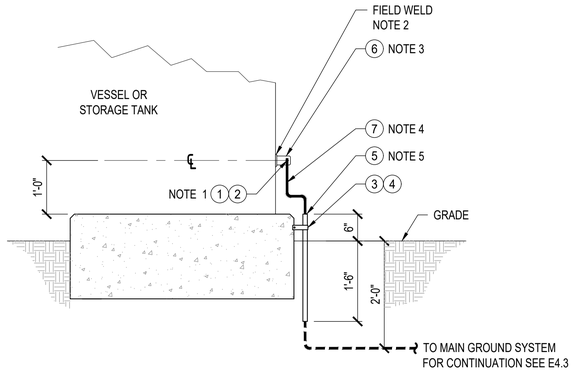




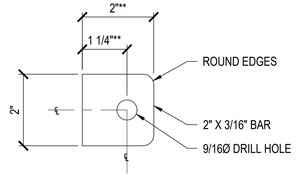


TANK TERMINAL BOX

SCALE: N.T.S. | A



ELEVATION



STEEL GROUND PLATE BY FIELD (WELD TO TANK)

BILL OF MATERIALS		
NO.	DESCRIPTION	QTY
1	GROUND CONNECTOR, SERVIT POST	1
2	1/2"HEX NUT AND LOCK WASHER	1
3	1" CONDUIT CLAMP WITH BACKING PLATE	1
4	1/4" CINCH ANCHOR	1
5	1" PVC CONDUIT SLEEVE, SCHEDULE 80, LENGTH AS REQUIRED	1
6	STEEL GROUND PLATE	1
7	1/4" CINCH ANCHOR	AS REQ'D

NOTES:

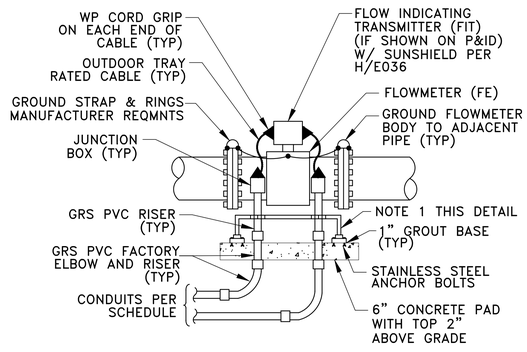
1. BARE GROUND CONNECTIONS EXPOSED TO THE ATMOSPHERE SHALL BE COVERED WITH GLYPTAL OR EQUIVALENT.
2. FIELD CONTRACTOR TO CHECK WITH TANK/VESSEL MANUFACTURER BEFORE WELDING.
3. **DIMENSIONS SHOWN SHALL INCREASE BY THE THICKNESS OF FIREPROOFING IF VESSEL OR TANK HAS FIREPROOFING.
4. MINIMUM NUMBER OF LUGS AND GROUND WIRE SIZE REQUIRED FOR TANK/VESSEL:
   CAPACITY 2000 GAL. AND UNDER - ONE (1) LUG, #2 AWG GREEN INSULATED GROUND
   CAPACITY OVER 2000 GAL. - TWO (2) LUGS, #2/O AWG GREEN INSULATED GROUND
   OVER 19'-00" IN HEIGHT - TWO (2) LUGS, #2/O AWG GREEN INSULATED GROUND
   OVER 26'-00" IN DIAMETER - FOUR (4) LUGS, #2/O AWG GREEN INSULATED GROUND
   REFER TO PROJECT GROUNDING DRAWINGS FOR DETAILS.
5. SEAL TOP OF PVC AROUND THE GROUND WIRE TO MAKE CONDUIT LIQUID TIGHT.

TANK GROUNDING DETAIL

SCALE: N.T.S. | C | DWG NO. E6.2

NOTE:

1. STAINLESS STEEL SUPPORT WITH TWO HOLE BASE ON EACH SIDE AND HEIGHT OF HORIZONTAL UNISTRUT SUPPORT SHALL BE 12" MINIMUM.



FLOW METER GROUNDING

SCALE: N.T.S. | B

FILE NAME:
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WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENTS

ELECTRICAL DETAILS

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	44 OF 53

INSTRUMENT IDENTIFICATION LETTERS (FSS)

	FIRST – LETTER (F)		SUCCEEDING – LETTERS (SS)		
	MEASURED OF INITIATING VARIABLE	MODIFIER	READOUT PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER
A	ANALYSIS		ALARM		
B	BURNER, COMBUSTION		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C	CONDUCTIVITY			CONTROLLER	
D	DENSITY	DIFFERENTIAL			
E	VOLTAGE		SENSOR, PRIMARY ELEMENT		
F	FLOW RATE	RATIO (FRACTION)			
G	GAUGE, GENERAL		GLASS VIEWING DEVICE		
H	HAND				HIGH, OPENED
I	CURRENT (ELEC.)		INDICATING, INDICATOR		
J	POWER		SCAN		
K	TIME, TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW, CLOSED
M	MOISTURE, MOTION	MOMENTARY			MIDDLE
N	INTRUSION, STATUS	MOMENTARY	STATUS	USER'S CHOICE	USER'S CHOICE
O	OPERATOR, TORQUE		ORIFICE, RESTRICTION		USER'S CHOICE
P	PRESSURE, VACUUM		POINT (TEST) CONNECTION		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RESET, RADIATION		RECORD OR PRINT		
S	SPEED, FREQUENCY	SAFETY		SWITCH	SLOW
T	TEMPERATURE			TRANSDUCER, TRANSMITTER	TEST
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, MECH. ANALYSIS			VALVE, DAMPER LOUVER	
W	WEIGHT, FORCE		WELL		
X	SWITCH	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE, PRESENCE	Y AXIS	UNCLASSIFIED	RELAY, COMPUTE, CONVERT	
Z	POSITION DIMENSION	Z AXIS		DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT	

LINE NUMBERING

00" – INFLT – 001 (EXAMPLE)

- 00" – SEQUENTIAL LINE NO.
- INFLT – FLUID CODE
- 001 – NOMINAL LINE SIZE

EQUIPMENT NUMBERING

F SS – PP T NN (EXAMPLE)

- NN – ITEM NUMBER
- T – SERIES (TRAIN) LOCATION
- PP – PROCESS LOCATION
- SS – SUCCEEDING LETTERS (INSTRUMENT ID)
- F – FIRST LETTER (INSTRUMENT ID)

EXAMPLE:
LT–03121 = RAS/WAS PUMP STATION LEVEL TRANSDUCER #1

PROCESS LOCATION (PP)

00	MISCELLANEOUS
01	UPPER ENCINAL TANK
02	CHARMLEE P.S.

SERIES LOCATION (TT)

0	SHEET 0
1	SHEET 1
2	SHEET 2
3	SHEET 3
4	SHEET 4
5	SHEET 5
6	SHEET 6
7	SHEET 7

FLUID CODE ABBREVIATION

PW	POTABLE WATER
BL	BLOWER

EQUIPMENT NUMBERS

EQUIPMENT ABBREVIATIONS	# STARTING AT
PUMPS (PMP)	00–09
MOTORS (M/MXR/BLR)	10–19
VALVES (MV/V/SV)	20–39
FLOW INST (FT/FS/FE/FIT)	40–49
PRESSURE INST (PT/PS/PG)	50–59
ANALYTICAL (AT)	60–69
LEVEL INST (LT/LS)	70–79

LINE CODES

- MAJOR PROCESS LINE
- MINOR PROCESS LINE
- AIR
- ELECTRICAL
- PLC TO SCADA COMMUNICATION
- AUTO–DIALER AND PRIORITY LEVEL
- 00"–XXX — LINE SIZE & NUMBER
- DESCRIPTION 1 / DESCRIPTION 2 / REF SHT IXX.X — PROCESS CONTINUATION WITHIN SCOPE
- SENSOR OR CONTROL

INSTRUMENT NUMBERING

FSS / NPPNNN / XX

- FSS – FIRST LETTER (INSTRUMENT ID), SUCCEEDING LETTERS (INSTRUMENT ID)
- NPPNNN – PROCESS LOCATION, SERIES (TRAIN) LOCATION, ITEM NUMBER
- XX – DEVICE FUNCTION EQUIPMENT NUMBER

LINE NUMBER GROUPS

100	POTABLE WATER
200	PROCESS AIR

GENERAL INSTRUMENT OR FUNCTION SYMBOLS

	FIELD MOUNTED	PRIMARY LOCATION ACCESSIBLE TO OPERATOR	PRIMARY LOCATION INACCESSIBLE TO OPERATOR	AUXILIARY LOCATION ACCESSIBLE TO OPERATOR
DISCRETE INSTRUMENTS	○	⊖	⊖	⊖
SHARED DISPLAY SHARED CONTROL	◯	⊖	⊖	⊖
COMPUTER FUNCTION	⬡	⬡	⬡	⬡
PROGRAMMABLE LOGIC CONTROL	◇	◇	◇	◇

HARDWARE INTERLOCK: (I)

PLC "SOFT" INTERLOCK: (I)

VALVE SYMBOLS

NC NO

- GATE VALVE
- GATE VALVE
- BALL VALVE
- DIAPHRAGM VALVE
- PLUG VALVE
- Pinch VALVE
- 3–WAY BALL VALVE
- NEEDLE VALVE
- MUD VALVE
- FLANGED BUTTERFLY
- WAFER/LUGGED BUTTERFLY
- CHECK VALVE
- DOUBLE LEAF CHECK VALVE
- WEIR GATE/TELESCOPE VALVE

VALVE ACTUATORS

- DIAPHRAGM ACTUATOR
- MOTOR ACTUATOR
- SOLENOID ACTUATOR
- CYLINDER ACTUATOR
- LEVER
- HAND WHEEL
- CHAIN WHEEL

RELIEF DEVICES

- AIR RELEASE
- VACUUM RELEASE
- RUPTURE DISK FOR PRESSURE RELIEF
- RUPTURE DISK FOR VACUUM RELIEF

REGULATORS

- PRESSURE REDUCING
- BACK PRESSURE
- PRESSURE SUSTAINING / REDUCING
- ALTITUDE VALVE

PIPING SYMBOLS

- Y STRAINER
- FLEXIBLE LINE
- BLIND FLANGE
- CAMLOCK FITTING
- PRESSURE DIAPHRAGM SEAL
- UNION
- CONCENTRIC REDUCER
- SPECTACLE BLIND
- ECCENTRIC REDUCER
- EXPANSION JOINT
- EDUCTOR
- TP XX — TIE–IN POINT
- WELDED CAP
- WELDED PIPE END
- FLANGE COUPLING ADAPTER
- SCREWED CAP

MECHANICAL EQUIPMENT

- METERING PUMP
- ULTRA SONIC LEVEL TRANSMITTER
- CENTRIFUGAL PUMP OR BLOWER
- CHEMICAL INJECTOR OR STATIC MIXER
- SUBMERSIBLE PUMP
- FLOW METER OR MOTOR
- TURBINE PUMP
- ROTAMETER
- VENTURI
- ROTARY BLOWER
- VORTEX SHEDDING
- SONIC
- MIXER
- FM — FLOW METER
- PROGRESSIVE CAVITY PUMP
- ACM — AIR COMPRESSOR
- AERATOR
- EXHAUST FAN
- DECANTER
- POSITIVE DISPLACEMENT PUMP

NOTE: ALL PRESSURE GAUGES AND OTHER SMALL PROCESS MECHANICAL INSTRUMENT EQUIPMENT SHALL BE SUPPLIED WITH ISOLATION VALVES AND ADDITIONAL APPURTENANCES (E.G. PRESSURE PULSATION DAMPENERS/SNUBBERS) AS REQUIRED FOR PROPER OPERATION

ABBREVIATIONS

AE	ANALYTICAL SENSOR
AI	ANALOG INPUT
AIT	ANALYTICAL INDICATOR TRANSMITTER
AMP	AMPERE
AO	ANALOG OUTPUT
AT	ANALYTICAL TRANSMITTER
ATS	AUTOMATIC TRANSFER SWITCH
CB	CIRCUIT BREAKER
CHV	CHECK VALVE
CL2	CHLORINE
DI	DIGITAL INPUT
DO	DIGITAL OUTPUT
ETM	ELAPSED TIME METER
EXIST	EXISTING
FCV	MODULATING CONTROL VALVE
FE	FLOW SENSOR
FI	FLOW INDICATOR
FIT	FLOW INDICATOR TRANSMITTER
FR	FORWARD–REVERSE
FS	FULL SPEED
FT	FLOW TRANSMITTER
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HMI	HUMAN MACHINE INTERFACE
HOA	HAND–OFF–AUTO
HOR	HAND–OFF–REMOTE
HS	HAND SWITCH
JB	JUNCTION BOX
LCP	LOCAL CONTROL PANEL
LE	LEVEL SENSOR
LIT	LEVEL INDICATOR TRANSMITTER
LOS	LOCK–OFF–STOP
LR	LOCAL / REMOTE
LSH	LEVEL SWITCH HIGH
LSHH	LEVEL SWITCH HIGH HIGH
LSL	LEVEL SWITCH LOW
LSLL	LEVEL SWITCH LOW LOW
LSM	LEVEL SWITCH MEDIUM
LT	LEVEL TRANSMITTER
MCAS	MINI CONTROL AND STATUS
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CONTROL PANEL
ME	MOISTURE SENSOR
MGD	MILLION GALLONS PER DAY
MGL	MILLIGRAM PER LITER
MOT	MOTOR
MS	MOTOR STARTER
MXR	MIXER
NaHSO3	SODIUM BISULFITE
NaOCL	SODIUM HYPOCHLORITE
OIT	OPERATOR INTERFACE TERMINAL
PE	PRESSURE SENSOR
PG	PRESSURE GAUGE
PI	PRESSURE INDICATOR
PID	PROPORTIONAL–INTEGRAL–DERIVATIVE
PIT	PRESSURE INDICATOR TRANSMITTER
PLC	PROGRAMMABLE LOGIC CONTROLLER
PMP	PUMP
PNL	PANEL
PO	PULSE OUTPUT
PPG	POUNDS PER GALLON
PPH	POUNDS PER HOUR
PPM	PARTS PER MILLION
PRESS	PRESSURE
PRV	PRESSURE RELIEF OR REDUCING VALVE
PSH	PRESSURE SWITCH HIGH
PSI	POUNDS PER SQUARE INCH
PSL	PRESSURE SWITCH LOW
PT	PRESSURE TRANSMITTER
PV	PROCESS VARIABLE
REM	REMOTE
RF	RADIO FREQUENCY
RIO	REMOTE INPUT–OUTPUT
RST	RESET
RTU	REMOTE TELEMETRY UNIT
RVSS	REDUCED VOLTAGE SOFT STARTER
SES	SERVICE ENTRANCE SECTION
SP	SETPOINT
SPD	SPEED
SPR	SPARE
SS	START/STOP (MAINTAINED)
STG	MANUAL STOP GATE
SUG	SLUICE GATE
TE	TEMPERATURE SENSOR
TG	TEMPERATURE GAUGE
TI	TEMPERATURE INDICATOR
TIT	TEMPERATURE INDICATOR TRANSMITTER
TNK	TANK
TS	TEMPERATURE SWITCH
TSH	TEMPERATURE SWITCH HIGH
TT	TEMPERATURE TRANSMITTER
TV	TELESCOPING VALVE
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	MANUAL VALVE
VFD	VARIABLE FREQUENCY DRIVE
XV	AUTOMATED VALVE
ZS	SWITCH POSITION

FILE NAME

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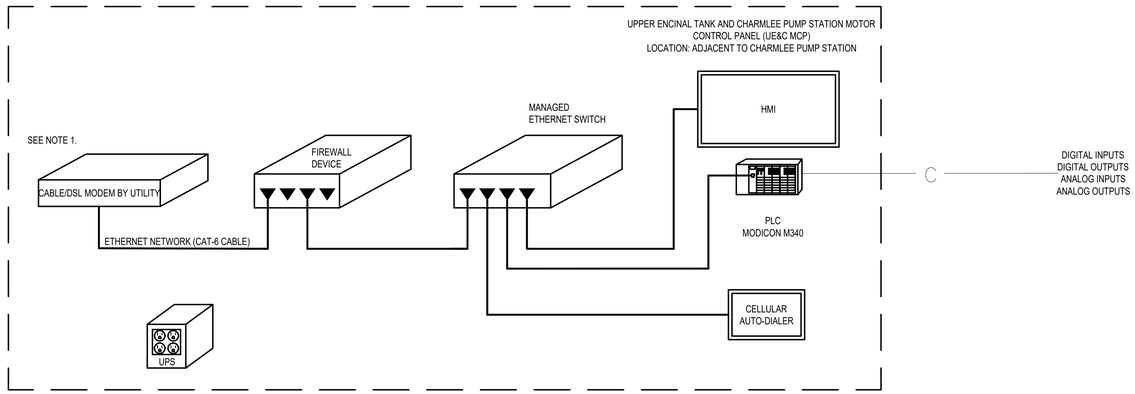
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UPPER ENCINAL TANK IMPROVEMENT

P&ID LEGEND

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	45 OF 53



NETWORK DIAGRAM

LEGEND

▶ CAT-6 CONNECTION (ETHERNET)

NOTES:

1. OFFSITE COMMUNICATION VIA TELEPHONE OR RADIO

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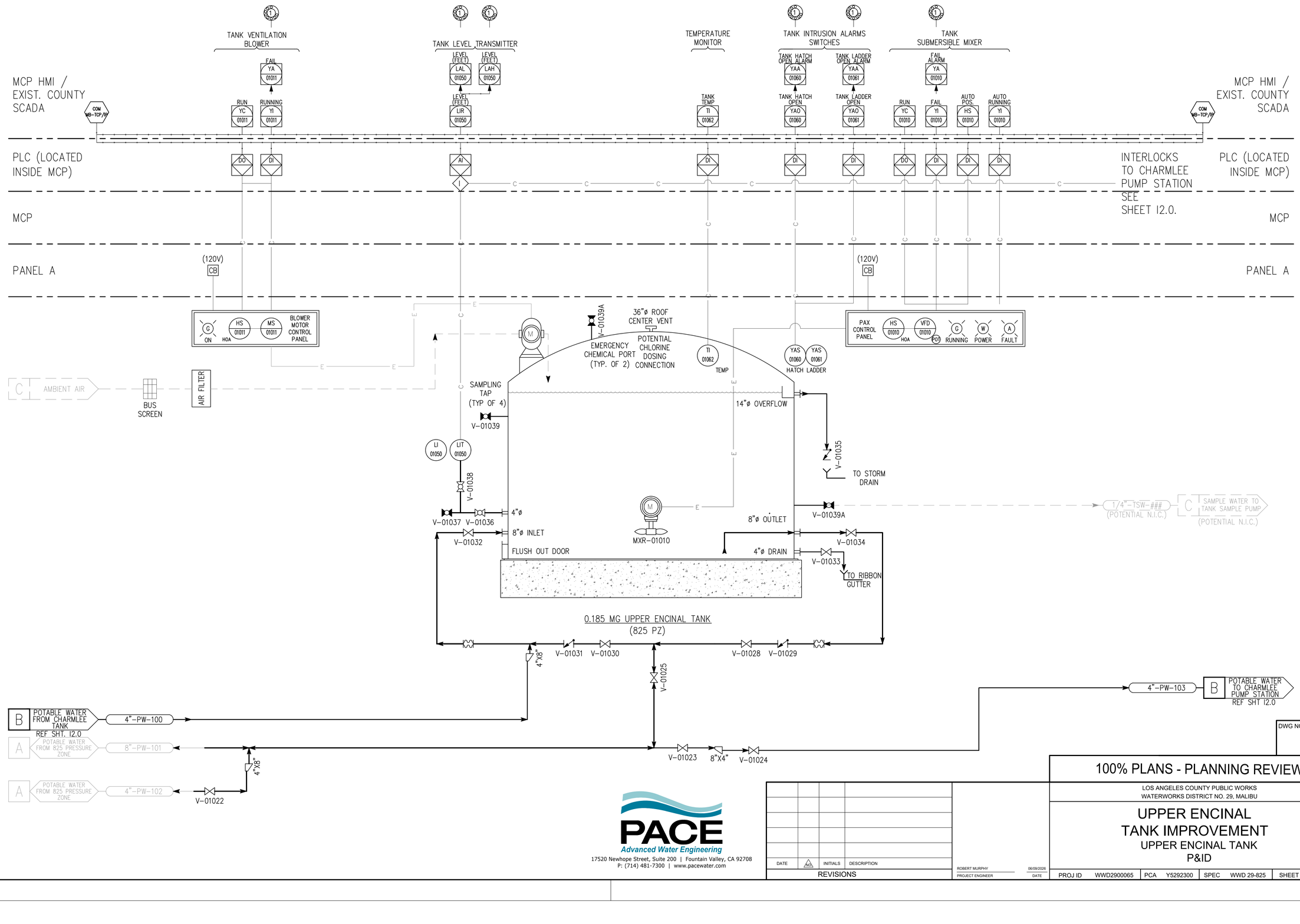
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NETWORK DIAGRAM

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	46 OF 53



DWG NO. I1.0

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LOS ANGELES COUNTY PUBLIC WORKS
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UPPER ENCINAL TANK IMPROVEMENT

UPPER ENCINAL TANK P&ID

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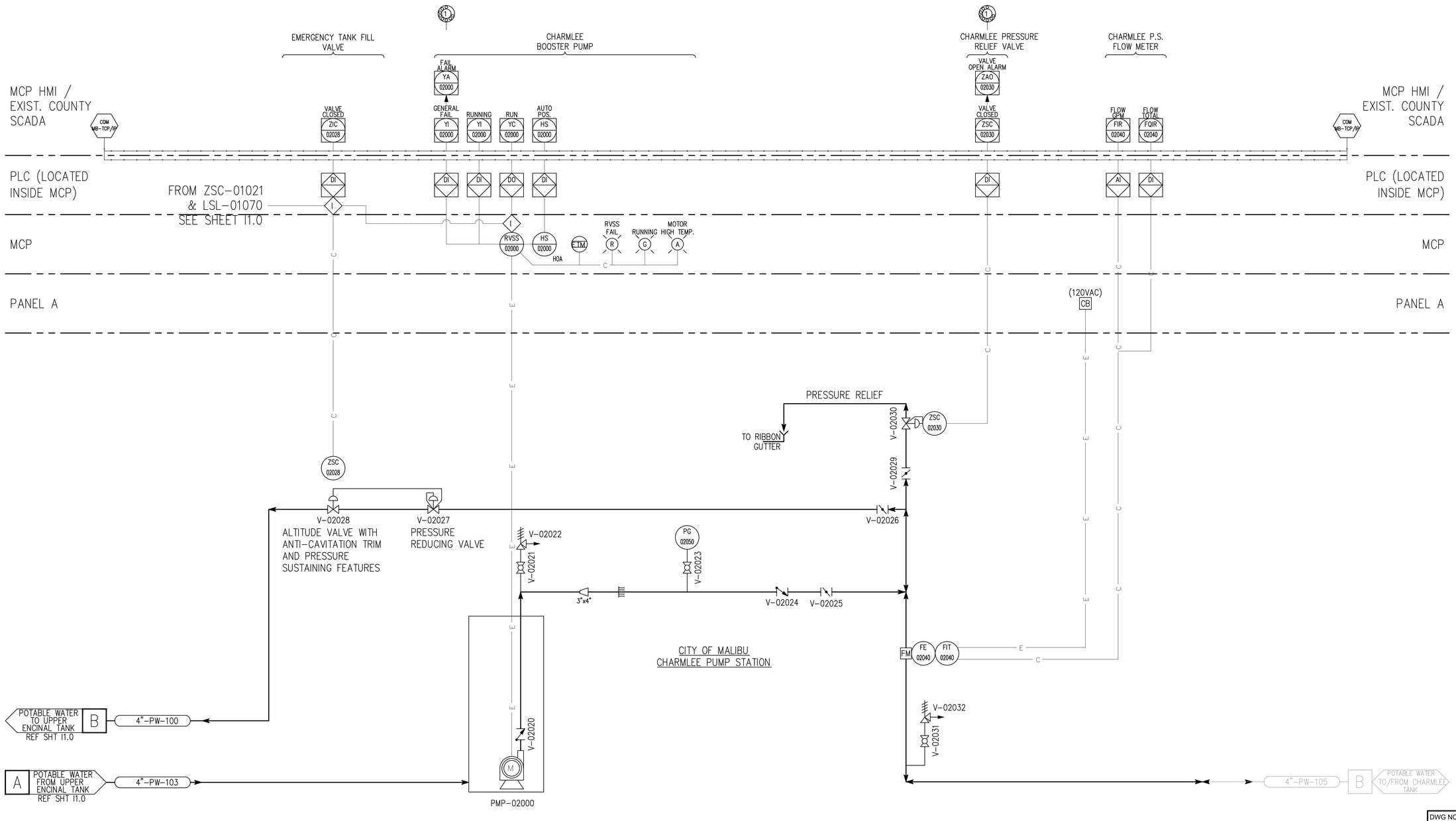
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ROBERT MURPHY, PROJECT ENGINEER — DATE 06/09/2026

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	47 OF 53

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DATE	INITIALS	DESCRIPTION

REVISIONS

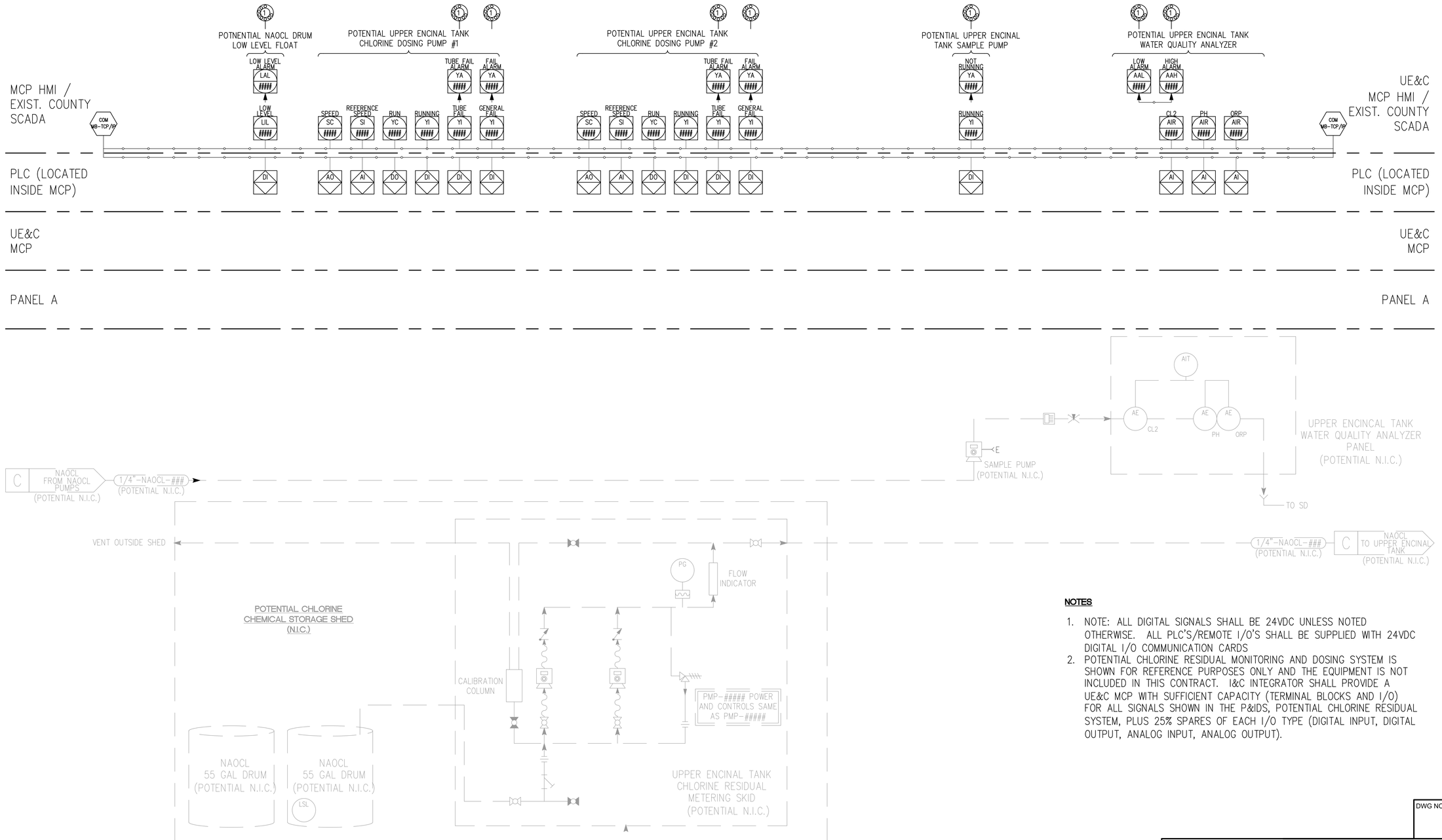
ROBERT MURPHY
PROJECT ENGINEER
06/09/2026
DATE

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

CHARMLEE P.S. P&ID

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	48 OF 53



NOTES

1. NOTE: ALL DIGITAL SIGNALS SHALL BE 24VDC UNLESS NOTED OTHERWISE. ALL PLC'S/REMOTE I/O'S SHALL BE SUPPLIED WITH 24VDC DIGITAL I/O COMMUNICATION CARDS
2. POTENTIAL CHLORINE RESIDUAL MONITORING AND DOSING SYSTEM IS SHOWN FOR REFERENCE PURPOSES ONLY AND THE EQUIPMENT IS NOT INCLUDED IN THIS CONTRACT. I&C INTEGRATOR SHALL PROVIDE A UE&C MCP WITH SUFFICIENT CAPACITY (TERMINAL BLOCKS AND I/O) FOR ALL SIGNALS SHOWN IN THE P&IDS, POTENTIAL CHLORINE RESIDUAL SYSTEM, PLUS 25% SPARES OF EACH I/O TYPE (DIGITAL INPUT, DIGITAL OUTPUT, ANALOG INPUT, ANALOG OUTPUT).

DRAFTER JS | DESIGNER KS | CHECKER RM | DATE LAST SAVED: | FILE NAME:

PACE
Advanced Water Engineering
17520 Newhope Street, Suite 200 | Fountain Valley, CA 92708
P: (714) 481-7300 | www.pacewater.com

DATE	INITIALS	DESCRIPTION

REVISIONS

ROBERT MURPHY — PROJECT ENGINEER — 06/09/2026 — DATE

DWG NO. I3.0

100% PLANS - PLANNING REVIEW

LOS ANGELES COUNTY PUBLIC WORKS
WATERWORKS DISTRICT NO. 29, MALIBU

UPPER ENCINAL TANK IMPROVEMENT

POTENTIAL CHLORINE RESIDUAL SYSTEM P&ID

PROJ ID	WWD2900065	PCA	Y5292300	SPEC	WWD 29-825	SHEET	49 OF 53



ATTACHMENT 3



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **DATE:** 1/20/2022

PROJECT NUMBER:	CDP 21-070
JOB ADDRESS:	4501 VISTA DEL PRESEAS
APPLICANT / CONTACT:	Katrine Usi, LA County DPW
APPLICANT ADDRESS:	1000 S Freemont Ave Alhambra, CA 91803
APPLICANT PHONE #:	(626)300-4680
APPLICANT FAX #:	
APPLICANT EMAIL:	kusi@dpw.lacounty.gov
PLANNER:	Tyler Eaton
PROJECT DESCRIPTION:	replacement water tank

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

Courtney McCammon — 2/9/22

Signature — Date

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

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

ATTACHMENT 4

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Katrine Usi, LA County DPW kusi@dpw.lacounty.gov		
Project Address:	**4501 VISTA DEL PRESEAS** Malibu, CA 90265		
Planning Case No.:	CDP 21-070		
Project Description:	replacement water tank		
Date of Review:	February 9, 2022		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	1/20/22
Site Survey:	1/20/22
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	
OWTS Plan:	
Bio Assessment:	
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	

REVIEW FINDINGS

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

DISCUSSION:

1. The proposed project is adjacent to ESHA and is a replacement water tank for public usage and will occur in the same location as an existing tank. Therefore, a Biological Assessment and ERB is not required.

RECOMMENDATIONS:

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

   A. Grading shall not extend beyond those areas previously disturbed for the existing tank and associated plumbing.

   B. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence)of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.

   C. Grading shall be scheduled only during the dry season from April 1 - October 31. 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.

-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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: April 13, 2026		**Review Log #:**	**4873**
Site Address:	4501 Vista del Preseas		
Lot/Tract/PM #:		**Planning #:**	**CDP 21-070 P4**
Applicant/Contact:	Katrine Usi, kusi@dpw.lacounty.gov Karin Burger, kburger@dpw.lacounty.gov	**BPC/GPC #:**	
Contact Phone #:	626-300-4680 **Fax #:**	**Planner:**	**Tyler Eaton**
Project Type:	Replace water tank		

Submittal Information

Consultant(s) / Report: Date(s): *(Current submittal(s) in **Bold**.)*	Ninyo & Moore (Chu, GE 2096; Putt, CEG 2341**): 3-23-2026**, 2-6-2026 (draft responses), 2-23-23, 11-11-2022, 1-15-2021 Ref: GeoConcepts: 4-16-2015, 2-25-2015, 6-27-2014 (for previously proposed water tank and water line project, CDP 14-074)) Ref: E.D. Michael Consulting Geologist: 6-29-1999 (for 4427 Vista Del Preseas) Ref: GeoSystems: 8-28-2020 (for 4417 Vista del Preseas) **4th Coastal Development Permit submittal** Upper Encinal Tank Improvement plans prepared by Pace Advanced Water Engineering, undated. Total Grading Yardage Verification Certificate prepared by Duncan Lee, PE dated August 23, 2022.
Previous Reviews:	Memorandum, Review of Draft Report by Ninyo & Moore, dated 2-20-2026, 9-19-2023, 2-23-23, 2-28-2022

Review Findings

Coastal Development Permit Review

☒ The water tank project is **ACCEPTABLE** from a geotechnical perspective.

☐ The water tank project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Review Comments' shall be addressed prior to acceptance.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, Buildings and Construction
- City of Malibu Guidelines for the Preparation of Geotechnical Reports and Procedures for Report Submittal (November 2013) referred to herein as Geotechnical Report Guidelines

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning variances, as appropriate; any questions regarding variances should be directed to the case Planner.

Remarks

It should be noted that this review letter focuses on the part of the referenced geotechnical report pertaining to the upper tank improvement only.

The referenced response geotechnical report, as well as the City's files for projects completed in the area, was reviewed by the City's consultants from a geotechnical perspective. The project comprises demolishing and removing the existing cement bag retaining wall, 70,000-gallon bolted steel water tank, existing yard piping, fittings valves and appurtenances, and Charmlee pump station and appurtenances. A new 185,000-gallon welded steel water tank is proposed in the same location along with a new retaining wall, water piping, fencing, and booster pump station. Grading consists of 577 yards of cut and 10 yards of fill under structure and 567 yards of export.

The site is located within a landslide seismic hazards zone as mapped by the State of California as well as the La Chuza Highlands landslide/debris flow complex mapped by E. D. Michael in 1963. The Project Geotechnical Consultant (consultant) refers to the underlying landslide as "dormant" and confirmed that the site is located within a landslide complex system. However, dormant landslides do not necessarily have the required factors of safety for static and pseud-static loading conditions. Hence, slope stability analyses of the landslide system and the impact it may have on the proposed development will need to be performed in order to evaluate compliance with the City of Malibu requirements for stability of all slopes that could impact the proposed development.

The consultant appropriately discussed logistical and economical constraints that would make pursuing a subsurface investigation to further delineate/constrain the limits of the landslide system and residual strength at the base of the landslide. Alternatively, the consultant performed slope stability analyses based on a reasonable interpretation of the landslide geometry supported by field mapping of the site and slope below, testing and experience. Notwithstanding the concerns the undersigned reviewers have regarding landslide configuration and shear strength parameters used in slope stability analyses performed by the consultant as outlined in comments in the February 23, 2023 geotechnical review letter, factors of safety under both static and pseudo-static loading conditions below minimum requirements were obtained.

Given the substandard factors of safety, the city reviewers recommended that the development should not be approved from a geotechnical perspective until adequate responses to comments in our geotechnical review letter of February 23, 2023 (reiterated below) are provided. Subsequently, in April 2025, the City of Malibu reviewers met with the County of Los Angeles Geotechnical Materials Engineering Division to discuss the slope stability analysis, data gaps in slope characterization, and suggested methods of closing the data gap.

Subsequently, the undersigned reviewers met with the applicant, Los Angeles County Public Works, and geotechnical consultant, Ninyo & Moore, on February 19, 2026 to discuss their draft report responding to the comments in the latest review letter by Cotton, Shires and Associates (CSA) dated September 19, 2023. CSA reviewed the report prior to the meeting so as to provide commentary and questions to resolve any remaining comments, and so that Ninyo & Moore could provide a complete response report for formal submittal to the City for review. CSA provided the referenced memorandum to the applicant that included comments for the Project Geotechnical Consultant, Ninyo & Moore, to include in their formal response report responding to our comments in our latest review letter (September 19, 2023).

The Consultant provided updated slope stability analysis with revised shear strength parameters, and additional slope stability analysis of the deeper Old Landslide slide plane and conducted a sensitivity analysis of the landslide shear strength. The analysis shows a static factor of safety between 1.39 and 1.94, with seismic analyses showing a seismic factor of safety between 0.79 and 1.29. The lower end results are

for slip surfaces within the Old Landslide mass that do not have an immediate impact on the proposed improvements. Using the lowest residual friction angle and cohesion values obtained from laboratory testing, the calculated Factor of Safety is 1.69. Reducing the laboratory test strength data to the lowest friction angle and neglecting cohesion, the calculated Factor of Safety is 1.66. Further reducing the friction angle to 25 and 20 degrees still neglecting cohesion, the calculated Factor of Safety is 1.35 and 1.06 respectively. The Consultant concludes that the old landslide is between 1.06 and 1.77, and is closer to 1.5.

Please note that approving projects with factors of safety below the minimum requirements established in the City's current geotechnical guidelines and LCP-LIP is not in the purview of the City's geotechnical reviewers. The City's geotechnical consultants discussed the project with the Building Official, Yolanda Bundy, and the City requires that the minimum factors of safety for static and seismic conditions need to be met for the proposed tank enlargement project.

Planning Review Comments:

None.

Recommended Note for the Plans

1. The geotechnical professionals for the County of Los Angeles Geotechnical Materials Engineering Division should review, sign, and stamp the final water tank plans.
2. Include a plan for regular monitoring of the slope inclinometer (boring I-N) installed adjacent to the proposed water tank on the plans. The monitoring plan may include an action plan to respond to detected movement, as needed, after potentially triggering seismic or hydrological events occur.

Please direct questions regarding this review sheet to the City's geotechnical consultants listed below.

Engineering Geology Review by: _____ *4-13-2026*
Christopher Dean, C.E.G. #1751, Exp. 9-30-24 Date
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

Geotechnical Engineering Review by: _____ *4-13-2026*
Sam Nolan, G.E. #3191, Exp. 9-30-27 Date
Geotechnical Engineering Reviewer (408) 354-5542)
Email:snolan@cottonshires.com

Geotechnical Engineering Review by: _____ *4-13-2026*
Lauren J. Doyel, G.E. #2981, Exp. 6-30-27 Date
Geotechnical Engineering Reviewer (805-272-0018)
Email: ldoyel@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc. as an agent of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

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** 03/30/2023

PROJECT NUMBER:	CDP 21-070
JOB ADDRESS:	4501 VISTA DEL PRESEAS
APPLICANT / CONTACT:	Katrine Usi, LA County DPW
APPLICANT ADDRESS:	1000 S Freemont Ave Alhambra, CA 91803
APPLICANT PHONE #:	(626)300-4680
APPLICANT FAX #:	
APPLICANT EMAIL:	kusi@dpw.lacounty.gov
PROJECT DESCRIPTION:	Upper Encinal Replacement Water Tank

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

Julie K Santoro — SIGNATURE

3/30/2023 — DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Julie Santia, Associate Engineer

Date: March 30, 2023

Re: Proposed Conditions of Approval for 4501 Vista Del Preseas, CDP 21-070 (REISSUED)

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

3. 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.

4. 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

5. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.
    - Prohibits the discharge of trash.

- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

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.

MISCELLANOUS

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

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 1/20/2022

PROJECT NUMBER:	CDP 21-070
JOB ADDRESS:	4501 VISTA DEL PRESEAS
APPLICANT / CONTACT:	Katrine Usi, LA County DPW
APPLICANT ADDRESS:	1000 S Freemont Ave Alhambra, CA 91803
APPLICANT PHONE #:	(626)300-4680
APPLICANT FAX #:	
APPLICANT EMAIL:	kusi@dpw.lacounty.gov
PROJECT DESCRIPTION:	replacement water tank

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

Julie K Santua
SIGNATURE

1/27/2022
DATE

City of Malibu
MEMORANDUM

To: Planning Department

From: Public Works Department
Julie Santia, Associate Civil Engineer

Date: January 27, 2022

Re: Proposed Conditions of Approval for 4501 Vista Del Preseas CDP 21-070

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.

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    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

3. 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.
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- 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.

4. 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

5. The ocean between Latigo Point and the West City limits has been established by the State Water Resources Control Board as an Area of Special Biological Significance (ASBS) as part of the California Ocean Plan. This designation allows discharge of storm water only where it is essential for flood control or slope stability, including roof, landscape, road and parking lot drainage, to prevent soil erosion, only occurs during wet weather, and is composed of only storm water runoff. The applicant shall provide a drainage system that accomplishes the following:

    - Installation of BMPs that are designed to treat the potential pollutants in the storm water runoff so that it does not alter the natural ocean water quality. These

pollutants include trash, oil and grease, metals, bacteria, nutrients, pesticides, herbicides and sediment.

- Prohibits the discharge of trash.
- Only discharges from existing storm drain outfalls are allowed. No new outfalls will be allowed. Any proposed or new storm water discharged shall be routed to existing storm drain outfalls and shall not result in any new contribution of waste to the ASBS (i.e. no additional pollutant loading).
- Elimination of non-storm water discharges.

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 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.

MISCELLANOUS

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

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
54 May 4, 2021
CELIA ZAVALA
EXECUTIVE OFFICER

May 04, 2021

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

WATER RESOURCES CORE SERVICE AREA
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU
PRIORITY CAPITAL DEFICIENCIES IMPROVEMENTS PROJECT
APPROVAL AND CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT
IN THE UNINCORPORATED COMMUNITY OF TOPANGA AND THE CITY OF MALIBU
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)

SUBJECT

Public Works is seeking Board approval of the Los Angeles County Waterworks District No. 29, Malibu, Priority Capital Deficiencies Improvements Project and certification of its Final Environmental Impact Report.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU:

1. Certify that the Final Environmental Impact Report for the Los Angeles County Waterworks District No. 29, Malibu, Priority Capital Deficiencies Improvements Project has been completed in accordance with the California Environmental Quality Act and reflects the independent judgment and analysis of the Los Angeles County Waterworks District No. 29, Malibu, as lead agency; find that the Board has reviewed and considered the information contained in the Final Environmental Impact Report; adopt the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determine that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project as outlined in the Findings of Fact and Statement of Overriding Considerations, which

findings and statement are adopted and incorporated by reference.

2. Approve the proposed Los Angeles County Waterworks District No. 29, Malibu, Priority Capital Deficiencies Improvements Project and authorize the Los Angeles County Waterworks District No. 29, Malibu, to proceed with the preconstruction phase of the project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will certify the Final Environmental Impact Report (FEIR) (Enclosure A) and make other necessary environmental findings for the proposed Los Angeles County Waterworks District No. 29, Malibu (District), Priority Capital Deficiencies Improvements Project (Project) and allow the District to proceed with the preconstruction phase of the Project, including the preparation of construction documents and all necessary permits.

The proposed Project would be implemented over a period of approximately 6 years (2021-26). The Project addresses deficiencies in the water system, including areas with reoccurring leaks and breaks, aged infrastructure that is well beyond its effective lifespan, structural integrity issues, and poor system resilience.

The Project would include construction of two above ground replacement water tanks; replacing 34,400 feet of waterlines, 19,000 feet of which are along Pacific Coast Highway (PCH); an emergency connection to Las Virgenes Water District; and several creek crossing repairs along PCH in the City of Malibu and unincorporated Topanga area (map included on page 42 of Enclosure A). The District will return to the Board for approval to adopt and advertise plans and specifications and call for construction bids between 2022 and 2025. The Project is anticipated to be implemented over 6 years.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability and Objective III.3.2, Manage and Maximize County Assets. The recommended actions will respond to public needs to provide District customers with a more reliable water supply and supports ongoing efforts to manage and improve public infrastructure assets.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The estimated total project cost, which includes preparation of plans and specifications, construction costs, contract administration, and other County services, is $38.8 million. Funding for this project is available in the Los Angeles County Waterworks District No. 29, Malibu, Accumulative Capital Outlay Fund (N33).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Certification of the FEIR is required by the California Environmental Quality Act (CEQA), prior to the Board's approval of the proposed Project. The Board's approval would authorize the District to proceed with preconstruction activities, including finalization of plans and specifications for the proposed Project. Following completion of preconstruction activities, the District will return to the

Board for approval to advertise plans and specifications and call for construction bids between 2022 and 2025. The Project is anticipated to be implemented over 6 years and through nine separate construction contracts.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was not prepared for the proposed Project as permitted by State CEQA Guidelines Section 15063 since the District determined that an Environmental Impact Report was appropriate due to likely involvement of significant effects on the environment as a result of the proposed Project.

On November 9, 2017, the District mailed a Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) to the State Clearinghouse and to applicable public agencies and interested parties. A Public Notice of the NOP was published in The Malibu Times and Topanga Messenger in November 2017. The notice advertised a public scoping meeting for the interested parties to receive information on the proposed Project and the related CEQA process and provided an opportunity for the submission of comments. The District held public scoping meetings on November 14, 2017, at Topanga Elementary School and November 16, 2017, at Malibu City Hall. Seven agencies, in addition to the State Clearinghouse, and four interested parties submitted comments in response to the NOP. All comments related to environmental issues received during the public review and scoping meetings were considered in the preparation of the DEIR.

The FEIR for the Project was prepared in compliance with CEQA and an electronic copy is on file with the Clerk of the Board. The FEIR and supporting documents can also be viewed on the District's website at LACWaterworks.org. On October 29, 2020, the District e-mailed a Notice of Completion for a DEIR to the State Clearinghouse and to applicable public agencies and interested parties for a 45-day public review period that ended on December 15, 2020. A Public Notice of the Notice of Availability (NOA) of the DEIR was published in The Malibu Times and The Acorn Newspapers on October 29, 2020, pursuant to Public Resources Code Section 21092 and posted pursuant to Section 21092.3. The notice advised of the public review period and provided an opportunity for the submission of comments for the interested parties. As part of the District's outreach, on October 29, 2020, the NOA was published on Nextdoor and Twitter social media platforms. Due to COVID-19 emergency conditions and pursuant to Executive Order N-80-20, the NOA and DEIR were posted for viewing on the District's website. Additionally, the NOA was posted on windows at Malibu and Topanga libraries and a telephone number was included for requesting hard copies of the DEIR due to the closure of public libraries as a result of the COVID-19 emergency.

Due to the COVID-19 emergency, the District held a virtual public meeting on December 8, 2020, for the interested parties to receive information on the DEIR and CEQA findings and provided an opportunity for the submission of comments. Twenty people attended the virtual public meeting. Twenty-five written letters and oral comments were received in response to the DEIR, 14 letters were received from members of the public and 4 letters were received from public agencies, including the California Department of Fish and Wildlife, California Coastal Commission, City of Malibu, and Caltrans. Issues identified during the review period included support for the Project, requests for additional improvements and concerns about development, landslides, prioritization, costs, and schedule. All written comments received and responses to the comments are included in the FEIR. In addition, responses to comments received from public agencies were sent to those agencies pursuant to Public Resources Code Section 21092.5.

All tribal cultural resources consultation requirements of CEQA have been met and documented. The Fernandeño Tataviam Band of Mission Indians requested consultation and the consultation was completed through agreement.

The FEIR includes the DEIR dated October 2020, Technical Appendices to the DEIR dated October 2020, Public Comment Letters and Responses to Comments dated March 2021, and corrections and additions to the DEIR dated March 2021. Except for significant and unavoidable impacts to noise and utilities during construction, all identified significant environmental effects of the Project can be avoided or reduced to a level of insignificance through the implementation of the mitigation measures identified in the FEIR.

As stated in the FEIR and Findings of Fact and Statement of Overriding Considerations (Enclosure B), the proposed Project will result in significant and unavoidable impacts to noise and utilities during construction, but such impacts have been reduced to the extent feasible and the benefits of the proposed Project, which include improvements in water system resiliency and correcting the most critical water system deficiencies by replacing a severely deteriorating and aging water system infrastructure to provide a more reliable system for District customers, outweigh these unavoidable adverse impacts.

A Mitigation Monitoring and Reporting Program consistent with the conclusions and recommendations of the FEIR has been prepared and is included as an attachment to the FEIR. The Mitigation Monitoring and Reporting Program has been adequately designed to ensure compliance with the mitigation measures during Project implementation.

The location of documents and other materials constituting the record of the proceedings upon which the Board's decision is based in this matter is Los Angeles County Public Works, Waterworks Division 1000 South Fremont Avenue, Building A9-East, 4th Floor, Alhambra, California 91803.

The Project is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by Fish and Wildlife. Upon the Board's certification of the FEIR and approval of the Project, the District will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees with the Los Angeles County Registrar-Recorder/County Clerk in the amount of $3,520.25.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no negative impact on current County services or projects. The Project will provide District customers with a more reliable water supply.

CONCLUSION

Please return an adopted copy of this Board letter to Public Works, Waterworks Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:RB:ea

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel (Lauren Dods, Tiffani Shin)
Executive Office

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, October 5, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 21-070, VARIANCE NOS. 26-007 AND 26-010, AND DEMOLITION PERMIT NO. 22-004 - An application to replace an existing 70,000-gallon (gal.) water storage tank and pump station with a new 26 foot (ft.) tall, above-ground 185,000-gal. water storage tank and pump station with associated development; including variances for structures on slopes steeper than 2.5 to 1 and for a single retaining wall above 6 ft.; the project is considered a Major Public Works Facility pursuant to Local Coastal Program Local Implementation Plan Section 2.1 and, therefore, subject to the California Coastal Commission Appealable Jurisdiction

LOCATION / APN:	**4501 Vista Del Preseas** / 4473-005-902
ZONING:	Open Space (OS)
APPLICANT / OWNER(S):	Los Angeles County Department of Public Works / LA County Waterworks
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Section 15303(d)
APPLICATION FILED:	January 20, 2022
CASE PLANNER:	Alexander da Silva, Associate Planner, adasilva@malibucity.org / (310) 456-2489, ext. 314

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

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

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

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

YOLANDA BUNDY, Community Development Director — Date: September 10, 2026

ATTACHMENT 6

Commission Agenda Report

Planning Commission Meeting
10-19-26
Item 5.A.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Fletcher Allen, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: October 8, 2026 Meeting date: October 19, 2026

Subject: Coastal Development Permit No. 26-050, Conditional Use Permit No. 26-007 and Demolition Permit No. 26-021 – An application for a new snack shack facility with storage and associated improvements

Location: 24250 Pacific Coast Highway (Malibu Bluffs Park), not located within the appealable coastal zone, but appealable as a major public works project
APN: 4458-018-904
Owner: City of Malibu

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-56 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 26-050 to construct a new 1,508 square foot (sf.) single-story snack shack facility at Malibu Bluffs Park comprised of one building with a kitchen and a second building with restrooms and storage, Americans with Disabilities Act (ADA) accessibility improvements, hardscaping, utility connections, a low retaining wall with screening, and a gate; including Conditional Use Permit (CUP) No. 26-007 to allow an ancillary concessional use and Demolition Permit (DP) No. 26-021 to demolish an existing snack shack building and storage containers located in the Public Open Space (OS) zoning district at 24250 Pacific Coast Highway (PCH) (City of Malibu).

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

findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

As shown in Figure 1, the subject parcel comprises the Malibu Bluffs Park, containing multi-purpose athletic fields, the Michael Landon Community Center, scenic viewing areas, perimeter walking trails, an existing snack shack building that is abandoned, and miscellaneous storage structures that support the parcel's recreational uses.

Figure 1 – Aerial Map

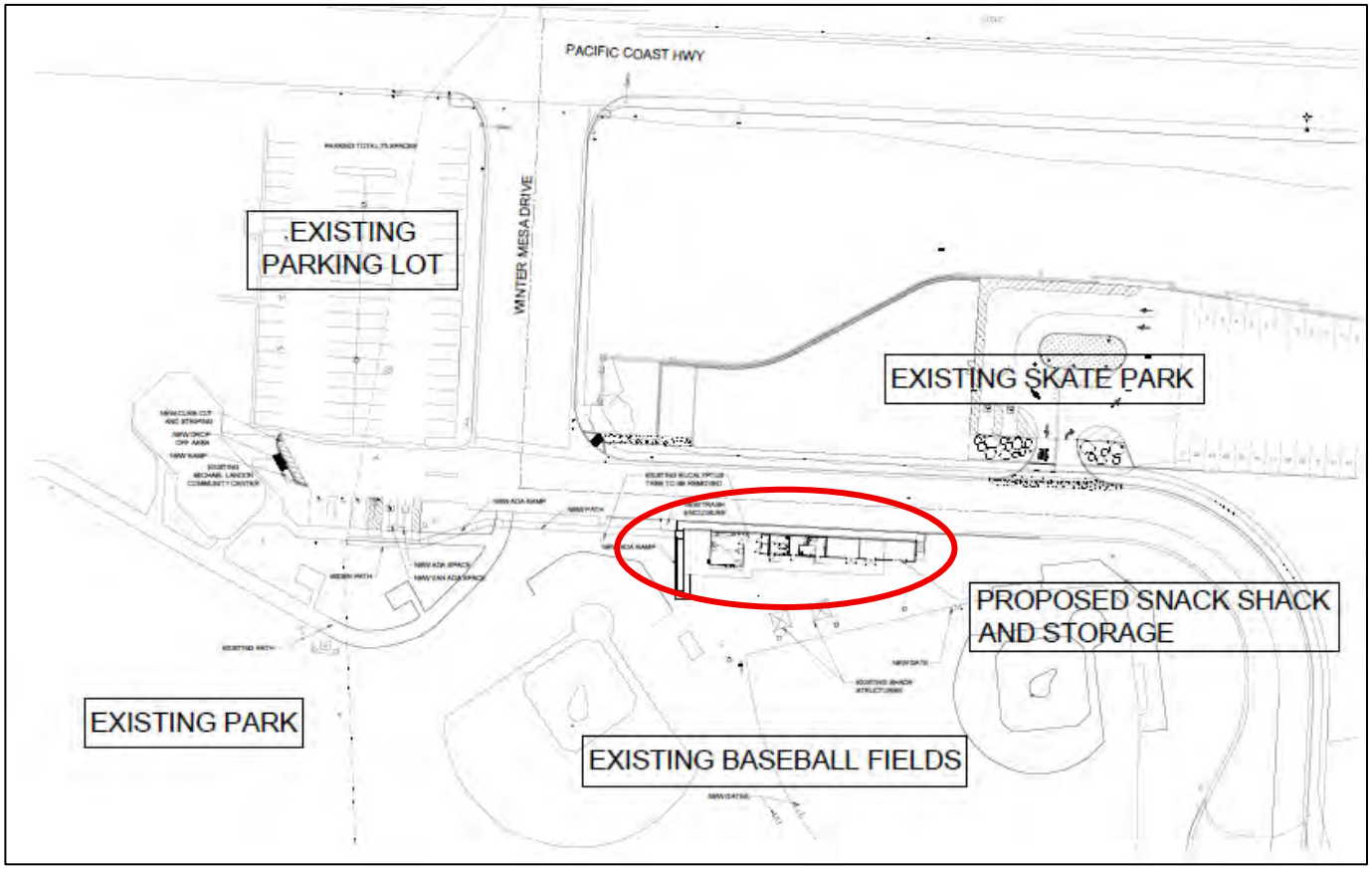


Source: City GIS, 2026

The parcel is accessed via Winter Mesa Drive, from either Malibu Canyon Road or PCH. The developed area of the parcel is primarily flat, with the southern and western edges sloping downward to the top of coastal bluffs overlooking Malibu Road, residential development, and the Pacific Ocean to the south. Malibu Bluffs Park is part of multiple parcels that comprise the larger Malibu Bluffs Recreational Area that includes the Skate Park to the northeast and hiking trails to the south and west.

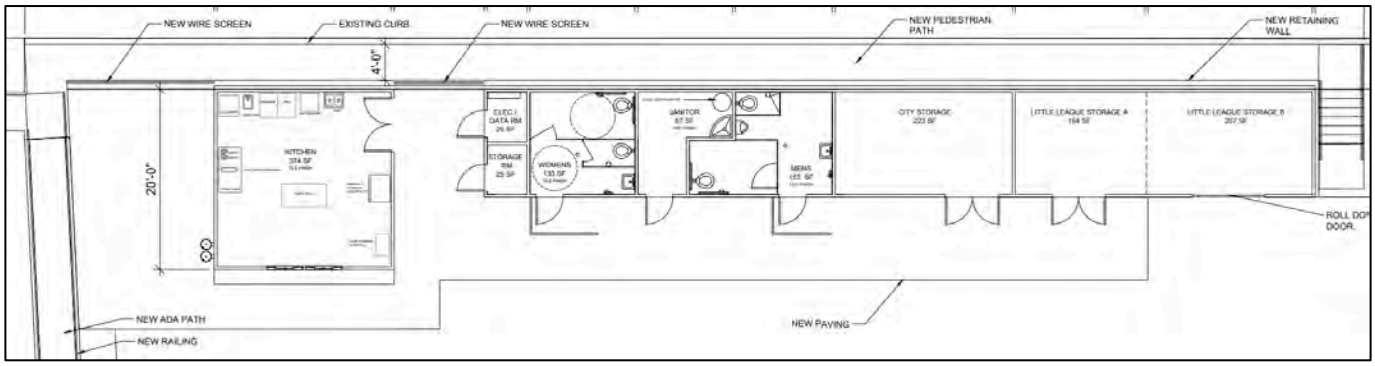
The proposed improvements are illustrated in the Site Plan, provided below in Figures 2 and 3. Additionally, a south-facing elevation view is provided in Figure 4, to show the proposed building heights and overall massing.

Figure 2 – Proposed Site Plan



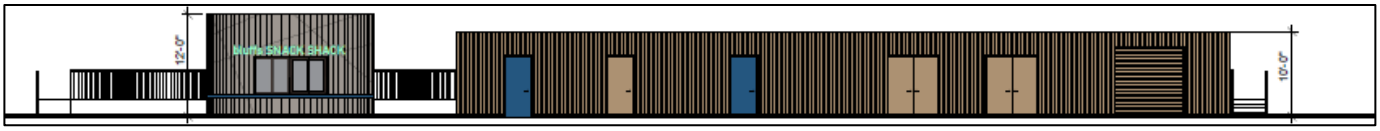
Source: Project Plans

Figure 3 – Proposed Layout



Source: Project Plans

Figure 4 – Proposed South Elevation



Source: Project Plans

The proposed snack shack structure is 12 feet (ft.) in height and the accompanying detached structure for bathrooms and storage is 10 ft. in height. The proposed structures will be sited in the same approximate location as the snack shack to be removed.

The proposed project includes CUP No. 26-007 for the snack shack's concessional use within the OS zone (pursuant to LCP Interpretation No. 22 LIP Sections 3.3(M) [Public Open Space] Appendix 1 Table B Permitted Uses, "Ancillary Food and Beverages within Recreational Facilities") and DP No. 26-021 to remove the existing snack shack and nearby storage containers. The required findings for these additional entitlements are included in Planning Commission Resolution No. 26-56 (Attachment 1).

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	500 ft. (approx.)
Lot Width	850 ft. (approx.)
Gross Lot Area	482,052 sf. (11.07 acres)
Area of 1:1 Slopes	0 sf.
Area of Street Easements	31,206 sf. (0.72 acres)
Net Lot Area*	450,846 sf. (10.35 acres)

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map, but is appealable to the CCC per the definition of Appealable Coastal Development Permit in LCP Local Implementation Plan (LIP) Section 2.1 since the project constitutes a major public works project.

Onsite and Surrounding ESHA

The subject parcel contains mapped Environmentally Sensitive Habitat Area (ESHA) along its southerly and westerly property lines, approximately 320 ft. away from the proposed development. The project site is clustered generally within the center of the developed Malibu Bluffs Park recreational area. Given the sufficient distance from ESHA and ESHA buffer, the proposed development avoids impacts to ESHA in compliance with

LIP Chapter 4.

Onsite Native Trees

No protected native trees as defined in LIP Chapter 5 are located on or immediately adjacent to the subject parcel as defined in LIP Chapter 5. The project proposes the removal of two eucalyptus trees near the existing snack shack to accommodate the proposed snack shack; however, eucalyptus trees are not defined as protected native trees in the LIP.

Nearby Trails and Recreation

The proposed project will not encroach into established open space or trails surrounding Malibu Bluffs Park and would replace an existing snack shack building in the same general footprint. The proposed ADA improvements will also improve internal public access within the developed portion of Malibu Bluffs Park in the area around the snack shack and parking lot.

Scenic Analysis

The proposed project, including the removal of two eucalyptus trees and the construction of a new 12 ft. tall snack shack building and one 10 ft. tall storage and restroom building have been evaluated for impacts to scenic resources. The proposed buildings would occupy approximately the same general footprint as the existing structures, albeit increase the square footage from 800 sf. to 1,508 sf., with approximately the same height. With similar visual bulk as the existing structure and the removal of two eucalyptus trees, the proposed project is not expected to adversely impact public views or visual resources due to height, orientation on the site, and design. Site photographs of the project site, taken on August 21, 2026 and provided as Attachment 3, illustrate the existing conditions of the snack shack and surrounding storage units. The use of non-metallic, non-glare siding, natural colors, and minimized lighting, as required by the LCP, will minimize visual impacts of the proposed facility.

Neighborhood Character

The proposed improvements to Malibu Bluffs Park are intended to blend in with the existing recreational use of the park and to keep in scale with the existing snack shack building and storage containers. Neighborhood character analysis was not conducted for purposes of evaluating a discretionary request for height above 18 ft., or for a reduction in required setbacks. As proposed, the project heights range from 10 to 12 ft. and comply

with all required setbacks. Table 2 below provides a summary of the neighboring surrounding land uses.

Table 2 – Surrounding Land Uses				
Direction	**APN**	**Size**	**Zone**	**Land Use**
Northwest	4458-018-902	18,500 sf.	OS	Public Open Space
West and South	4458-018-905	823,720 sf. (18.91 AC)	OS	Public Open Space
East	4458-018-040	47,040 sf.	PD	Planned Development
Northeast	4458-018-907	54, 450 sf.	PD	Planned Development

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Removal/Demolition

a. Two eucalyptus trees;
b. Two 320 sf. storage containers; and
c. 160 sf. snack shack building

Total Demolition of Structures: 800 sf.

Construction

d. 400 sf. single-story snack shack building with kitchen, 12 ft. in height with a flat roof on a concrete slab foundation;
e. 1,408 sf. single-story accessory building with restrooms and storage, 10 ft. in height with a flat roof on a concrete slab foundation;
f. ADA improvements comprised of curb-cut modifications, parking space re-striping, and dedicated paths and ramp to connect ADA parking stalls to the snack shack facility and ballfields;
g. Hardscaping;
h. Low retaining wall (2 ft.) with screening;
i. Utility connections; and
j. New gate at ballfields.

Discretionary Requests

k. CUP No. 26-007 to authorize concession use in the OS zone (a detailed description of proposed snack operations are provided as Attachment 4); and
l. DP No. 26 to demolish an existing snack shack building and storage containers.

Proposed TDSF

- Snack Shack structure: 400 sf.
- Restroom and Storage structure: 1,108 sf.

Total: 1,508 sf.

Maximum TDSF

The LIP does not contain specific development standards for the OS zoning district, including maximum development square footage per parcel similar to that in residential zones or floor area ratio (FAR) in commercial and institutional zones. However, the Planning Division has historically applied LCP Interpretation No. 20 to OS development under the OS Zone in LIP Section 3.3(M) Appendix 1 – Table B Permitted Uses, "Park Administrative Offices". The LCP Interpretation acknowledges the need for ancillary uses that support the primary use of a publicly owned parcel in the OS zone. The LCP Interpretation limits the square footage of all structures associated with ancillary uses to a maximum of five percent of the lot size.

The existing structures at Malibu Bluffs Park were evaluated in 2019 to accommodate a new storage container at that time. The LCP Interpretation was applied to approve that structure and resulted in a total of 5,068 sf. of miscellaneous structures on the 482,052 sf. parcel, or approximately one percent of the total lot size (which complied with the maximum of five percent pursuant to the LCP Interpretation).

For the subject application, use of the LCP Interpretation results in the following total building square footages for the subject parcel:

- Existing enclosed structures: 5,068 sf.
- Structures to be removed: -800 sf.
- New structures proposed: 1,508 sf.

TDSF, resulting from project: 5,776 sf.
(1.2% of the parcel size)

LCP Analysis

The LCP consists of the Land Use Plan (LUP) and the LIP. The LUP contains programs and policies implementing the Coastal Act in Malibu. The LIP contains provisions to carry out the policies of the LUP to which every project requiring a CDP must adhere. There are 14 LIP chapters that potentially apply depending on the nature and location of the proposed project. Of these, five are for conformance review only and contain no findings:

1) Zoning; 2) Grading; 3) Archaeological/Cultural Resources; 4) Water Quality; and 5) OWTS. These chapters are discussed below.

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the attached resolution for the Commission's consideration.

The proposed project has been routed to the Planning Division, City Biologist, City Public Works Department, Los Angeles County Waterworks District No. 29 (WD29), Los Angeles County Fire Department (LACFD), Los Angeles County Sheriff's Department (LACSD), and Los Angeles County Public Health Department (LACPHD) for review. Approvals received to-date are included as Attachment 5 – Department Review Sheets. The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies.

Zoning (LIP Chapter 3)

The OS zoning district does not provide specific development standards in the MMC or the LCP for OS development, such as maximum allowances for height, setbacks, or square footage. Two LCP interpretations have been adopted regarding park administrative offices and food and beverage services within recreational facilities. LCP Interpretation No. 20 was described above for how the Planning Division regulates the size of buildings in the OS zone. The second is LCP Interpretation No. 22 LIP Sections 3.3(M) [Public Open Space] Appendix 1 Table B Permitted Uses, "Ancillary Food and Beverages within Recreational Facilities", which conditionally permits permanent structures providing food and beverage service to support the primary recreational programming of the park. LCP Interpretation No. 22 does not extend to mobile refreshments stands and outdoor food vending stands.

Regarding height, non-beachfront buildings within residential and commercial zones in Malibu are limited to 18 ft. in height and are allowed to increase up to 28 ft. in height with a Site Plan Review (SPR). The Institutional Zoning District allows for non-beachfront development including flagpoles to be up to 35 ft. with an SPR. With no established height limit for new buildings within the OS zoning district, the Community Development Director has determined that the proposed 10 ft. and 12 ft. tall buildings to replace the existing 10 ft. tall structures is consistent with non-beachfront allowances in other zoning districts, while preserving compatibility with the park's primary recreational use.

Regarding setbacks, the proposed building footprints are consistent with the location of the existing buildings and building footprints. Absent building setback standards in the OS zoning district, the Community Development Director has determined that the proposed building footprints are consistent with existing building setbacks, while maintaining sufficient safety and accessibility standards.

Regarding parking requirements, the proposed ADA improvements do include re-striping the southern portion of the main parking lot to convert 2 regular parking spaces into ADA-compliant parking spaces. The main parking lot, including ADA-complaint spaces, will continue to provide 75 spaces. Additional parking exists nearby, including 36 parking spaces at the recently constructed Skate Park, and street parking along the curb of Winter Mesa Drive, abutting the baseball field. The construction of a new snack shack facility and second building with restrooms and storage, does not generate additional parking requirements as the construction replaces existing facilities that are ancillary to the existing recreational use.
Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested SPR and MM.

Table 3 – Zoning Conformance

Development Requirement	Allowed/ Required	Proposed	Comments
TDSF (sf.)	24,102 (max. at 5% of parcel size)	5,776	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 cubic yards (c.y.) for a residential, commercial, or institutional parcel. Since the subject parcel is zoned OS, the maximum grading allowances in LIP Section 8.3 do not apply. Nonetheless, sensitive resources protections associated with grading within the LIP and LUP, as applicable, to minimize grading to the maximum extent feasible still applies to all development regardless of zoning. Grading quantities are documented for the project, which proposes 100 c.y. of non-exempt grading as stated on the Total Grading Yardage Certificate. With no previous grading quantities documented for the subject property, the proposed 100 cubic yards of non-exempt grading represents the cumulative total-to-date, which is consistent with allowances in other zoning districts.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. The project site has been evaluated for potential impacts to

archaeological resources per the adopted City of Malibu Cultural Resources Map and it has been determined the project area has a low probability of containing archaeological resources. Further, the project proposes minimal ground disturbance and depth of proposed grading for the concrete slab foundations. The proposed development within the project area is not anticipated to have adverse impacts on cultural resources. Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection. Standard conditions of approval are added to the project to ensure the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. This chapter does not apply, as the project will connect to the Civic Center Wastewater Treatment Facility.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(l) – Existing Facilities, Section 15302 (b) – Replacement or Reconstruction, and Section 15303(c) – New Construction or Replacement of Small Structures. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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

PUBLIC NOTICE: On September 24, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 6).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by

substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-56. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-56
2. Project Plans
3. Site Photographs
4. Description of Snack Shack operations
5. Department Review Sheets
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-56

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 26-050 TO CONSTRUCT A NEW 1,508 SQUARE FOOT SINGLE-STORY SNACK SHACK FACILITY AT MALIBU BLUFFS PARK COMPRISED OF ONE BUILDING WITH A KITCHEN AND A SECOND BUILDING WITH RESTROOMS AND STORAGE, AMERICANS WITH DISABILITIES ACT ACCESSIBLITY IMPROVEMENTS, HARDSCAPING, UTILITY CONNECTIONS, LOW RETAINING WALL WITH SCREENING AND A GATE; INCLUDING CONDITIONAL USE PERMIT NO. 26-007 TO ALLOW CONCESSIONAL USE AND DEMOLITION PERMIT NO. 26-021 TO DEMOLISH AN EXISTING SNACK SHACK BUILDING AND STORAGE CONTAINERS LOCATED IN THE PUBLIC OPEN SPACE ZONING DISTRICT AT 24250 PACIFIC COAST HIGHWAY (CITY OF MALIBU)

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

SECTION 1. Recitals

A. On July 29, 2026, an application for Coastal Development Permit (CDP) No. 26-050 was submitted to the Planning Division by the property owner, City of Malibu. The application was routed to the City Biologist, City Public Works Department, Los Angeles County Fire Department (LACFD), Los Angeles County Waterworks District No. 29 (WD29), Los Angeles County Sheriff's Department (LACSD), and Los Angeles County Public Health Department (LACPHD) for review.

B. On August 21, 2026, Planning Division staff conducted a site visit to photograph and document site conditions, the subject parcel, and surrounding area.

C. On September 18, 2026, a Notice of CDP Application was posted on the subject parcel.

D. On September 24, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

E. On October 19, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15301(l) – Existing Facilities, Section 15302 (b) – Replacement or Reconstruction, and Section 15303(c) – New Construction or Replacement of

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

SECTION 3. Coastal Development Permit Findings of Fact

Based on evidence contained within the record, including the agenda report for the project and the hearing on October 19, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 26-050, to construct a new 1,508 square-foot (sf.) single-story snack shack facility at Malibu Bluffs Park comprised of one building with a kitchen and a second building with restrooms and storage, Americans with Disabilities Act (ADA) accessibility improvements, hardscaping, utility connections, a low retaining wall with screening and a gate; including CUP No. 26-007 to allow concessional use and Demolition Permit (DP) No. 26-021 to demolish the existing snack shack building and storage containers, located in the Public Open Space (OS) zoning district at 24250 Pacific Coast Highway (PCH). The project is considered a *major public works project* pursuant to LIP Section 2.1 and, therefore, is subject to the California Coastal Commission (CCC) Appealable Jurisdiction.

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

A. General Coastal Development Permit (LIP Chapter 13)

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

The project is located in the OS zoning district, an area designated for public open space uses, and the proposed uses are permitted within the zone, inclusive of CUP No. 26-007. The project has been routed to the Planning Division, City Biologist, City Public Works Department, LACFD, WD29, LACSD, and LACPHD for review and conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable public open space development standards and objectives, inclusive of the CUP.

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new snack shack facility in place of an existing snack shack building and storage

containers and the installation of ADA improvements to support the recreational uses at Malibu Bluffs Park, which are consistent with the OS land use and zoning designation. Adjacent parcels to the northwest, west, and south are developed with similar OS uses. Adjacent parcels to the northeast and east are located in the Planned Development (PD) zoning district, which contain the Malibu Bluffs skatepark and single-family homes along Case Court. The project has been routed to the Planning Division, City Biologist, City Public Works Department, LACFD, WD29, LACSD, and LACPHD for review and is conditioned to obtain all remaining agency approvals prior to building permit issuance. The proposed project, as designed and conditioned, will comply with all applicable requirements of State and local law, including the requirements of the LCP and MMC. The project also represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible. No alternatives would substantially lessen environmental impacts as they have been accounted for due to project design and placement.

4. *The project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).*

The proposed project was analyzed for consistency with Malibu LIP Section 4.6.1(E), where new development shall provide a buffer of sufficient width to ensure that no required fuel modification area will extend into the ESHA. The proposed structures and fuel modification do not extend into mapped ESHA or ESHA buffer; therefore, the project was found to be consistent with Malibu LIP Section 4.6.1(E).

D. Environmentally Sensitive Habitat Area (LIP Chapter 4)

The proposed project includes new structures located approximately 320 ft., from mapped ESHA located to the south and west. This distance assures the project will not impact mapped ESHA and the resulting fuel modification areas do not extend into mapped ESHA or ESHA buffer. The project site is clustered generally within the center of the developed Malibu Bluffs Park recreational area. Therefore, the project was determined not to be subject to the development standards of LIP Chapter 4. Pursuant to exceptions in LIP Section 4.4.4(C), the project is not eligible for review by the Environmental Review Board as all proposed structures are located over 200 ft. from the ESHA.

E. Native Tree Protection (LIP Chapter 5)

The project does not impact any native trees. Therefore, the findings of LIP Chapter 5 do not apply.

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The proposed improvements are located on a public park and visible from public trails and PCH; therefore, the project is visible from nearby public viewing areas and an LCP scenic road. Therefore, the findings of LIP Chapter 6 are applicable.

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

LIP Chapter 6 requires maximum feasible protection of significant public views. Surrounding public viewing areas include all of Malibu Bluffs Park and a small segment of Pacific Coast Highway (identified as a scenic highway), travelling southbound just west of Winter Mesa Drive, looking south towards the Pacific Ocean. However, no significant mountain or bluewater views from these public viewing areas will be impacted by the proposed structures, given the presence of intervening topography, existing development, vegetation screening, and the neutral trade-off of replacing three structures with two structures of approximately the same vertical and horizontal coverage.

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

As conditioned, the project will not have significant adverse scenic or visual impacts. The proposed massing and location of the 12 ft. tall snack shack building and 10 ft. tall bathroom and storage building will be similar to the three structures to be removed. Additionally, the use of non-metallic, non-glare siding, natural colors and minimized lighting, as required by the LCP, will minimize visual impacts of the proposed facility. Therefore, no adverse impacts to scenic resources are anticipated.

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

As discussed in Finding A.3, the project is the least environmentally damaging alternative. Alternative locations for the proposed structures may include previously undisturbed portions of the property, which could potentially encroach into ESHA due to required fuel modification and/or additional grading for a structure footprint. The proposed improvements are contained to previously disturbed areas and similar locations to the outgoing structures to ensure minimum adverse impacts, if any, to the environment.

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

As described in Finding A.3, the project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources.

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

As described in Finding A.3, the project has been designed on the site to avoid sensitive resources and preserve public views. The proposed development, as designed, is sited to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies, while preserving public views.

G. Transfer of Development Credits (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity.

The proposed project has been routed to the Planning Division, City Biologist, City Public Works Department, LACFD, WW29, LACSD, and LACPHD to evaluate hazards listed in LIP Chapter 9. The required findings are made as follows.

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

Geologic Hazards

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. In addition, a fuel modification plan shall be approved for the project site by the LACFD, as memorialized in the conditions of approval.

2. *The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.*

As stated in Finding H.1, the project as designed, conditioned, and approved by the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

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

As previously stated in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and there are no feasible project alternatives that would diminish any environmental effects beyond the proposed project.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Public Works Department, LACFD, WW29, LACSD, and LACPHD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and the proposed location avoids any encroachment into ESHA and ESHA buffer.

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

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated. There are no other feasible locations on the subject parcel to locate the proposed development to further reduce such hazards or further protect sensitive resources.

I. Shoreline and Bluff Development (LIP Chapter 10)

The project site is not located on or along the shoreline. The proposed improvements are located approximately 320 ft. from mapped ESHA, where the top of bluff begins to slope downward towards Malibu Road to the south. This buffer from the bluff edge far exceeds the minimum setback of 100 ft., nonetheless, findings for LIP Chapter 10 are provided below.

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

The proposed project is located in a developed public park with buildings that have a lesser setback to the bluff than the proposed development. The limited landform alteration will have no impact on bluff conditions. The intent of the bluff setback is to protect the hillside and structure from geologic hazards. Given the topography of the site, and the intervening park development between the project site and the bluff, it is not expected that the proposed project will impact shoreline resources or access along the beach. Therefore, no significant adverse impacts on public access, shoreline sand supply or other resources are expected.

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

The proposed project, as designed and conditioned, will not have any significant adverse impacts on public access or shoreline sand supply or other resources. The development is not located on the beach and does not affect public access within the park.

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

The project is located within a pre-existing public park owned and operated by the City of Malibu. There is no superior alternative location that would accommodate the proposed improvements to be constructed within the park.

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

The project is located within a pre-existing public park owned and operated by the City of Malibu. There is no superior alternative location that would accommodate the proposed improvements to be constructed within the park.

J. Public Access (LIP Chapter 12)

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

A. Lateral and Vertical Access - The project is not located on or adjacent to a shoreline. No provision for vertical or lateral access is warranted.
B. Blufftop Access – The project is not located on or adjacent to a bluff fronting the ocean. No provision for blufftop access the beach is warranted.
C. Trail Access - The project site is located within Malibu Bluffs Park, which is located within the greater Malibu Bluffs Recreation Area with trails as shown on the LCP Park Lands Map. Sufficient trails are located through and around the subject parcel. No provision for additional trail access is warranted. However, the proposed ADA improvements will also improve internal public access within the developed portion of Malibu Bluffs Park in the area around the snack shack and parking lot.
D. Recreational Access - The project site is located within Malibu Bluffs Park, which is located within the greater Malibu Bluffs Recreation Area as shown on the LCP Park Lands Map. The proposed project is an ancillary use to the public park and will not impede upon existing recreational access. No provision for recreational access is warranted.

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

K. Land Divisions (LIP Chapter 15)

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

L. Conditional Use Permit No. 26-007 for Concessional Use within the OS Zoning District (LIP Section 3.3(M)(2) and MMC Section 17.66.080)

CUP No. 26-007 would permit the operation of a concessional use on an OS-zoned parcel, which is conditionally permitted pursuant to LCP Interpretation No. 22 LIP Sections 3.3(M) [Public Open Space] Appendix 1 Table B Permitted Uses, "Ancillary Food and Beverages within Recreational Facilities". That interpretation acknowledges that ancillary permanent structures providing food service supports the recreational use within OS-zoned properties and shall be permitted as a conditionally permitted use subject to a CUP. This interpretation does not extend to mobile refreshment stands and outdoor food vending stands that are temporary in nature. The required CUP findings are provided below.

1. *The proposed use is one conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of this title.*

The project complies with the MMC as the project meets the required development standards for construction on an OS zoned parcel. OS zones are designated for uses that extend public recreation and facilities. The proposed ADA improvements and improved facilities help to extend the public recreation and facilities to the community. Furthermore, the upgraded snack shack facility is ancillary to the primary recreational use of the parcel.

2. *The proposed use would not impair the integrity and character of the zone in which it is to be located.*

The existing park already hosts public recreational infrastructure that existed prior to cityhood in 1991. The project includes several ADA access enhancements to improve the recreational infrastructure and the proposed replacement structures are consistent with the established integrity and character of the zone.

3. *The subject site is physically suitable for the type of land use being proposed.*

The subject site is physically suitable for the proposed improvements. The proposed improvements are located on previously disturbed surfaces, and replace development in approximately the same locations.

4. *The proposed use is compatible with the land uses, if any, presently on the subject property and in the surrounding neighborhood.*

The proposed use is compatible with the existing land uses. The replacement structures provide identical uses as the existing structures to be replaced, with the addition of dedicated restrooms to serve the public. All proposed uses of the subject application are ancillary to the primary recreational use of the park.

5. *The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.*

The proposed use is compatible with the existing and future land uses. The upgraded ADA access and replacement structures will improve the public's ability to enjoy the park and will offer an improved recreational experience that is compatible and ancillary to existing and future land uses.

6. *There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.*

The project is conditioned to obtain approvals from the City Biologist, City Public Works Department, LACFD, WW29, LACSD, and LACPHD prior to building permit issuance to ensure adequate provisions for water, sanitation, and public utilities and services exist to prevent detrimental impacts to public health and safety. Additionally, the project is designed to avoid adverse impacts to solar access or existing public and private views, as defined by the staff.

7. *There would be adequate provisions for public access to serve the subject proposal.*

The proposed ADA improvements enhance public access to the park. Access will still be maintained via a public road and trail systems shared between the City and adjacent public recreational areas. Public access is improved and not affected by the proposed use.

8. *The proposed use is consistent with the goals, objectives, policies, and general land uses of the Malibu general plan, or, if the general plan is not yet adopted, that: (1) the project will not adversely affect the city's ability to prepare a general plan; (2) the project is likely to be consistent with the general plan being prepared; (3) even if the project is ultimately inconsistent with the general plan, there is no probability of a substantial detriment to or interference with the future adopted general plan; and (4) the city is proceeding toward completion of a general plan in a timely manner.*

The subject property is designated OS in the General Plan. The General Plan OS Policy 3.3.2 states that the City shall balance public access to open space and park lands with the privacy and property interests of abutting property owners. The proposed development will help protect both public and private interests of patrons within the City by providing much-needed improvements in building aesthetics and functionality, including public restrooms and improved ADA accessibility in the park.

9. *The proposed project complies with all applicable requirements of state and local law.*

The proposed use complies with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies.

10. *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.*

The proposed use will improve onsite ADA access and the capabilities to support the primary recreational use of the OS-zoned property. It serves the public interest and provides better resources for patrons related to safety and welfare of the community.

11. *If the project is located in an area determined by the city to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.*

The project is not located in an area subject to landslides. A comprehensive review of the project will be conducted by the City's geotechnical consultant reviewers during building plan check to ensure the project meets the necessary requirements for safety and that there is clear and convincing evidence to allow the site to be improved from a geotechnical standpoint. Structural plan review will also be required in the building plan check phase with the City Building Safety Division to ensure that the development complies with the California Building code as adopted by the City of Malibu.

M. Demolition Permit Findings (MMC Chapter 17.70)

MMC Section 17.70.060 requires that a demolition permit be issued for projects that result in the demolition of any building or structure. The findings for DP No. 26-021 are made as follows:

1. *The demolition permit is conditioned to assure that it will be conducted in a manner that will not create significant adverse environmental impacts.*

Conditions of approval, including the recycling of demolished materials, have been included to ensure that the proposed project will not create significant adverse environmental impacts.

2. *A development plan has been approved or the requirement waived by the City.*

This CDP application is being processed concurrently with DP No. 26-021, and approval of the demolition permit is subject to the approval of CDP No. 26-050.

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 26-050, CUP No. 26-007 and DP No. 26-021, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

   Removal/Demolition

   a. Two eucalyptus trees;
   b. Two 320 sf. storage containers; and
   c. 160 sf. snack shack building.

   Construction

   d. 400 sf. single-story snack shack building with kitchen, 12 ft. in height with a flat roof on a concrete slab foundation;

e. 1,408 sf. single-story accessory building with restrooms and storage, 10 ft. in height with a flat roof on a concrete slab foundation;
f. ADA improvements comprised of curb-cut modifications, parking space re-striping, and dedicated paths and ramp to connect ADA parking stalls to the snack shack facility and ballfields;
g. Hardscaping;
h. Low retaining wall (2 ft.) with screening;
i. Utility connections; and
j. New gate at ballfields.

Discretionary Requests

k. CUP No. 26-007 to authorize concession use in the OS zone; and
l. DP No. 26-021 to demolish an existing snack shack building and storage containers.

2. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **October 5, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

3. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

4. This CDP and CUP shall not be effective until all appeals are exhausted and the property owner, applicant and the business operator execute the Affidavit of the Acceptance of Conditions. Said documents shall be recorded with the Los Angeles County Recorder and a certified copy of said recordation shall be filed with the Planning Division within 10 days of the effective date of the approval.

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

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

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

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City geotechnical consultant reviewers, City Public Works Department, WD29, LACFD, LACSD, and LACPHD as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals, including those to the California Coastal Commission (CCC), have been exhausted. In the event that the CCC denies the permit or issues the permit on appeal, the CDP approved by the City is void.

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

12. The property owner shall comply with all provisions of the MMC and LIP.

Cultural Resources

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

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

Lighting

15. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
e. Site perimeter lighting shall be prohibited; and
f. Outdoor decorative lighting for aesthetic purposes is prohibited.

16. Night lighting for sports courts or other private recreational facilities shall be prohibited.

17. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

18. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

19. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

20. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

21. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

22. Up-lighting of landscaping is prohibited.

Fencing/Walls/Screening

23. Any above-ground mechanical equipment shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

24. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.

Demolition/Solid Waste

25. Prior to demolition activities, the applicant shall receive Planning Division approval for compliance with conditions of approval.

26. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all recoverable/recyclable material. Recoverable material shall include but shall not be limited to: asphalt, dirt and earthen material, lumber, concrete, glass, metals, and drywall.

27. Prior to the issuance of a building/demolition permit, an Affidavit and Certification to implement a Waste Reduction and Recycling Plan (WRRP) signed by the Owner or Contractor shall be submitted to the Community Development Department for review and approval. The WRRP shall indicate the agreement of the applicant to divert at least 50 percent of all construction waste generated by the project.

28. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.

29. No demolition permit shall be issued until building permits are approved for issuance. Demolition of the existing structure and initiation of reconstruction must take place within a six-month period. Dust control measures must be in place if construction does not commence within 30 days.

30. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, and disposed of in full compliance with all applicable federal, state, and local regulations.

31. Any building or demolition permits issued for work commenced or completed without the benefit of required permits are subject to appropriate "Investigation Fees" as required in the Building Code.

Construction/Framing

32. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

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

34. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

35. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary and their tires rinsed prior to leaving the property.

36. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that

incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
b. Grading activities shall be planned during the southern California dry season (April through October).
c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

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

Colors and Materials

38. The project is visible from scenic roads or public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.
b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
c. All windows shall be comprised of non-glare glass.

39. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

40. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Biology/Landscaping

41. Except as permitted pursuant to the provisions in LUP policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly

degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

42. No portion of the project development shall be placed within the protected zone of a protected native tree.

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

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

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

46. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

47. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

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

49. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

50. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

51. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through

March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

52. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

53. Prior to the issuance of a building permit, the project shall receive final approval from the City Biologist.

Fire Department/Fuel Modification

54. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

55. Prior to the issuance of a building permit, the project shall receive final approval from the LACFD.

Public Works

56. The use or distribution of expanded polystyrene foam packaging, also known as "Styrofoam", is prohibited. Applicant and all event contractors shall not use expanded polystyrene foam packaging for any aspect of their event including food preparation/distribution. Applicant shall comply with MMC Chapter 9.24 and shall be responsible for informing vendors of this ban.

57. The use or distribution of plastic shopping bags (compostable and non-compostable) is prohibited. Applicant and all event contractors shall not use plastic bags for any aspect of their event including food distribution, nor for any distribution of items or goods to the participants and/or attendees except as stated in MMC Chapter 9.28, Applicant shall comply with MMC Chapter 9.28 and shall be responsible for informing vendors of this ban.

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

59. The applicant shall obtain encroachment permits from the City Public Works Department prior to the commencement of any work within the public right-of-way. The driveway shall be constructed of either six inches of concrete over four inches of aggregate base, or four inches of asphalt concrete over six inches of aggregate base. The driveway shall be flush with the existing grades with no curbs.

60. Existing development within the public right-of-way are required to be removed as part of this project and must be shown on the plans. The applicant/property owner shall place notes on the development plans for the removal of existing encroachments within the public right-of-way. Prior to the Public Works Department's approval of the grading or building permit, the applicant shall obtain encroachment permits from the Public Works Department for the removal of the private improvements within the public right-of-way.

61. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs 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, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

62. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

    Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

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

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

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

66. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. 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 on 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:

    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;

d. Drainage improvements;
e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
g. Measures to treat and infiltrate runoff from impervious areas;
h. 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 measure installed during construction prior to the issuance of grading or building permits; and
i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior 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 Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

67. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:

a. Public Works Department general notes;
b. 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);
c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this 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;
d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

68. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

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

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

69. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner/applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
b. Methods used to protect native vegetation and trees
c. Sediment / erosion control
d. Controls to prevent tracking on- and off-site
e. Non-stormwater control
f. Material management (delivery and storage)
g. Spill prevention and control
h. Waste management
i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
j. Landowner must sign the following statement on the ESCP:

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that quality personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly

responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that submitting false and/or inaccurate information, failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

70. Storm drainage improvements are required to mitigate increased runoff generated by property development. The applicant shall have the choice of one method specified within LIP Section 17.3.2(B)(2).

71. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

Geology

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

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

Water Service

74. Prior to the issuance of a building permit, the applicant shall submit a valid Will Serve Letter from WD29 and final approval from WD29 to the Planning Division indicating the ability of the property to receive adequate water service.

75. Prior to final inspection (or project sign off, as applicable) by the Planning Division, the applicant shall demonstrate that all requirements of WD29 have been met, including installation of a meter, if applicable.

Public Health

76. Prior to the issuance of a building permit, the project shall receive final approval from the LACPHD

Prior to Occupancy

77. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

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

79. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

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

Site-Specific Conditions

81. No new signage is permitted under this application; a sign permit shall be submitted and approved by the Planning Division prior to installation of any new sign or modification of existing signage.

Conditional Use Permit

82. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that a review is required, a planner will conduct a site visit to verify compliance with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public. Possible mitigation measures can include:
    a. Modifying the hours of operation;
    b. Incorporate noise mitigating measures / devices;
    c. Traffic safety measures;
    d. Land use intensification or reconfiguration of any shared parking (if applicable) that would result in a parking demand greater than approved under this CUP; or
    e. Other measures deemed necessary by the Planning Commission.

83. The conditions under which this CUP was granted may be modified by the City if the Planning Commission finds that the use is creating a nuisance.

84. A CUP that is valid and in effect and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on the land.

85. Violation of any of the conditions of approval shall be cause for revocation of the CUP and termination of all rights contained therein.

86. This CUP shall become subject to revocation should the use for which the CUP was granted cease for six successive calendar months after the start of operations, except in the case of natural disaster.

87. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of this conditional use permit pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:
    a. The CUP was obtained in a fraudulent manner.
    b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
    c. One or more of the conditions found within this resolution have not been substantially met.

88. The property owner / operator shall adhere to a "good neighbor" policy, meaning that the operator and employees must respect the rights of neighboring properties and, to the best of their ability, shall ensure their patrons' compliance with the City's noise and smoking regulations and all conditions of approval for the subject use relating to parking, smoking, litter, noise, loitering, etc.

89. Noise emanating from the premises shall not be plainly audible at a distance of five feet of any residential unit between the hours of 10:00 PM and 7:00 AM, as required by MMC Section 8.24.050(L).

90. Operating hours for the Snack Shack and restrooms shall be 1:00 PM to sunset (Monday-Friday) and 8:00 AM to sunset (Saturday-Sunday).

91. No onsite alcoholic beverage sales are proposed or approved.

92. No onsite live entertainment or amplified music is proposed or approved.

Fixed Conditions

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

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

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

PASSED, APPROVED AND ADOPTED this 19th day of October 2026.

MARNI KAMINS, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

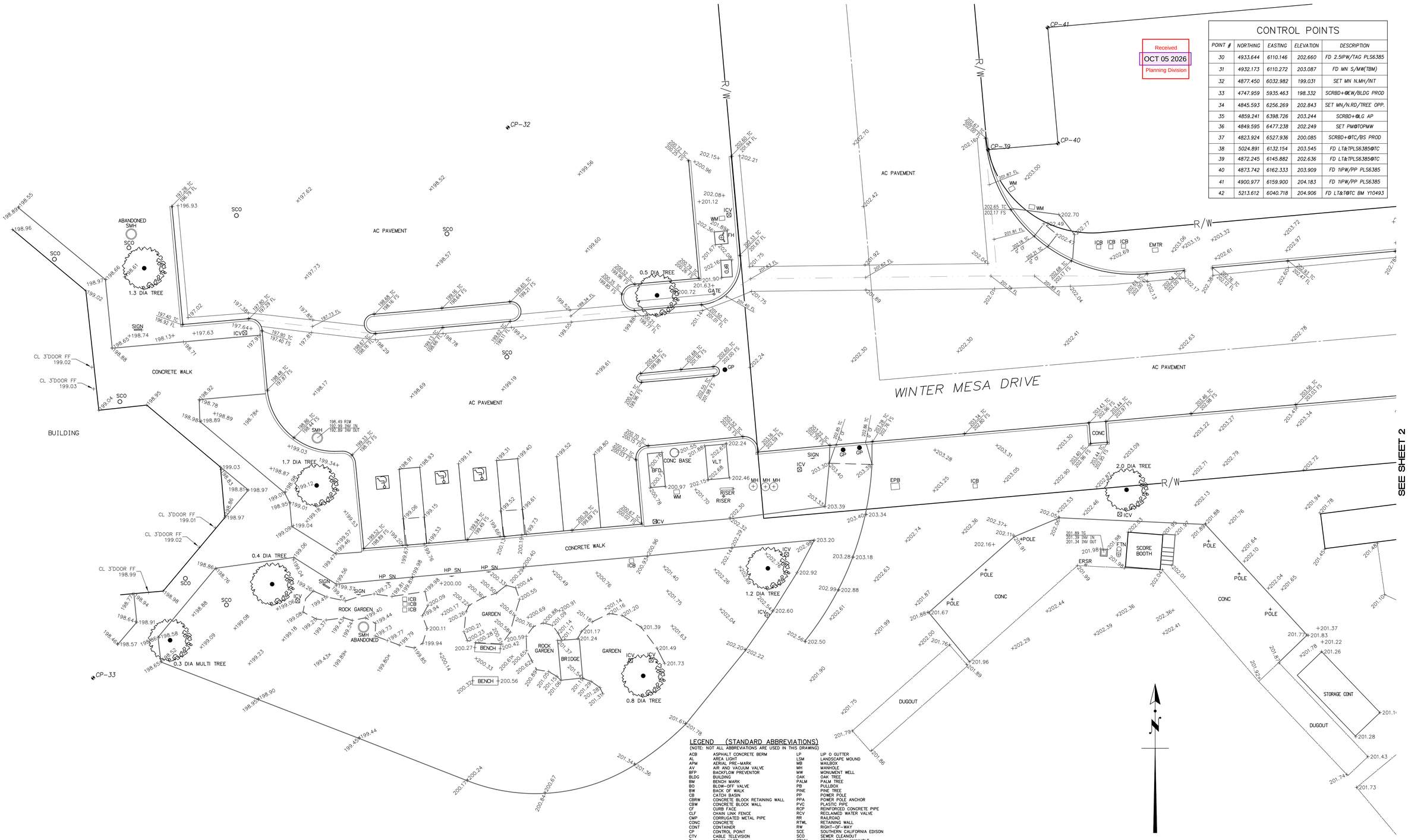
COASTAL COMMISSION APPEAL – An aggrieved person may appeal the Planning Commission's approval to the Coastal Commission within 10 working days of the issuance of the City's Notice of Final Action. Appeal forms may be found online at www.coastal.ca.gov or in person at the Coastal Commission South Central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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-56 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 19th day of October 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

REBECCA EVANS, Recording Secretary



LEGEND (STANDARD ABBREVIATIONS)

(NOTE: NOT ALL ABBREVIATIONS ARE USED IN THIS DRAWING)

ACB	ASPHALT CONCRETE BERM	LP	LIP O GUTTER
AL	AREA LIGHT	LSM	LANDSCAPE MOUND
APM	AERIAL PRE-MARK	MB	MAILBOX
AV	AIR AND VACUUM VALVE	MH	MANHOLE
BFP	BACKFLOW PREVENTOR	MW	MONUMENT WELL
BLDG	BUILDING	OAK	OAK TREE
BM	BENCH MARK	PALM	PALM TREE
BO	BLOW-OFF VALVE	PB	PULLBOX
BW	BACK OF WALK	PINE	PINE TREE
CB	CATCH BASIN	PP	POWER POLE
CBRW	CONCRETE BLOCK RETAINING WALL	PPA	POWER POLE ANCHOR
CBW	CONCRETE BLOCK WALL	PVC	PLASTIC PIPE
CF	CURB FACE	RCP	REINFORCED CONCRETE PIPE
CLF	CHAIN LINK FENCE	RCV	RECLAIMED WATER VALVE
CMP	CORRUGATED METAL PIPE	RR	RAILROAD
CONC	CONCRETE	RTWL	RETAINING WALL
CONT	CONTAINER	RW	RIGHT-OF-WAY
CP	CONTROL POINT	SCE	SOUTHERN CALIFORNIA EDISON
CTV	CABLE TELEVISION	SCO	SEWER CLEANOUT
DI	DRAIN INLET	SDMH	STORM DRAIN MANHOLE
DRWY	DRIVEWAY	SL	STREET LIGHT
EG	EXISTING GROUND	SLPB	STREET LIGHT PULLBOX
EMH	EDISON MANHOLE	SMH	SEWER MANHOLE
EMTR	ELECTRIC METER	SP	SIGN POST
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EPB	EDISON PULLBOX	T/R	TOP OF RAIL
EPNL	ELECTRIC PANEL	TC	TOP OF CURB
ERSR	ELECTRIC RISER	TG	TOP OF GRATE
EVT	EDISON VAULT	TL	TRAFFIC LANE STRIPE
FDC	FIRE DEPARTMENT CONNECTION	TMH	TELEPHONE MANHOLE
FH	FIRE HYDRANT	TOE	TOE OF SLOPE
FL	FLOWLINE	TOP	TOP OF SLOPE
FNC	FENCE	TR	TREE
FOW	FACE OF WALL	TSP	TRAFFIC SIGNAL POLE
FS	FINISHED SURFACE	TSPB	TRAFFIC SIGNAL PULLBOX
FTN	DRINKING FOUNTIAN	TVT	TELEPHONE VAULT
GB	GRADE BREAK	TW	TOP OF WALL
GM	GAS METER	VLT	VAULT
GP	GUARD POST	WDF	WOOD FENCE
GV	GAS VALVE	WF	WROUGHT IRON FENCE
HC	HANDICAP RAMP	WM	WATER METER
HDWL	HEADWALL	WV	WATER VALVE
HP SN	HANDICAP PARKING SIGN		
HR	HAND RAIL		
ICB	IRRIGATION CONTROL BOX		
ICV	IRRIGATION CONTROL VALVE		
INV	INVERT		

GRAPHIC SCALE

10 0 10 20 30

1 inch = 10 feet

ATTACHMENT 2

BOUNDARY

BOUNDARY LINES SHOWN HEREON WERE DERIVED FROM AVAILABLE RECORD INFORMATION AND MINIMALLY CONSTRAINED TO FOUND SURVEY MONUMENTS. A FULL AND RESOLVED BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS PROJECT.

EASEMENTS

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY EXIST, ARE NOT SHOWN ON THIS SURVEY.

BENCH MARK DATA

MALIBU 2020 QUAD BENCH MARK NO. Y10493 ELEV.=204.906 (NAVD 88)

DWP BM TAG IN W CB MALIBU CANYON ROAD 43' W/O C/L & 111' N/O C/L PACIFIC COAST HIGHWAY 1' S/O CB

BENNER and CARPENTER, INC.
CIVIL ENGINEERS LAND SURVEYORS
400 W Ventura Blvd., Ste 255 Camarillo, CA 93010
(805) 525-3396

SCALE:	JOB No:	FILE:
1"=10'	26-033	26033TP1.DWG
DATE:	DATA:	DRAWN BY:
06/01/2026	26-033	DJT

CITY OF MALIBU

TOPOGRAPHIC SURVEY of MALIBU BLUFFS PARK

24250 PACIFIC COAST HIGHWAY

SHEET 1 OF 2 SHEETS

SEE SHEET 1

R/W

CP-34

CP-35

CP-36

CP-37

WINTER MESA DRIVE

AC PAVEMENT

1.7 DIA TREE

SHED

EPNL

STORAGE CONT

ICB

PAVERS

RCV

STORAGE CONT

ICB

DUGOUT

STORAGE CONT

DUGOUT

POLE

POLE

POLE

FLAG POLE

FOUL POLE

CHAIN LINK FENCE

CHAIN LINK FENCE

BATTING CAGE

BATTING CAGE

STEPS

SEE RIGHT

SEE LEFT

GRAPHIC SCALE

10 0 10 20 30

1 inch = 10 feet

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EG	EXISTING GROUND	SLPB	STREET LIGHT PULLBOX
EMH	EDISON MANHOLE	SMH	SEWER MANHOLE
EMTR	ELECTRIC METER	SP	SIGN POST
EP	EDGE OF PAVEMENT	SW	SIDEWALK
EPB	EDISON PULLBOX	T/R	TOP OF RAIL
EPNL	ELECTRIC PANEL	TC	TOP OF CURB
ERSR	ELECTRIC RISER	TG	TOP OF GRATE
EVT	EDISON VAULT	TL	TRAFFIC LANE STRIPE
FDC	FIRE DEPARTMENT CONNECTION	TMH	TELEPHONE MANHOLE
FH	FIRE HYDRANT	TOE	TOE OF SLOPE
FL	FLOWLINE	TOP	TOP OF SLOPE
FNC	FENCE	TR	TREE
FOW	FACE OF WALL	TSP	TRAFFIC SIGNAL POLE
FS	FINISHED SURFACE	TSPB	TRAFFIC SIGNAL PULLBOX
FTN	DRINKING FOUNTIAN	TVT	TELEPHONE VAULT
GB	GRADE BREAK	TW	TOP OF WALL
GM	GAS METER	VLT	VAULT
GP	GUARD POST	WDF	WOOD FENCE
GV	GAS VALVE	WIF	WROUGHT IRON FENCE
HC	HANDICAP RAMP	WM	WATER METER
HDWL	HEADWALL	WV	WATER VALVE
HP SN	HANDICAP PARKING SIGN		
HR	HAND RAIL		
ICB	IRRIGATION CONTROL BOX		
ICV	IRRIGATION CONTROL VALVE		
INV	INVERT		

BENNER and CARPENTER, INC.
CIVIL ENGINEERS LAND SURVEYORS
400 W Ventura Blvd., Ste 255 Camarillo, CA 93010
(805) 525-3396

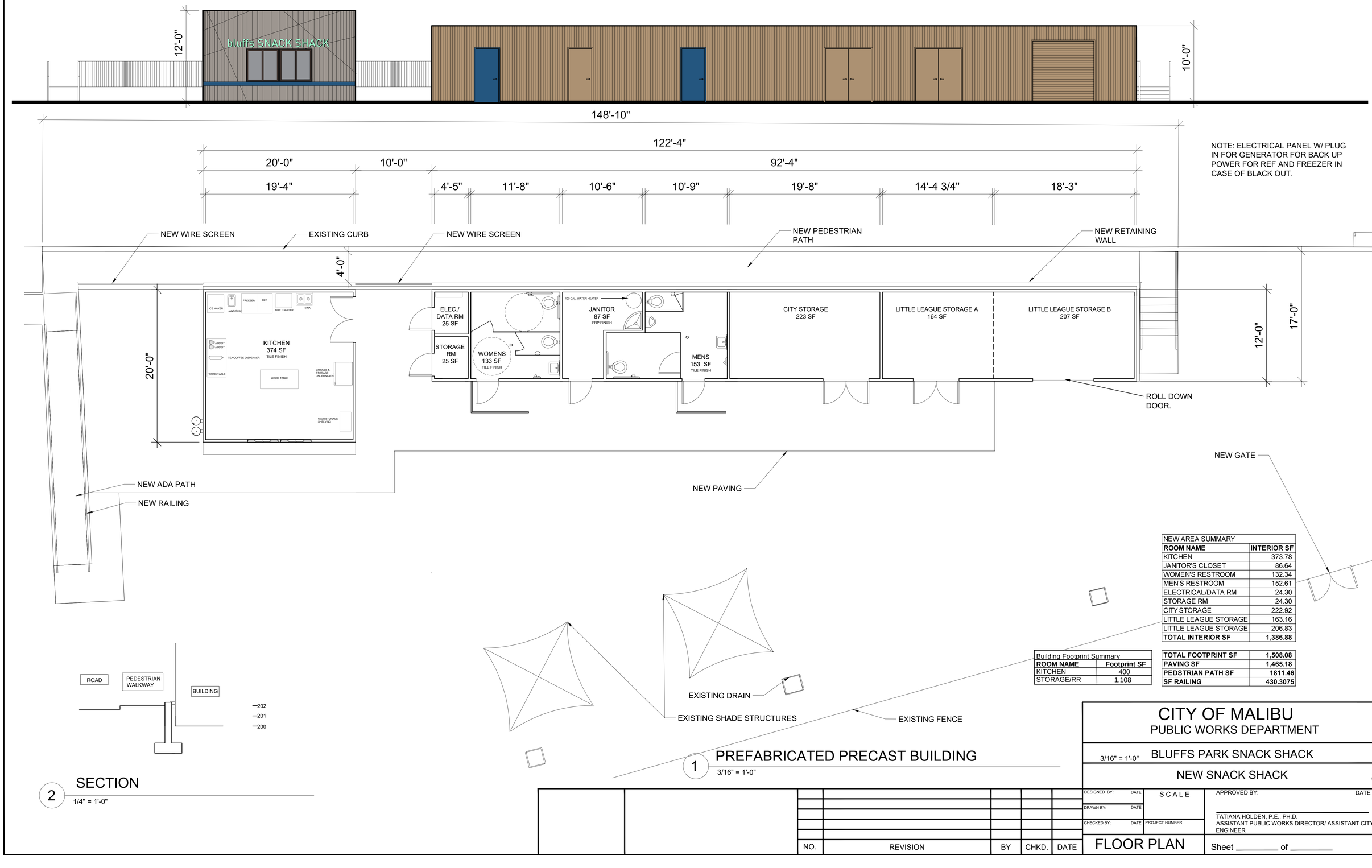
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06/01/2026	26-033	DJT

CITY OF MALIBU

TOPOGRAPHIC SURVEY of MALIBU BLUFFS PARK

24250 PACIFIC COAST HIGHWAY

SHEET 2 OF 2 SHEETS



NEW AREA SUMMARY	
ROOM NAME	**INTERIOR SF**
KITCHEN	373.78
JANITOR'S CLOSET	86.64
WOMEN'S RESTROOM	132.34
MEN'S RESTROOM	152.61
ELECTRICAL/DATA RM	24.30
STORAGE RM	24.30
CITY STORAGE	222.92
LITTLE LEAGUE STORAGE	163.16
LITTLE LEAGUE STORAGE	206.83
TOTAL INTERIOR SF	**1,386.88**

Building Footprint Summary	
ROOM NAME	**Footprint SF**
KITCHEN	400
STORAGE/RR	1,108

TOTAL FOOTPRINT SF	**1,508.08**
PAVING SF	**1,465.18**
PEDSTRIAN PATH SF	**1811.46**
SF RAILING	**430.3075**

2 SECTION
1/4" = 1'-0"

1 PREFABRICATED PRECAST BUILDING
3/16" = 1'-0"

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

3/16" = 1'-0" BLUFFS PARK SNACK SHACK

NEW SNACK SHACK

NO.	REVISION	BY	CHKD.	DATE

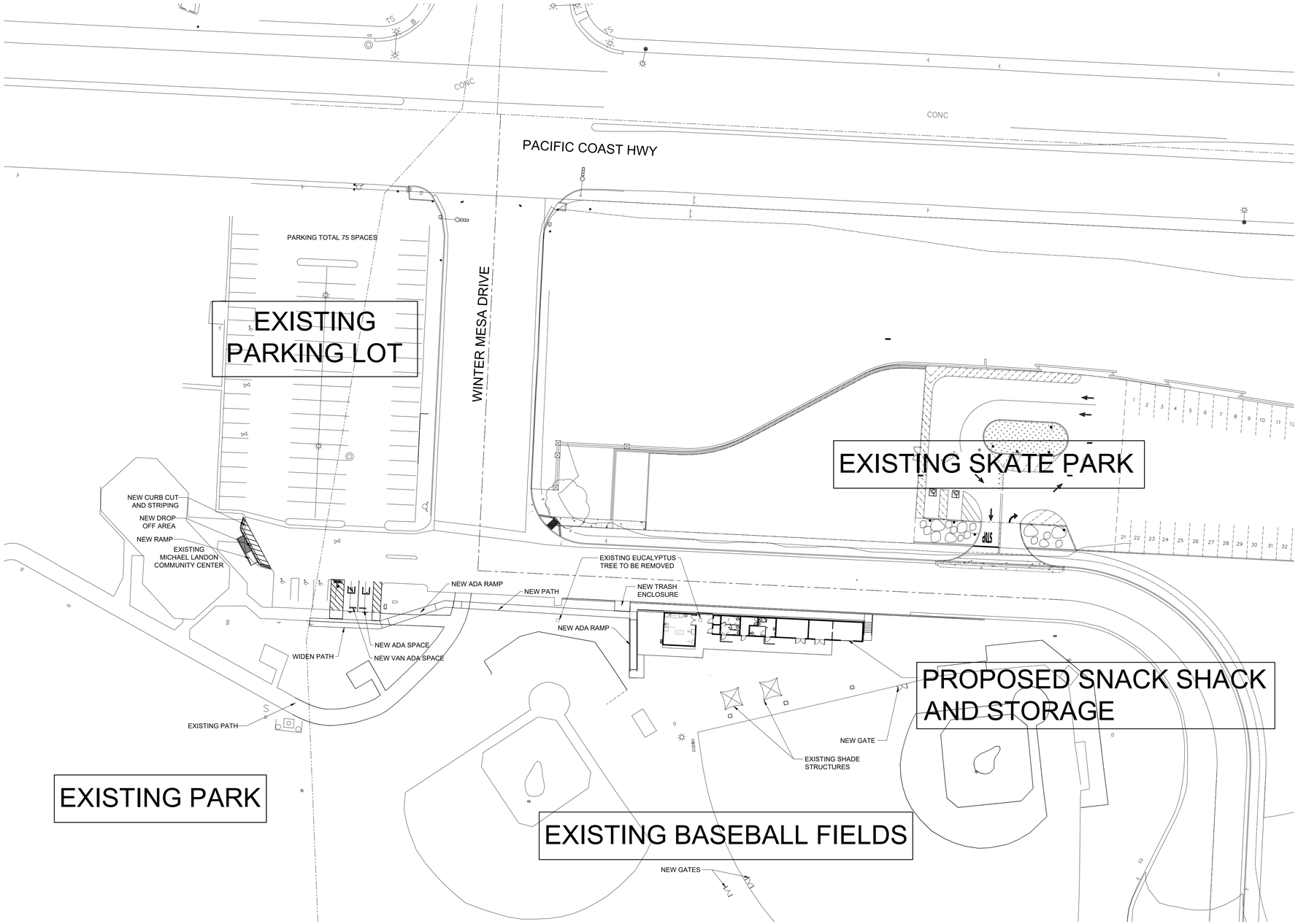
DESIGNED BY: DATE
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CHECKED BY: DATE
SCALE
PROJECT NUMBER

APPROVED BY: DATE

TATIANA HOLDEN, P.E., PH.D.
ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER

FLOOR PLAN

Sheet _____ of _____



1 SITE PLAN
PREFABRICATED PRECAST BUILDING
1/32" = 1'-0"

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

BLUFFS PARK SNACK SHACK

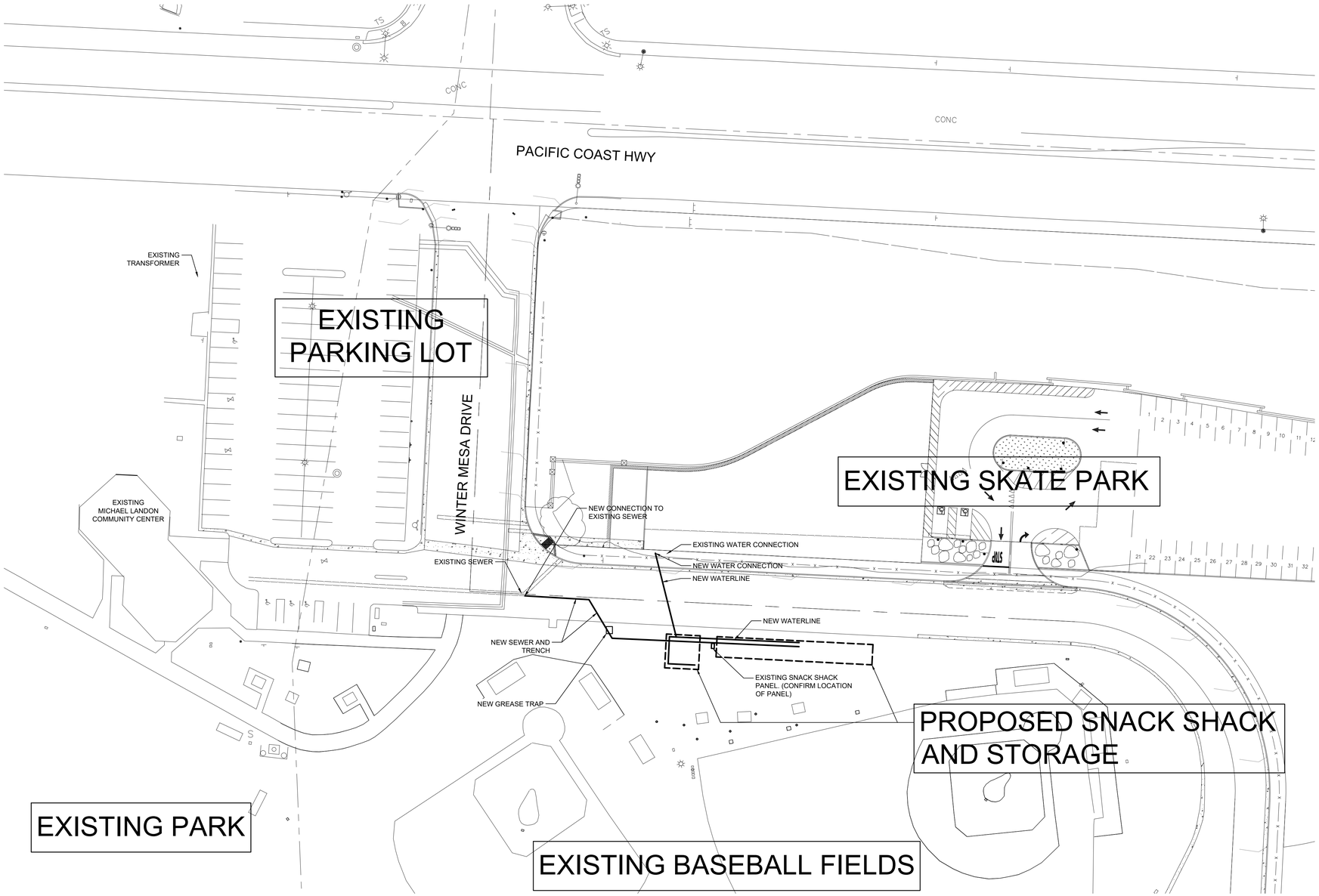
NEW SNACK SHACK

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE
PROJECT NUMBER

APPROVED BY: DATE

TATIANA HOLDEN, P.E., PH.D.
ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER

Sheet _____ of _____



1 UTILITY SITE PLAN
1/32" = 1'-0"

NO.	REVISION	BY	CHKD.	DATE

CITY OF MALIBU
PUBLIC WORKS DEPARTMENT

BLUFFS PARK SNACK SHACK

NEW SNACK SHACK

DESIGNED BY: DATE
DRAWN BY: DATE
CHECKED BY: DATE
SCALE
PROJECT NUMBER

APPROVED BY: DATE

TATIANA HOLDEN, P.E., PH.D.
ASSISTANT PUBLIC WORKS DIRECTOR/ ASSISTANT CITY ENGINEER

Sheet _____ of _____



ATTACHMENT 3


WHERE
THE OUTFIELD
MEETS
THE OCEAN
Malibu
LITTLE LEAGUE
Malibu
SOFTBALL


HOME OF MALIBU
LITTLE LEAGUE
EST.
1955
STEINBERG FAMILY


City of Malibu Recreation Programs and Events
GIRLS SOCCER CLINIC


City of Malibu Recreation Programs and Events
GIRLS SOCCER CLINIC
CLEAN UP AFTER YOUR PET










KEEP OUT
PRIVATE PROPERTY
NO CLIMBING
KEEP OUT
KEEP OUT




WM
WM


City of Malibu Recreation Programs and Events
GIRLS SOCCER CLINIC


DODGE

City of Malibu

23825 Stuart Ranch Road ♦ Malibu, California ♦ 90265-4861
Phone (310) 456-2489 ♦ Fax (310) 317-0950 ♦ www.malibucity.org

Received
OCT 05 2026
Planning Division

Malibu Bluffs Park
24250 Pacific Coast Highway, Malibu, CA 90265
CDP 26-050
CUP 26-007

The Malibu Bluffs Park snack shack will provide an option for community groups to serve and sell prepared hot meals, snacks, and nonalcoholic beverages during programs and special events. Organizations that will primarily use the Snack Shack include, the City of Malibu, Malibu Little League and Malibu American Youth Soccer Organization (AYSO).

1. **Daily operations:** The Snack Shack will function as a concession facility supporting youth sports activities. Daily operations will include food preparation, counter service, restocking, cleaning, and disposal of food waste and refuse. Concession service will primarily coincide with scheduled practices and games, with operating days varying according to league schedules and seasonal demand.

2. **Hours of operation:** Open Monday through Friday, from 1:00 PM to sunset and Saturdays and Sundays from 8:00 AM to sunset. Alterations to the schedule may take place on holidays, special programming, and during City special events.

3. **Liquor sales:** No alcoholic beverage sales are proposed as part of the snack shack operation.

4. **Number of employees:** Staffing will consist of volunteers and/or City employees. The Snack Shack will include no less than 2 people and no more than 20 people.

5. **Music or entertainment:** No live entertainment or amplified music is proposed as part of the snack shack operation. The facility's purpose is to provide concession service in support of recreational activities and special events.

6. **Private events:** The Snack Shack may be rented for private events through the City's Community Services Department. Fees will be determined through the Council approved fee-schedule.

7. **Recurring planned events:** The snack shack will provide concession service during regularly scheduled Malibu Little League and AYSO activities in addition to City special events.

ATTACHMENT 4

City of Malibu

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

PUBLIC WORKS REVIEW
REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department **DATE:** 07/29/2026

PROJECT NUMBER:	CDP 26-050
JOB ADDRESS:	24250 PACIFIC COAST HWY
APPLICANT / CONTACT:	Nathaniel McLean, City of Malibu - Public Works
APPLICANT EMAIL:	nmcLean@malibucity.org
PROJECT DESCRIPTION:	Construction of a 1,400 sq ft Snack Shack at Malibu Bluffs Park

---

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

Nicolia Fahrum
SIGNATURE

8/12/2026
DATE

ATTACHMENT 5

City of Malibu
MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Nadia Fahoum, Associate Engineer

Date: August 12, 2026

Re: Proposed Conditions of Approval for 24250 Pacific Coast Hwy, CDP 26-050

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
    - Is located within or adjacent to ESHA, or
    - Includes grading on slopes greater than 4:1
    - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources

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

3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.

https://malibucity-my.sharepoint.com/personal/nmclean_malibucity_org/Documents/Documents/Planning Reviews/24250 Pacific Coast Hwy - _CDP 26-050 COA.doc
Recycled Paper

- 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.

4. 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

5. 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.

MISCELLANOUS

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

City of Malibu

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

CONDITIONAL USE PERMIT
REFERRAL SHEET

TO: Los Angeles County Sheriff - Malibu Lost Hills Station

FROM: City of Malibu Planning Department **DATE:** 7/29/2026

PROJECT NUMBER: CDP 26-050

JOB ADDRESS: 24250 PACIFIC COAST HWY

APPLICANT / CONTACT: Nathaniel McLean, City of Malibu - Public Works

APPLICANT ADDRESS: 23465 Stuart Ranch Rd
Malibu, CA 90265

APPLICANT PHONE #: (310)456-2489

APPLICANT FAX #:

PROJECT DESCRIPTION: Construction of a 1,400 sq ft Snack Shack at Malibu Bluffs Park

---

This Approval Form (including detailed project description and plans) will be forwarded to:

Sergeant Chris Soderlund
27050 Agoura Road, Calabasas, CA 91302
(323) 365-2293 Fax (818) 880-5209
Hours: Monday – Thursday 9:00 a.m. – 5:00 p.m.

Planning Staff to send review packet to casoderl@lasd.org.

Separate applications and fees may be required by the Sheriff's Department. A CUP will not be issued until this form, signed by an authorized member of this agency, has been returned to the City of Malibu. Any conditions imposed by this agency will be included in the CUP.

☑ Approved ☐ Denied (reasons below) Conditions imposed: ☑ No ☐ Yes (see below)

_____

_____

_____

_____

Christopher Soderlund 9/22/26
NAME DATE

Sergeant
SIGNATURE TITLE

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING



NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, October 19, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-050, CONDITIONAL USE PERMIT NO. 26-007, AND DEMOLITION PERMIT NO. 26-021 - An application for the construction of an approximately 1,508 square-foot, single-story snack shack facility, associated Americans with Disabilities Act site improvements and demolition of the abandoned snack shack at Malibu Bluffs Park; including a conditional use permit to allow the use on a property zoned Public Open Space

LOCATION / APN:	**24250 Pacific Coast Hwy** / 4458-018-904
ZONING:	Public Open Space (OS)
APPLICANT / OWNER:	City of Malibu Public Works / City of Malibu
APPEALABLE TO:	City Council and California Coastal Commission
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15301(l), 15302(b), and 15303(c)
APPLICATION FILED:	July 29, 2026
CASE PLANNER:	Fletcher Allen, Senior Planner, fallen@malibucity.org / (310) 456-2489, ext. 233

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

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

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

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

YOLANDA BUNDY, Community Development Director Date: September 24, 2026

ATTACHMENT 6

Commission Agenda Report

Planning Commission Meeting
10-19-26
Item 5.B.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Courtney Brown, Senior Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: October 8, 2026 Meeting date: October 19, 2026

Subject: Coastal Development Permit No. 24-026 and Variance Nos. 25-015 and 25-016 – An application for a new single-family residence and associated site improvements

Location: 6191 Murphy Way, not within the appealable coastal zone
APN: 4467-006-018
Owner: Ucar Family Trust

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 26-53 (Attachment 1) determining the project is categorically exempt from the California Environmental Quality Act (CEQA), and approving Coastal Development Permit (CDP) No. 24-026 to construct a new 6,763 square foot (sf.) one-story single-family residence, swimming pool and spa, driveway, hardscape, retaining walls, landscaping and pathway lighting, entry gate, grading, and new advanced onsite wastewater treatment system (AOWTS); including Variance (VAR) No. 25-015 for exceeding the maximum allowable non-exempt grading of 1,000 cubic yards (c.y.) and VAR No. 25-016 for structures on slopes steeper than 2.5 to 1 located in the Rural Residential, Two-Acre (RR-2) zoning district at 6191 Murphy Way (Ucar Family Trust).

DISCUSSION: Pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.13.1, the project would have qualified for processing as an Administrative CDP issued by the Community Development Director. However, pursuant to LIP Section 13.26.5, the project includes two VAR requests which require a public hearing. This agenda report provides a project overview, project setting and surrounding land uses, description of the proposed project, an analysis of the project's consistency with applicable

provisions of the LCP and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The analysis and findings contained herein demonstrate the project is consistent with the LCP, MMC, and CEQA.

Project Overview

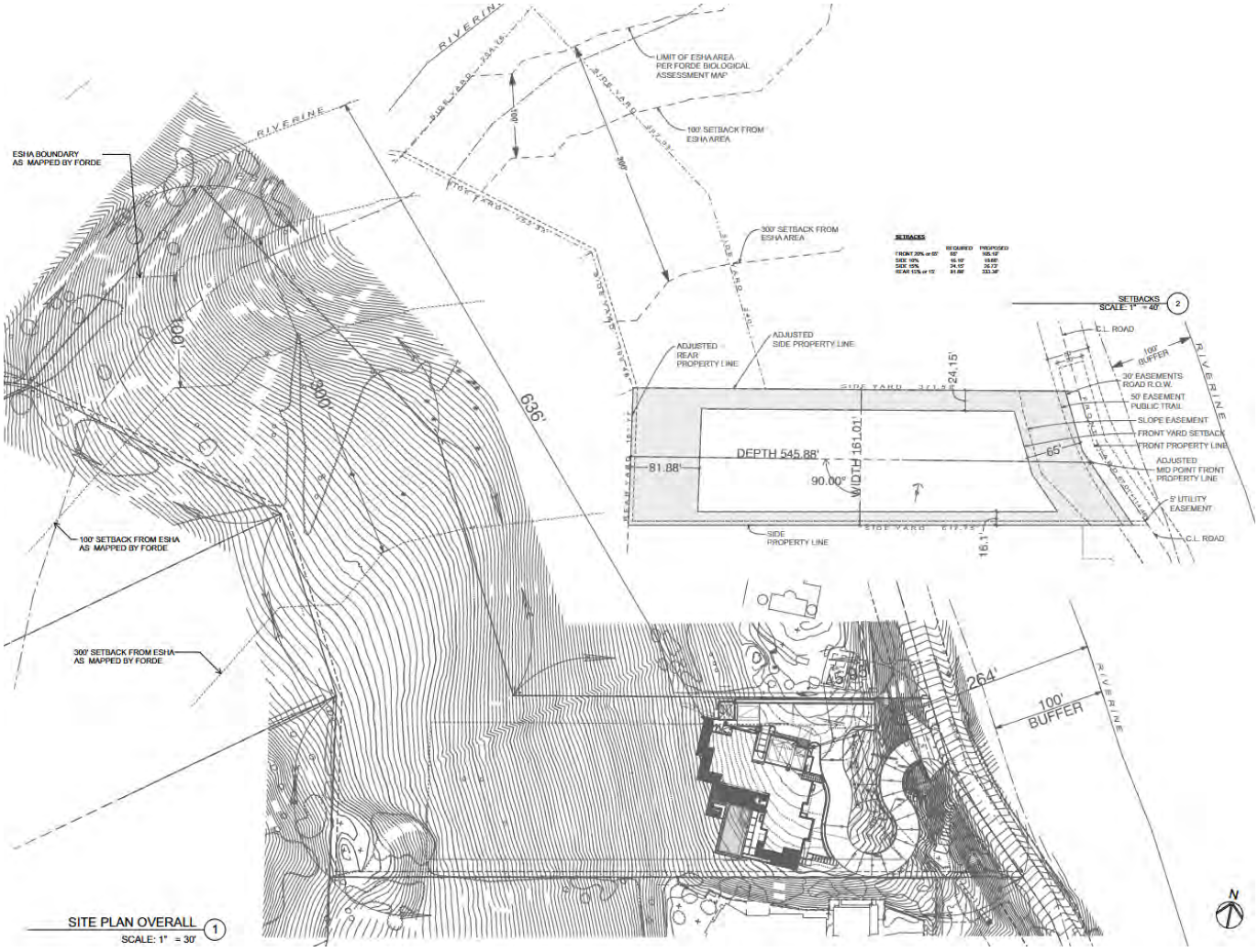
As shown in Figure 1, the subject parcel is an irregularly shaped, vacant parcel accessed from Murphy Way, which is a private street. The parcel is subject to the non-beachfront residential development standards of the LIP and MMC. The subject parcel has steep topography along the eastern property line, with ascending slopes to the west and north from Murphy Way. Approximately seven percent of the parcel contains slopes steeper than 2.5 to 1 (40 percent). Due to the parcel's terrain and confirmed by the applicant's slope analysis, the proposed graded slopes that would support the development area would occur on slopes steeper than 3.3 to 1 (30 percent). Thus, the project is subject to the additional hillside residential development standards of MMC Section 17.40.040(A)(20). The hillside standards require that the maximum allowable Total Development Square Footage (TDSF) be reduced by 25 percent, and the driveway was designed to follow the natural topographic contours of the property to an extent reasonably practicable. Since proposed construction would occur on slopes 2.5 to 1 or steeper, the project includes VAR No. 25-016. The retaining walls supporting the driveway would meet Los Angeles County Fire Department (LACFD) requirements. The retaining walls meet the design standards of LIP 8.3(C) and will help stabilize the hillside.

Figure 1 – Aerial Map



Source: City GIS, 2026

Figure 2 – Proposed Site Plan



Source: Project Plans

In 2010, a code violation was created in response to the grading of a driveway without the benefit of permits. The proposed project would resolve the unpermitted grading; however, due to site topography and landform alteration required for the proposed residence and driveway, the maximum allowable limit of 1,000 c.y. of non-exempt grading per residential parcel would be exceeded. The proposed project includes VAR No. 25-015 to authorize the additional grading.

Story poles representing the location and height of the proposed residence were installed on September 9, 2026 (Attachment 3 – Story Pole Photographs). Staff conducted an inspection of the story poles on September 15, 2026, and visually assessed whether the proposed residence would affect primary views from surrounding residences, public views from scenic viewing areas, or neighborhood character. Primary View Determinations (PVDs) established private view corridors of blue water views looking south, southwest,

and southeast from 6093 Murphy Way (PVD No. 18-005) and 6201 Murphy Way (PVD No. 12-011). However, as the proposed residence would not be constructed higher than 18 feet (ft.) above natural or finished grade, whichever results in a lower building height, the first 18 ft. of proposed building height is allowed within a PVD (MMC 17.40.040(A)(17)). Therefore, no impacts on the PVDs for either 6093 or 6201 Murphy Way are evident due to the proposed building height and MMC allowances. Public noticing was sent to all property owners and occupants within 500 ft. of the subject parcel.

For development on a vacant lot, LIP Section 13.6.4(B) requires evidence that the lot is legally created. On March 21, 2024, the Los Angeles County Recorder's Office recorded the Certificate of Compliance (COC) No. 22-006 for 6191 Murphy Way, stating the City of Malibu determined the subject parcel complies with the provisions of the Subdivision Map Act, LIP Section 15.3, and demonstrated the lot was legally created on March 7, 2024.

Project Setting and Surrounding Land Uses

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

Table 1 – Property Data	
Lot Depth	546 ft.
Lot Width	161 ft.
Gross Lot Area	173,604 sf.
Area of 1:1 Slopes	9 sf.
Area of Street Easements	4,275 sf.
Net Lot Area*	169,320 sf.

*Net Lot Area= Gross Lot Area minus the area of public or private street easements and 1:1 slopes.

The subject parcel is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1.

Onsite and Surrounding Environmentally Sensitive Habitat Area (ESHA)

Pursuant to the LCP ESHA Overlay Map and a site-specific Biological Assessment (BA) prepared by Forde Biological Consultants on August 28, 2025, a patch of chaparral is located in the northwest corner of the property and is associated with an LCP mapped blueline stream (Figure 3). The chaparral ESHA would be encompassed within the existing fuel modification of the surrounding homes; however, the fuel modification of the proposed development would not extend within 100 feet of the blueline stream or chaparral habitat. Pursuant to LCP Land Use Policy (LUP) Policy 3.1, the chaparral habitat is not defined as ESHA. The BA identified two LCP mapped streams located 264 ft. and 636 ft. east of the proposed development. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no structures are located within 100 ft.

of the ESHA and that no fuel modification areas extend into the blueline stream or chaparral area within existing fuel modification areas. Therefore, the project was determined not to be subject to the ESHA mitigation required by LIP Chapter 4 because the project satisfactorily avoids ESHA in compliance with the LCP. Pursuant to exceptions in LIP Section 4.4.4(E), the project is not eligible for review by the Environmental Review Board as all proposed structures are located over 200 ft. from the ESHA.

Figure 3 illustrates the ESHA buffer, fuel modification zones, and the seepage pit dispersal area on the subject parcel.

Figure 3 – ESHA Buffer, Fuel Modification Zones, and Seepage Dispersal Area



Source: Forde Biological Consultants, 2024 and Impact Analysis

Onsite Native Trees

No protected native trees as defined in LIP Chapter 5 are located on or immediately adjacent to the subject parcel as defined in LIP Chapter 5.

Nearby Trails and Recreation

The project site is located along Murphy Way, which contains the Paradise Cove Trail segment that intersects with the Coastal Slope Trail. The Coastal Slope Trail is located 1,000 ft. north of the subject site and would have no visibility to the project site; however, the Paradise Cove trail alignment is located adjacent to Murphy Way along the parcel frontage within a trail easement and the project would be visible. The trail is not developed within the easement at this time. The proposed residential development would be setback over 100 ft. from the front property line and would use non-metallic, non-glare siding, natural colors, and minimized lighting. Proposed retaining walls are also located outside of the Paradise Cove trail alignment and no obstructions are anticipated within the trail easement.

Scenic Analysis

The subject parcel has limited visibility from an LCP designated scenic road (Kanan Dume and Pacific Coast Highway). However, the parcel is in proximity to two LCP mapped trails (Coastal Slope Trail and Paradise Cove Trail). The Coastal Slope Trail is located 1,000 ft. north of the project site and would have no visibility, while the Paradise Cove Trail is located along the front parcel line and would have visibility of the proposed development. The scenic and visual resource standards of LIP Chapter 6 require measures to minimize visual impacts of development that will be located on a hillside. As proposed and conditioned, the project is not anticipated to have significant adverse visual impacts to public views due to project orientation, height, and design, as well as the residential character of the area near the subject parcel. In addition, the use of non-metallic, non-glare siding, natural colors, and minimized lighting, as required by the LCP, will minimize visual impacts of the proposed residence.

Surrounding Land Uses

The subject parcel is zoned RR-2 and parcels in the vicinity include single-family residences or are vacant. Table 2 below provides a summary of the neighboring land uses.

Table 2 – Surrounding Land Uses				
Direction	**Address**	**Size**	**Zone**	**Land Use**
Subject Parcel	6191 Murphy Wy	173,604 sf.	RR-2	Vacant; Residential
North	6201 Murphy Wy.	503,989 sf.	RR-10	Single-Family Residential
East	4467-004-036	246,995 sf.	RR-2	Vacant; Residential
South	6245 Murphy Wy.	28,052 sf.	RR-2	Single-Family Residential
	6231 Murphy Wy	26,465 sf	RR-2	Single-Family Residential
West	6156 Ramirez Canyon Rd	71,003 sf.	RR-5	Single-Family Residential

Project Description

The proposed scope of work is as follows (Attachment 2 – Project Plans):

Construction

a. 5,915 sf., single-story single-family residence, 18 ft. in height for a flat roof, with 848 sf. three-car garage;
b. Swimming pool, spa, and water features;
c. Fire pit and outdoor barbecue;
d. Construction of decks;
e. Landscaping and pathway lighting;
f. Hardscaping;
g. Open/permeable entry gate;
h. Retaining walls (six ft. high maximum) associated with the driveway and fire department turnaround;
i. Approximately 2,801 c.y. of non-exempt grading; and
j. AOWTS.

Discretionary Requests

k. VAR No. 25-015 to exceed the maximum allowable non-exempt grading of 1,000 c.y.; and
l. VAR No. 25-016 for the placement of structures (retaining walls) on slopes steeper than 2.5 to 1.

Proposed TDSF

• Residence	5,188 sf.
• Architectural projections exceeding 6 ft.	727 sf.
• Attached three-car garage	848 sf.
Total:	**6,763 sf. (7,652 sf. maximum)[1]**

LCP Analysis

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

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Resource Protection; and Hazards. These findings are made in the attached resolution for the Commission's consideration. Findings have been included for the requested VAR as required by the LIP and MMC.

The proposed project has been reviewed by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, Los Angeles County Waterworks District No. 29 (WD29), and the LACFD (Attachment 4 – Department Review Sheets). The project, as proposed and conditioned, has been found to be consistent with all applicable LCP codes, standards, goals and policies, inclusive of the requested VARs.

Zoning (LIP Chapter 3)

The project is subject to the non-beachfront development and design standards set forth in LIP Sections 3.5 and 3.6. Table 3 below provides a summary of the applicable standards for the proposed development and whether the project complies with those standards, inclusive of the requested VARs.

[1] The maximum allowable TDSF for the parcel is 10,202 sf. Due to the hillside residential development standards in MMC 17.40.040(20)(a-d), the allowable TDSF is reduced by 25 percent to 7,667 sf.

Table 3 – Zoning Conformance			
Development Requirement	**Allowed/ Required**	**Proposed**	**Comments**
SETBACKS (ft. in.)			
Front Yard	65’ (min.)	105’ 2”	Complies
Rear Yard	84’ 11” (min.)	333’ 5”	Complies
Side Yard (Minimum 10%)	16’ 1” (min.)	16’ 10”	Complies
Side Yard (Cumulative 25%)	40’ 3” (min.)	26’ 9”	Complies
TDSF (sf.)			
Total			
Single-Family Residence	10,202 (max.)	6,763	Complies
Hillside Residence (25% Reduction in TDSF)	7,652	6,763	Complies
HEIGHT (ft.)			
Single-Family Residence	18 (max.)	18	Complies
Absolute Height (Hillside Dev)	35	18	Complies
PARKING SPACES			
Enclosed	2	3	Complies
Unenclosed	2	2	Complies
IMPERMEABLE COVERAGE (sf.)	25,000 (max.)	15,059	Complies
NON-EXEMPT GRADING (c.y.)	*<1,000*	*2,801*	*VAR No. 25-015*
STRUCTURES ON SLOPES	*3 to 1 or less*	*2.5 to 1 or less*	*VAR No. 25-016*
FENCES/WALLS/HEDGES/GATES (ft. in.)			
Vehicular Gate	32” solid and 42” view permeable fence at the top	32” solid and 42” view permeable fence at the top	Complies
Retaining Walls	6 (max.) 12 (cumulative)	6	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The total amount of proposed grading is 6,998 c.y., as stated on the Total Grading Yardage Certificate on the grading plan cover

sheet. The total amount of proposed non-exempt grading is approximately 2,801 c.y., which exceeds the maximum allowable of 1,000 c.y. In 2010, a code enforcement violation was created in response to unpermitted non-exempt grading along the front property line. The proposed project will resolve the code violation by including the unpermitted grading in the scope of work. Additionally, the project includes 600 c.y. of exempt removal and recompaction, 2,646 c.y. of exempt understructure, and 951 c.y. of exempt safety. The grading requirements set forth under LIP Section 8.3 can be met, inclusive of VAR No. 25-016 for non-exempt grading.

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures to be followed to determine potential impacts on archaeological resources. A Phase I Archaeological Survey was prepared by Robert Wlodarski of HEART for the subject parcel in April 2002. No indication of prehistoric or historic archaeological resources was yielded in the project area. Therefore, the proposed development within the project area is not anticipated to have adverse impacts on known cultural resources. Nevertheless, conditions of approval are included in the resolution stating that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board because the property is located in an Area of Special Biological Significance (ASBS). The ocean between Latigo Point and the west City limits has been established by the State Water Resources Control Board as an ASBS as part of the California Ocean Plan. Standard conditions of approval are added to the project, such as implementation of approved storm water management plans during construction activities and management of runoff from the development, including recordation of a water quality mitigation plan, and best management practices in compliance with ASBS. With the implementation of these conditions, the project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

LIP Chapter 18 addresses OWTS. LIP Section 18.7 includes specific siting, design, and performance requirements. The project proposes a new AOWTS to serve the new residence, which includes a 3,634-gallon MicroSepTec ES12 treatment tank with an ultraviolet disinfection unit, two primary seepage pits, and one reserve pit to meet 100 percent expansion requirements. The OWTS has been reviewed by the City Environmental Health Administrator and found to meet the minimum requirements of the

LCP and MMC (Attachment 4). Required conditions of approval are included in the resolution to ensure continued operation, maintenance, and monitoring of onsite facilities.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(a), (d), and (e) – New Construction and 15304(b) – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of publication of this report, two letters of support have been received by staff concerning the proposed project (Attachment 5).

PUBLIC NOTICE: On September 24, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to property owners and occupants within a 500 ft. radius of the subject parcel (Attachment 6).

SUMMARY: The required findings can be made that the proposed project complies with the LCP and MMC. Further, the Planning Division's findings of fact are supported by substantial evidence in the record. Based on the analysis contained in this report and the accompanying resolution, staff recommends approval of this project, subject to the conditions of approval contained in Section 5 (Conditions of Approval) of Planning Commission Resolution No. 26-53. The proposed project has been reviewed and conditionally approved for conformance with the LCP by the Planning Division and appropriate City and County departments.

ATTACHMENTS:

1. Planning Commission Resolution No. 26-53
2. Project Plans
3. Story Pole, Site Photographs, and Visual Analysis
4. Department Review Sheets
5. Correspondence
6. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-53

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. CDP 24-026 TO CONSTRUCT A NEW 6,763 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE, SWIMMING POOL AND SPA, DRIVEWAY, HARDSCAPE, RETAINING WALLS, LANDSCAPING, PATHWAY LIGHTING, ENTRY GATE, GRADING, AND NEW ADVANCED ONSITE WASTEWATER TREATMENT SYSTEM; INCLUDING VARIANCE (VAR) NO. 25-015 FOR EXCEEDING THE MAXIMUM ALLOWABLE NON-EXEMPT GRADING OF 1,000 CUBIC YARDS AND VAR NO. 25-016 FOR STRUCTURES ON SLOPES STEEPER THAN 2.5 TO 1 LOCATED IN THE RURAL RESIDENTIAL, TWO-ACRE ZONING DISTRICT AT 6191 MURPHY WAY (UCAR FAMILY TRUST)

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

SECTION 1. Recitals

A. On July 11, 2024, an application for Coastal Development Permit (CDP) No. 24-026 was submitted to the Planning Division by the applicant Schmitz & Associates., on behalf of the property owner, Ucar Family Trust. The application was routed to the City geotechnical consultant reviewers, City Environmental Health Administrator, City Biologist, City Public Works Department, Los Angeles County Fire Department (LACFD), and Los Angeles County Waterworks District No. 29 (WD29) for review.

B. On July 25. 2025, Variance (VAR) Nos. 25-015 and 25-016 were added to the project requesting authorization of non-exempt grading exceeding the maximum allowable limit and the development of structures on slopes steeper than 2.5 to 1.

C. On July 16, 2026, Planning Division staff conducted a site visit to photograph and document site conditions, the subject parcel, and surrounding area.

D. On August 26, 2026, a Notice of CDP Application was posted on the subject parcel.

E. On August 26, 2026, the application was deemed complete.

F. On September 15, 2026, a site visit was conducted by Planning Division staff to evaluate the story pole installation.

G. On September 24, 2026, a Notice of Public Hearing was published in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 500-foot (ft.) radius of the subject parcel.

H. On October 19, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Section 15303(a), (d), and (e) – New Construction and 15304(b) – Minor Alterations to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings of Fact

Based on evidence contained within the record, including the agenda report for the project and the hearing on October 19, 2026, and pursuant to the Local Coastal Program (LCP) Local Implementation Plan (LIP) including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 24-026, to construct a new 6,763 square foot (sf.) one-story single-family residence, swimming pool and spa, driveway, hardscape, retaining walls, landscaping, pathway lighting, entry gate, grading, and new advanced onsite wastewater treatment system (AOWTS); including Variance (VAR) No. 25-015 for exceeding the maximum allowable non-exempt grading of 1,000 cubic yards (c.y.) and VAR No. 25-016 for the development of structures on slopes steeper than 2.5 to 1 located in the RR-2 zoning district at 6191 Murphy Way (Ucar Family Trust).

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

A. General Coastal Development Permit (LIP Chapter 13)

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

The project is located in the RR-2 zoning district, an area designated for rural residential uses, and the proposed uses are permitted within the zone. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, the City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC. As discussed herein, based on submitted reports, project plans, and site investigations, the proposed project, as conditioned, conforms to the LCP and MMC in that it meets all applicable residential development standards, inclusive of the two VARs.

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

The project is not located between the first public road and the sea. Therefore, this finding is not applicable.

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

There is no evidence that an alternative project would substantially lessen any potential significant adverse impacts of the development on the environment. The proposed project consists of the construction of a new single-family residence and associated development consistent with the RR-2 land use and zoning designations. Adjacent properties to the north, east, and south are developed with similar single-family residences or undeveloped vacant property. The Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, LACFD, and WD29 reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development with the inclusion of the variances. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

Various alternatives to site development were considered but ultimately rejected by the applicant prior to the proposed design in order to comply with the LIP's protections for Environmentally Sensitive Habitat Area (ESHA), to reduce landform alteration, and comply with the LACFD access requirements. One alternative considered the relocation of access and utilities to the parcel from Ramirez Canyon Road, located west of the parcel, instead of Murphy Way along the parcel's east frontage. While this alternative would shift development from the upper topography on the parcel, it would result in avoidable conflicts with LCP provisions including ESHA stream and habitat encroachment, and increased landform alteration to create sufficient access for LACFD.

As proposed, the project avoids encroachment into ESHA, sites the proposed structures on flatter areas of the parcel to avoid more development on steeper slopes, and meets the LACFD's access requirements, all of which are in compliance with the LCP. Hardscape has been minimized to path of travel for fire personnel around the structures, decks, walkways and driveway circulation as required to meet fire and parking codes. Height is limited to 18 ft., and most of the parcel would remain in its existing and natural condition. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible. No alternatives would substantially lessen environmental impacts, as they have been accounted for due to project design and placement.

4. *The project is located in or adjacent to an environmentally sensitive habitat area (ESHA) pursuant to Chapter 4 of the Malibu LIP (ESHA Overlay).*

The proposed project was analyzed for consistency with Malibu LIP Section 4.6.1(E), where new development shall provide a buffer of sufficient width to ensure that no required fuel modification area will extend into the ESHA and that no structures will be within 100 feet of the outer edge of the plants that comprise the coastal sage scrub plant community. Vegetation removal, vegetation thinning or planting of non-native or invasive vegetation shall not be permitted within buffers except as provided in Malibu LIP Section 4.6.1(E). Chaparral ESHA is present in the northwestern portion of the subject site and would be encompassed within the existing fuel modification zone of the surrounding homes. The Biological Assessment prepared by Forde Biological Consultants identified two LCP mapped streams located 636 feet and 264 feet east of the proposed development. The proposed project fuel modification does not extend into the blueline stream and the project was found to be consistent with Malibu LIP Section 4.6.1(E).

B. Variance No. 25-015 from LIP Section 8.3(B) for Exceeding the Maximum Non-Exempt Grading of 1,000 Cubic Yards (LIP Section 13.26.5)

LIP Section 13.26.5(A) requires that the City make ten findings for a VAR. The project requests a VAR for grading exceeding the maximum allowable quantity of non-exempt grading of 1,000 c.y. per residential parcel. Due to the topography and geotechnical constraints on the parcel, construction of a 20-foot-wide access driveway per LACFD requirements and corresponding slope stabilization would result in non-exempt grading in excess of 1,000 cubic yards and export of more than 1,000 c.y. of earth material from the parcel. Based on the foregoing evidence contained in the record, and submitted evidence by the applicant, the findings for VAR No. 25-015 are made as follows:

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

The topography of the subject parcel is very steep and contains seven percent of the terrain with slopes steeper than 2.5 to 1 along the western and northern property lines. The parcel is accessed from Murphy Way and ascends westward to a flat pad where the proposed single-family residence and associated development would occur. In order to construct an access driveway that would comply with LACFD's maximum slope requirement, the project includes a new driveway and retaining walls that would align to the natural topographic contours of the property to an extent reasonably practicable and would comply with MMC 17.40.040(A)(20) hillside development standards. Grading is necessary to minimize the slope supporting the driveway and remediate the unpermitted grading from 2010. Due to the steep terrain, there are special circumstances associated with the subject parcel in which the strict application of the zoning ordinance deprives the subject parcel of privileges enjoyed by neighboring parcels under the same zoning designation.

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

The project will meet the applicable building safety requirements and will not be detrimental to the public's interest, safety, health, or welfare. As discussed in Finding B.1, the VAR would allow an increase in non-exempt grading to allow for the driveway access and supporting retaining walls. The proposed development would promote public interest, safety, health, and welfare by ensuring sufficient fire access is provided on the site for the proposed residence. Due to the location of grading on the parcel, the VAR would not be detrimental to other properties, improvements, or public access on the Paradise Cove Trail. The proposed development has been reviewed and approved by the City Biologist, City Environmental Health Administration, City geotechnical consulting staff, City Public Works Department, and LACFD. The project as proposed or conditioned was found to be consistent with the applicable city goals and policies.

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

As discussed in Finding B.1, the granting of the VAR will not constitute a special privilege due to the project site's terrain, and strict application of the zoning ordinance's grading limitations would

deprive the parcel from being developed. The VAR is for non-exempt grading and export of more than 1,000 c.y. in order to construct a new driveway that complies with LACFD requirements.

4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter nor to the goals, objectives and policies of the LCP.

The granting of the VAR is not contrary to or in conflict with the general purposes or intent of the zoning provisions and would not conflict with the goals, objectives, and policies of the LCP. As mentioned in Finding B.1, the granting of the VAR would allow the construction of the access driveway to meet LACFD requirements and also address the unpermitted grading from 2010.

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

The VAR does not propose the reduction of ESHA protection standards. Therefore, this finding is not applicable.

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

The VAR does not propose modifications to the stringline standards. Therefore, this finding is not applicable.

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

The proposed residential development is consistent with the zoning objectives and goals of the RR-2 zoning district. The VAR would allow an increase in non-exempt grading and export of more than 1,000 c.y. in order to develop a driveway for residential development on the subject parcel consistent with RR-2 zoning permitted uses.

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

The VAR will permit grading in excess of the maximum allowed for a residential parcel for the construction of a driveway and retaining walls in compliance with LACFD requirements and to address unpermitted grading in 2010. The sloped terrain ascends westward to a flat pad where the proposed single-family residence and associated development would be located. As discussed in Finding A.3, there are no alternative feasible development locations for access to the parcel that would eliminate the need of grading exceeding the maximum allowable. The proposed site of development has been reviewed and approved by the City Environmental Health Administrator, city geotechnical consulting staff, City Public Works Department, and LACFD.

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

The City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and LACFD, have reviewed and conditionally

approved the site as being physically suitable for the proposed variance. As conditioned, all reviewing specialist have determined that the project would comply with state and local requirements, inclusive of the VAR request. Additionally, the construction of the single-family residence and associated development will be required to satisfy all Building and Safety requirements during the building plan check process.

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

The VAR is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parkland. The subject parcel is located near two LCP mapped trails (Paradise Cove Trail and Coastal Slope Trail); however, parking to access these trails will not be impacted as none currently exists in the project area. Therefore, the granting of the VAR would not result in impacts to public parking or recreational access in the area.

C. Variance No. 26-016 from LIP Section 3.6(J) for Structures on Slopes Steeper than 2.5 to 1 (LIP Section 13.26.5)

LIP Section 3.6(J) requires the site of construction for structures to not exceed 3 to 1, unless a VAR authorizes construction on slopes steeper than 2.5 to 1. Note that LIP Section 13.27.1(A)(4) allows the development of structures on slopes between 3 to 1 and 2.5 to 1 subject to a site plan review (SPR); however, development on slopes steeper than 2.5 to 1 requires a VAR. Since the project proposes structures on slopes steeper than 2.5 to 1, the VAR would authorize development on slopes steeper than 3 to 1 without need for an SPR. A VAR is requested to allow for the development of retaining walls associated with a driveway on slopes steeper than 2.5 to 1. Approximately seven percent of the subject parcel contains slopes steeper than 2.5 to 1. Based on the foregoing evidence, findings for VAR No. 25-016 are made as follows:

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

The topography of the subject parcel is very steep and contains seven percent of the terrain as having slopes steeper than 2.5 to 1 along the western and northern property lines. The parcel is accessed from Murphy Way and ascends westward to a flat pad where the proposed single-family residence and associated development would occur. In order to construct an access driveway that would comply with LACFD maximum slope requirements, the project includes a new driveway and retaining walls that would align to the natural topographic contours of the parcel. Without cut and fill grading with engineered retaining walls on steep slopes, the proposed project would be infeasible due to the limited access to the site.

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

The proposed development has been reviewed and conditionally approved by the City Biologist, City Environmental Health Administration, city geotechnical consulting staff, City Public Works Department, and LACFD and determined to be consistent with all applicable safety, health, or

welfare regulations and policies. The retaining walls retain the steep grade and will support the driveway to provide access to the residence. All proposed structures on the steep slopes will be required to be constructed to be applicable building safety and engineering standard codes. The project as proposed or conditioned was found to be consistent with the applicable city goals and policies.

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

As discussed in Finding C.1, the parcel is accessed from Murphy Way and ascends westward to a flat pad where the proposed single-family residence and associated development. Due to the limited amount of flatter terrain to access the project site, development of the driveway on slopes steeper than 2.5 to 1 would be infeasible without the granting of the VAR. Therefore, considering the site constraints, the granting of the VAR would not constitute as a special privilege to the property owner.

4. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter nor to the goals, objectives and policies of the LCP.

The granting of a VAR for construction on steep slopes will not be contrary to or in conflict with the zoning provisions or LCP goals, objectives, and policies. The VAR would allow the construction of the driveway which would provide an ingress/egress for the proposed single-family residence on a vacant residential parcel in the RR-2 zone, and on slopes steeper than 2.5 to 1. This allowance may be granted under the provisions of LIP Section 13.26. The reviewing departments have determined that the proposed development is consistent with the LCP and appropriate for the project as proposed.

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

The VAR does not propose the reduction of ESHA protection standards. Therefore, this finding is not applicable.

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

The VAR does not propose modifications to the stringline standards. Therefore, this finding is not applicable.

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

The subject parcel is zoned RR-2 and the proposed residential use of the parcel is a permitted use in the RR-2 zoning district. The proposed project is consistent with the land use, including the requested construction of slopes steeper than 2.5 to 1. The driveway will comply with the hillside development standards of MMC 17.40.040(A)(20)(c), where the driveway will follow the natural

topographic contours of the property to an extent reasonably practicable. The subject parcel has limited visibility from an LCP designated scenic road (Kanan Dume and Pacific Coast Highway). However, the parcel is in proximity to two LCP mapped trails (Coastal Slope Trail and Paradise Cove Trail). The Coastal Slope Trail is located 1,000 ft. north of the project site and would have limited visibility, while the Paradise Cove Trail is located along the front parcel line and would have visibility of the proposed development. The scenic and visual resource standards of LIP Chapter 6 require measures to minimize visual impacts of development that will be located on a hillside. The proposed project, as designed, is consistent with the applicable land use designation and is consistent with all applicable development and design standards of the LCP. The VAR would facilitate the construction of a new single-family residence and other site improvements in the RR-2 zone.

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

The parcel contains steep terrain ascending west from Murphy Way. As discussed in Finding A.3, this is the only feasible access to the site and there are no alternative feasible building locations that would eliminate the need for construction on steep slopes. As described in Finding H.1, the proposed development is suitable for the intended use provided that the certified engineering geologist and or geotechnical engineer's recommendations and governing agency's building codes are followed.

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

The City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and LACFD, have reviewed and conditionally approved the site as being physically suitable for the proposed variance. As conditioned, all reviewing specialists have determined that the project would comply with state and local requirements, inclusive of the VAR. Additionally, the construction of the single-family residence and associated development will be required to satisfy all Building and Safety requirements during the building plan check process.

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

The VAR is not associated with a request to reduce or eliminate public parking for access to the beach, public trails, or parkland. The subject parcel is located near two LCP mapped trails (Paradise Cove Trail and Coastal Slope Trail); however, parking to access these trails will not be impacted as none currently exists in the project area. Therefore, the granting of the VAR would not result in impacts to public parking or recreational access in the area.

D. Environmentally Sensitive Habitat Area (LIP Chapter 4)

Chapparal ESHA is present within the northwest portion of the subject parcel as mapped on the LCP ESHA Overlay Map and documented in a site-specific Biological Assessment (BA) prepared by Forde Biological Consultants, dated August 2025. Consistent with LIP Section 4.6.1(E), the proposed project provides a buffer of sufficient width to ensure that no structures are located within 100 ft. of the ESHA and that no fuel modification areas extend into the ESHA, even if a portion of the fuel modification extends into the ESHA buffer for the chaparral habitat. Additionally, two LCP mapped blueline streams are east of the subject site and are 636 feet and 264 feet away from

the proposed development. Therefore, the project was determined not to be subject to the development standards of LIP Chapter 4. Pursuant to exceptions in LIP Section 4.4.4(E), the project is not eligible for review by the Environmental Review Board as all proposed structures are located over 200 ft. from the ESHA.

E. Native Tree Protection (LIP Chapter 5)

There are no native trees on or adjacent to the subject parcel. Therefore, the findings of LIP Chapter 5 are not applicable.

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

The Scenic, Visual and Hillside Resource Protection Chapter governs those CDP applications concerning any parcel of land that is located along, within, or provide views to or is visible from any scenic area, scenic road or public viewing area. The project site is visible from an LCP mapped trail (Paradise Cove Trail) and is not visible from the Coastal Slope Trail, which are identified scenic areas. LIP Section 6.4 requires that the following five findings be made.

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

LIP Chapter 6 requires maximum feasible protection of significant public views. Surrounding public viewing areas include Paradise Cove Trail and Coastal Slope Trail. Significant public views from these trails are toward the Santa Monica Mountains and the Pacific Ocean. Due to the location of the proposed development and orientation to the proposed trail alignments, public views over the subject parcel do not provide views of the Pacific Ocean or significant views of the Santa Monica Mountains. The location and design of the proposed development at a maximum height of 18 ft. also incorporates and complies with the applicable development standards in LIP Section 6.5. With intervening topography, existing development, vegetation screening, and compliance with conditions, the project provides maximum feasible protection to mountain and bluewater views.

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

As conditioned, the project will ensure that significant adverse scenic or visual impacts do not occur. The project has been conditioned to include limitations on a maximum structure height of 18 ft. and exterior lighting and materials/colors to prevent any significant adverse scenic or visual impacts to public viewing areas, including glare and contrast.

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

As discussed in Finding A.3, the project is the least environmentally damaging alternative in that various alternatives to site development were considered but ultimately rejected by the applicant prior to the proposed design in order to comply with LACFD access requirements and to avoid encroachment into stream and habitat ESHA and reduce landform alteration. The proposed residence is consistent with the neighborhood character and the City's development standards and ensures that onsite ESHA is protected from encroachment and landform alteration is reduced to the extent feasible.

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

As described in Finding A.3, the project, as designed and conditioned, is not expected to adversely affect scenic and visual resources and no feasible alternatives would avoid or substantially lessen any significant adverse impacts on scenic and visual resources. In addition, significant public views from the surrounding trail network areas are toward the Santa Monica Mountains and Pacific Ocean, not the subject property parcel or proposed location of the residence.

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

As described in Finding A.3, the project has been designed on the site to avoid sensitive resources and preserve public views. The parcel's frontage on Murphy Way has an existing trail easement where the Paradise Cove Trail is oriented and all proposed development will be adequately setback from obstructing access in the easement. In addition, while ESHA is present onsite, the proposed development is oriented on the parcel to eliminate, minimize or otherwise contribute to conformance to sensitive resource policies, while ensuring consistency with the LIP scenic resource provisions.

G. Transfer of Development Credits (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards listed in LIP Section 9.2(A) must be included in support of all approvals, denials or conditional approvals of development located on a site or in an area where it is determined that the proposed project has the potential to create adverse impacts upon site stability or structural integrity.

The proposed project has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, and LACFD. The required findings are made as follows.

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

<u>Geologic Hazards</u>

Analysis for potential hazards included review of the submitted geotechnical reports prepared by GeoConcepts, Inc. dated May 18, 2026, and EPD Consultants, dated May 9, 2024. The referenced reports evaluated site-specific conditions and recommendations are provided to address any

pertinent issues. The reports conclude that the project site is not located in a hazard zone, except that the project site is located within an extreme fire hazard area. Review of the project plans and associated geotechnical reports by the City Environmental Health Administrator, City Public Works Department, and City geotechnical consultant reviewers determined that adverse impacts associated with the project site related to the proposed development are not expected. The proposed project will neither be subject to nor increase the instability from geologic, flood, or fire hazards. In summary, the proposed development is suitable for the intended use provided that the certified engineering geologist and/or geotechnical engineer's recommendations and governing agency's building codes are followed.

As conditioned, all recommendations of the City geotechnical consultant reviewers and City Public Works Department shall be incorporated into the final design and construction. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers and City Public Works Department prior to the issuance of a grading permit.

Flood Hazards

Based upon review of the Flood Risk and Vulnerability Maps prepared by the City Public Works Department and based on FEMA mapping, the subject parcel is at the lowest risk for flooding.

Fire Hazards

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The subject parcel is currently subject to wildfire hazards. The proposed development is not expected to increase the subject parcel's susceptibility to wildfire. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards. The proposed development may actually decrease the site's susceptibility to wildfire due to required fuel modification and the use of appropriate building materials during construction.

The City is served by the LACFD, as well as the California Department of Forestry, if needed. In the event of major fires, the County has "mutual aid agreements" with cities and counties throughout the state so that additional personnel and fire-fighting equipment can augment the LACFD. A condition of approval is included which requires that the property owner indemnify and hold the City harmless for wildfire hazards. In addition, a fuel modification plan has been reviewed and approved for the project site by the LACFD. Occupancy of the residence will be subject to inspection and approval of the required fuel modification.

2. *The project, as conditioned, will not have significant adverse impacts on site stability or structural integrity from geologic, flood or fire hazards due to required project modifications, landscaping or other conditions.*

As stated in Finding H.1, the project as designed, conditioned, and approved by the City geotechnical consultants and the City Public Works Department, does not have any significant adverse impacts on the site stability or structural integrity from geologic, flood, or fire hazards due to the project design.

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

As previously stated in Finding A.3, the project, as proposed and conditioned, is the least environmentally damaging alternative due to site characteristics, and there are no feasible project alternatives that would diminish any environmental effects beyond the proposed project.

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

The proposed development has been analyzed for the hazards listed in LIP Chapter 9 by the Planning Division, City Biologist, City Environmental Health Administrator, City Public Works Department, City geotechnical consultant reviewers, and LACFD. It has been determined that the proposed project does not impact site stability or structural integrity. As previously discussed in Finding A.3, there are no feasible alternatives to development and due to site constraints, any other project alternative is anticipated to result in more grading and land disturbance, construction on steep slopes, and encroachment into ESHA.

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

As discussed in Finding A.3, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated. There are no other feasible locations on the subject parcel to locate the proposed development to further reduce such hazards or further protect sensitive resources.

I. Shoreline and Bluff Development (LIP Chapter 10)

The subject parcel is not located on or along the shoreline, a coastal bluff, or bluff top fronting the shoreline. Therefore, the findings of LIP Chapter 10 are not applicable.

J. Public Access (LIP Chapter 12)

In accordance with LIP Sections 12.4(A), 12.5(B)(1)(2), 12.6(B)(2) and 12.7.3, the project is exempt from providing public lateral, vertical, bluff top, trail or recreational access for the following reasons:

A. Lateral and Vertical Access – The project is located inland from Pacific Coast Highway and is not located on or adjacent to a shoreline. No provision for vertical or lateral access is warranted.
B. Blufftop Access – The project is not located on or adjacent to a bluff fronting the ocean. No provision for blufftop access the beach is warranted.
C. Trail Access – The Paradise Cove Trail is associated with an existing trail easement located along the subject parcel's frontage on Murphy Way. The proposed development is setback from the easement and will not result in obstructions to public access within the easement. No further trail access is warranted.
D. Recreational Access – The project site does not include any existing or planned public recreational areas and does not extend onto or impede upon existing recreational access. No provision for recreational access is warranted.

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

K. Land Divisions (LIP Chapter 15)

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

SECTION 4. Planning Commission Approval.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 24-026, VAR No. 25-015 and VAR No. 25-016, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

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

Construction

a. 5,915 sf., one-story single-family residence, 18 ft. in height for a flat roof, with 848 sf. three-car garage;
b. Swimming pool, spa, and water features;
c. Fire pit and outdoor barbecue;
d. Construction of decks;
e. Landscaping and pathway lighting;
f. Hardscaping;
g. Open/permeable entry gate;
h. Retaining walls (six ft. high maximum) associated with the driveway and fire department turnaround;
i. Approximately 2,801 c.y. of non-exempt grading; and
j. AOWTS.

Discretionary Requests

k. VAR No. 25-015 to exceed the maximum allowable non-exempt grading of 1,000 c.y.; and
l. VAR No. 25-016 for the placement of structures (retaining walls) on slopes steeper than 2.5 to 1.

3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **September 16, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.

4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division prior to the issuance of any development permits.

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

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

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

8. All development shall conform to the requirements of the City Community Development Department, City Biologist, City Environmental Health Administrator, City geotechnical consultant reviewers, City Public Works Department, WD29, and LACFD, as applicable. Notwithstanding this review, all required permits shall be secured.

9. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the LCP and MMC. Revised plans reflecting the minor changes and additional fees shall be required.

10. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.

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

Cultural Resources

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

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

Lighting

14. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:

    a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
    b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
    c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
    d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
    e. Site perimeter lighting shall be prohibited; and
    f. Outdoor decorative lighting for aesthetic purposes is prohibited.

15. Night lighting for sports courts or other private recreational facilities shall be prohibited.

16. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.

17. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.

18. String lights are allowed in occupied dining and entertainment areas only and must not exceed 3,000 Kelvin.

19. Motion sensor lights shall be programmed to extinguish ten minutes after activation.

20. No lighting can exceed 18 feet in height except as required by the California building code.

21. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.

22. Up-lighting of landscaping is prohibited.

Fencing/Walls/Screening

23. The applicant shall include an elevation of the proposed electronic driveway gate on the architectural plans that are submitted for building plan check. The gate and all fencing along the front property line shall comply with the regulations set forth in LIP Section 3.5.

24. Any above-ground equipment shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

25. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls pursuant to LIP Section 8.3(C).

26. For the portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter.

27. Necessary boundary fencing shall be of an open rail-type design with a wooden rail at the top (instead of wire), be less than 40-inches high, and have a space greater than 14-inches between the ground and the bottom post or wire. A split rail design that blends with the natural environment is preferred.

28. Fencing or walls shall be prohibited within ESHA, except where necessary for public safety or habitat protection or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited in any wildlife corridor.

29. Development adjacent to, but not within ESHA, may include fencing, if necessary for security, that is limited to the area around the clustered development area.

Construction/Framing

30. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction material, not within the public right of way unless otherwise approved. Prior to permit issuance, the Construction Management Plan must be acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

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

32. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.

33. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary and their tires rinsed prior to leaving the property.

34. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:

    a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
    b. Grading activities shall be planned during the southern California dry season (April through October).
    c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
    d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.

35. When framing is complete, a site survey shall be prepared by a licensed civil engineer or architect that states the finished ground level elevation and the highest roof member elevation. Prior to the commencement of further construction activities, said document shall be submitted to the assigned Building Inspector and Planning Division for review and sign-off on framing.

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

Colors and Materials

37. The project is visible from public viewing areas and, therefore, shall incorporate colors and exterior materials that are compatible with the surrounding landscape and the following:

    a. Acceptable colors shall be limited to colors compatible with the surrounding environment (earth tones) including shades of green, brown and gray, with no white

or light shades and no bright tones. Colors shall be reviewed and approved by the Community Development Director and clearly indicated on the building plans.

b. The use of highly reflective materials shall be prohibited except for solar energy panels or cells, which shall be placed to minimize significant adverse impacts to public views to the maximum extent feasible.
c. All windows shall be comprised of non-glare glass.

38. All driveways shall be a neutral color that blends with the surrounding landforms and vegetation. Retaining walls shall incorporate veneers, texturing, and/or colors that blend with the surrounding earth materials or landscape. The color of driveways and retaining walls shall be reviewed and approved by the Community Development Director and clearly indicated on all grading, improvement and/or building plans.

39. All glass windows and doors shall incorporate the use of ultra-violet coating to minimize reflective glare that results in bird strikes.

Biology/Landscaping

40. Except as permitted pursuant to the provisions in LCP Land Use Plan (LUP) policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

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

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

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

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

45. Construction fencing shall be placed within five feet of the limits of grading. Construction fencing shall be installed prior to the beginning of any construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

46. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the LCP. All areas shall be planted and maintained as described in the

landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

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

48. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from WD29.

49. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

50. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000 ft. radius at any given time (given consideration of its future growth).

51. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

52. Any site preparation activities, including grading, excavation, and the removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 ft. (300 ft. for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

53. Earthmoving shall be scheduled only during the dry season from April 1 through October 31. If it becomes necessary to conduct earthmoving activities from November 1 through March 31, a comprehensive erosion control plan shall be submitted to the City Biologist for approval prior to the issuance of a grading permit and implemented prior to initiation of vegetation removal and/or earthmoving activities.

54. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.

Fire Department/Fuel Modification

55. The project is subject to a Fire Department Plan Review and Developer fee prior to final approval by LACFD.

56. The project is required to have an interior automatic sprinkler system.

57. Prior to the issuance of final building permits, the project shall receive LACFD approval of a Final Fuel Modification Plan.

Public Works

58. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:

    a. Is located within or adjacent to ESHA, or
    b. Includes grading on slopes greater than 4 to 1.

    Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4 to 1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources.

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

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

61. A Water Quality Mitigation Plan (WQMP) shall be submitted for review and approval of the Public Works Director. 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 on 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:

    a. Site Design Best Management Practices (BMPs):
    b. Source Control BMPs;
    c. Treatment Control BMPs that retain on-site Stormwater Quality Design Volume (SWQDv). Or where it is technically infeasible to retain on-site, the project must biofiltrate 1.5 times the SWQDv that is not retained on-site;
    d. Drainage improvements;
    e. A plan for the maintenance and monitoring of the proposed treatment BMPs for the expected life of the structure;
    f. Methods of onsite percolation, site re-vegetation and an analysis for off-site project impacts;
    g. Measures to treat and infiltrate runoff from impervious areas;
    h. 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

measure installed during construction prior to the issuance of grading or building permits; and

i. The WQMP shall be submitted to the Public Works Department and the fee applicable at the time of submittal for review of the WQMP shall be paid prior to the start of the technical review. The WQMP shall be approved prior 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 Office of the Los Angeles County Recorder. A certified copy of the WQMP shall be submitted to the Public Works Department prior to the issuance of the certificate of occupancy.

62. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:

a. Public Works Department general notes;
b. 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);
c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this 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;
d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.

63. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence

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

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

64. Prior to the approval of any permits and prior to the submittal of the required construction general permit document to the State Water Quality Control Board, the property owner/applicant shall submit the Public Works Department an Erosion and Sediment Control Plan (ESCP) for review. The ESCP shall contain appropriate site-specific construction site BMPs prepared and certified by a qualified SWPPP developer (QWD). All structural BMPs must be designed by a licensed California civil engineer. The ESCP must address the following elements:

    a. Methods to minimize the footprint of the disturbed area and to prevent soil compaction outside the disturbed area
    b. Methods used to protect native vegetation and trees
    c. Sediment / erosion control
    d. Controls to prevent tracking on- and off-site
    e. Non-stormwater control
    f. Material management (delivery and storage)
    g. Spill prevention and control
    h. Waste management
    i. Identification of site risk level as identified per the requirements in Appendix 1 of the Construction General Permit
    j. Landowner must sign the following statement on the ESCP:

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

65. A Storm Water Management Plan (SWMP) shall be submitted for review and approval of the Public Works Director. The SWMP shall be prepared in accordance with the LIP Section 17.3.2 and all other applicable ordinances and regulations. The SWMP shall be supported by a hydrology and hydraulic study that identifies all areas contributory to the property and an analysis of the pre-development and post-development drainage of the site. The SWMP shall identify the site design and source control BMPs that have been implemented in the design of the project. The SWMP shall be reviewed and approved by the Public Works Department prior to the issuance of the grading or building permit for this project.

Geology

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

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

Swimming Pool/Spa/Water Feature

68. Onsite noise, including that which emanates from swimming pool and air conditioning equipment, shall be limited as described in MMC Chapter 8.24 (Noise).

69. Pool and air conditioning equipment that will be installed shall be screened from public view by a solid wall or fence on all four sides. The fence or walls shall comply with LIP Section 3.5.3(A).

70. All swimming pools shall contain double walled construction with drains and leak detection systems capable of sensing a leak of the inner wall.

71. The discharge of swimming pool, spa and decorative fountain water and filter backwash, including water containing bacteria, detergents, wastes, algaecides, 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:

    a. The discharge water is dechlorinated, debrominated or if the water is disinfected using ozonation;
    b. There are sufficient BMPs in place to prevent soil erosion; and
    c. The discharge does not reach into the MS4 or to the ASBS (including tributaries).

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

73. A sign stating “It is illegal to discharge pool, spa, or water feature waters to a street, drainage course, or storm drain per MMC Section 13.04.060(D)(5)” 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.

74. Pursuant to MMC Section 9.20.040(B), all ponds, decorative fountains shall require a water recirculating/recycling system.

Environmental Health

75. Prior to the issuance of a building permit the applicant shall demonstrate, to the satisfaction of the Building Official, compliance with the City's onsite wastewater treatment regulations including provisions of MMC Chapters 15.40, 15.42, 15.44, and LIP Chapter 18 related to continued operation, maintenance, and monitoring of the OWTS.

76. Final OWTS Plot Plan: Prior to final Environmental Health approval, a final OWTS plot plan prepared by a City Registered OWTS Designer shall be submitted showing an OWTS design meeting the minimum requirements of the MMC and the LCP, including 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 and must fit onto an 11-inch by 17-inch sheet leaving a five-inch margin clear to provide space for a City applied legend. If the scale of the plans 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 inches by 22 inches).

77. Final OWTS Design Report, Plans, and System Specifications: If the OWTS design and/or bedroom/drainage fixture unit counts are modified in any way subsequent to the Planning-stage review, then 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 (i.e., alarm system, pumps, timers, flow equalization devices, backflow devices, etc.) proposed for use in the construction of the proposed OWTS. For all OWTS, final reports must be signed by a City registered OWTS Designer, and the plans stamped by a California Geologist. The final OWTS design report and construction drawings shall be submitted to the City Environmental Health Administrator with the designer's wet signature, professional registration number and stamp (if applicable).

78. The final design report 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, and shall be supported by calculations relating the treatment capacity to the number of bedroom equivalents, plumbing drainage fixture equivalents, 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 conceptual design for custom 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 and gallons per square foot per day. 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 gallons per day). The subsurface effluent dispersal system design must take into account the number of bedrooms, fixture units and building occupancy characteristics; and
e. All final design drawings shall be submitted with the wet signature and typed name of the OWTS designer. If the scale of the plan is such that more space is needed to clearly show construction details, larger sheets may also be provided (up to a maximum size of 18 inch by 22 inch, for review by the Environmental Health Administrator). Note: For OWTS final designs, full-size plans are required for review by the Building Safety Division and/or the Planning Division.

79. Worker Safety Note and Abandonment of Existing OWTS: The following note shall be added to the plan drawings included with the OWTS final design: "Prior to commencing work to abandon, remove, or replace the existing Onsite Wastewater Treatment System (OWTS) components, an 'OWTS Abandonment Permit' shall be obtained from the City of Malibu. All work performed in the OWTS abandonment, removal or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health regulatory requirements. The obtainment of any such required permits or approvals for this scope of work shall be the responsibility of the applicant and their agents."

80. Proof of Ownership: Proof of ownership of subject property shall be submitted to the Environmental Health Administrator.

81. Operations and 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 OWTS.

82. Maintenance Contract: A maintenance contract executed between the owner of the subject property and an entity qualified in the opinion of the City of Malibu to maintain the proposed onsite wastewater disposal system after construction shall be submitted. Note only original "wet signature" documents are acceptable.

83. Advanced OWTS Covenant: Prior to final Environmental Health approval, 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 Office of the Los Angeles County Recorder. 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 MMC. Said covenant shall be provided by the Environmental Health Administrator.

84. Storm Water Pollution Prevention Plan (SWPP Plan): A SWPP Plan shall be submitted during the plan check stage review. The plan must show the proposed OWTS components.

85. Project Geologist/Geotechnical Consultant Approval: Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

86. City Public Works Approval: Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

87. City Geologist/Geotechnical Approval: City geotechnical consultant reviewer's final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

88. City Planning Approval: City Planning Division final approval of the OWTS plan shall be obtained.

89. Waterworks District (WD No. 29) Approval: WD No. 29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WD No. 29.

90. Environmental Health Final Review Fee: A final fee in accordance with the adopted fee schedule at the time of the final approval shall be paid to the City for Environmental Health review of the OWTS design and system specification.

91. Operating Permit Application and Fee: In accordance with MMC, 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.

92. Prior to final Planning Division approval, the property owner shall provide a copy of a valid Operating Permit pursuant to MMC Section 15.44.030 or an Operating Permit application fee receipt.

93. Reference Plans: Reference architectural and grading/drainage plans shall be submitted to Environmental Health during building plan check review of the proposed OWTS. Approvable building plans will show a new single-family residence with no more than 5 bedrooms and 58 drainage fixture units.

94. Any above-ground equipment associated with the installation of the OWTS shall be screened from view by a solid wall or fence on all four sides. The fence or walls shall not be higher than 42 inches tall.

Prior to Occupancy

95. Prior to, or at the time of a Planning final inspection, the property owner/applicant shall submit to the Planning Division the plumbing permit for the irrigation system installation signed off by the Building Safety Division.

96. Prior to the issuance of a Certificate of Occupancy, the City Biologist shall inspect the project site and determine that all Planning Division conditions to protect natural resources are in compliance with the approved plans.

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

98. The applicant shall request a final Planning Division inspection prior to final inspection by the City Building Safety Division. A Certificate of Occupancy shall not be issued until the Planning Division has determined that the project complies with this CDP. A temporary Certificate of Occupancy may be granted at the discretion of the Community Development Director, provided adequate security has been deposited with the City to ensure compliance should the final work not be completed in accordance with this permit.

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

Site Specific Conditions

100. No fences, gates, walls, signs, landscaping, or other structures or obstructions shall be placed within the public trail easement at the parcel frontage along Murphy Way that would block or discourage public use of the trail. Development within the easement shall be limited to low-lying vegetation and at-grade driveway paving flush with the trail surface. The easement boundaries shall be clearly shown on all site, landscape, grading, improvement and/or building plans, which the Community Development Director shall review and approve. If any development within the easement must later be removed or modified to provide public access or trail improvements, the property owner shall do that work at the owner's sole cost and without compensation from the City.

101. For development on Murphy Way, WD29 has a utility easement for water system appurtenances. The subject parcel abuts this street and will require WD29 approval for any excavation within the paved right-of-way. Place a <u>prominent</u> note on the first sheet of plans to this effect.

102. Prior to the issuance of any development permit, the applicant/property owner shall provide a pre-construction assessment of the existing condition of Murphy Way to the subject parcel. A copy of this assessment shall be kept on file with the City. The applicant/property owner shall be responsible for repairs of any damage to the road that may result during the construction phase of the proposed project. Any obvious damage to the road that becomes apparent during the construction phase (including, but not limited to, pot holes, cracks and ripples) shall be immediately repaired by the applicants/property owner. Prior to a Planning Division final inspection, the applicant/property owner shall submit a post-construction assessment of the road to demonstrate compliance with this condition. A photo survey shall be utilized to complete this assessment. Alternatively, the property owner/applicant may reach an agreement with the entity that maintains the road for an *in lieu* payment to repair this segment of the private road.

Deed Restrictions

103. The property owner is required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owner shall provide a copy of the recorded document to the Planning Division prior to final planning approval.

104. Prior to final Planning Division approval, the property owner shall be required to execute and record a deed restriction reflecting lighting requirements set forth in Condition Nos. 14 to 22. A copy of the recorded document shall be provided to the Planning Division prior to final Planning approval.

Fixed Conditions

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

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

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

PASSED, APPROVED AND ADOPTED this 19th day of October 2026.

_____
MARNI KAMINS, Planning Commission Chair

ATTEST:

_____
REBECCA EVANS, Recording Secretary

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-53 was passed and adopted by the Planning Commission of the City of Malibu at the regular meeting held on the 19th day of October 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
REBECCA EVANS, Recording Secretary

UCAR RESIDENCE

6191 MURPHY WY.
MALIBU

October 02, 2026

ABBREVIATIONS

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

PROJECT TEAM

•ARCHITECT:
DOUGLAS W. BURDGE, A.I.A.
BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU, CA 90265
TEL. (310) 456-5905

•LAND DEVELOPMENT CONSULTANT:
Schmitz & Associates, Inc
28230 Agoura Road, Suite 200,
Agoura Hills, CA 91301
Main: (818) 338-3636
Contact: Arfakhashad Munaim

•SURVEYOR:
Chris Nelson Associates, Inc.
28118 Agoura Road, Suite 100
Agoura Hills, CA 91301
Tel 818.991.1040
Chris Nelson, PLS

•CIVIL ENGINEER:
LC ENGINEERING GROUP, INC.
889 Pierce Ct., Ste. 101,
Thousand Oaks, CA 91360
805-497-1244
Patrick Kauffman, PE

•GEOLOGY & SOIL ENGINEERS:
GeoConcepts, Inc.
14428 Hamlin Street, Suite 200
Van Nuys, CA 91401
Ph. (818) 994-8895
Mark A. Barrett, CEG

•OWTS ENGINEER:
EPD Consultants
20722 Main Street
Carson, CA 90745
Tel (310) 241-6565
Kevin Poffenberger, PE

•ARCHEOLOGIST:
H.E.A.R.T.
8701 Lava Place,
West Hills, California 91304
Phone: 818-340-6676
Rob Wlodarsky, Principal

•LANDSCAPE ARCHITECT:
Wynn Landscape Architects, Inc.
192 Cherokee
Topanga, CA 90290
TEL: 310 455-4245
Don Wynn, LA

•BIOLOGIST:
FORDE BIOLOGICAL Consultants
10664 Presilla Road
Santa Rosa Valley, CA 93012
(425) 279-3149
Biologist: Andrew Forde

•STRUCTURAL ENGINEER:
LC ENGINEERING GROUP, INC.
889 Pierce Ct., Ste.101,
Thousand Oaks, CA 91360
805-497-1244
Patrick Kauffman, PE

•MEP ENGINEER:
TBD

•ENERGY CONSULTANT:
TBD

SHEET INDEX

GENERAL		
	A-0.0	COVER SHEET
	A-0.1	SURVEY
	A-0.2	STANDARD NOTES
	A-0.3	CAL GREEN NOTES
	A-0.4	TYPE V NOTES
LANDSCAPE		
	L-1	IRRIGATION PLAN
	L-2	PLANTING PLAN
	L-3	IRRIGATION AND PLANTING DETAILS
	L-4	IRRIGATION AND PLANTING SPECIFICATIONS
	L-5	FUEL MODIFICATION PLAN
	LC-1	CONSTRUCTION PLAN
	LC-2	HARDSCAPE DETAILS
CIVIL		
	C-01	COVER SHEET
	C-02	GRADING AND DRAIANGE PLAN
	C-03	DETAILS
SITE PLAN & DIAGRAMS		
	A-1.1	SITE PLAN OVERALL
	A-1.2	SITE PLAN ENLARGED
	A-1.3	SLOPE ANALYSIS OVERLAY
	A-1.4	TDSF AND IMPERMEABLE AREA DIAGRAM
	A-1.5	EXTERIOR LIGHTING PLAN
	A-1.6	FIRE DEPT. ACCESS
	A-1.7	30% SLOPE ANALYSIS OVERLAY
FLOOR PLANS		
	A-2.1	PRELIMINARY FOUNDATION PLAN
	A-2.2	PROPOSED FIRST FLOOR PLAN
	A-2.3	PROPOSED CLERESTORY PLAN
	A-2.4	PROPOSED ROOF PLAN
ELEVATIONS		
	A-3.1	EXTERIOR ELEVATIONS NORTH AND SOUTH
	A-3.2	EXTERIOR ELEVATIONS EAST AND WEST
	A-3.3	ELEVATIONS UTILITY ENCLOSURE, DRIVEWAY G...
SECTIONS		
	A-4.1	SECTIONS A AND B
	A-4.2	SECTION C AND D

VICINITY MAP



SCOPE OF WORK

Vacant Lot. New one-story, Single Family Residence, with attached 3 cars garage, max 18' in high. New pool deck with Pool and Spa, outdoor fire pit, and BBQ area, ponds. New fences max 6' high. New Exterior lighting. New roof solar panels. New Landscape and hardscape including outdoor Mech areas and Generator enclosure with propane tank. New driveway with gate and associated Site Retaining Walls serving also as Fire Dept access and turnaround. New Grading and Drainage systems. New OSWTS.

DISCRETIONARY SUBMITTALS:

1) Variance for exceeding max allowed 1,000 cu.yd. of non-exempt grading

2) Variance for development on slopes steeper than 2.5:1

PROJECT DATA

PROJECT INFORMATION:

•ADDRESS:	6191 MURPHY WY.,MALIBU,CA 90265
•OWNER:	The Ucar Family Trust, Kalust Ucar and Christine Magarian
•LEGAL DESCR.:	See Survey
•A.P.N:	4467-006-018
•OCC. GROUP:	R-3/U
•TYPE OF CONST.:	V-B
•NUMBER OF STORIES:	1
•FIRE ZONE:	VHFHSZ
•SPRINKLERED:	Yes (Sprinklered per LACo. Fire Dept. Requirements)

LOT INFORMATION:

•ZONING: RR2

• GROSS LOT AREA: 173,603.8 SF (3.99 +/- Acres)

• NET LOT AREA: 169,319.7 SF (3.92 +/- Acres)
(Minus Street Easements and 1:1 Slope)

•LOT DEPTH: 545.88' FT
•LOT WIDTH: 161.01' FT

SETBACKS:

	REQUIRED	PROPOSED
FRONT 20% or 65'	65'	105.19'
SIDE 10%	16.10'	19.86'
SIDE 15%	24.15'	26.73'
REAR 15% or 15'	81.88'	333.38'

MAX. ALLOWED IMPERMEABLE AREA COVERAGE

1/2 ACRE OR MORE: 169,319.7 x 30% = 50,795.9 SQ.FT. (MAX 25,000 SF)

PROPOSED IMPERMEABLE AREA:

BUILDING FOOTPRINT:	6,036 SF +
MISC/HARDSCAPE/PATIOS:	390 SF +
DRIVEWAYS:	7,344 SF +
EXISTING ASPHALT ROAD:	1,289 SF =
TOTAL IMPERM. AREA:	15,059 SF. < 25,000 SF

MAX. ALLOWED DEVELOPMENT AREA

21,780 x .177 = 3,855 + 1,000	=	4,855 SF +
43,560 - 21,780 = 21,780 x .10	=	2,178 SF +
65,340 - 43,560 = 21,780 x .05	=	1,089 SF +
169,319 - 65,340 = 103,979 x .02	=	2,079 SF =
	TOTAL =	10,201 SF

PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	5,188 SF +
GARAGE:	848 SF =
TOTAL FLOOR AREA:	6,036 SF +
PROJECTION > 6':	727 SF =
TOTAL TDSF:	**6,763 SF**

PROPOSED TDSF: 6,763 SF < 10,201 SF ALLOWED

HILLSIDE RESIDENTIAL DEVELOPMENT STANDARDS

SEE SHEET A-1.7

MAX ALLOWED TDSF 10,201 SF- 25% REDUCTION= 7,650 SF

PROPOSED 6,763 SF < 7,650 SF

HEIGHT

ALLOWED	PROPOSED
18'	18' MAX.

PROJECT DATA CONT.

BULK AREA TABULATION: (2/3'S RULE)

AREA FIRST FLOOR = 6,036 SF
MAXIMUM ALLOWED SECOND FLOOR = (6,036 x .667) = 4,026 SF
PROPOSED AREA SECOND FLOOR= 0 SF

PARKING

REQUIRED: 2 ENCLOSED, 2 UNENCLOSED
PROPOSED: 3 ENCLOSED, 2 UNENCLOSED

SITE RETAINING WALLS:

MAX ALLOWED HEIGHT: 6', 12', 18', 3' APART
PROPOSED: PER CODE

FENCE

REQUIRED: FRONT YARD MAX 6' OF WHICH 30" VISUALLY PERMEABLE,
SIDE YARDS: 6' OPEN

PROPOSED: PER CODE

APPROVAL STAMPS

Received
10/2/2026
Planning Dept.

ATTACHMENT 2

INSPECTOR NOTES

SYMBOL LEGEND

DEFERRED SUBMITTAL

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 ITEMS:
TBD
-

APPLICABLE CODES

The project shall comply with Title 24 and 2022 California Residential Code (CRC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code (CEnC) [§ R106.1.1 CRC]

•2022 County of Los Angeles Building Code
•2022 County of Los Angeles Mechanical Code
•2022 County of Los Angeles Plumbing Code
•2022County of Los Angeles Electrical Code
•2022 California Energy Code
•2022 California Residential Code
•2022 Residential Building Energy Efficiency Standards

UCAR RESIDENCE

6191 MURPHY WY.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/25
STATE OF CALIFORNIA

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.

MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

24911 PACIFIC COAST HIGHWAY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

COVER SHEET

DRAWING NO.
A-0.0

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1" = 1'-0"
DRAWN BY	D.W.B.



VICINITY MAP
NOT TO SCALE

LEGEND:

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- OBSCURED INDEX CONTOUR
- OBSCURED INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT/DEDICATION LINE
- GATE
- BUILDING OVERHANG
- PLANTER
- STAIRS
- WALL
- CHAIN LINK FENCE
- PIPE LINE
- HEAD WALL
- RETAINING WALL
- CURB
- ASPHALT LINE
- TREE/BRUSH LINE
- MISC OBJECT
- ROCKS
- DRAIN GRATE
- GUY ANCHOR
- UTILITY POLE
- 000.0+ SPOT ELEVATION
- BUILDING AREA
- CONCRETE AREA
- DECK AREA
- ST STEPS
- CONC CONCRETE

NOTES:

1. BOUNDARY SHOWN HEREON IS BASED ON FOUND MONUMENTS AND PER RANCHO TOPANGA MALIBU SEQUIT, BK. 1, PGS. 407 ET SEQ., OF PATENTS.
2. LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES MAY EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.
3. TREE CANOPIES ARE PICTORIAL, AND MAY NOT REFLECT TRUE DRIP LINES.
4. IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.
5. TITLE REPORT #6774260 (WB), DATED MAY 27, 2022 BY FIRST AMERICAN TITLE COOMPANY WAS USED FOR THIS SURVEY .
6. A RECORD OF SURVEY SHOWING SET AND FOUND PROPERTY CORNERS WILL BE SUBMITTED TO THE LOS ANGELES COUNTY SURVEYOR AND RECORDED WITH THE COUNTY RECORDER'S OFFICE.
7. FIRE HYDRANT LOCATION IS BASED ON RECORD INFORMATION FROM LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS WATER DIVISION SHEET LZ-26.
7. ATTENTION: IF THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (IE: CAD) AS A COURTESY TO A CLIENT, THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SURVEYOR'S SIGNED AND SEALED PAPER PRINT OR PDF FORMATTED DRAWING CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. IN THE EVENT THAT THE ELECTRONIC FILE IS ALTERED, THE SURVEYOR'S SIGNED AND SEALED PRINT OR PDF FORMATTED DRAWING MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CHRIS NELSON AND ASSOCIATES, INC., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION MADE TO THE PROVIDED CAD FILE, OR FOR ANY PRODUCTS THAT HAVE BEEN DERIVED FROM THE CAD FILE, WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, EPOCH 2010.00.

THE MAPPING ANGLE TO THE PID (POINT NO. 19205), IS -0°26'46".

DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 5 IN U.S. SURVEY FEET. TO OBTAIN GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY THE SCALE FACTOR 1.000000392.

BENCH MARK:

B.M. NO. DY-11698 NAVD 1988 LOS ANGELES COUNTY PUBLIC WORKS

2IN IP W/FLAT HD SPK IN N EDGE AC PAV 36' N/O CL PACIFIC COAST HWY & 118' W/O WINDING WY CARSONITE MARKER 5' N/O MKD (1 52.6 6951)

ELEVATION = 123.912 FEET (37.768 METERS) (ADJUSTMENT 2020)

AREA:

NET: +/-169,319.7 ± 3.92 ACRES
GROSS: +/-173,603.8 ± 3.99 ACRES

GRAPHIC SCALE
SCALE: 1"=30'

DATED: 06/26/2024

CHRIS NELSON & ASSOCIATES, INC.
SURVEYORS AND ENGINEERS
28118 Agoura Rd., Suite 100, Agoura Hills, CA. 91301
P. 818.991.1040 F. 818.991.1041
www.chrisnelsonassociates.com

PREPARED FOR:
KALUST & CHRISTINE UCAR
328 FLINTRIDGE OAKS DR.
LA CANADA, CA 91011

AERIAL PHOTOGRAMMETRIC SURVEY

PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, BK. 1, PG. 407 ET SEQ., OF PATENTS

6191 MURPHY WAY
MALIBU, CA 90265

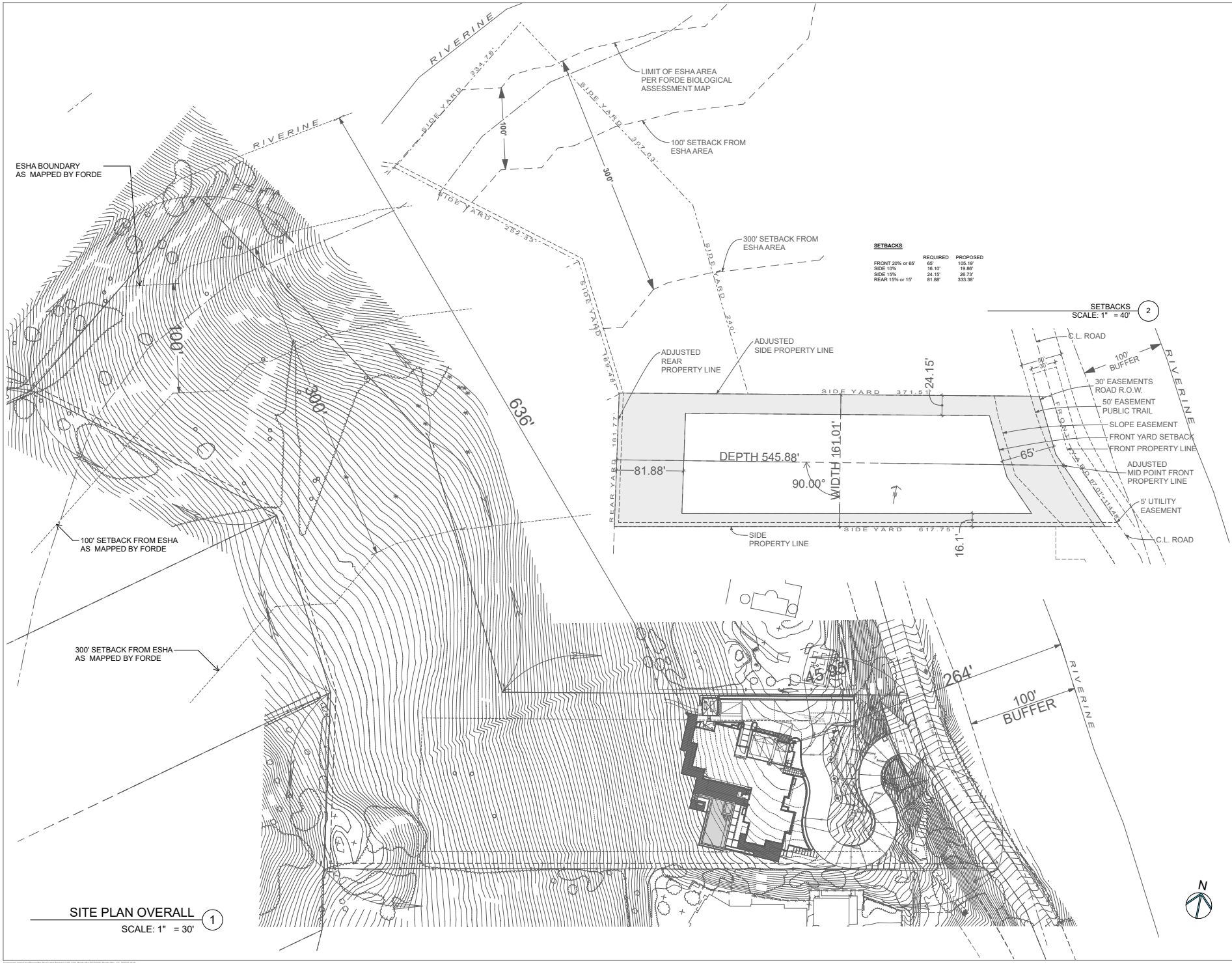
REVISION NOTES

DATE	DESCRIPTION	BY
09/23/2022	ADDED EASEMENTS PER CLIENT PROVIDED FILE	STS
10/03/2023	ADDED LOCATION OF NEW FIRE HYDRANT	CH
08/13/2024	ADDED 50' WIDE ROAD EASEMENT PER RECORDS	CH

JOB NO. 22-6281
SCALE: 1" = 30'
DATE: JUNE, 2024
DRAFTED: CH

SHEET NO.
1
OF 1 SHEET

DRAWING NO.
A-0.1



UCAR RESIDENCE

6191 MURPHY WY.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/25
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

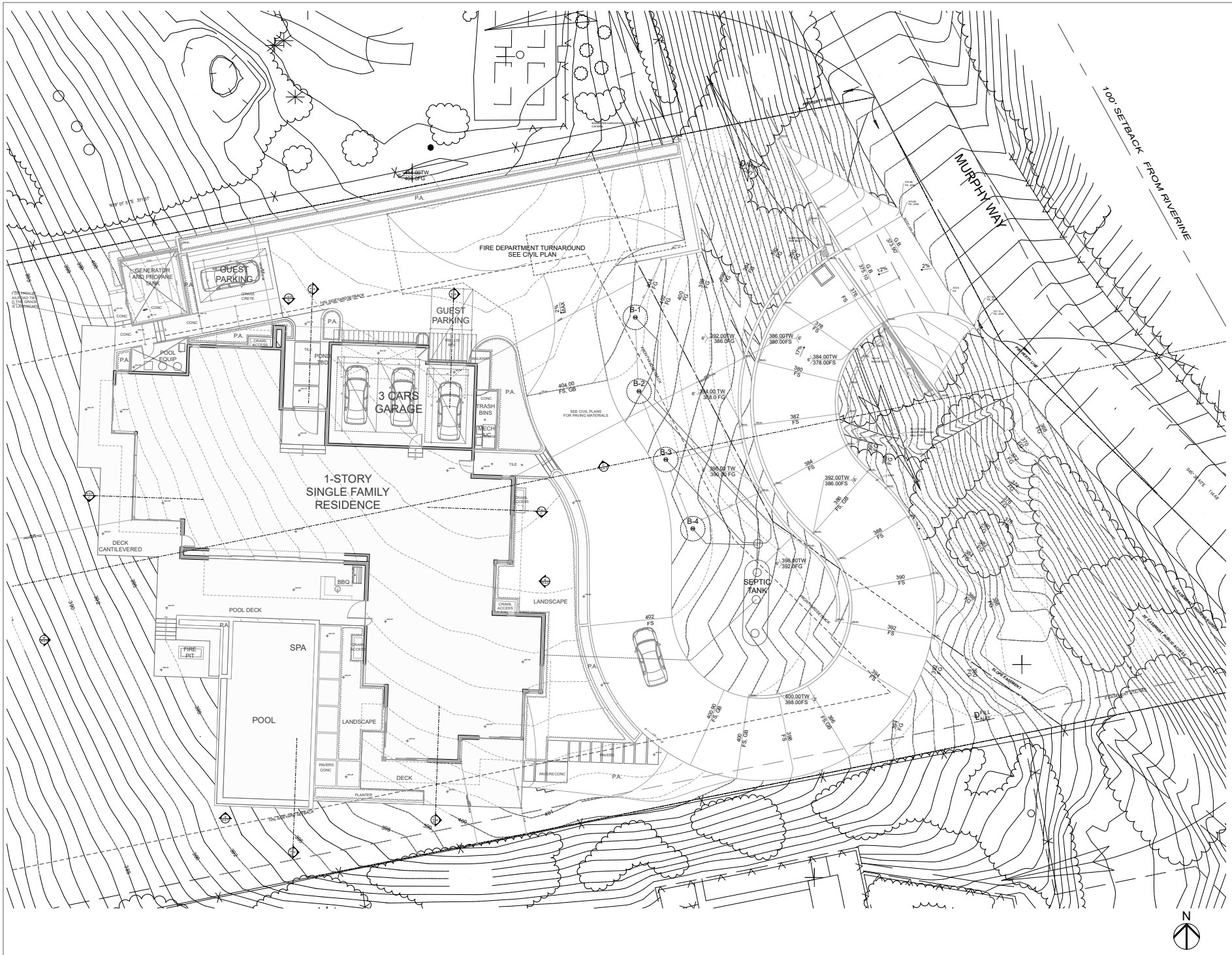
BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU CA.90265
TEL. (310) 456-5905

SHEET TITLE

SITE PLAN OVERALL

DRAWING NO.
A-1.1

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1" = 30', 1" = 40', 1" =
DRAWN BY	D.W.B.



UCAR RESIDENCE

6191 MURPHY WY.
MALIBU, CA 90265

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MARK	DATE	DESCRIPTION

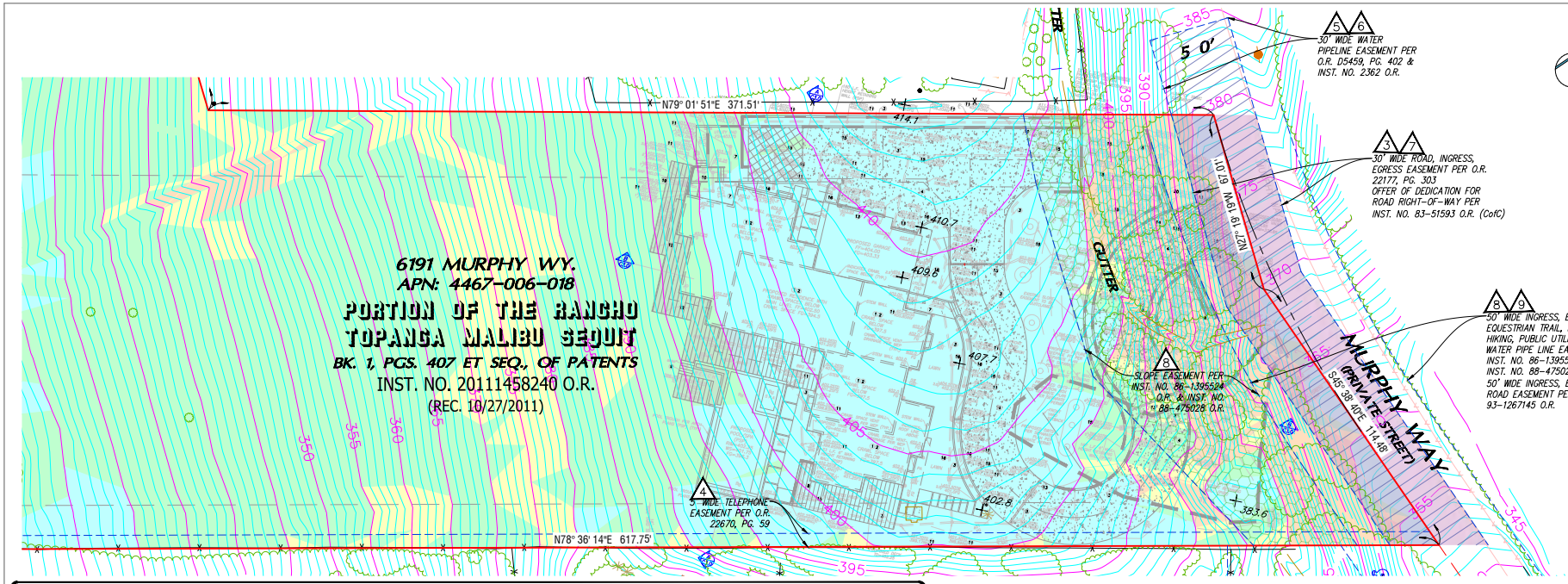
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SHEET TITLE

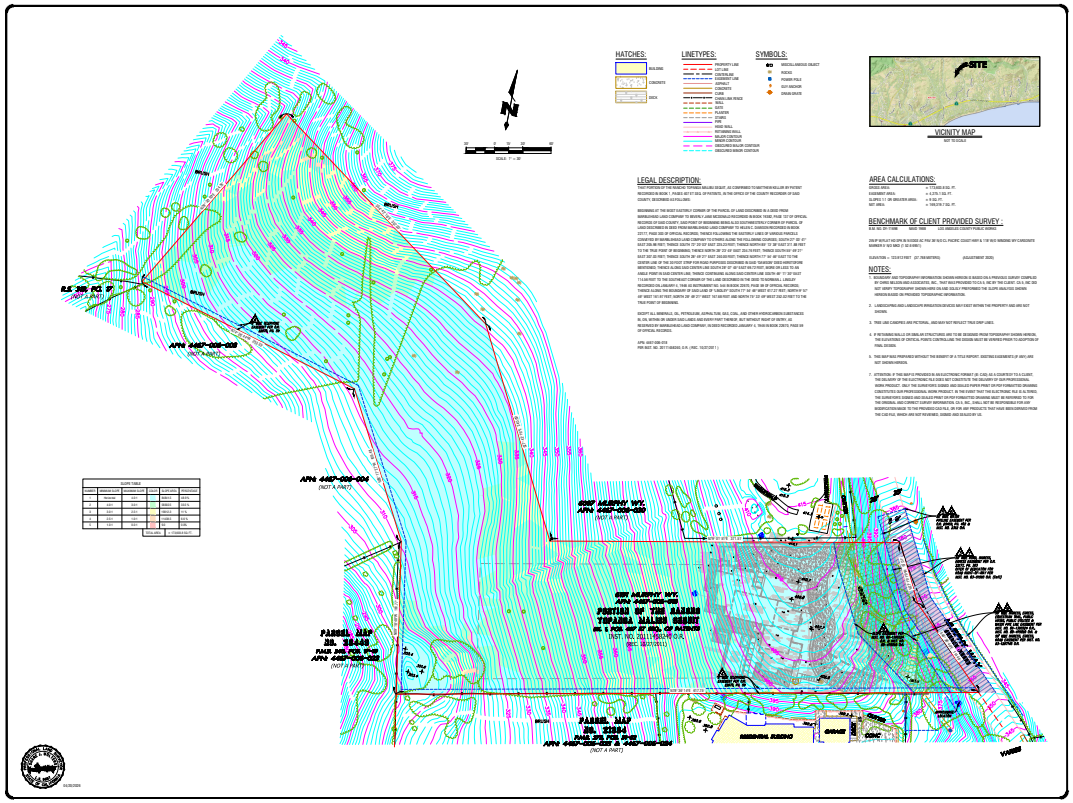
SITE PLAN ENLARGED

DRAWING NO.
A-1.2

PROJECT NO:	1XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.



SLOPE ANALYSIS ENLARGED (1)
SCALE: 1/16" = 1'-0"



SLOPE ANALYSIS OVERALL (2)
SCALE: 1:640

SLOPE TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENTAGE
1	Horizontal	4.0:1		84841.5	48.9 %
2	4.0:1	3.0:1		58302.5	33.5 %
3	3.0:1	2.5:1		19012.3	11 %
4	2.5:1	1.0:1		11438.5	6.6 %
5	1.0:1	0.0:1		9.0	0.0%
		TOTAL AREA		± 173,603.8 SQ. FT.	

CA5
2818 Ocean Park Blvd., Suite 208, Santa Monica, CA, 90405
P: 310.450.1511 www.ca5design.com

PREPARED FOR:
CHRISTY UCAR
OCEAN VIEW ESTATES
ATTN: AK KIRKPATRICK
2831 AVENUE OF THE VIEW
LA CANADA, CA 91011

SLOPE ANALYSIS
A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
BOOK 1, PAGE 407 ET SEQ., OF PATENTS
6191 MURPHY WAY
MALIBU, CA 90265

REVISION NOTES

JOB NO. 26-106
SCALE: 1" = 30'
DATE: APRIL, 2026
DRAFTED: SJW

SHEET NO.
1
OF 1 SHEET

UCAR RESIDENCE

6191 MURPHY WY.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/25
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

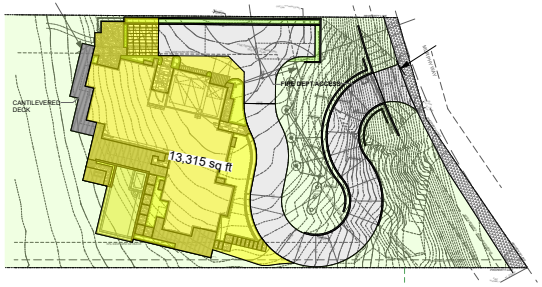
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24911 PACIFIC COAST HIGHWAY
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TEL. (310) 456-5905

SHEET TITLE

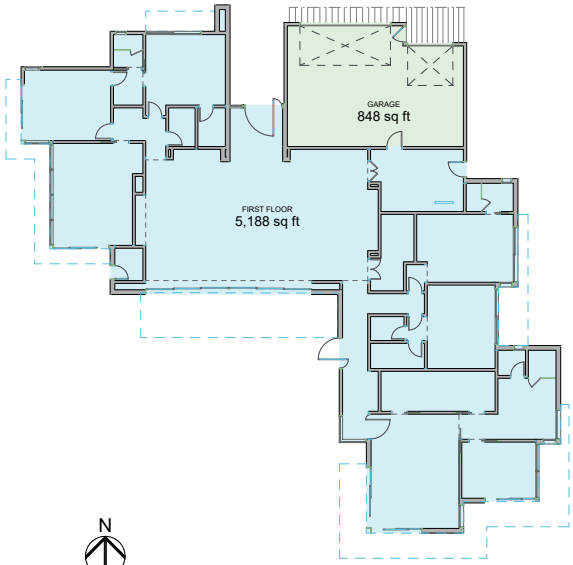
SLOPE ANALYSIS OVERLAY

DRAWING NO.
A-1.3

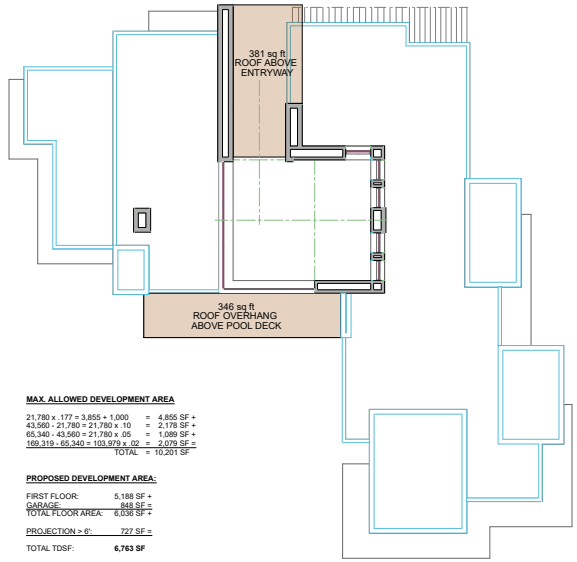
PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1/16" = 1'-0", 1:640
DRAWN BY	D.W.B.



DEVELOPMENT AREA (5)
SCALE: 1/32" = 1'-0"



AREA FIRST FLOOR (1)
SCALE: 1" = 10'



PROJECTIONS OVER 6 FT (2)
SCALE: 1" = 10'

MAX. ALLOWED DEVELOPMENT AREA

21,780 x .177 = 3,855 + 1,000	=	4,855 SF +
43,560 - 21,780 = 21,780 x .10	=	2,178 SF +
65,340 - 43,560 = 21,780 x .05	=	1,089 SF +
169,319 - 65,340 = 103,979 x .02	=	2,079 SF =
	TOTAL =	10,201 SF

PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	5,188 SF +
GARAGE:	848 SF =
TOTAL FLOOR AREA:	6,036 SF +
PROJECTION > 6':	727 SF =
TOTAL TDSF:	**6,763 SF**

PROPOSED TDSF: 6,763 SF < 10,201 SF ALLOWED

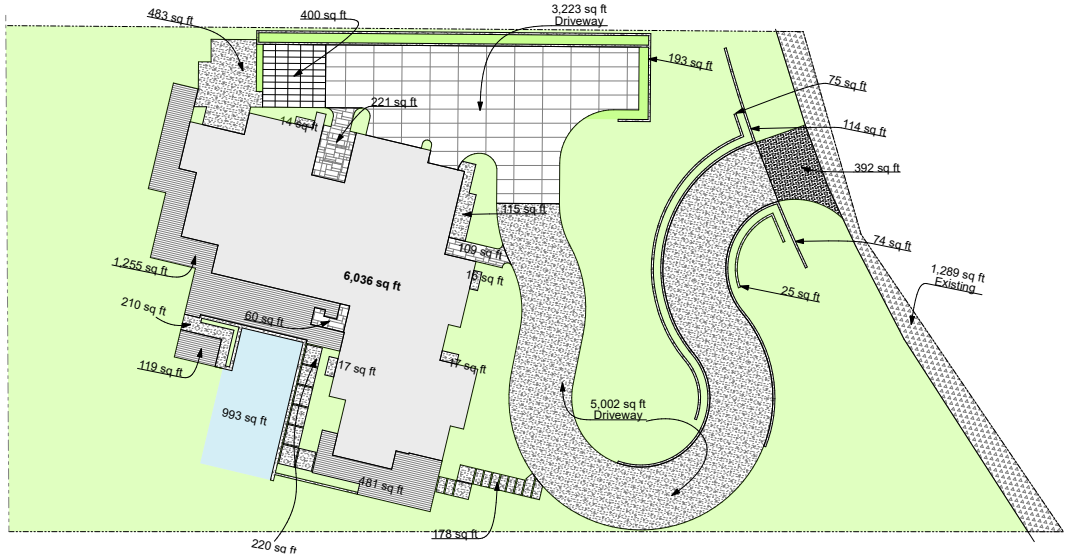


IMPERMEABLE COVERAGE LEGEND:

	BUILDING FOOTPRINT	6,036 SF
	MISC IMPERMEABLE PAVINGS	390 SF
	CONCRETE SLABS	7,344 SF
	EXISTING ASPHALT ROAD	1,289 SF
	Total	15,059 SF

PERMEABLE LEGEND:

	GRASS CRETE	400 SF
	DECOMPOSITE GRANITE	392 SF
	IPE TYPE WALKWAY	1,855 SF
	INTERLOCKING PAVERS	3,223 SF
	POOL & SPA	993 SF
	LANDSCAPE	



IMPERMEABLE AREA (4)
SCALE: 1/16" = 1'-0"

MAX. ALLOWED IMPERMEABLE AREA COVERAGE

1/2 ACRE OR MORE: 169,319.7 x 30% = 50,795.9 SQ.FT. (MAX 25,000 SF)

PROPOSED IMPERMEABLE AREA:

BUILDING FOOTPRINT:	6,036 SF +
MISC/HARDSCAPE/PATIOS:	390 SF +
DRIVEWAYS:	7,344 SF +
EXISTING ASPHALT ROAD:	1,289 SF =
TOTAL IMPERM. AREA:	15,059 SF. < 25,000 SF

SITE PLAN OVERALL (3)
SCALE: 1" = 40'

UCAR RESIDENCE

6191 MURPHY WY.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/25
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU CA.90265
TEL. (310) 456-5905

SHEET TITLE

TDSF AND IMPERMEABLE AREA DIAGRAM

DRAWING NO.
A-1.4

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:02 PM
SCALE	1/16" = 1'-0"
DRAWN BY	D.W.B.

DARK SKY ORDINANCE NOTES:

a) All outdoor light fixtures to be fully shielded to not permit light to trespass. MMC 17.41.050A

b) Light should be directed away from ESHA, ESHA buffer, the ocean, beaches, and public viewing areas to not be directly visible from public viewing areas. MMC 17.41.050A

c) Lighting color shall not exceed 3,000 Kelvin. MMC 17.41.050E

d) Light fixtures should not exceed 850 lumens. MMC 17.41.060B2

e) Light fixtures shall be directed downward. MMC 17.41.060B21

f) Light fixtures shall be mounted less than 18 feet above the finish floor. MMC 17.41.060B2

g) Permanently installed lighting that blinks, flashes or is of unusual high intensity or brightness is prohibited. MMC 17.41.050H

h) Light pollution shall be minimized through the use of direction lighting, fixture location, height, the use of shielding and/or motion sensors and timers, MMC 17.41.050 C

i) All outdoor lighting shall be extinguished by 11:00 p,m, or when people are no longer present in exterior areas for residential properties. MMC 17.41.060B1

j) Season lighting shall be allowed from November 15 to January 15 only. MMC 17.41.050F

LEGEND LIGHTS

	Quantity	Manufacturer	Model	Lumen	wattage	color temp (K)	notes
PATHLIGHTS DOWNWARD	20	FX Luminarie	M-PL-1LED-BZ	20	2	2700	
WALL MOUNTED DOWNWARD	15	FX Luminarie	MO-ZD-1LED-WW-FB	35-60	1.9	2700	
RECESSED MOUNTED UNDER OVERHANG	15	FX Luminarie	VC-ZD-1LED-FW	228		2700	18' max height
RECESSED STEP LIGHT DOWNWARD	24	FX Luminarie	CP-1LED-BZ	28		2700	
CONTROLLER	1	FX Luminarie	LUX-300-SS	N/A	N/A	N/A	location TBD

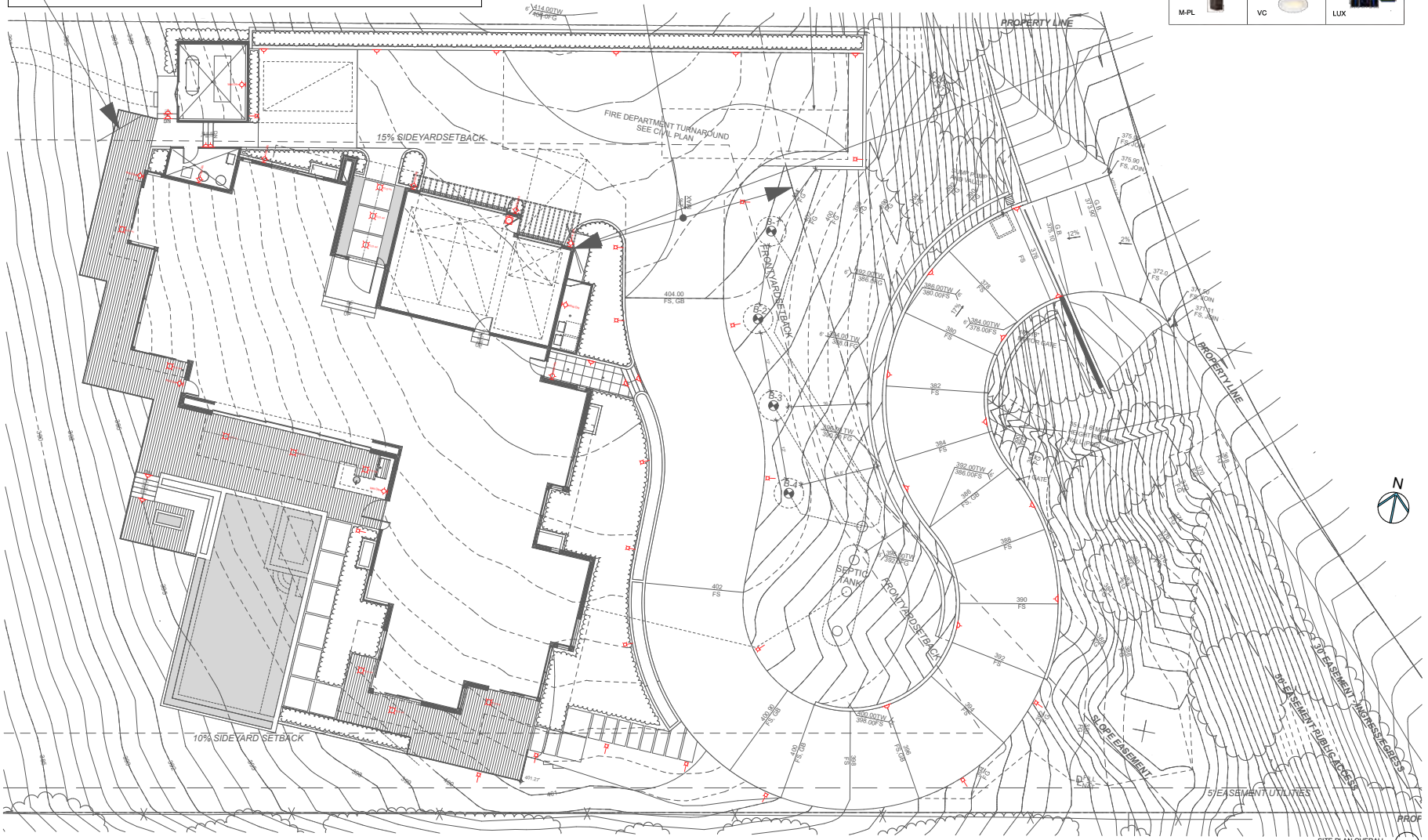
notes:

1. wiring and transformer locations to be provided by Electrician
2. Location of lights are diagrammatic. Final location to be set prior to installation by Landscape Architect

LIGHTING NOTES:

1. CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF LIGHT FIXTURES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. ELECTRICIAN SHALL DETERMINE TRANSFORMER LOCATION AND PROVIDE WIRING.
3. ALL TRENCHING AND WIRE INSTALLATION TO BE PERFORMED WITH MINIMUM IMPACT TO THE ENVIRONMENT.
4. ALL OUTDOOR LIGHTING IS DESIGNED FOR SAFETY ONLY. THERE IS NO AMBIENT LIGHTING PROPOSED.
5. ALL LIGHT FIXTURES TO BE EQUIPPED WITH A HOOD OR LOUVRE AND POINT IN DOWNWARD DIRECTION ONLY.
6. ALL LIGHT FIXTURES TO BE EQUIPPED WITH LED TYPE BULB ONLY.





SITE PLAN OVERALL
SCALE: 1/8" = 1'-0"

1

UCAR RESIDENCE

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MALIBU, CA 90265

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RENEWAL 11/30/25
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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS
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MALIBU CA.90265
TEL. (310) 456-5905

SHEET TITLE

EXTERIOR LIGHTING PLAN

DRAWING NO.
A-1.5

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1/8" = 1'-0"
DRAWN BY	D.W.B.

FIRE DEPARTMENT NOTES

1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6 AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5

3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4

4. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15% UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7

5. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE APPARATUS ACCESS ROAD TO THE BUILDINGS EXTERIOR OPENINGS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1

6. GRADE BREAKS SHALL NOT EXCEED THE MAXIMUM ANGLE OF APPROACH OR DEPARTURE FOR FIRE DEPARTMENT APPARATUS.

7. An automatic residential fire sprinklers system for one- and two- family dwellings shall be designed and installed in accordance with Section R313 or NFPA 13D.

8. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

9. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

10. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.7

11. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4

12. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.

13. THE ELECTRIC SECURITY GATE SHALL PROVIDE AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. GATES SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. 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

14. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503. OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

FIRE FLOW AVAILABILITY

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,250 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 60 MINUTES OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. **FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.**

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	V-B
VAHVSZ	YES
SIZE OF LOT (ACRES):	3.98 AC
FIRE-FLOW CALCULATION AREA	7,283 SF
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2,250 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	1,125 GPM
TOTAL FIRE FLOW REQUIRED:	**1,250 GPM (MIN)**

FIREFIGHTER WALKING ACCESS

PROPOSED HOSE PULL DISTANCE: 0'-0" = 150'

FIRE DEPT LEGEND

VEHICULAR ACCESS

WALK AROUND HOUSE ACCESS

PROJECT INFORMATION:

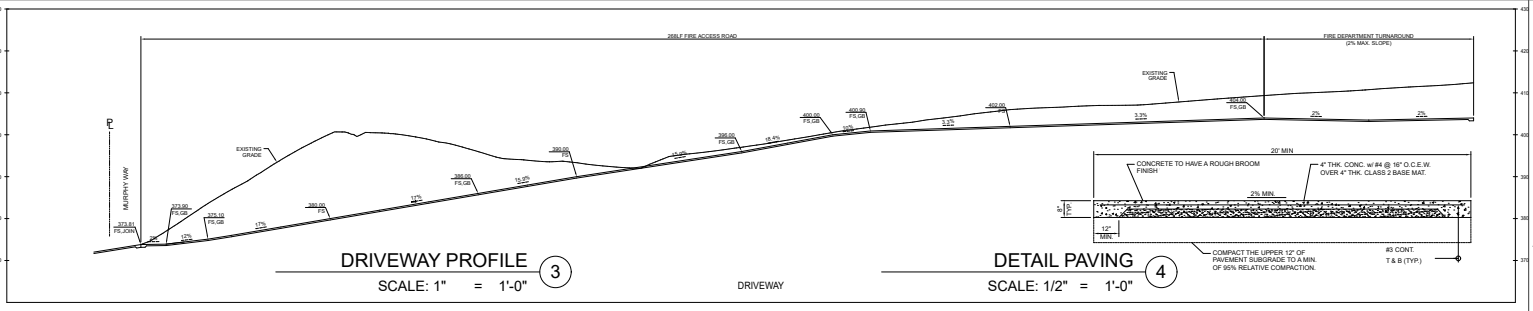
- •ADDRESS:6191 MURPHY WY.,MALIBU,CA 90265
- •OWNER: Kalust Ucar and Christine Magarian, Trustees of the Ucar Family 2011 Trust
- •LEGAL DESCR.: See Survey
- •A.P.N: 4467-006-018
- •OCC. GROUP: R-3/U
- •TYPE OF CONST.: V-B
- •NUMBER OF STORIES: 1
- •FIRE ZONE: VHFHSZ
- •SPRINKLERED: Yes (Sprinklered per LACo. Fire Dept. Requirements)

LOT INFORMATION:

- •ZONING: RR2
- • GROSS LOT AREA: 173,603 SF (3.98 Acres)

PROPOSED DEVELOPMENT AREA:

FIRST FLOOR:	5,188 SF +
GARAGE:	848 SF =
TOTAL:	6,036 SF +
EAVES	1,247 SF =
GRAN TOTAL	**7,283** SF

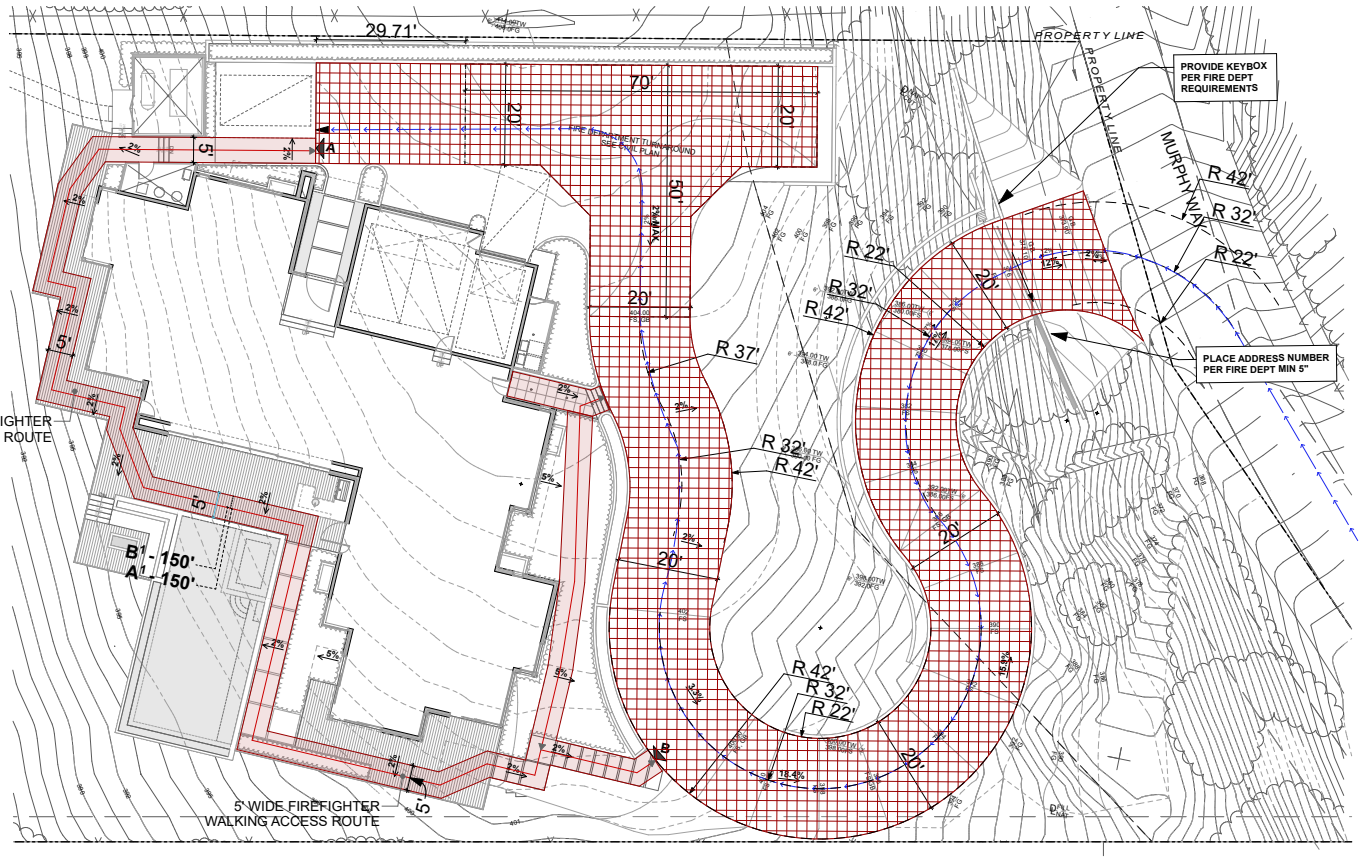


DRIVEWAY PROFILE

SCALE: 1" = 1'-0" (3)

DETAIL PAVING

SCALE: 1/2" = 1'-0" (4)

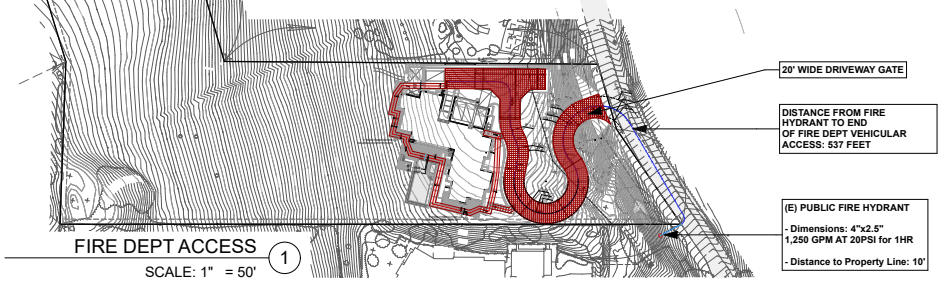


FIRE DEPT ACCESS

SCALE: 1" = 10' (2)

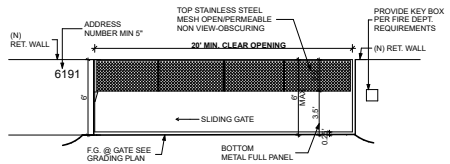
SITE AERIAL MAP





FIRE DEPT ACCESS

SCALE: 1" = 50' (1)



DRIVEWAY GATE

SCALE: 1/4" = 1'-0" (9)

N

UCAR RESIDENCE

6191 MURPHY WY.
MALIBU, CA 90265

LICENSED ARCHITECT
DOUGLAS W. BURDGE
C-16899
RENEWAL 11/30/25
STATE OF CALIFORNIA

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MARK	DATE	DESCRIPTION

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24911 PACIFIC COAST HIGHWAY
MALIBU CA.90265
TEL. (310) 456-5905

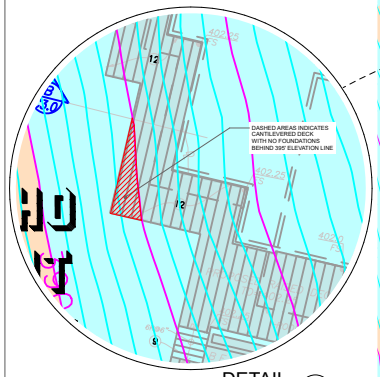
SHEET TITLE

FIRE DEPT. ACCESS

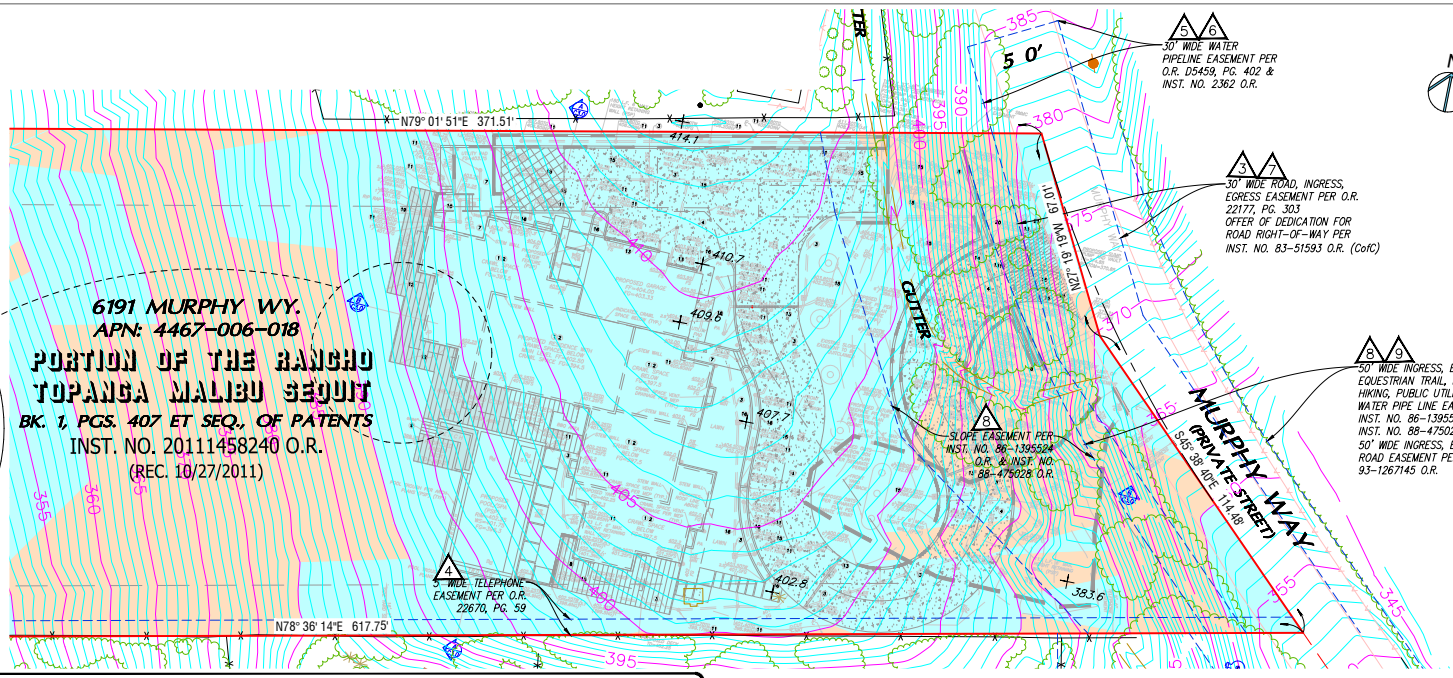
DRAWING NO.

A-1.6

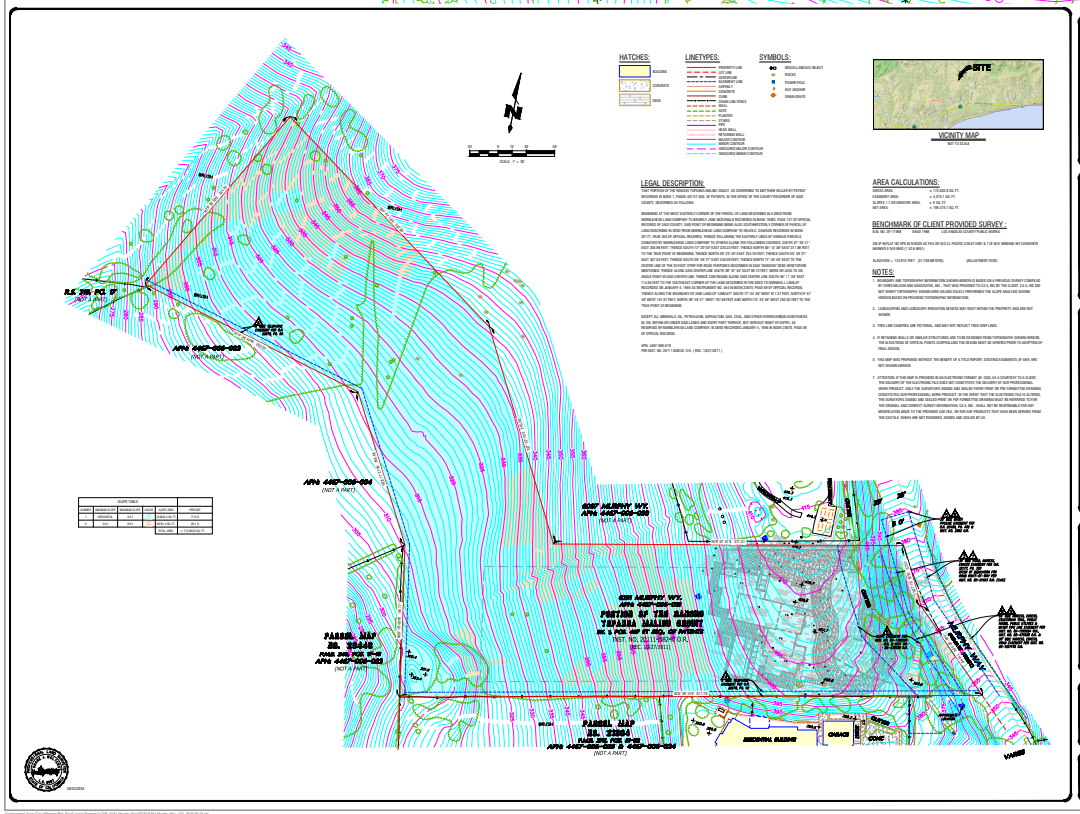
PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:02 PM
SCALE	1/4" 1/2" = 1'-0" 1/4" =
DRAWN BY	D.W.B.



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



30% SLOPE ANALYSIS ENLARGED 1
SCALE: 1/16" = 1'-0"



SLOPE TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	SLOPE AREA	PERCENT
1	HORIZONTAL	3.3:1		124822.4 SQ. FT.	71.9 %
2	3.3:1	0.0:1		48781.4 SQ. FT.	28.1 %
				TOTAL AREA	± 173,603.8 SQ. FT.

30% SLOPE ANALYSIS OVERALL 2
SCALE: 1:640

CA5 ARCHITECTS, INC. 23929 Valencia Blvd., Suite 206, Valencia, CA 91355

PREPARED FOR: CHRISTY UCAR
C/O SCHMITT & ASSOCIATES
ATTN: AK ARPAKHSHOD
3870 LATHROP DRIVE
SACRAMENTO, CA 95834

30% SLOPE ANALYSIS
A PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT
BOOK 1, PAGE 407 ET SEQ., OF PATENTS
6191 MURPHY WY.
MALIBU, CA 90265

REVISION NOTES:

JOB NO. 26-106
SCALE: 1" = 30'
DATE: APRIL, 2026
DRAFTED: SJW

SHEET NO.
1
OF 1 SHEET

UCAR RESIDENCE

6191 MURPHY WY.
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MARK	DATE	DESCRIPTION

BURDGE ARCHITECTS

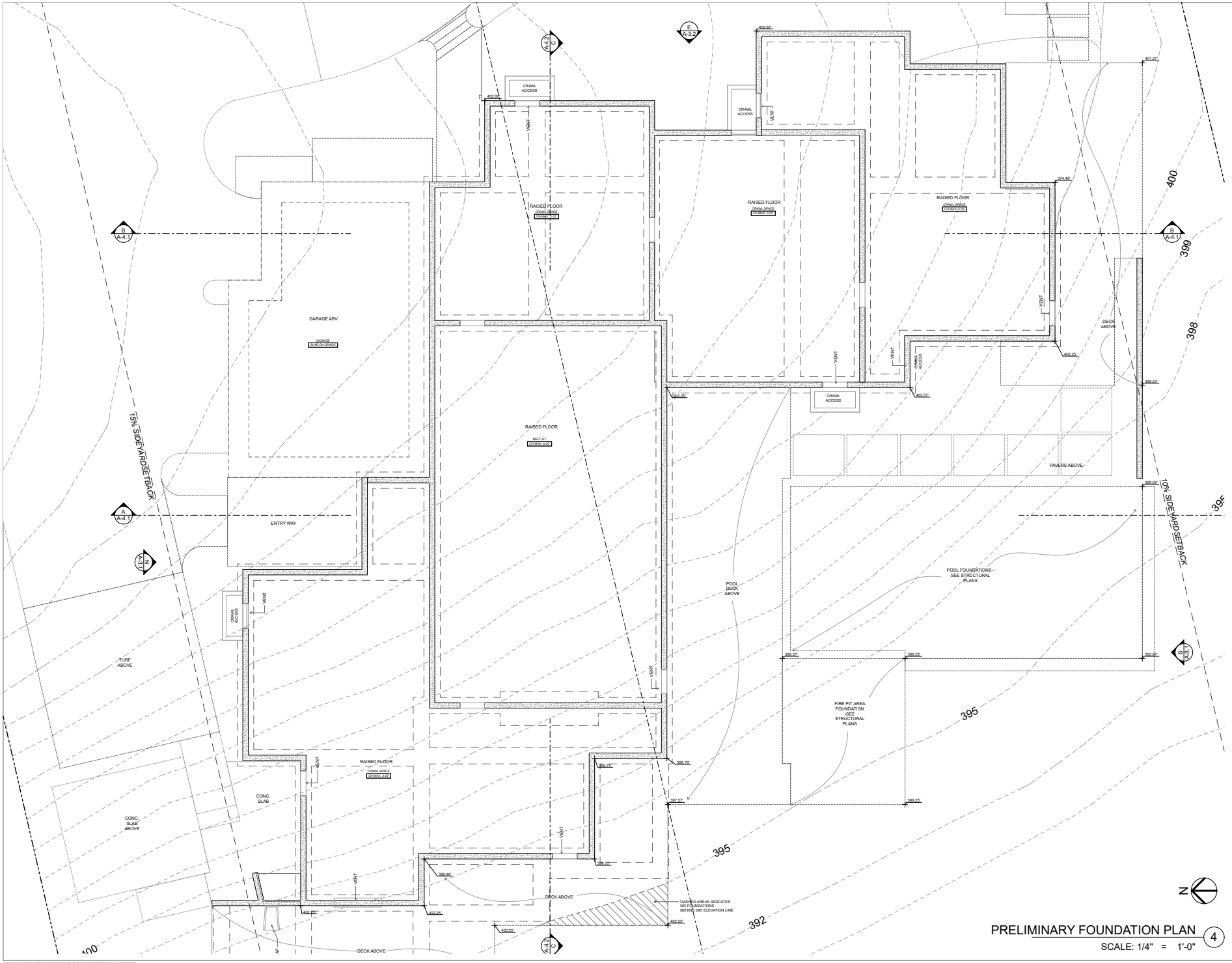
24911 PACIFIC COAST HIGHWAY
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SHEET TITLE

30% SLOPE ANALYSIS OVERLAY

DRAWING NO.
A-1.7

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1/16" = 1'-0", 1:640, 1/8" = 1'-0"
DRAWN BY	D.W.B.



PRELIMINARY FOUNDATION PLAN

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

4

UCAR RESIDENCE

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MARK	DATE	DESCRIPTION

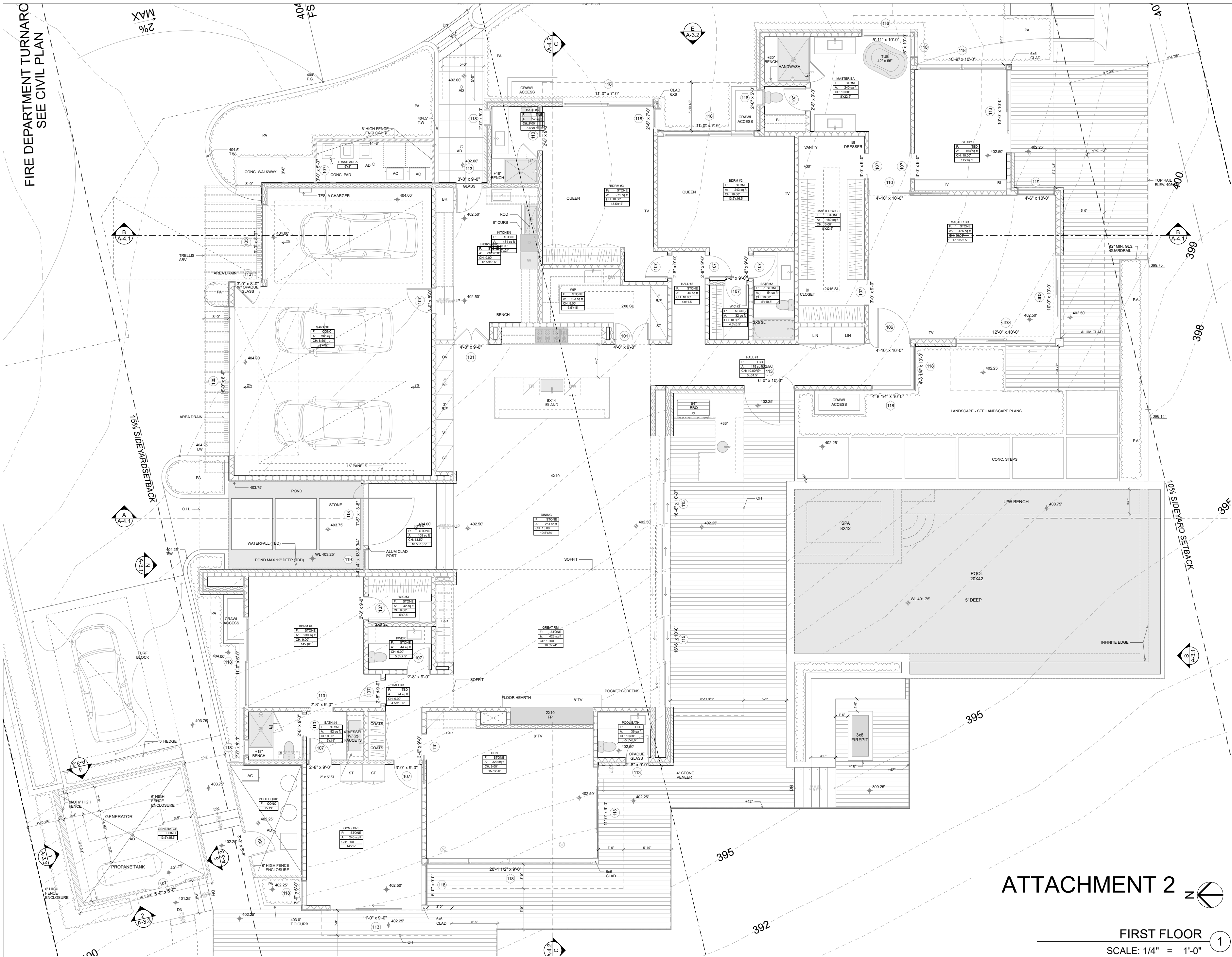
BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU CA,90265
TEL. (310) 456-5905

SHEET TITLE

PRELIMINARY FOUNDATION PLAN

DRAWING NO.
A-2.1

PROJECT NO	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:02 PM
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



ATTACHMENT 2

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

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MARK	DATE	DESCRIPTION

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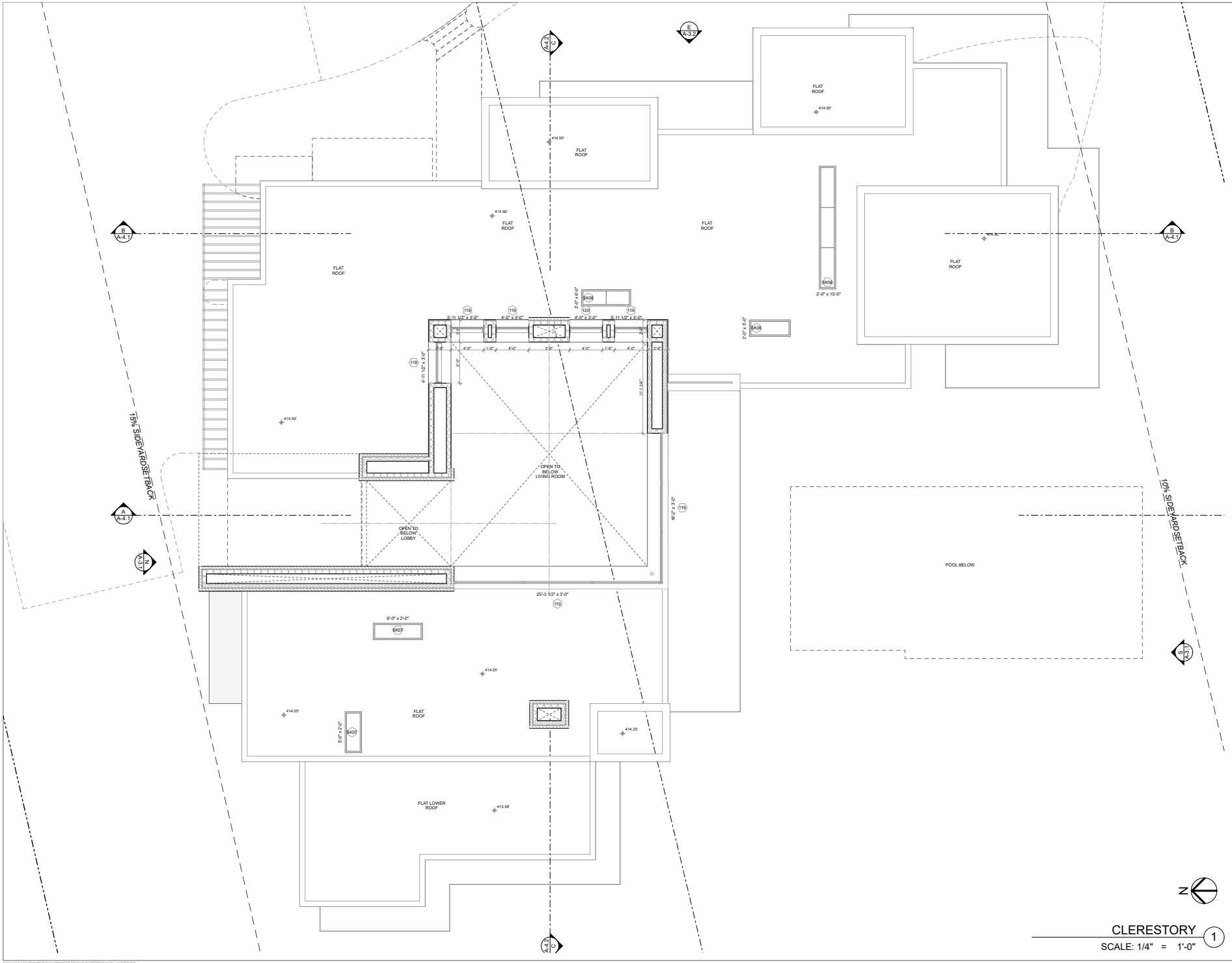
24911 PACIFIC COAST HIGHWAY
MALIBU CA, 90265
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SHEET TITLE

PROPOSED FIRST FLOOR PLAN

DRAWING NO.
A-2.2

PROJECT NO.	1XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:02 PM
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



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

1

N

UCAR RESIDENCE

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MARK	DATE	DESCRIPTION

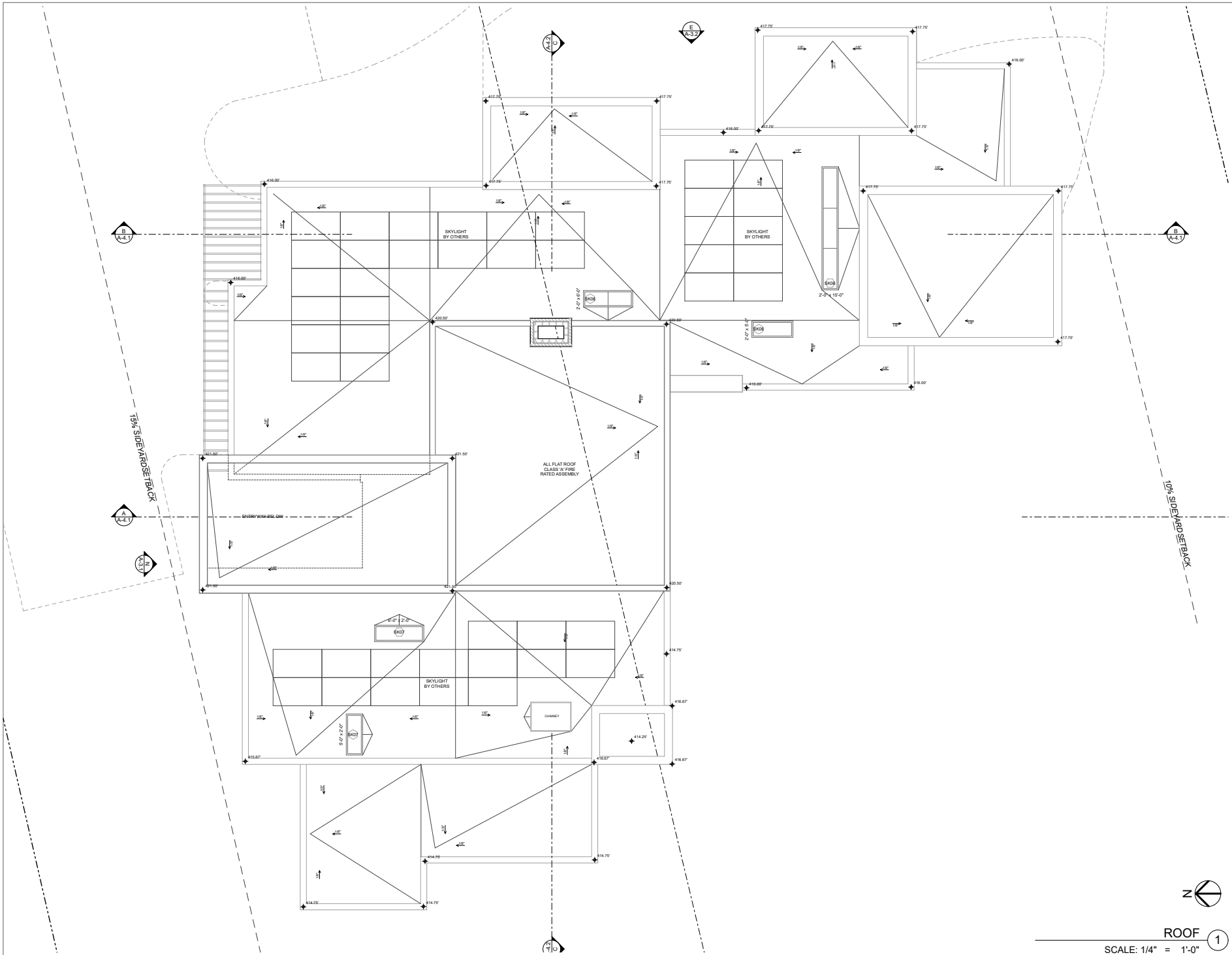
BURDGE ARCHITECTS
24911 PACIFIC COAST HIGHWAY
MALIBU CA.90265
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SHEET TITLE

PROPOSED CLERESTORY PLAN

DRAWING NO.
A-2.3

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:03 PM
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



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

UCAR RESIDENCE

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MARK	DATE	DESCRIPTION

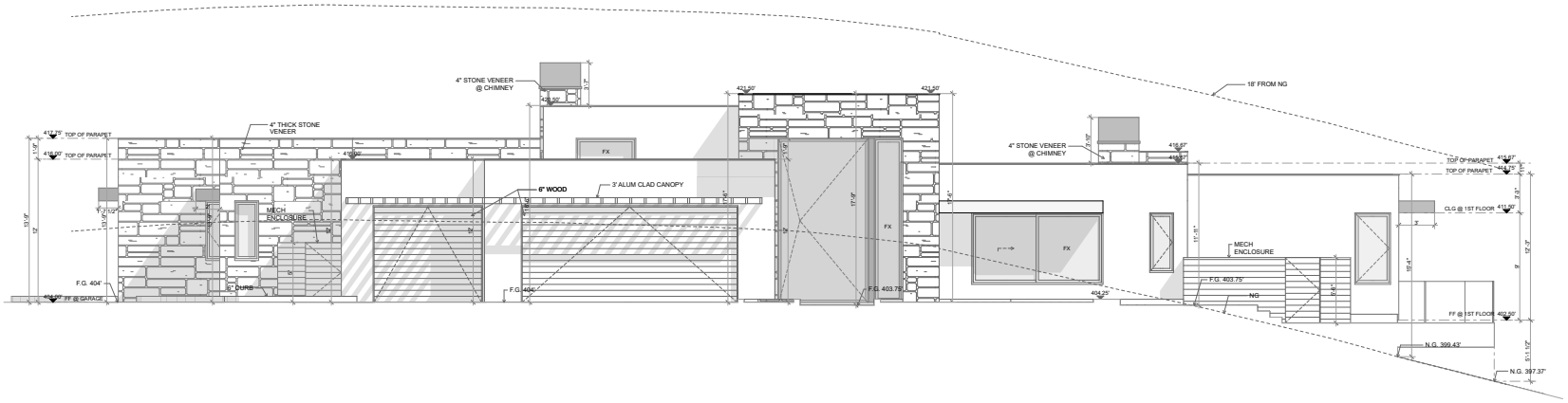
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TEL. (310) 456-5905

SHEET TITLE

PROPOSED ROOF PLAN

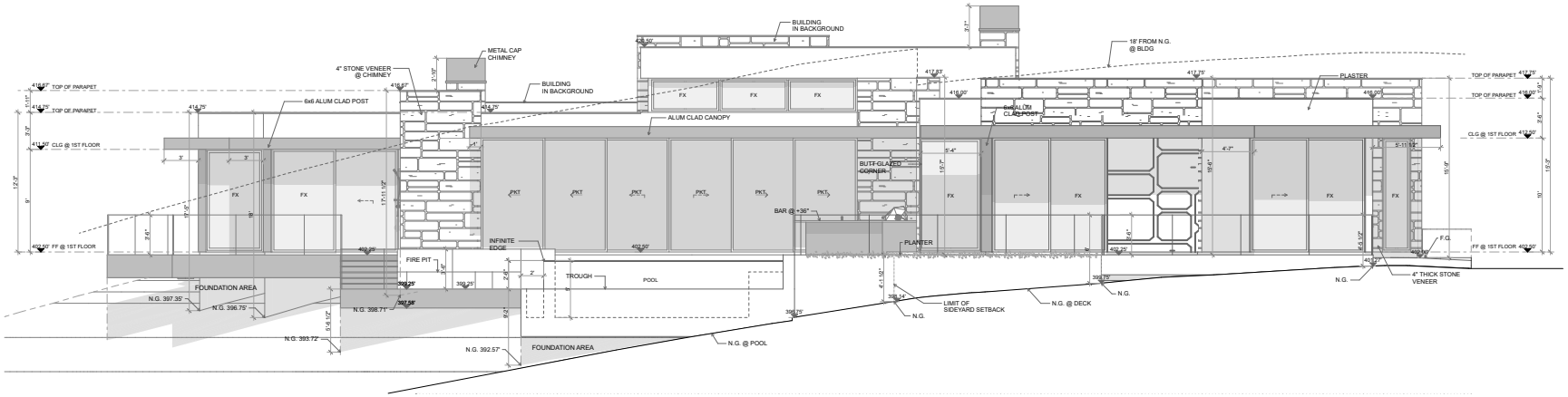
DRAWING NO.
A-2.4

PROJECT NO:	19XX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:03 PM
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



NORTH ELEVATION 1

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



SOUTH ELEVATION 2

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

NOTES:

EXTERIOR MATERIAL LEGEND

No.	FILL	MATERIAL
1		STUCCO
2		STONE VENEER
3		CONCRETE BLOCKS
4		CONCRETE
5		METAL CLADDING

EXTERIOR MATERIAL COLOR SURFACE



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MARK	DATE	DESCRIPTION

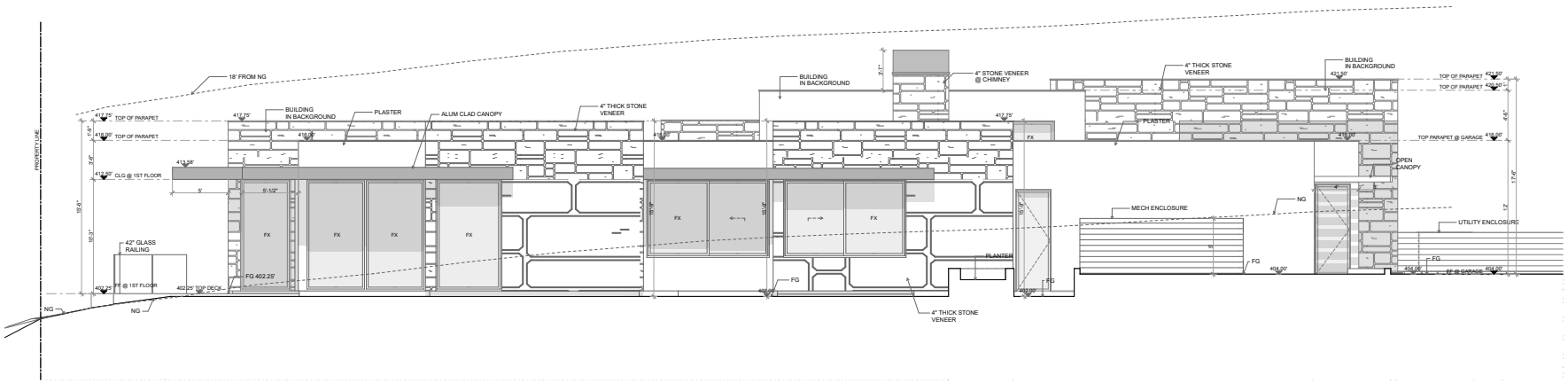
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24911 PACIFIC COAST HIGHWAY
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SHEET TITLE

EXTERIOR ELEVATIONS NORTH AND SOUTH

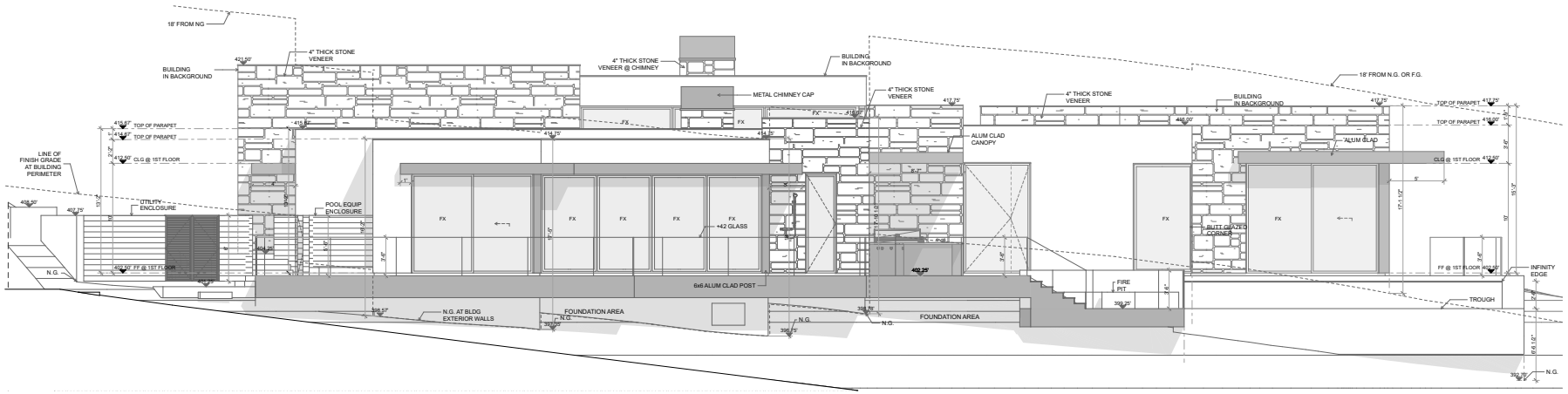
DRAWING NO.
A-3.1

PROJECT NO:	19XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:03 PM
SCALE	1/4" = 1'-0", 1:5
DRAWN BY	D.W.B.



EAST ELEVATION (2)

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



WEST ELEVATION (1)

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

NOTES:

UCAR RESIDENCE

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MARK	DATE	DESCRIPTION

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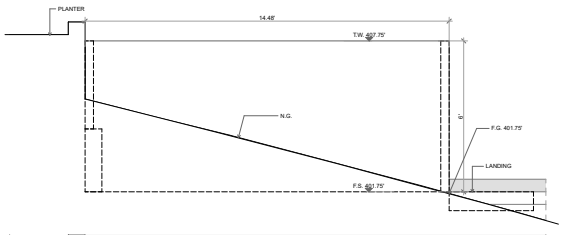
SHEET TITLE

EXTERIOR ELEVATIONS EAST AND WEST

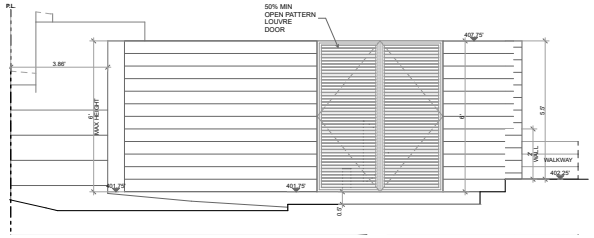
DRAWING NO.
A-3.2

PROJECT NO:	19XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:03 PM
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.

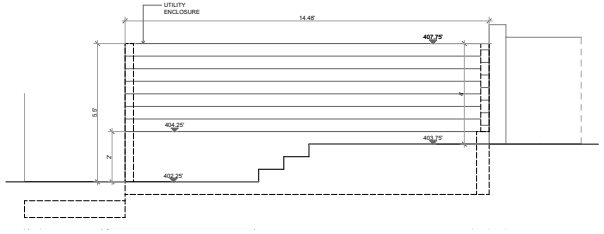
UTILITY ENCLOSURE



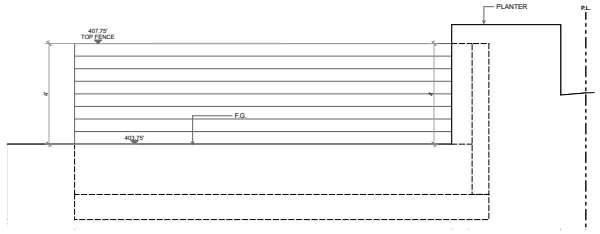
NORTH ELEVATION 1
SCALE: 1/2" = 1'-0"



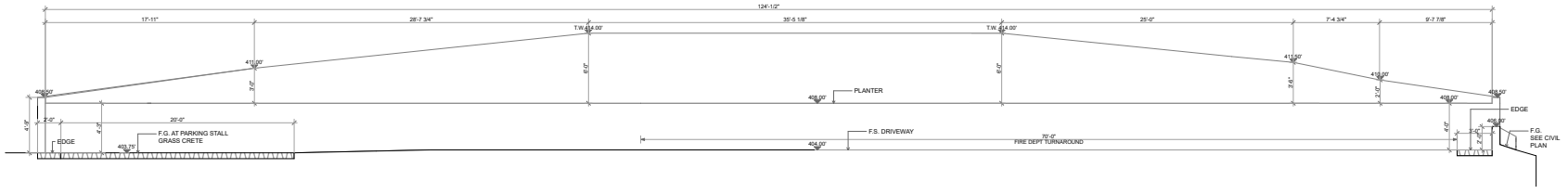
EAST ELEVATION 2
SCALE: 1/2" = 1'-0"



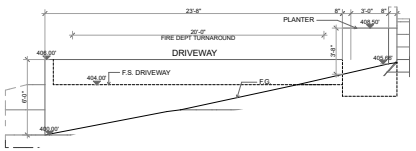
SOUTH ELEVATION 3
SCALE: 1/2" = 1'-0"



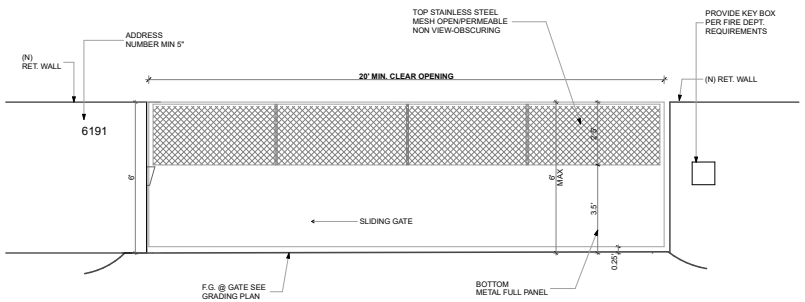
WEST ELEVATION 4
SCALE: 1/2" = 1'-0"



RW-1 ELEVATION 5
SCALE: 1/4" = 1'-0"



RW-2 ELEVATION 6
SCALE: 1/4" = 1'-0"



DRIVEWAY GATE ELEVATION 7
SCALE: 1/2" = 1'-0"

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MARK	DATE	DESCRIPTION

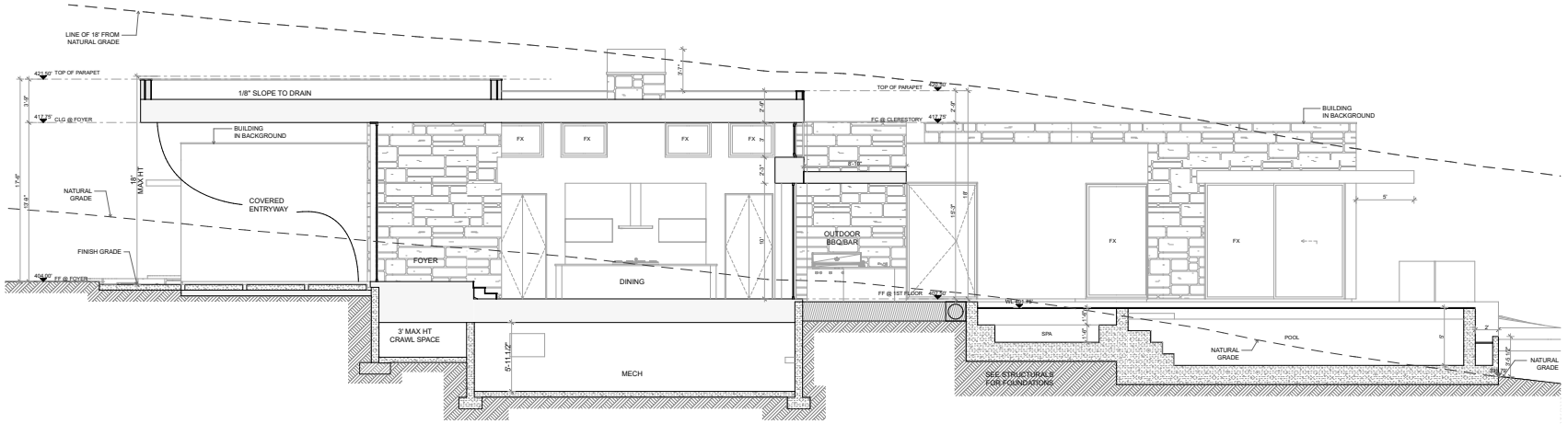
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SHEET TITLE

ELEVATIONS UTILITY ENCLOSURE, DRIVEWAY GATE, RET. WALLS

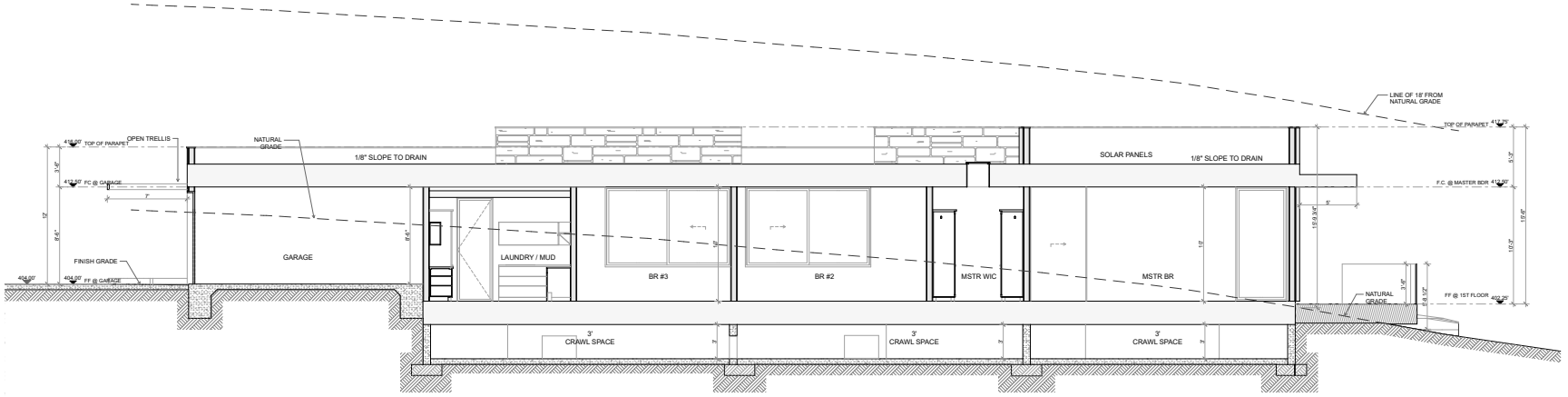
DRAWING NO.
A-3.3

PROJECT NO:	19XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:03 PM
SCALE	1/2" = 1'-0", 1/4" = 1'-0"
DRAWN BY	D.W.B.



SECTION A (1)

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



SECTION B (2)

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

NOTES:

UCAR RESIDENCE

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MALIBU, CA 90265

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MARK	DATE	DESCRIPTION

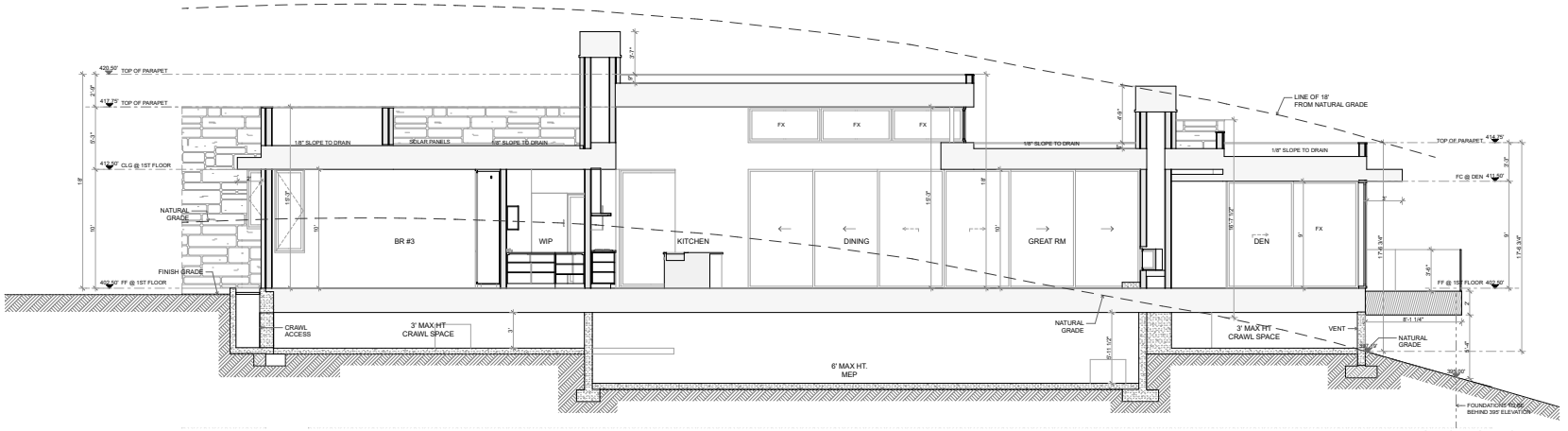
BURDGE ARCHITECTS
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SHEET TITLE

SECTIONS A AND B

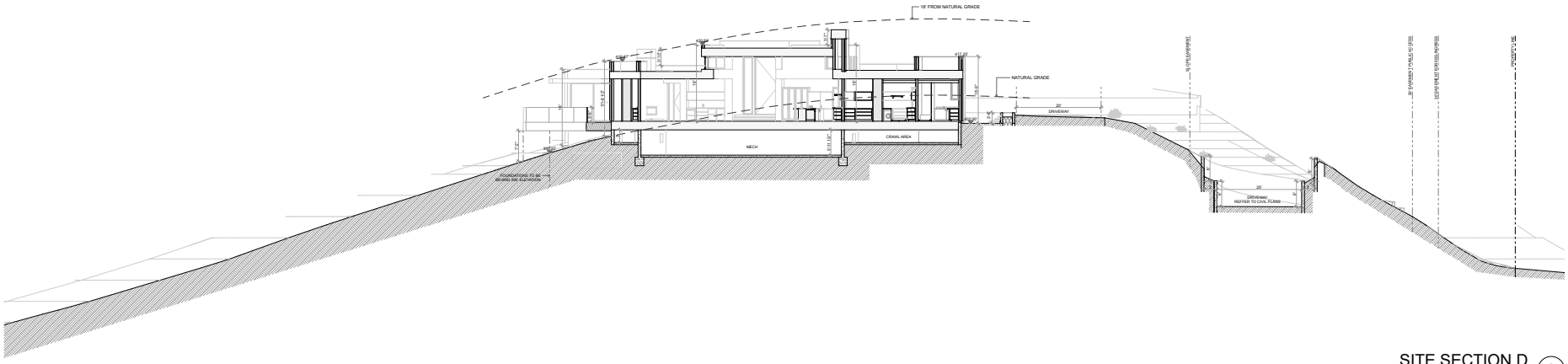
DRAWING NO.
A-4.1

PROJECT NO:	19XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/25 @ 4:03 PM
SCALE	1/4" = 1'-0"
DRAWN BY	D.W.B.



SECTION C 1

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



SITE SECTION D 2

SCALE: 1" = 10'

NOTES:

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SHEET TITLE

SECTION C AND D

DRAWING NO.

A-4.2

PROJECT NO:	19XXX-X
PROJECT	UCAR RESIDENCE
PLOT DATE	10/2/26 @ 4:03 PM
SCALE	1/4" = 1'-0", 1" = 10'
DRAWN BY	D.W.B.

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING ALL PLANT MATERIALS PER THESE PLANS, DETAILS, AND SPECIFICATIONS. PLANT QUANTITIES SHOWN ON LEGEND ARE FOR ESTIMATING PURPOSES ONLY AND ARE NOT GUARANTEED. CONTRACTOR SHALL SUPPLY AND INSTALL QUANTITIES AS DRAWN ON THE PLANS.
2. LOCATION APPROVAL FOR ALL TREES AND SHRUBS SHALL BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OF PLANT PITS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE PLANT MATERIAL WITHOUT ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING AT THE SITE.
4. ALL TREES SHALL BE STAKED OR GUYED AS PER PLANT LEGEND AND DETAILS.
5. MULTI-TRUNK TREES WHERE SPECIFIED SHALL CONSIST OF A MINIMUM OF THREE TRUNKS OF APPROXIMATELY EQUAL DIAMETER ALL BRANCHING FROM A SINGLE ROOT CROWN. MAKE-UP MULTI'S WILL NOT BE ACCEPTED.
6. ALL SHRUB AND GROUND COVER AREAS ARE TO BE MULCHED WITH SHREDDED BARK 3/4" DEEP MINIMUM.
7. ALL PLANTING AREAS INCLUDING LAWN AREAS ARE TO BE TILLED AND AMENDED PER SPECIFICATIONS.
8. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL HEADER LAYOUTS PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE ANY HEADER LAYOUT PRIOR TO APPROVAL WITHOUT ADDITIONAL COST TO THE OWNER.
9. ABBREVIATIONS USED:

D – PENNY	MAX – MAXIMUM
Ø – DIAMETER	O. C. – ON CENTER
GAL – GALLON	RWD – REDWOOD
GALV – GALVANIZED	TYP – TYPICAL
MIN – MINIMUM	W/ – WITH

PLANT MATERIAL LEGEND

	SYMB.	BOTANICAL NAME	COMMON NAME	PF	QTY.	SIZE	HT.	WD.	NOTES	DET.
TREES		ARBUTUS UNEDO	STRAWBERRY TREE	L	3	24" BOX	9'-11"	4'-5"		3
		SCHINUS MOLLE	PEPPER TREE	L	3	24" BOX	9'-11"	4'-5"		3
G.C.		CERASTIUM TOMENTOSUM	SNOW IN SUMMER	L		FLATS			PLANT 6" ON CENTER	
		LANTANA MONTEVIDENSIS		L		FLATS			PLANT 18" ON CENTER	
		POLYGONUM CAPITATUM	KNOTWEED	M		FLATS			PLANT 8" ON CENTER	
		MARATHON FESCUE		M		SOD				
		NATIVE SEED MIX		L					REFER TO LIST	

PF = PLANT FACTOR
L = LOW WATER USE
M = MODERATE WATER USE

	SYMB.	BOTANICAL NAME	COMMON NAME	PF	QTY.	SIZE	NOTES	DET.
SHRUBS		ABELIA GRANDIFLORA		M	11	5 GAL		9
		AGAPANTHUS "STORM CLOUD"		M	45	1 GAL		9
		BOUGAINVILLEA "ROSENKA"		L	40	1 GAL		9
		CEANOTHUS "YANKEE POINT"		L	52	1 GAL		9
		CISTUS PURPUREUS	ROCKROSE	L	41	5 GAL		9
		DIETES BICOLOR	FORTNIGHT LILY	M	40	5 GAL		9
		DODONAEA PURPUREA		L	7	5 GAL		9
		LAVANDULA DENTATA	FRENCH LAVENDER	L	27	5 GAL		9
		LEPTOSPERMUM "RUBY GLOW"		L	21	5 GAL		9
		NERIUM "MRS. ROEDING"		L	19	5 GAL		9
		PENSTEMON SPECTABILIS		L	9	5 GAL		9
		PHOTINIA FRASERI	CAROLINA LAUREL CHERRY	M	3	5 GAL		9
		PITTOSPORUM "VARIEGATA"		M	7	5 GAL		9
		PRUNUS CAROLINIANA		L	7	5 GAL		9
		RHAMNUS CALIFORNICA		L	20	5 GAL		9
		RHUS INTEGRIFOLIA		L	8	5 GAL		9
		RHUS OVATA		L	9	5 GAL		9
		ROSMARINUS "TUSCAN BLUE"		L	19	5 GAL		9
		SALVIA "PURPLE MAJESTY"		L	35	5 GAL		9
		WESTRINGIA FRUTICOSA		L	26	5 GAL		9
VINES		HARDENBERGIA "HAPPY WANDERER"		M	3	15 GAL		9
		BOUGAINVILLEA GLABRA		L	1	15 GAL		9

CLEARANCE OF BRUSH & VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325

REFER TO DWG. L-1 FOR IRRIGATION PLAN
REFER TO DWG. L-3 FOR PLANTING DETAILS
REFER TO DWG. L-4 FOR PLANTING SPECIFICATIONS

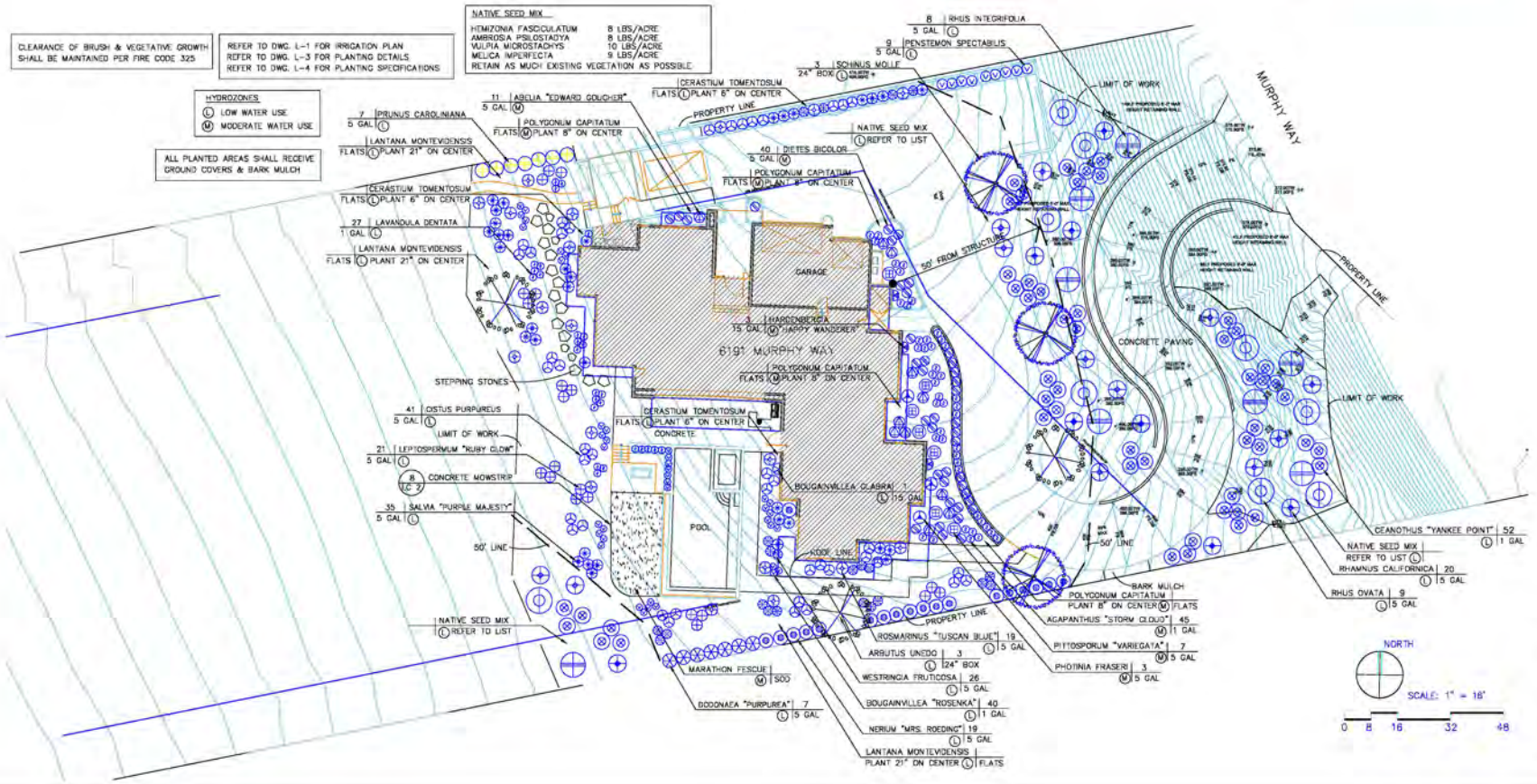
NATIVE SEED MIX

HEMIZONIA FASCICULATUM	8 LBS/ACRE
AMBROSIA PSILOSTACHYA	8 LBS/ACRE
VULPIA MICROSTACHYS	10 LBS/ACRE
MELICA IMPERFECTA	9 LBS/ACRE

RETAIN AS MUCH EXISTING VEGETATION AS POSSIBLE

HYDROZONES
(L) LOW WATER USE
(M) MODERATE WATER USE

ALL PLANTED AREAS SHALL RECEIVE GROUND COVERS & BARK MULCH



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LICENSED LANDSCAPE ARCHITECT
STEPHEN DONALD WYNN
No. 2496
7/7/24
STATE OF CALIFORNIA

Symb	Date	Description	By

Revisions:

Date: 7/7/2024

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PLANTING PLAN

Sheet No:

L-2

IRRIGATION LEGEND

SYMB.	DESCRIPTION	MANUFACTURER & MODEL	P.S.I.	G.P.H.	DET.	NOTES
	1/4, 1/2 POP-UP SHRUB HEAD 8"	RAINBIRD 1806-SAM-8 SERIES	30 PSI	.26, .79	4	PLASTIC NOZZLE
	1/4, 1/2 POP-UP SHRUB HEAD 11"	RAINBIRD 1812-SAM-12 SERIES	30 PSI	.83, 1.30	4	PLASTIC NOZZLE
	1/4, 1/2 POP-UP SHRUB HEAD 14"	RAINBIRD 1812-SAM-15 SERIES	30 PSI	.83, 1.85	4	PLASTIC NOZZLE
	REMOTE CONTROL VALVE	RAINBIRD DB SERIES			1	
	FLUSH VALVE	NETAFIM TLDSNMFV-1			11	
	SINGLE OUTLET EMITTERS	NETAFIM TLCV4 – 1210	30 PSI	1000 ft .4 GPH	12	TECHLINE EMPPER LINE
	DRIP REMOTE CONTROL VALVE	NETAFIM OR EQUAL			13	W/ WYE STRAINER
	QUICK COUPLER	RAINBIRD 33QRC			2	
	BRASS GATE VALVE – LINE SIZE	STOCKHAM, NIBCO OR EQUAL			5	
	BACKFLOW PREVENTER	FEBCO 825Y 1"			8	
	AUTOMATIC CONTROLLER ASSEMBLY	IRRITROL RD1200-EXT-R-W-CL-100 (12 STATIONS			10	
	RAIN SHUT OFF SENSOR	WATER CONSERVATION SYSTEMS				RAINGUARD
	NON-PRESSURE LATERAL LINE	RIGID PVC SCHEDULE 40			7	SIZE PER CHART
	PRESSURE MAINLINE	RIGID PVC SCHEDULE 40			7	SIZE NOTED ON PLAN
FS	FLOW SENSOR	IRRITROL – RAINMASTER FS 8 – 100				
	ELECTRICAL SLEEVE	RIGID PVC SCHEDULE 40				SIZE NOTED ON PLAN
WM	1 1/2" IRRIGATION WATER METER					

STATION NUMBER
TOTAL GPM
A-1 23
1"
VALVE SIZE

PIPE SIZING CHART (BASED ON PVC)

FLOW (G.P.M.)	PIPE SIZE
UP TO 5	1/2"
5 – 8	3/4"
9 – 12	1"
13 – 22	1-1/4"
23 – 30	1-1/2"

ALL NON-PRESSURE LATERALS SHALL BE SIZED BY THE CONTRACTOR ACCORDING TO THE ABOVE CHART.

IRRIGATION NOTES

1. CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
2. PLANS ARE DIAGRAMMATIC. ALL VALVES AND PIPING SHALL BE LOCATED WITHIN PLANTING LIMIT OF WORK AREAS (EXCEPT WHERE IT IS INTERESTED TO DO SO). PIPING SHOWN UNDER PAVEMENT SHALL BE RUN ALONG SIDE OF PAVEMENT IN PLANTING AREAS WHENEVER POSSIBLE. WHERE PIPING MUST CROSS PAVED AREAS, IT SHALL BE RUN IN A DIRECT AND STRAIGHT LINE. NO JOINTS OR FITTINGS SHALL BE LOCATED UNDER PAVING.
3. COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT MATERIALS.
4. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT COVER A PARTICULAR CONDITION, METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER.
5. WHERE TREES, LIGHT STANDARDS, ETC., ARE AN OBSTRUCTION OF SPRAY PATTERNS, PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERTHROW. DO NOT EXCEED SPACING SHOWN ON DRAWINGS.
6. MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. ANY CONFLICTS BETWEEN LOCAL CODES AND INTENTIONS OF PLANS AND SPECIFICATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
7. ALL CONTROL WIRE OCCURRING UNDER ANY PAVEMENT SHALL BE INSTALLED IN A PVC SLEEVE PER SPECIFICATIONS.
8. INSTALL ALL QUICK COUPLERS NEXT TO PAVED AREAS FOR EASE OF MAINTENANCE.
9. ALL 110V ELECTRICAL WORK SHALL BE PERFORMED AS PART OF THE WORK OF THIS CONTRACT.
10. EXACT LOCATION OF ALL IRRIGATION CONTROLLER SHALL BE AS DIRECTED BY THE OWNER.

HYDROZONE WATER

PLANT SYM.	QUANTITY OF PLANTS	% TOTAL HYDROZONE	PLANT TYPE	PLANTING AREA	HYDROZONE DESIGNATION	EMITTER	EMITTER TYPE	EMITTER SPACING	EMITTER GPH	# OF EMITTERS	GPH PER HYDROZONE
A	1,570	7.2	M	1,570	M/R/W						
A1	1,570	7.2	M	1,570	M/R/W						
A2	370	1.7	M	370	M/R/W						
A3	525	2.4	M	525	M/R/W						
A4	1,580	7.2	M	1,580	M/R/W						
A5	480	2.2	M	480	M/R/W						
A6	3,635	16.6	L	3,635	L/M/R						
A7	993	4.5	L	993	L/M/R						
A8	1,510	6.9	L	1,510	L/M/R						
A9	2,236	10.2	L	2,236	L/M/R						
A10	2,200	10.1	L	2,200	L/M/R						
W	1,910	8.7	L	1,910	L/M/R						

HYDROZONE LEGEND

PLANT SYM.	HYDROZONE # OF PLANTS AREA	PLANTING AREA SYM.	HYDROZONE DESIGNATION
A	1,570 SQ.FT.	A	M/R/W
A1	1,570 SQ.FT.	A1	M/R/W
A2	370 SQ.FT.	A2	M/R/W
A3	525 SQ.FT.	A3	M/R/W
A4	1,580 SQ.FT.	A4	M/R/W
A5	480 SQ.FT.	A5	M/R/W
A6	3,635 SQ.FT.	A6	L/M/R
A7	993 SQ.FT.	A7	L/M/R
A8	1,510 SQ.FT.	A8	L/M/R
A9	2,236 SQ.FT.	A9	L/M/R
A10	2,200 SQ.FT.	A10	L/M/R
W	1,910 SQ.FT.	W	L/M/R

A = LOW
B = MEDIUM
C = HIGH

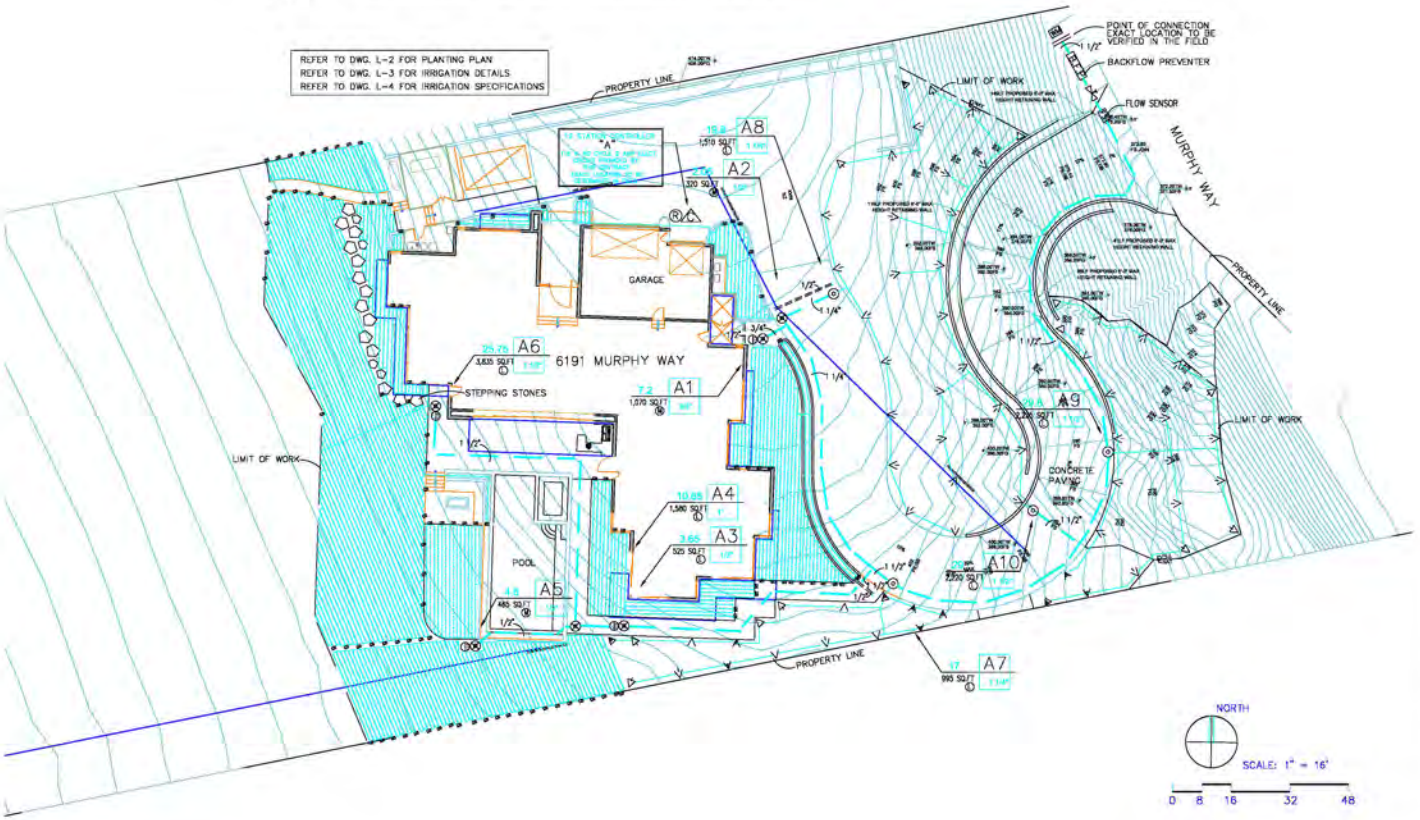
ESTIMATED TOTAL WATER USE (ETWU)

LOW ZONE (ETWU) = 3CF X 0.5 X 0.623 X 1.01 = 10,508 GALLONS/YEAR
LOW ZONE (ETWU) = 3CF X 0.5 X 0.623 X 1.01 = 10,508 GALLONS/YEAR
MODERATE ZONE (ETWU) = 3CF X 0.5 X 0.623 X 1.01 = 10,508 GALLONS/YEAR
HIGH ZONE (ETWU) = 3CF X 0.5 X 0.623 X 1.01 = 10,508 GALLONS/YEAR

ESTIMATED TOTAL WATER USE: 10,508 GALLONS/YEAR

WATER CONSERVATION CONCEPT STATEMENTS
1. PLANT HYDRO ZONES WERE USED TO BE SEEN GROUPED TOGETHER IN DISTINCT HYDROZONES
2. HYDROZONES HAVE BEEN VALVED SEPARATELY
3. DRIP IRRIGATION HAS BEEN SELECTED
4. ESTIMATED WATER USAGE FOR IRRIGATION SYSTEM
5. AUTOMATIC CONTROLLER WITH RAIN SENSING DEVICES

REFER TO DWG. L-2 FOR PLANTING PLAN
REFER TO DWG. L-3 FOR IRRIGATION DETAILS
REFER TO DWG. L-4 FOR IRRIGATION SPECIFICATIONS



NORTH
SCALE: 1" = 16'
0 8 16 32 48

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LICENSED LANDSCAPE ARCHITECT
DONALD WYNN
5/17/24
STATE OF CALIFORNIA

Delta	Date	Description	By

Revisions:

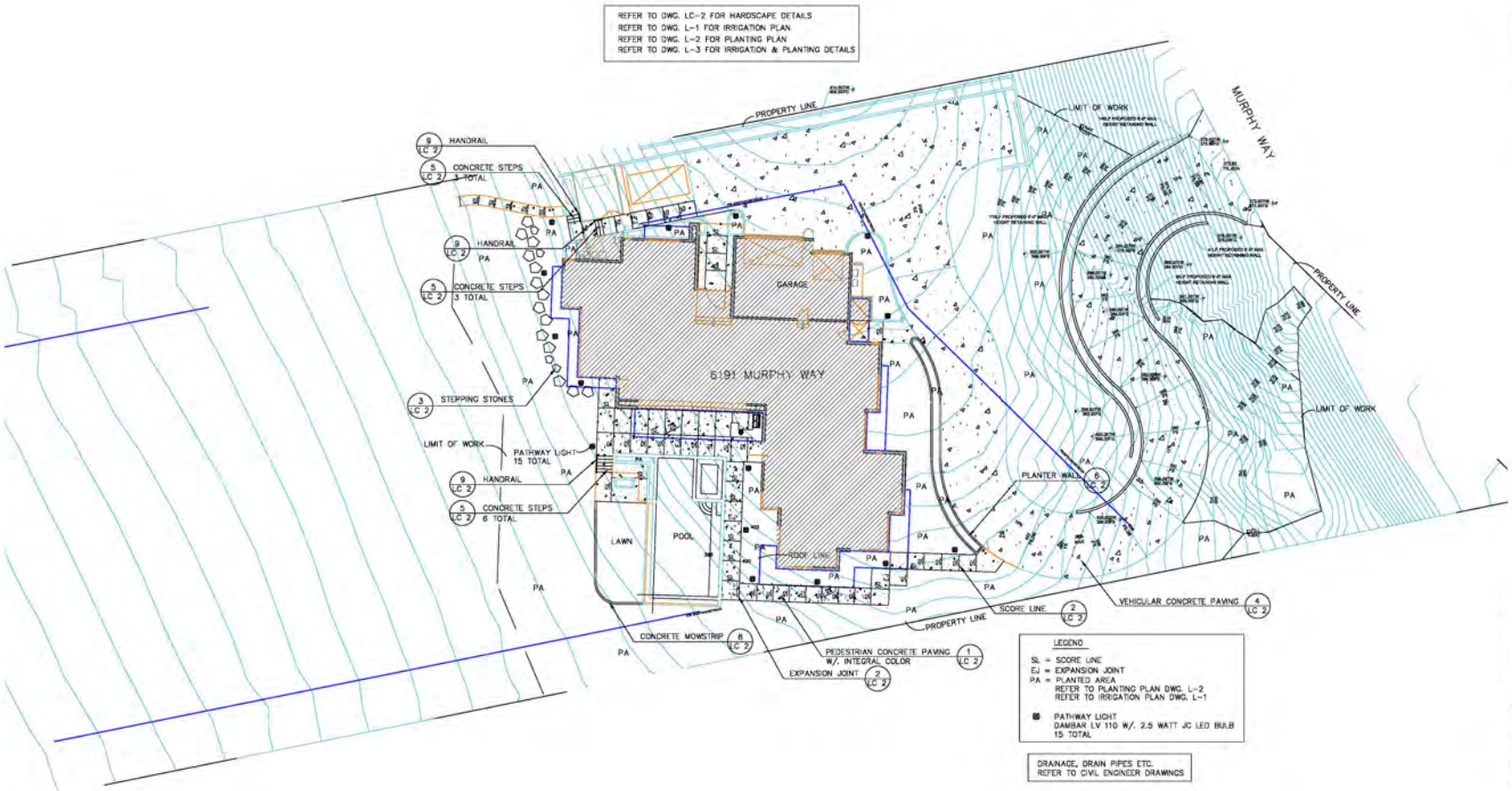
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IRRIGATION PLAN

Sheet No: L-1



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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER GONALD WYNN
No. 2500
RENEWAL 08/31/2025
STATE OF CALIFORNIA

Date	Date	Description	By

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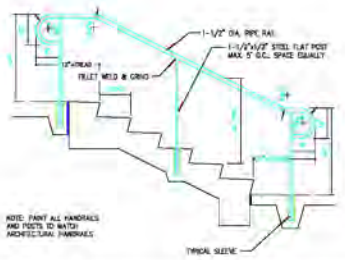
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CONSTRUCTION PLAN

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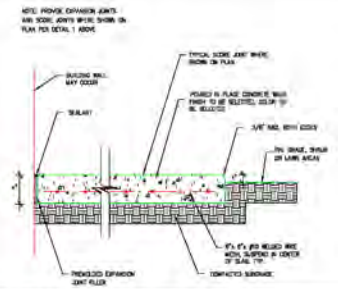
LC-1



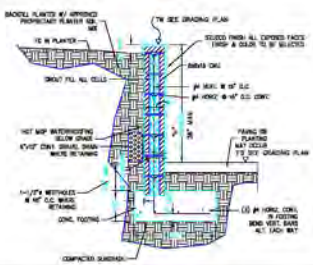
HANDRAIL (9)



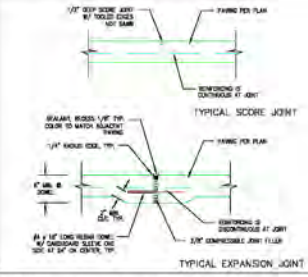
PRECAST CONCRETE STEPS (5)



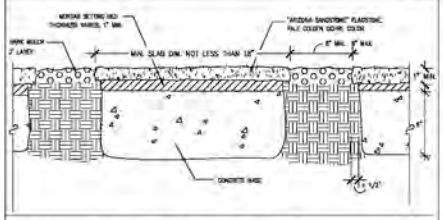
PEDESTRIAN CONCRETE PAVING (1)



PLANTER WALL (6)

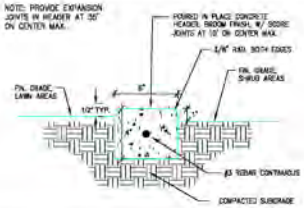


SCORE LINE & EXPANSION JOINT (2)

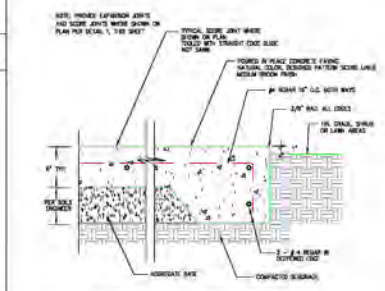


STEPPING STONE WITH BARK MULCH (3)

(7)



CONCRETE MOWSTRIP (8)



VEHICULAR CONCRETE PAVING (4)

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LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Date	Description	By

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Date: 5/20/24

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HARDSCAPE DETAILS

Sheet No:

LC-2

FUEL MODIFICATION PLAN NOTES

EMBER RESISTANT ZONE

EXTENDS 5 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE. ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION. THE AREAS BENEATH EAVES, OVERHANGS OR PARTS OF STRUCTURES INCLUDING ATTACHED DECKS AND PERGOLAS SHALL BE INCLUDED IN THE EMBER RESISTANT ZONE.

THIS AREA SHALL BE FREE OF MATERIALS OR LANDSCAPING KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

ZONE A

EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE, OR PROJECTION. PROJECTIONS, SUCH AS EAVES, COVERED ENTRYWAYS, ATTACHED PERGOLAS, DECKS ETC. SHALL BE THE POINT AT WHICH THIS DISTANCE IS MEASURED.

IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF MOWED GRASSES, LOW GROWING GROUND COVERS AND ADEQUATELY SPACED SHRUBS. THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.

PLANT SPECIES SELECTED FOR ZONE A SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANT. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. THE LIST IS NOT A PRE-APPROVED PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.

TREES ARE GENERALLY NOT RECOMMENDED, EXCEPT FOR DWARF VARIETIES OR MATURE TREES LESS THAN 25' TALL AND WIDE AT MATURITY. TREES SHALL BE POSITIONED SO THEIR CANOPIES DO NOT EXTEND OVER THE ROOF OF ANY STRUCTURE.

VINES AND CLIMBING PLANTS ARE NOT ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.

ZONE B

EXTENDS FROM THE OUTER EDGE OF ZONE A AN ADDITIONAL 70 FEET FOR A TOTAL OF 100 FEET FROM THE STRUCTURE.

IRRIGATION SHALL BE PROVIDED TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.

VEGETATION IN THIS ZONE SHALL BE ARRANGED IN A MANNER THAT DOES NOT CREATE VERTICAL OR HORIZONTAL FUEL LADDERS. VEGETATION IN THIS ZONE CAN BE PLANTED AT A SLIGHTLY HIGHER DENSITY THAN ZONE A BUT THE OVERALL DENSITY AND ARRANGEMENT SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE AND SIGNIFICANTLY REDUCE FIRE INTENSITY.

EXISTING CALIFORNIA NATIVE PLANTS MAY BE APPROVED TO REMAIN IF DETERMINED TO BE ACCEPTABLE UPON REVIEW AND ARE PROPERLY SPACED AND MAINTAINED.

PLANT SPECIES SELECTED FOR ZONE B SHALL POSSESS CHARACTERISTICS WHICH INCREASE FIRE RESISTANCE. SUCH CHARACTERISTICS ARE HIGH MOISTURE CONTENT, PLANTS PRODUCING LITTLE LEAF LITTER, SLOW GROWING PLANTS AND PLANTS THAT DO NOT REQUIRE PRUNING TO REDUCE THEIR SIZE AT MATURITY. SPECIES SELECTION SHOULD REFERENCE THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE USED SUBJECT TO APPROVAL AFTER REVIEW.

TREES IN ZONE B MAY BE MEDIUM TO LARGE AT MATURITY PROVIDED THEY ARE PROPERLY POSITIONED AND DO NOT CREATE ANY VERTICAL OR HORIZONTAL FUEL LADDERS. TREE SELECTIONS ARE SUBJECT TO DENIAL UPON REVIEW.

ZONE C

EXTENDS FROM THE OUTER EDGE OF ZONE B AN ADDITIONAL 100 FEET FOR A TOTAL OF 200 FEET FROM THE STRUCTURE.

MAINTENANCE/MODIFICATION OF VEGETATION EXCEEDING 100 FEET BUT NOT TO EXCEED 200 FEET FROM STRUCTURES MAY BE DETERMINED NECESSARY. ANY REQUIRED MAINTENANCE/MODIFICATION IS TO BE DETERMINED UPON ON-SITE INSPECTION (FIRE CODE 325.3.2.2).

FIRE ACCESS ROAD ZONE

EXTENDS A MINIMUM OF 10' FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROAD, DRIVEWAYS AND TURNAROUNDS USED BY FIREFIGHTING RESOURCES.

CLEAR AND REMOVE FLAMMABLE VEGETATION ON EACH SIDE OF ACCESS ROADS (FIRE CODE 325.10).

FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED VERTICAL CLEARANCE A MINIMUM WIDTH OF 20' AND VERTICALLY CLEAR TO THE SKY. (FIRE CODE 503.2.1).

ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON AN ON-SITE INSPECTION.

ALL PROPOSED PLANTINGS, UNLESS OTHERWISE APPROVED, SHALL BE POSITIONED SO THEY DO NOT OBSTRUCT ACCESS AT MATURITY. PRUNING WILL NOT BE CONSIDERED AS AN ALTERNATIVE TO PLANT SELECTION.

MAINTENANCE

ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. ABOVE ALL ELSE, REGULAR MAINTENANCE IS PARAMOUNT TO THE FIRE RESISTANCE OF A WELL-PLANNED FIRE-RESISTANT LANDSCAPE. CRITICAL ITEMS ARE OUTLINED BELOW. ADDITIONAL INFORMATION MAY BE FOUND ON OUR WEBSITE LISTED IN THE HEADER OF THIS DOCUMENT.

START WITH THE STRUCTURE. REMOVE LEAF LITTER AND OTHER COMBUSTIBLE DEBRIS FROM ROOFS, EAVES, RAIN GUTTERS ETC.

ENSURE THE EMBER RESISTANT ZONE IS MAINTAINED FREE OF ANY MATERIAL KNOWN TO BE RECEPTIVE TO FLYING EMBERS.

REMOVE ANY PLANT OR PORTION OF A PLANT THAT IS DEAD OR DYING THROUGHOUT ALL ZONES.

REMOVE DOWNED, ACCUMULATED PLANT LITTER AND DEAD WOOD THROUGHOUT ALL ZONES.

PRUNE TO REDUCE THE OVERALL AMOUNT AND CONTINUITY OF FUELS. ELIMINATE HORIZONTAL AND VERTICAL FUEL LADDERS THROUGHOUT ALL ZONES.

ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.

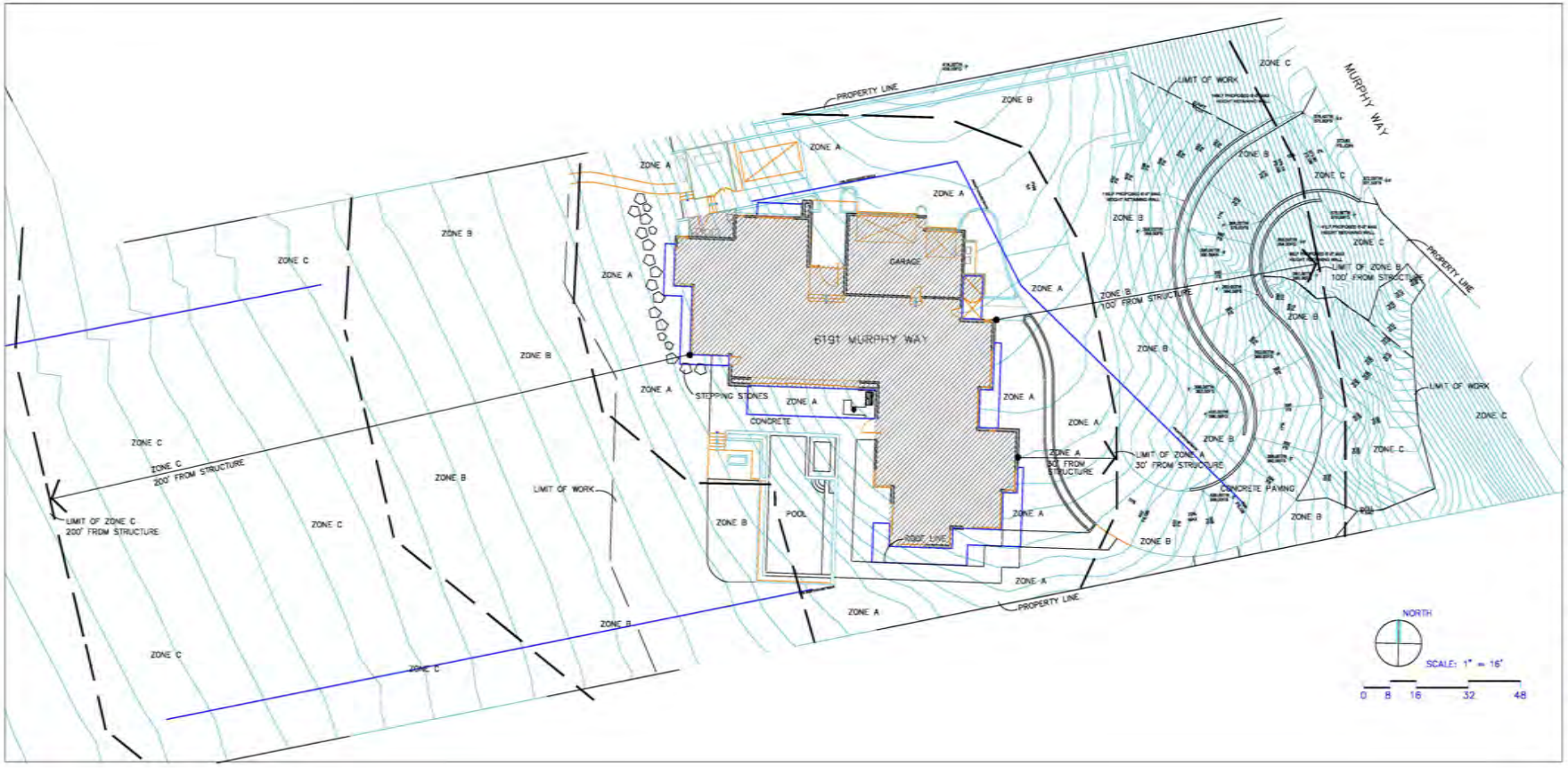
ENSURE IRRIGATION SYSTEMS ARE FUNCTIONING PROPERLY.

COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON GEOGRAPHIC REGION EACH DWELLING EXISTS.

INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME.

ALL FUTURE PLANTINGS SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION.

APPROVAL OF THIS FUEL MODIFICATION PLAN CONSTITUTES APPROVAL FOR ONLY THOSE CODES REVIEWED AS PART OF THE FUEL MODIFICATION PROCESS AND DOES NOT REPLACE THE NEEDED APPROVAL OF ANY OTHER OFFICE OR AGENCY WITH JURISDICTION AND REVIEW RESPONSIBILITY FOR THOSE ITEMS WHICH MAY OR MAY NOT BE ILLUSTRATED ON THE PLAN.



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Date	Description	By

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FUEL MODIFICATION PLAN

Sheet No:

L-5

CITY OF MALIBU GRADING NOTES

1. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
2. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE.
3. ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION APPROVAL BEFORE POURING.
4. PROVISIONS WILL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES,
5. SECURE PERMISSION FROM CITY ENGINEER, EASEMENT GRANTEE, STATE HIGHWAY DEPARTMENT, AND/OR HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, GRADING, AND/OR DISCHARGE OF DRAINAGE WITHIN STREET RIGHT-OF-WAY.
6. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, GEOLOGIST, GRADING INSPECTOR, AND, WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1), EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
8. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED, IN WRITING, BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
9. FILL SHALL BE BENCHED INTO COMPETENT MATERIAL PER CITY OF MALIBU STANDARD OR SOIL ENGINEER'S DIRECTION.
10. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
11. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED, IN PLACE, AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
12. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
13. THE DESIGN ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
14. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOILS ENGINEER.
15. SUBDRAIN OUTLETS SHALL BE COMPETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION AND SURVEY FOR LOCATION. THE AS GRADED PLAN SHALL SHOW ALL SUBDRAIN LOCATIONS AND ELEVATIONS.
16. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
17. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND REFLECTED ON AS-GRADED PLANS. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED REMEDIATION TO THE BUILDING OFFICIAL FOR APPROVAL.
19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER SHALL SUBMIT DESIGN, LOCATIONS, AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
21. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
22. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR NUCLEAR GAUGE, AND SHALL BE SO NOTED FOR EACH TEST.
23. THE GRADING CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT VERIFYING THAT THE WORK DONE UNDER HIS DIRECTION WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND REQUIREMENTS OF CHAPTER 33 OF THE MALIBU BUILDING CODE OR DESCRIBING ALL VARIANCES FROM THE APPROVED PLANS AND REQUIREMENTS OF THE CODE. [3318.1]
24. THE DESIGN ENGINEER VERIFIES THAT THIS GRADING PLAN WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SECTION 3318.1 OF THE MALIBU BUILDING CODE. ALL SOILS ENGINEER AND ENGINEERING GEOLOGY RECOMMENDATIONS WERE INCORPORATED IN THE PLAN. (MUST BE SIGNED AND DATED BY THE DESIGN ENGINEER.)
25. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
26. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE SHOWN CLEARLY ON APPROVED PLANS.
27. SLOPES SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL AND PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE HAS BEEN APPROVED BY THE CITY BIOLOGIST.
28. THE ENGINEER SHALL SUBMIT A LETTER OF CERTIFICATION TO THE BUILDING OFFICIAL STATING THAT THE GRADING WAS DONE IN COMPLIANCE WITH THE APPROVED GRADING PLAN.
29. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS, AS APPROVED BY THE CITY OF MALIBU, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN. ALL RECOMMENDATIONS CONTAINED ARE TO BE COMPLIED WITH, OR REVISIONS SUBMITTED FOR REVIEW.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORM WATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. GRADING OPERATIONS, INCLUDING MAINTENANCE OF EQUIPMENT, SHALL BE ACCOMPLISHED WITHIN THE CONFINES OF THE NOISE ORDINANCE AND POLICIES OF THE CITY OF MALIBU.
32. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. GUTTERS SHALL BE CONNECTED TO NON-EROSIVE PIPING OR ANOTHER METHOD ACCEPTABLE TO THE BUILDING OFFICIAL.
33. ANY EXCAVATIONS ADJACENT TO OTHER PROPERTY OR STRUCTURES ARE SUBJECT TO THE PROVISIONS OF CALIFORNIA CIVIL CODE, SECTION 832, AND IS THE RESPONSIBILITY OF THE PERMITTEE AND/OR THE OWNER.

PLANTING AND IRRIGATION NOTES

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

FILL NOTES

38. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH THE WORK).
39. FILL SHALL BE COMPACTED (AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-LATEST VERSION) THROUGHOUT THEIR FULL EXTENT TO [3313.4]:
    A. A MINIMUM RELATIVE COMPACTION OF 90% OF MAXIMUM DRY DENSITY WITHIN 40 FT. BELOW FINISH GRAD, AND
    B. 93% OF MAXIMUM DRY DENSITY DEEPER THAN 40 FT. BELOW FINISH GRADE
40. FIELD DENSITY SHALL BE DETERMINED BY SAND-CONE METHOD, A.S.T.M. D1557-LATEST VERSION. IN FINE-GRAINED COHESIVE SOILS FIELD DENSITY SHALL BE DETERMINED BY THE DRIVE-CYLINDER METHOD, A.S.T.M. D-2937-LATEST VERSION, PROVIDED NOT LESS THAN 20% OF THE REQUIRED DENSITY SHALL BE SHOWN IN THE COMPACTION REPORT. OTHER METHODS MAY BE USED IF RECOMMENDED BY THE SOILS ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. [33132.4]
41. SUFFICIENT TESTS OF SOIL PROPERTIES, INCLUDING SOIL TYPES AND SHEAR STRENGTH, SHALL BE MADE DURING GRADING OPERATIONS TO VERIFY COMPLIANCE WITH DESIGN CRITERIA. THE RESULTS OF SUCH TESTING SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON COMPLETION OF GRADING OPERATIONS, OR WHEN NECESSITATED BY FIELD CONDITIONS UPON REQUEST OF THE BUILDING OFFICIAL. [331.8] ONE FIELD DENSITY TEST TO BE MADE AS FOLLOWS:
    a. ONE TEST FOR EACH TWO FOOT VERTICAL LIFT.
    b. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    c. ONE TEST WILL BE MADE AT POINT APPROXIMATELY ONE FOOT BELOW THE FILL SLOPE SURFACE ON THE BASIS OF ONE TEST FOR EACH 1,000 SQUARE FEET OF SLOPE SURFACE BUT NOT LESS THAN ONE TEST FOR EACH 10 FOOT OF VERTICAL SLOPE HEIGHT.
42. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAINS (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY SOILS ENGINEER.
43. NO ROCK OR SIMILAR MATERIAL GREATER THAN 12" IN DIAMETER WILL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER AND APPROVED, IN ADVANCE, BY THE BUILDING OFFICIAL.
44. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS OR WHEREVER DETERMINED TO BE NECESSARY BY THE BUILDING OFFICIAL.
45. ORIGINAL OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL FOR ALL COMPACTED FILLS.
46. ALL CONCRETE PLACED ON GRADE SHALL BE COLORED TO MATCH NATURAL CONDITIONS ADJACENT TO THE STRUCTURES. SURFACE PAINT IS NOT ACCEPTABLE. ALL COLORS ARE TO BE INCORPORATED INTO THE MIX AND BLENDED UNIFORMLY.
47. FILL PLACED OVER EXISTING TERRAIN 5:1 AND STEEPER THAN 3' HORIZONTAL TO 1' VERTICAL (3:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
48. FILL SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION, AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION, TEST D1557-91T OR APPROVED EQUIVALENT. ORIGINALS OF ALL REPORTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL.

GRADING INSPECTION REQUIREMENTS

49. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL 24 HOURS BEFORE THE GRADING OPERATION IS READY FOR EACH OF THE INSPECTIONS. (THE PERMITTEE NEED NOT WAIT FOR THE INSPECTOR TO ARRIVE BEFORE PROCEEDING WITH WORK).
    a. INITIAL INSPECTION: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. NO FILL SHALL HAVE BEEN PLACED PRIOR TO INSPECTION.
    b. TOE INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL AND BEFORE ANY FILL IS PLACED.
    c. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED AND BEFORE THE DEPTH OF EXCAVATION EXCEEDS 10 FEET.
    d. ROUGH INSPECTION: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACE, SWALES AND OTHER DRAINAGE DEVICES NECESSARY FOR THE PROTECTION OF THE BUILDING FROM FLOODING ARE INSTALLED; BERMS INSTALLED AT THE TOP OF SLOPES; SUBMIT THE REQUIRED "ROUGH GRADING RECORDS". FOUNDATIONS SHALL NOT BE EXCAVATED UNTIL THE BUILDING OFFICIAL HAS APPROVED ROUGH GRADING.
    e. FINAL INSPECTION: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES NECESSARY TO DRAIN THE BUILDING PAD ARE INSTALLED, SLOPE PLANTING ESTABLISHED AND ALL IRRIGATION SYSTEM INSTALLED. SUBMIT THE REQUIRED "AS-BUILT GRADING PLAN" AND "NOTIFICATION OF COMPLETION".
    f. SUBDRAIN INSTALLATION: PROVIDE CONTINUOUS INSPECTION DURING SUBDRAIN EXCAVATION AND INSTALLATION. CONTINUOUS INSPECTION BY THE SOILS ENGINEER OR HIS RESPONSIBLE REPRESENTATIVE SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATIONS. [3313.2]
    g. FILL INSTALLATION:
       i. AFTER THE FILL EMPLACEMENT IS STARTED AND BEFORE THE VERTICAL HEIGHT OF THE LIFTS EXCEEDS 10ft. [3313.2]
       ii. DURING PREPARATION OF NATURAL GROUND AND PLACEMENT AND COMPACTION FILL.
       iii. THE SOILS ENGINEER SHALL BE PRESENT DURING THE ENTIRE FILL PLACEMENT AND COMPACTION OF FILLS THE WILL EXCEED A VERTICAL HEIGHT OR DEPTH OF 30ft> OR RESULTS IN A SLOPE SURFACE STEEPER THE 2 HORIZONTAL 1 VERTICAL [3313.7]
    h. DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPES ARE IN PLACE AND h. BEFORE ANY CONCRETE IS POURED
    i. ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED AND EROSION i. PROTECTION HAS BEEN INSTALLED. THE GEOTECHNICAL ENGINEER SHALL SUBMIT THE FINAL COMPACTION REPORT PRIOR TO THE APPROVAL OF ROUGH GRADE.

GRADING PLAN NOTES:

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

ADDITIONAL NOTES:

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

CONDITIONS OF APPROVAL

THIS PLAN CONFORMS TO THE COASTAL DEVELOPMENT PERMIT CONDITIONALLY APPROVED BY THE CITY FOR _______________ ON _______.

CONTRACTORS NOTE:

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

STARTING DATE 30 DAYS AFTER PERMIT ISSUANCE ,2025

COMPLETION DATE 90 DAYS AFTER PERMIT ISSUANCE ,2025

SCOPE OF WORK:

811
Know what's below.
Call before you dig.

DIAL TOLL FREE
8 1 1

AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

PUBLIC WORKS DEPARTMENT GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) "GREEN BOOK."
2. CONTRACTORS SHALL COMPLY WITH ALL APPLICABLE DIVISION OF INDUSTRIAL REGULATIONS (CAL-OSHA) SAFETY STANDARDS. IF REQUESTED BY THE INSPECTOR, THE CONTRACTOR SHALL PROVIDE PROOF OF A PERMIT FROM SAID DIVISION.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489, EXT. 341 FOR PRE-CONSTRUCTION MEETING PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING OPERATIONS. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS INSPECTOR 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION AND 24 HOURS IN ADVANCE OF A SPECIFIC INSPECTION NEEDS DURING THE COURSE OF THE WORK.
4. NO IMPROVEMENTS ARE PROPOSED WITHIN THE PUBLIC RIGHT-OF-WAY.
5. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CITY PUBLIC RIGHT OF WAY SHALL REQUIRE A CITY ENCROACHMENT PERMIT. CALL THE PUBLIC WORKS INSPECTOR AT (310) 456-2489 EXT. 341 TO APPLY FOR A PERMIT.
6. STORAGE OF ANY CONSTRUCTION MATERIALS, CONSTRUCTION TRAILER, AND/OR PARKING AND ANY WORK WITHIN THE CALTRANS PUBLIC RIGHT OF WAY SHALL REQUIRE A CALTRANS ENCROACHMENT PERMIT. SUBMIT A COPY OF THE CALTRANS ENCROACHMENT PERMIT TO THE PUBLIC WORKS DEPARTMENT.
7. ALL WORK SHALL BE PERFORMED DURING CITY WORKING HOURS AND IN COMPLIANCE WITH THESE PLANS.
8. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.
9. CONTRACTOR SHALL LOCATE, PROTECT, AND SAVE ANY AND ALL SURVEY MONUMENTS THAT WILL BE OR MAY BE DAMAGED OR DESTROYED BY THEIR OPERATIONS. ONCE FOUND, THE CONTRACTOR SHALL THEN NOTIFY BOTH THE DEVELOPER'S SUPERVISING CIVIL ENGINEER AND THE PUBLIC WORKS INSPECTOR. THE SUPERVISING CIVIL ENGINEER SHALL RESET ALL SAID MONUMENTS PER THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IT MAY BE AFFECTED BY THESE OPERATIONS.
11. EXISTING TRAFFIC SIGNS ARE NOT TO BE REMOVED WITHOUT PRIOR TO NOTIFICATION AND APPROVAL OF THE CITY ENGINEER. AS A MINIMUM, CONSTRUCTION WORK ZONE TRAFFIC SIGNS AND STRIPING SHALL BE FURNISHED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK ("THE WATCH MANUAL"), PUBLISHED BY BNI BUILDING NEWS, INC. A TRAFFIC CONTROL PLAN, PREPARED BY THE DEVELOPER, MAY BE REQUIRED BY THE CITY.
12. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
13. EROSION CONTROL PLANS SHALL BE PROVIDED FOR ALL PROJECTS. GRADING AND CLEARING IS PROHIBITED FROM NOVEMBER 1 TO MARCH 31 FOR ALL DEVELOPMENTS WITHIN OR ADJACENT TO ESHA AND/OR INCLUDING GRADING ON SLOPES GREATER THAN 4:1.
14. ALL UNDERGROUND UTILITIES AND SERVICE LATERALS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF CURBS, GUTTERS, SIDEWALKS, AND PAVING UNLESS OTHERWISE PERMITTED BY THE CITY ENGINEER.
15. THE DEVELOPER SHALL COMPLY WITH NDPES REQUIREMENTS. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE.
16. ALL RECOMMENDATIONS MADE BY THE GEOTECHNICAL/SOILS ENGINEER (AND ENGINEERING GEOLOGIST, WHERE EMPLOYED), AND CONTAINED IN THE REPORTS REFERENCED HEREON, AS APPROVED OR CONDITIONED BY THE CITY, SHALL BE CONSIDERED A PART OF THE GRADING PLAN.
17. ALL STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (RCP).
18. TERRACE DRAINS, INTERCEPTOR DRAINS, AND DOWN DRAINS SHALL BE CONSTRUCTED OF 3" P.C.C. REINFORCED WITH 6"x6"x#10 W.W.M. AND SHALL BE EITHER SEMICIRCULAR OR TRIANGULAR CROSS SECTION. CONCRETE COLOR SHALL BE "OMAHA TAN" OR APPROVED EQUIVALENT.
19. GRADING QUANTITIES:
    CUT: 6,539 CU. YDS. FILL: 459 CU. YDS.
    EXPORT: 6,080 CU. YDS. IMPORT: Ø CU. YDS.
20. GROSS LOT AREA: 173,604 ACRES/SQ. FT.
    NET LOT AREA: 163,496 ACRES/SQ. FT.
    PROPOSED IMPERMEABLE COVERAGE: 16,216 SQ. FT.
    MAXIMUM ALLOWABLE IMPERMEABLE COVERAGE: 25,000 SQ. FT.
    TOTAL DISTURBED AREA: 29,380 SQ. FT.
    FLOOD ZONE ON FIRM: Ø BASE FLOOD ELEVATION: Ø FT.
21. ALL SLOPES ON PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT AND FILL UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER ON RECOMMENDATION OF THE PROJECT'S GEOTECHNICAL/SOILS CONSULTANT.
22. THE APPLICANT SHALL LABEL ALL CITY/COUNTY STORM DRAIN INLETS WITHIN 250 FEET FROM EACH PROPERTY LINE PER THE CITY OF MALIBU STANDARD LABEL TEMPLATE.

MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE

PERCENTAGES:

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

PROPOSED IMPERMEABLE COVERAGE:

BUILDING FOOTPRINT	7,569 SQ FT
DRIVEWAY AND MISC.	8,647 SQ FT
TOTAL	16,216 SQ FT

City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE

PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: ____________

PROJECT ADDRESS: 6191 Murphy Way

The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. **All calculations utilized to estimate the cubic yardages indicated shall be attached to this form**. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	300	2,646	950	2,643	0	6,539
Fill	300	0	1	158	0	459
Total	600	2,646	951	2,801	0	6,998
Import	0	0	0	0	0	0
Export	0	2,646	949	2,485	0	6,080

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompaction – *R&R must be balanced.*
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Leonard Liston III
PRINT NAME
SIGN NAME

DATE: 6/24/2026

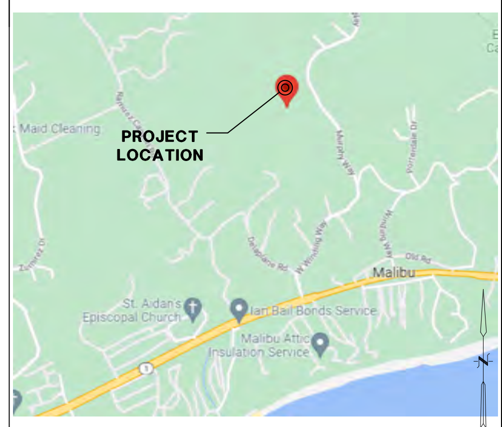
REGISTERED PROFESSIONAL ENGINEER LEONARD I. LISTON III 55123 CIVIL STATE OF CALIFORNIA

Page 1 of 1
P:\Forms\COUNTER FORMS\PLN Grading Verification Certificate_180201.doc

LEGAL DESCRIPTION	PORTION OF THE RANCHO TOPANGA MALIBU SEQUIT, BK 1., PG. 407 ET SEQ., OF PATENTS
OWNERS/BUILDER	KALUST AND CHRISTINE UCAR 6191 MURPHY WAY MALIBU, CA. 90265 (310) 709-6230 (818) 632-9394
ARCHITECT	BURDGE & ASSOCIATES ARCHITECTS 24911 PACIFIC COAST HIGHWAY MALIBU, CA. 90265 (310) 456-5906
CIVIL ENGINEER	LC ENGINEERING GROUP, INC. 889 PIERCE COURT SUITE 101 THOUSAND OAKS, CA. 91360 (805) 497-1244 (818) 991-7148 CONTACT: LENNIE LISTON
SURVEYOR	CHRIS NELSON & ASSOCIATES, INC. 28118 AGOURA ROAD SUITE 100 AGOURA HILLS, CA. 91301 (818) 991-1040

	SHEET INDEX
1.0	COVER SHEET
2.0	GRADING & DRAINAGE PLAN
3.0	CROSS SECTIONS
3.1	DETAILS

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



VICINITY MAP

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
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818-991-7148 • 805-497-1244 • lcegroupinc.com • info@lcegroupinc.com

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REV#	DATE	SUBMITTAL/REVISION

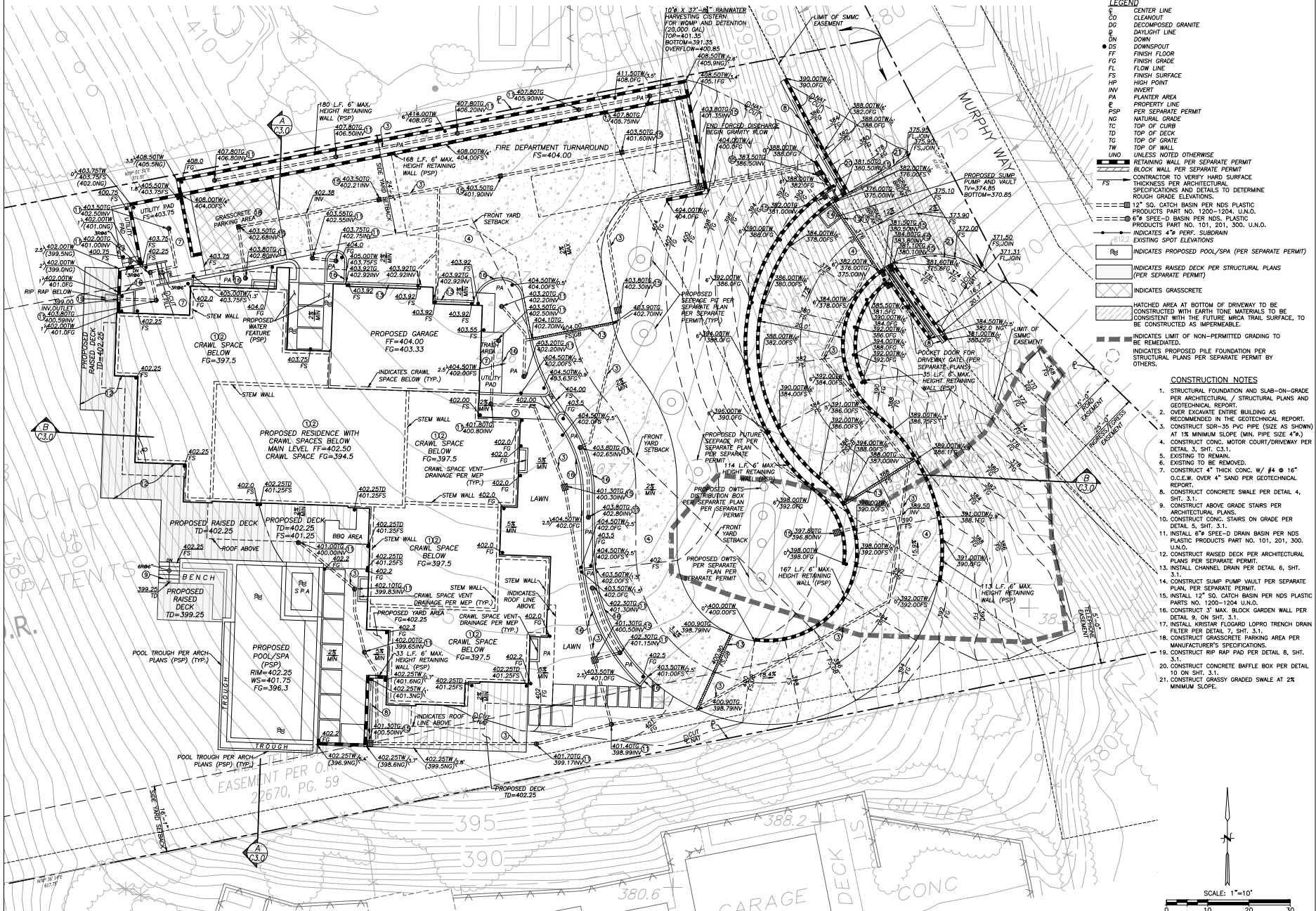
UCAR RESIDENCE
6191 MURPHY WAY
MALIBU, CA

COVER SHEET

DATE:	6/24/2026
SCALE:	N.T.S.
DRAWN:	ED
JOB NO:	8179

SHEET
C 1.0

X:\LCE GROUP\Civil\JOBS\8100\8179 Ucar\CIVIL\DWG\SHT\8179 SHT C1.0.dwg Jun 24, 2026, 8:49am Patrick Kauffman



LEGEND

- ℄ CENTER LINE
- CO CLEANOUT
- DG DECOMPOSED GRANITE
- ℔ DAYLIGHT LINE
- DN DOWN
- DS DOWNSPOUT
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- HP HIGH POINT
- INV INVERT
- PA PLANTER AREA
- ℗ PROPERTY LINE
- PSP PER SEPARATE PERMIT
- NG NATURAL GRADE
- TC TOP OF CURB
- TD TOP OF DECK
- TG TOP OF GRATE
- TW TOP OF WALL
- UNO UNLESS NOTED OTHERWISE

RETAINING WALL PER SEPARATE PERMIT

BLOCK WALL PER SEPARATE PERMIT

FS CONTRACTOR TO VERIFY HARD SURFACE THICKNESS PER ARCHITECTURAL SPECIFICATIONS AND DETAILS TO DETERMINE ROUGH GRADE ELEVATIONS.

12" SQ. CATCH BASIN PER NDS PLASTIC PRODUCTS PART NO. 1200-1204, U.N.O.

6"ø SPEE-D BASIN PER NDS PLASTIC PRODUCTS PART NO. 101, 201, 300. U.N.O.

INDICATES 4"ø PERF. SUBDRAIN

402.0 EXISTING SPOT ELEVATIONS

INDICATES PROPOSED POOL/SPA (PER SEPARATE PERMIT)

INDICATES RAISED DECK PER STRUCTURAL PLANS (PER SEPARATE PERMIT)

INDICATES GRASSCRETE

HATCHED AREA AT BOTTOM OF DRIVEWAY TO BE CONSTRUCTED WITH EARTH TONE MATERIALS TO BE CONSISTENT WITH THE FUTURE MRCA TRAIL SURFACE, TO BE CONSTRUCTED AS IMPERMEABLE.

INDICATES LIMIT OF NON-PERMITTED GRADING TO BE REMEDIATED.

INDICATES PROPOSED PILE FOUNDATION PER STRUCTURAL PLANS PER SEPARATE PERMIT BY OTHERS.

CONSTRUCTION NOTES

1. STRUCTURAL FOUNDATION AND SLAB-ON-GRADE PER ARCHITECTURAL / STRUCTURAL PLANS AND GEOTECHNICAL REPORT.
2. OVER EXCAVATE ENTIRE BUILDING AS RECOMMENDED IN THE GEOTECHNICAL REPORT.
3. CONSTRUCT SDR-35 PVC PIPE (SIZE AS SHOWN) AT 1% MINIMUM SLOPE (MIN. PIPE SIZE 4"ø.)
4. CONSTRUCT CONC. MOTOR COURT/DRIVEWAY PER DETAIL 3, SHT. C3.1.
5. EXISTING TO REMAIN.
6. EXISTING TO BE REMOVED.
7. CONSTRUCT 4" THICK CONC. W/ #4 @ 16" O.C.E.W. OVER 4" SAND PER GEOTECHNICAL REPORT.
8. CONSTRUCT CONCRETE SWALE PER DETAIL 4, SHT. 3.1.
9. CONSTRUCT ABOVE GRADE STAIRS PER ARCHITECTURAL PLANS.
10. CONSTRUCT CONC. STAIRS ON GRADE PER DETAIL 5, SHT. 3.1.
11. INSTALL 6"ø SPEE-D DRAIN BASIN PER NDS PLASTIC PRODUCTS PART NO. 101, 201, 300. U.N.O.
12. CONSTRUCT RAISED DECK PER ARCHITECTURAL PLANS PER SEPARATE PERMIT.
13. INSTALL CHANNEL DRAIN PER DETAIL 6, SHT. 3.1.
14. CONSTRUCT SUMP PUMP VAULT PER SEPARATE PLAN, PER SEPARATE PERMIT.
15. INSTALL 12" SQ. CATCH BASIN PER NDS PLASTIC PARTS NO. 1200-1204 U.N.O.
16. CONSTRUCT 3' MAX. BLOCK GARDEN WALL PER DETAIL 9, ON SHT. 3.1.
17. INSTALL KRISTAR FLOGARD LOPRO TRENCH DRAIN FILTER PER DETAIL 7, SHT. 3.1.
18. CONSTRUCT GRASSCRETE PARKING AREA PER MANUFACTURER'S SPECIFICATIONS.
19. CONSTRUCT RIP RAP PAD PER DETAIL 8, SHT. 3.1.
20. CONSTRUCT CONCRETE BAFFLE BOX PER DETAIL 10 ON SHT. 3.1.
21. CONSTRUCT GRASSY GRADED SWALE AT 2% MINIMUM SLOPE.

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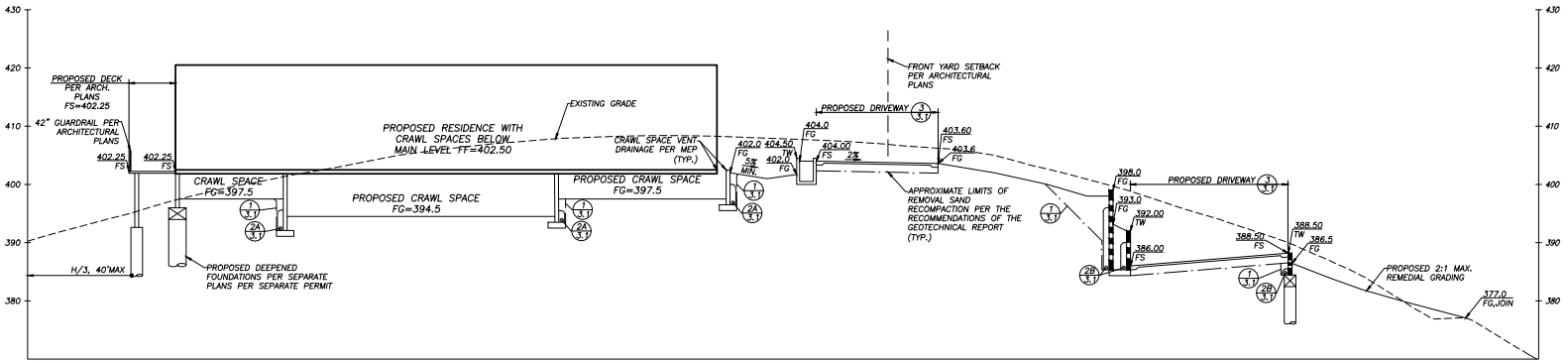
REV#	DATE	SUBMITTAL/REVISION

UCAR RESIDENCE
6191 MURPHY WAY
MALIBU, CA

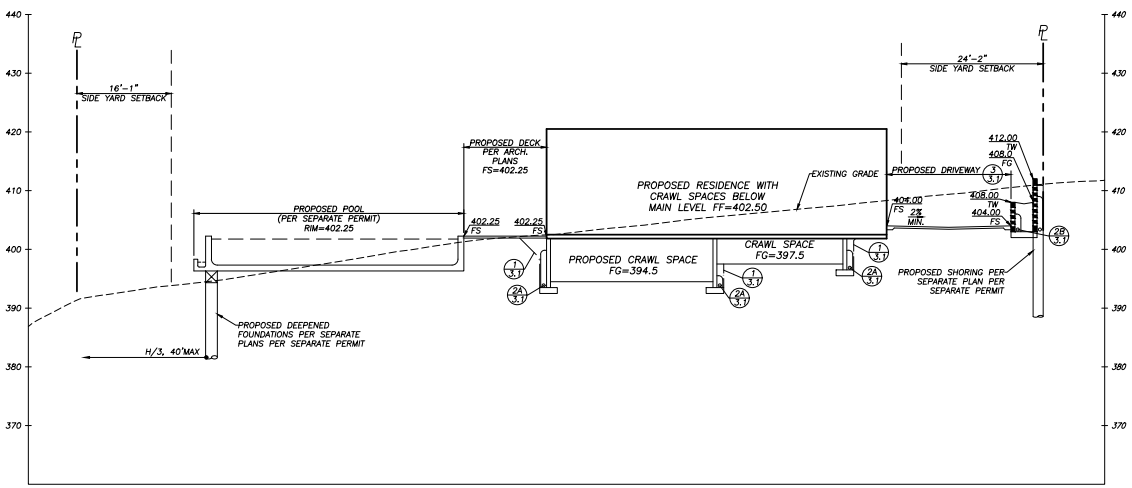
GRADING AND DRAINAGE PLAN

DATE:	1/29/2024
SCALE:	1"=10'
DRAWN:	ED
JOB NO:	8179
SHEET	C 2.0

Jan 22, 2025, 2:53pm Elizabeth Dwyer
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SECTION A
1"=10'



SECTION B
1"=10'

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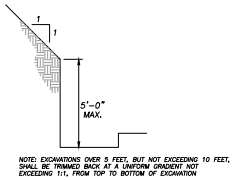
REV#	DATE	SUBMITTAL/REVISION

UCAR RESIDENCE
6191 MURPHY WAY
MALIBU, CA

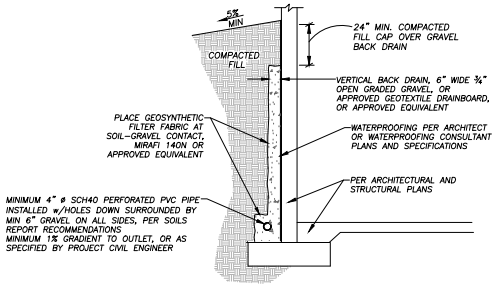
CROSS SECTIONS

DATE:	1/2[illegible]/26
SCALE:	1"=10'
DRAWN:	ED
JOB NO:	8179
SHEET	C 3.0

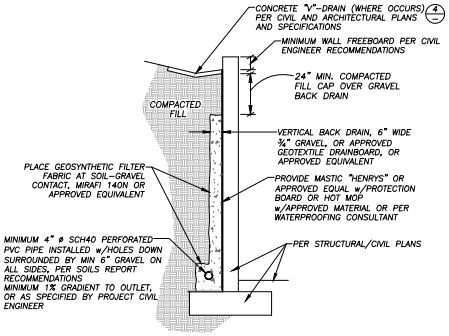
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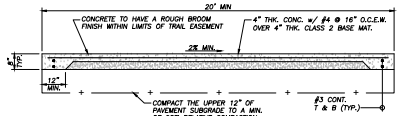
DETAIL NO. 1 TEMPORARY EXCAVATION
N.T.S.



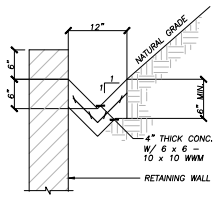
DETAIL NO. 2A BASEMENT BACKFILL
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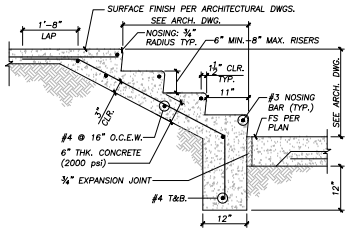
DETAIL NO. 2B RETAINING WALL BACKFILL
N.T.S.



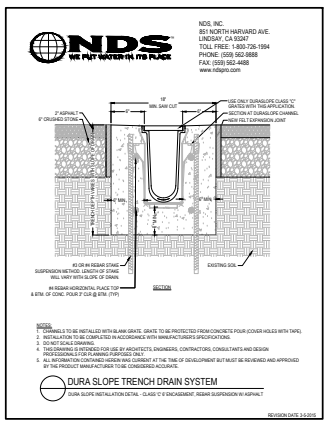
DETAIL NO. 3 CONCRETE DRIVEWAY
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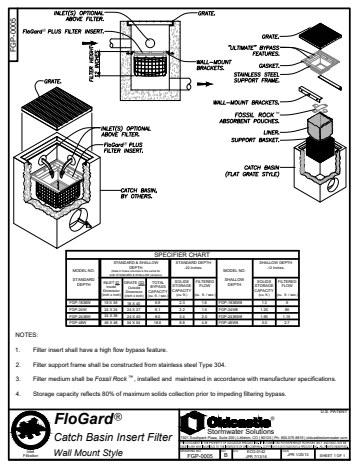
DETAIL NO. 4 CONCRETE 'V' DRAIN
N.T.S.



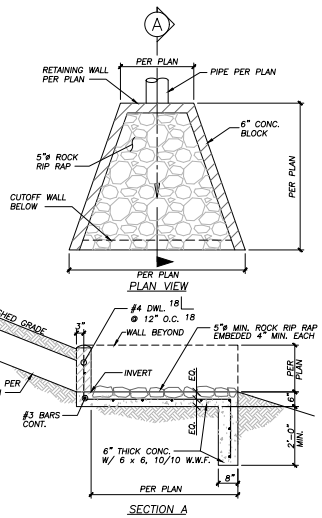
DETAIL NO. 5 CONCRETE STAIRS ON–GRADE
N.T.S.



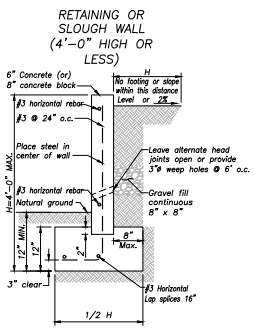
DETAIL NO. 6 CHANNEL DRAIN
N.T.S.



DETAIL NO. 7 CATCH BASIN FILTER
N.T.S.



DETAIL NO. 8 RIP RAP
N.T.S.

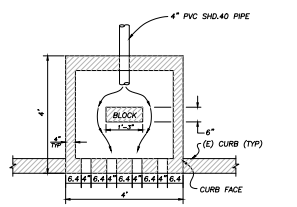


These walls are designed for the average condition and may not be suitable in all cases. Where the proposed wall construction is extensive, a licensed civil or structural engineer should be consulted.

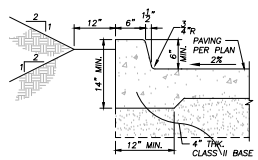
GENERAL SPECIFICATIONS

1. All footings to be 12" into natural ground.
2. Concrete mix for footing and for concrete wall to be 2500 psi minimum, or if site mixed: 1 part Portland cement, 2 parts sand, 3 parts 1" rock with a maximum of 7 gallons of water per sack of cement.
3. Grout mix for concrete block wall to be 2000 psi, 1 part Portland cement, to 3 parts sand which may be added not more than 1/10 part lime. Sufficient water to be added to produce consistency for pouring without segregation of the constituents. Grout may contain pea gravel to a maximum size of 3/8".
4. Mortar mix for concrete blocks to be 1 part cement to 1/4" lime putty or hydrated lime to 3½ parts damp loose sand.
5. Concrete block units to be standard 8"x8"x16" units conforming to ASTM C90, Grade N, Type II and UBC Standard 21–4.
6. Reinforcing steel shall be deformed steel conforming to ASTM Specification A–615, Grade 40. Lap all steel 16".
7. Concrete block units to be staggered (running bond).
8. Concrete block units to have vertical continuity of the cells unobstructed. All cells containing reinforcing to be filled solid with grout.

DETAIL NO. 9 4'–0" MAX HGT. GARDEN WALL
N.T.S.



DETAIL NO. 10 CONCRETE BAFFLE BOX
N.T.S.



DETAIL NO. 11 CONCRETE 6" CURB
N.T.S.

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REV#	DATE	SUBMITTAL/REVISION

UCAR RESIDENCE
6191 MURPHY WAY
MALIBU, CA

DETAILS

DATE:	1/29/2024
SCALE:	N.T.S.
DRAWN:	ED
JOB NO:	8179
SHEET	C 3.1

Jan 22, 2025, 2:53pm Elizabeth Dwyer
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ATTACHMENT 3















1 COASTAL SLOPE TRAIL MAP PUBLIC SIGN



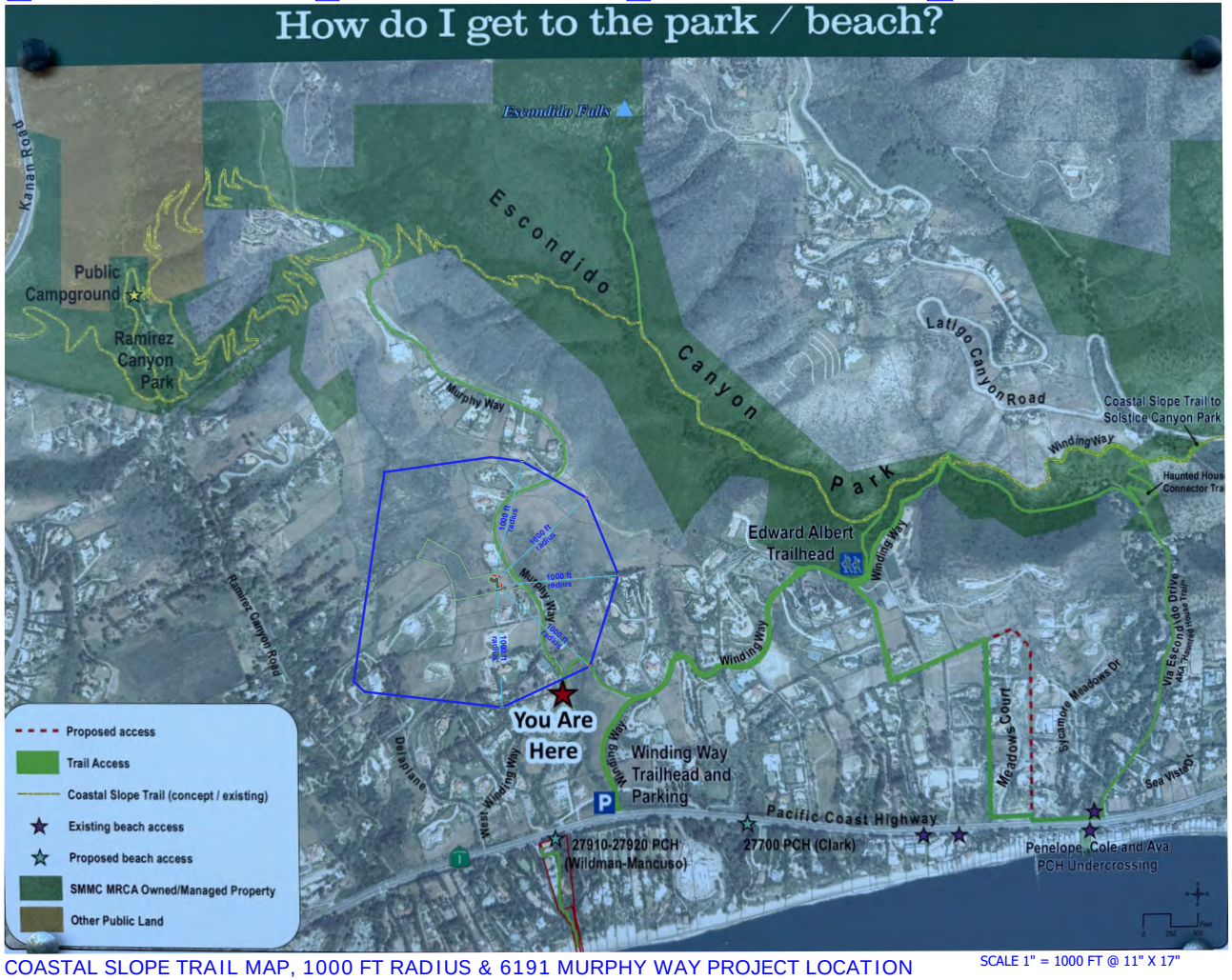
2 VIEW FROM TRAIL ACCESS TO PROJECT



3 VIEW FROM TRAIL ACCESS TO PROJECT



4 VIEW FROM TRAIL ACCESS TO PROJECT

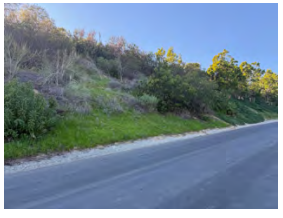


COASTAL SLOPE TRAIL MAP, 1000 FT RADIUS & 6191 MURPHY WAY PROJECT LOCATION

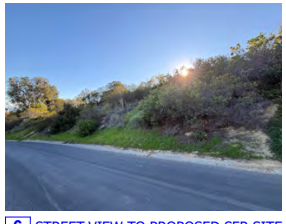
SCALE 1" = 1000 FT @ 11" X 17"



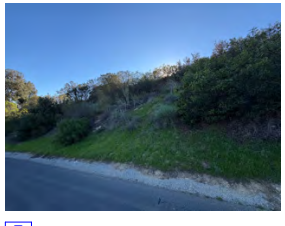
LEGEND: PHOTOS LOCATIONS & VIEW DIRECTION



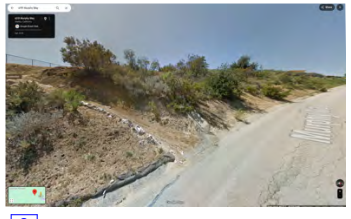
5 STREET-VIEW TO PROPOSED SFR SITE



6 STREET-VIEW TO PROPOSED SFR SITE



7 STREET-VIEW TO PROPOSED SFR SITE



8 GOOGLE STREET-VIEW TO PROPOSED SFR SITE



9 GOOGLE STREET-VIEW TO PROPOSED SFR SITE

BURDGE ARCHITECTS

City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department **REVISED DATE** 05/26/2026

PROJECT NUMBER: CDP 24-026

JOB ADDRESS: 6191 MURPHY WAY

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, Inc

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PLANNER: Courtney Brown

PROJECT DESCRIPTION: NSFR with pool and amenities

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

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

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

Courtney McCammon 6/9/26

Signature Date

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

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

City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Arfakhashad Munaim, Schmitz and Associates, Inc amunaim@schmitzandassociates.net		
Project Address:	**6191 MURPHY WAY** Malibu, CA 90265		
Planning Case No.:	CDP 24-026		
Project Description:	NSFR with pool and amenities		
Date of Review:	June 9, 2026		
Reviewer:	Courtney McCammon	Signature:	Courtney McCammon
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	5/26/26
Site Survey:	5/26/26
Landscape Plan:	5/26/26
Hydrozone Plan:	5/26/26
Irrigation Plan:	5/26/26
Fuel Modification Plan:	5/26/26
Grading Plan:	5/26/26
OWTS Plan:	5/26/26
Bio Assessment:	
Bio Inventory:	Forde Biological (10/14/24); revised 8/28/25
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	8/20/24 (Incomplete), 7/8/25 (Incomplete)

REVIEW FINDINGS

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

Recycled Paper

DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 169,884 gallons per year (gpy). The Estimated Applied Water Use (EAWU) totals 151,092 gpy. Therefore, the project meets the Landscape Water Conservation Ordinance Requirements.

2. The submitted biological assessment shows the chaparral habitat on the project site as being encompassed within the existing fuel modification zones of surrounding existing homes. Due to that, the chaparral habitat is not considered ESHA per Malibu LUP 3.1. There are two mapped streams that the applicant's biologist confirmed as ESHA, but they are 636 feet and 264 feet away from the development, respectively. The applicant submitted an adjusted fuel modification plan approved by the Los Angeles Fire Department containing the fuel modification so that it does not encroach upon the stream or the stream buffer.

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 Community Development Director for review and approval a certificate of completion in accordance with MMC Chapter 17.53. The certificate shall include the property owner's signed acceptance of responsibility for maintaining the landscaping and irrigation in accordance with the approved plans and MMC Chapter 17.53.

   D. Prior to a final plan check approval, the property owner /applicant must provide a landscape water use approval from the Los Angeles County Waterworks District No. 29. For approval contact:

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

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

E. Vegetation forming a view impermeable condition serving the same function as a fence or wall (also known as a hedge) located within the side or rear yard setback shall be maintained at or below a height of six feet. A hedge located within the front yard setback shall be maintained at or below a height of 42 inches. Three violations of this condition will result in a requirement to permanently remove the vegetation from the site.

F. Vegetation in excess of six feet in height shall not obstruct the primary view of existing residences located within a 1,000-foot radius at any given time (given consideration of its future growth).

G. Plantings required for fuel modification, except for within irrigated Zone A nearest to approved residential structures, must be native, drought-tolerant species and shall blend with the existing natural vegetation and natural habitats on the site.

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

I. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 feet from the eave/overhang of a structure with limited application areas. Any mulch materials (excluding wood chips and shredded rubber) are allowed 30 feet or more from a structure with no limitation on application area.

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

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

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

M. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys.

N. Grading and/or demolition shall be scheduled only during the dry season from April 1 – October 31. 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.

O. All new development including structures, septic systems, or landscaping, shall be set back no less than (*100*) feet from the (*ESHA and streams*).

P. The landscape and fuel modification plan has been conditioned to protect natural resources in accordance with the Local Coastal Program. All areas shall be planted and maintained as described in the landscape and fuel modification plan. Failure to comply with the landscape conditions is a violation of the conditions of approval for this project.

Q. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas. Lighting of the shore or the beach in excess of one foot-candle 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.

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

cc: Planning Project file
Planning Department

City of Malibu

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

ENVIRONMENTAL HEALTH REVIEW
REFERRAL SHEET

TO: City of Malibu Environmental Health Staff

FROM: City of Malibu Planning Staff **REVISED DATE** 05/26/2026

PROJECT NUMBER: CDP 24-026

JOB ADDRESS: 6191 MURPHY WAY

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, Inc.

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PROJECT DESCRIPTION: NSFR with pool and amenities

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Malibu Environmental Health Staff

✓ **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.

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

— **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)**

Signature 5/28/2026

Signature **Date**

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

Public Counter hours for Environmental Health staff are Tuesdays and Thursdays, 8:00 AM – 12:00 PM.

City of Malibu

Environmental Health ● Environmental Sustainability Department
23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

ENVIRONMENTAL HEALTH REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email address)	Arfakhashad Munaim amunaim@schmitzandassociates.net		
Project Address:	**6191 Murphy Way** Malibu, California 90265		
Planning Case No.:	CDP 24-026		
Project Description:	NSFR, Pool, NOWTS		
Date of Review:	May 28, 2026		
Reviewer:	Matt Janousek	Signature:	
Contact Information:	Phone: (310) 456-2489	Email:	mjanousek@malibucity.org

SUBMITTAL INFORMATION

Project Plans:	Burdge: Plans dated 5-28-2024, 11-18-2024, **5-22-2026**
Grading Plans:	L C Engineering Group, Inc.: Plans dated 1-29-2025, **3-25-2026**
Landscape Plans:	Wynn Landscape Architects, Inc: Plan dated 5-17-2024, 9-26-2024, **7-22-2025**
OWTS Plan:	EPD Consultants: Plan dated 5-9-2024, 12-16-2024
OWTS Report:	EPD Consultants: Report dated 5-9-2024, 12-16-2024
Perc. Test Report:	EPD Consultants: Report dated 5-9-2024
Geology Report:	GeoConcepts: Report dated 5-2-2024, 6-26-2025, **8-22-2025, 5-18-2026**
Miscellaneous:	
Previous Reviews:	7-24-2024, 7-21-2025

REVIEW FINDINGS

Planning Stage:	☒	**CONFORMANCE REVIEW COMPLETE** for the City of Malibu Local Coastal Program (LCP)/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.
	☐	**CONFORMANCE REVIEW INCOMPLETE** for the City of Malibu LCP/LIP and MMC. The listed Planning stage review comments shall be addressed prior to conformance review completion.
OWTS Plot Plan:	☐	**NOT REQUIRED**
	☒	**REQUIRED (attached hereto)** ☐ **REQUIRED (not attached)**

Based upon the project description and submittal information noted above, a **conformance review** was completed for a new 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 (MMC) 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 and OWTS Plan Check Approval:

1) ***Itemized Response to Conditions****: Please provide a written response to this review letter that addresses each of the numbered conditions presented below. Each response should clearly explain how the condition has been addressed, including reference to any revised report or plans, or other supporting response materials. It is the applicant's responsibility to distribute this review letter to all applicable project consultants and ensure a coordinated building plan check and OWTS plan check submittal package*.

2) **OWTS on Project Plans:** The final project site plans must show the proposed onsite wastewater treatment system (OWTS), including the treatment tank, present/future dispersal area(s), and all lines of connection to the residence.

3) **Building Plans:** All project 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) **Architectural Plans:**

   - The final architectural plans must show 5 bedrooms and 58 drainage fixture units (DFU), or as otherwise indicated by the OWTS Designer in the final design report.

   - Show and label all drainage fixtures on the final floor plans, including clothes washers, kitchen sinks, and dishwashers.

5) **Certified Fixture Unit Worksheet:** A fixture unit worksheet showing all proposed bedrooms and DFU must be completed and certified by the OWTS Designer (EPD).

   - Please incorporate the fixture unit worksheet into the final architectural plan set and final OWTS design report.

   - The fixtures listed on the certified fixture unit worksheet must match the submitted architectural plans.

6) **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 plan must fit on an 11” x 17” sheet leaving a 5” left margin clear to provide space for a City-applied legend.

7) **Final OWTS Design Report, Plans, and System Specifications:** A final OWTS design report and large set of construction drawings with system specifications 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.]

8) **Notice of Decision:** The final OWTS plans shall include the Conditions of Approval sections of the Notice of Decision (NOD) from the Planning Department. The Acceptance of Conditions Affidavit must be signed and notarized by the owner of the property and incorporated into the final OWTS plans.

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

10) **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.

11) **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**.

12) **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 OWTS 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**.

13) **Storm Water Pollution Prevention Plan (S.W.P.P. Plan):** A S.W.P.P. Plan shall be submitted during the building plan check stage review. The plan must show the proposed OWTS components.

14) **Project Geologist/Geotechnical Consultant Approval:** Project Geologist/Geotechnical Consultant final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

15) **City of Malibu Geologist/Geotechnical Approval:** City of Malibu geotechnical staff final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

16) **City of Malibu Public Works Approval:** City of Malibu Public Works final approval of the OWTS plan shall be submitted to the Environmental Health Administrator.

17) **Waterworks District 29 (W.W.D.29) Approval:** WWD29 approval of the OWTS plot plan is required. The final OWTS plot plan must show the water main and meter as applicable. Once the final OWTS plot plan is deemed feasible, Environmental Health staff will route the OWTS plot plan to WWD29.

18) **Environmental Health Approval:** City of Malibu Environmental Health final approval of the OWTS plan shall be obtained.

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

20) **Environmental Health Final Building Plan Check and OWTS Plan Check Review Fee:** A final fee in accordance with the adopted fee schedule at the time of building plan check and OWTS plan check submittal shall be paid to the City of Malibu for Environmental Health review of the OWTS design and system specifications.

21) **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 OWTS plan check submittal shall be submitted with the application.

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

cc: Environmental Health file
Planning Department

6191 MURPHY WAY (CDP 24-026)
MALIBU, CA 90265

S.F.D.:	5 Bedroom/5 Fixture Units (N)
TREATMENT TANK:	3,634 Gallon MicroSepTec ES12 with UV Disinfection Unit (N)
ACTIVE:	2 – 6' x 35' BI w/10' Cap (N) (projected; B-1,B-2)
	1 – 6' x 35' BI w/11.5' Cap (N) (projected; B-3)
FUTURE:	1 – 6' x 35' BI w/11.5' Cap (F) (projected; B-4)
PERC RATE:	3,788 gpd; 5.7 gpsf (proj; B-1)
	2,219 gpd; 3.4 gpsf (proj; B-2)
	2,477 gpd; 3.8 gpsf (proj; B-3)
	8,790 gpd; 13.3 gpsf (proj; B-4)
DESIGNER:	Kevin Poffenbarger; PE 69089
REFERENCE:	EPD Consultants: OWTS Design Report dated 5-9-2024, 12-16-2024; Percolation Test Report dated 5-9-2024
	GeoConcepts Inc: OWTS Supporting Geology report dated 5-2-2024, 8-22-2025

*SEE REVERSE SIDE FOR MORE OWTS INFORMATION.

NOTES:

1. This conformance review is for new single-family dwelling, swimming pool and a new advanced onsite wastewater treatment system (OWTS). The new advanced OWTS conforms to the requirements of the Malibu Municipal Code (MMC) and the Local Coastal Program (LCP).

2. This 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 review treatment.

3. This review is valid for one year or until MMC, and/or LCP, and/or Administrative Policy changes render it noncomplying.

CITY OF MALIBU
ENVIRONMENTAL SUSTAINABILITY DEPT
ENVIRONMENTAL HEALTH

CONFORMANCE REVIEW

SIGNATURE: _____ DATE: 5/28/2026

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

KEY:

- PROPERTY LINE
- (E) EASEMENT
- (P) STRUCTURE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (P) SS PIPES (AIR)
- (P) PRESENT SEEPAGE PIT (P-X)
- (P) FUTURE SEEPAGE PIT (F-X)
- BORINGS (B-X) APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP, DATED MAY 2024

ABBREVIATIONS:

(E)	EXISTING
(P)	PROPOSED
BI	BELOW INLET
DFU	DRAINAGE FIXTURE UNIT
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OWS	ONSITE WASTEWATER SYSTEM
SFR	SINGLE-FAMILY RESIDENCE
SS	SANITARY SEWER
VIF	VERIFY IN FIELD

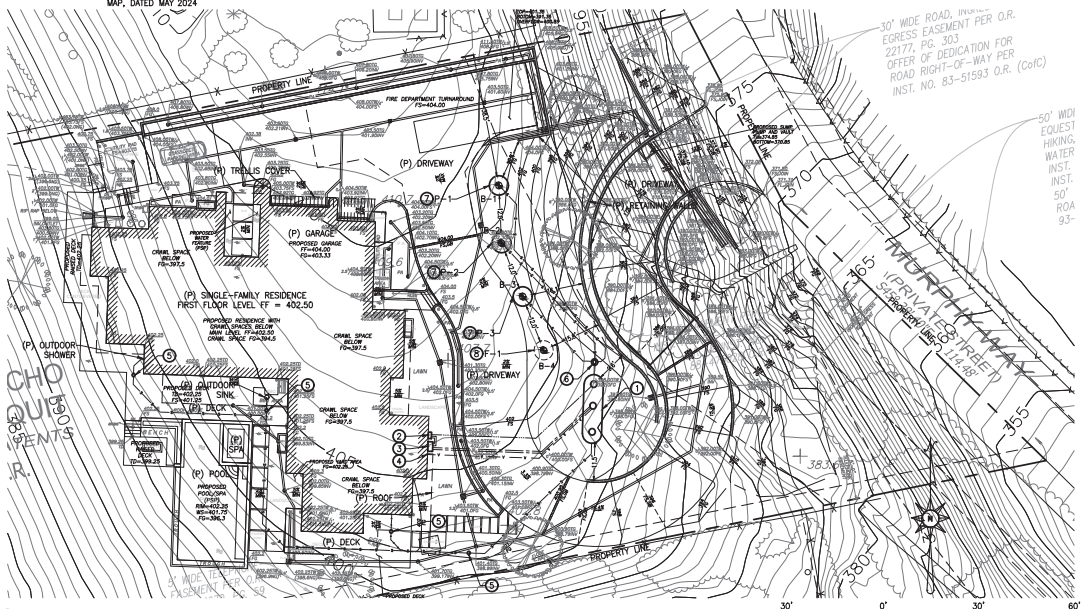
NOTES:

1. THIS PLAN IS ACCURATE FOR (P) ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN ONLY. FOR ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN PLAN REFER TO DETAIL 1, SHEET W0.00.
2. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 2, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM GENERAL NOTES PER DETAIL 3, SHEET W0.00.
4. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 4, SHEET W0.00.
5. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 5, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS PER DETAIL 6, SHEET W0.00.

PRELIMINARY - NOT FOR CONSTRUCTION

OUTDOOR DFU NOTE:
THE PROJECT ARCHITECT SHALL PROVIDE DETAILS ON THEIR PLANS FOR THE PROPOSED OUTDOOR SHOWER(S) AND SINK(S) TO HAVE A PERMANENT COVER INSTALLED TO DIRECT STORM WATER FROM ENTERING THE SANITARY SEWER AT ALL TIMES

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.



1 ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

Scale: 1"=30'

GRAPHIC SCALE: 1"=30'

consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. POFFENBARGER
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	12/16/24	MD

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT:
6191 MURPHY WAY
MALIBU, CA 90265

DATE	SCALE	DRAWN BY
5/9/24	AS_SHOWN	MD

PROJECT NO.
J936

DRAWING NO.
W0.01

SHEET 2 OF 2 SHEETS



(1) ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN

Scale: 1"=100'

100' 0' 100' 200'

GRAPHIC SCALE: 1"=100'

LEGEND:

- PROPERTY LINE
- EASEMENT
- (P) RESIDENCE
- BORINGS (B–X) APPROX. LOCATIONS PER GEOCONCEPTS, INC. GEOLOGIC MAP, DATED MAY 2024

ABBREVIATIONS:

ADU	ACCESSORY DWELLING
BGS	BELOW GRADE SURFACE
BLS	BLUE LINE STEAM
BOT	BOTTOM
DEMO	DEMOLITION
(E)	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
INV	INVERT
LACWD	LOS ANGELES COUNTY WATERWORKS DISTRICT
MPC	MALIBU PLUMBING CODE
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
R&R	REMOVAL AND REPLACEMENT
SDI	SUBSURFACE DRIP IRRIGATION
SF	SQUARE FEET
SFR	SINGLE–FAMILY RESIDENCE
TOP	TOP OF TANK
TOR	TOP OF ROCK
TOT	TOP OF TANK
VIF	VERIFY IN FIELD

SOILS NOTE:
THE PROJECT ENGINEERING GEOLOGIST SHALL OBSERVE AND APPROVE THE INSTALLATION OF THE SEEPAGE PITS AND PROVIDE THE COUNTY INSPECTOR WITH A FIELD MEMORANDUM(S) DOCUMENTING AND VERIFYING THAT THE SEEPAGE PITS SYSTEM WERE INSTALLED PER THE APPROVED OWTS PLANS.

PRELIMINARY - NOT FOR CONSTRUCTION

(1) (P) MICROSEPTEC ENVIROSERVER ES12 TREATMENT SYSTEM HOUSED IN A 3,634–GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR, LOW HEAD DUPLEX EFFLUENT PUMPS OPTION, EFFLUENT FILTER, UV DISINFECTION & TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.

(2) (P) MICROSEPTEC TELEMETRY CONTROL PANEL. REQUIRES POWER TO PANEL AND DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.

(3) (P) MICROSEPTEC HIBLOW HP–120LL AIR COMPRESSORS (TYP. OF 2) IN ABOVE GROUND ENCLOSURES PER MFR.

(4) (P) ENVIROSERVER AIR VENT W/ 3"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.

(5) (P) GRAVITY CLEANOUT TO GRADE.

(6) (P) JENSEN PRECAST MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø PVC WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.

(7) (P) PRESENT 3 X 6'ø X 35' BI SEEPAGE PITS W/ 15' CAP DEPTHS FROM EG @ BORINGS B–1, B–2 & B–3. CONSTRUCT WITH 8"ø ACCESS PORTS IN ENCLOSURES TO GRADE.

(8) (P) FUTURE 1 X 6'ø X 35' BI SEEPAGE PIT W/ 15' CAP DEPTH FROM EG @ BORING B–4.

(2) ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

1. THESE PLANS ARE ACCURATE FOR PROPOSED ONSITE WASTEWATER SYSTEM (OWS) ONLY. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.
2. AERIAL PHOTOGRAMMETRIC SURVEY PROVIDED BY CHRIS NELSON & ASSOCIATES, INC., DATED SEPTEMBER 22, 2022. ARCHITECTURAL PLANS PROVIDED BY BURDGE ARCHITECTS, DATED OCTOBER 31, 2024. GRADING AND DRAINAGE PLANS PROVIDED BY LC ENGINEERING GROUP, INC., DATED JANUARY 29, 2024.
3. ALL BORINGS (B–X) ARE APPROXIMATE PER REPORT BY GEOCONCEPTS, INC., DATED MAY 2, 2024.
4. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF APPROVED FINAL FULL SIZE PROJECT PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL APPROVED FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.

(3) ONSITE WASTEWATER SYSTEM GENERAL NOTES

Scale: N.T.S.

TOTAL BEDROOMS: 5
TOTAL DRAINAGE FIXTURE UNITS: 58

SINGLE FAMILY RESIDENCE: 5 BEDROOMS
1 BEDROOM @ 300 GPD/BED = 300 GPD
4 BEDROOMS @ 150 GPD/BED = 600 GPD

PEAK DESIGN DAILY FLOWRATE: 900 GPD
AVERAGE DESIGN DAILY FLOWRATE: 500 GPD
STRENGTH OF SEPTIC TANK EFFLUENT: 200mg/L OR LESS

NEW MICROSEPTEC ES12 TERTIARY TREATMENT TANK: 3,634 GALLONS

MIN. SEPTIC TANK CAPACITY (MMC TABLE 15.42.070): 1,500–GALLONS
(BASED UPON BEDROOM COUNT ONLY)

MIN. SEPTIC TANK CAPACITY: (MMC TABLE 15.42.070): 2,500–GALLONS
(BASED UPON DFU COUNT ONLY)

MIN. SEEPAGE PIT CAPACITY (PRESENT AND FUTURE): 7,500–GALLONS
(BASED UPON DFU COUNT)

EFFLUENT DISPERSAL:
PERC RATE PRESENT:
B–1 = (3,788 GPD/6'ø PIT)
B–2 = (2,219 GPD/6'ø PIT)
B–3 = (2,477 GPD/6'ø PIT)
TOTAL = 8,484 GPD/3–6'ø PITS

PERC RATE FUTURE:
B–4 = (8,790 GPD/6'ø PIT)
TOTAL = 8,790 GPD/1–6'ø PIT

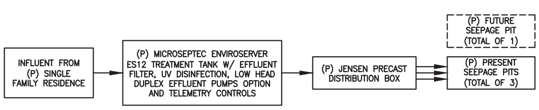
PRESENT SEEPAGE PITS: 3 TOTAL
(3 TOTAL 6'ø X 35' BI PITS W/ 15' CAP DEPTHS FROM EG @ B–1, B–2 & B–3)

FUTURE SEEPAGE PIT: 1 TOTAL
(1 TOTAL 6'ø X 35' BI PIT W/ 15' CAP DEPTH FROM EG @ B–4)

PEAK DESIGN DISPERSAL LOADING RATE: 0.45 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE: 0.25 GPD/SF

(4) OWS CALCULATIONS

Scale: N.T.S.



(5) ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

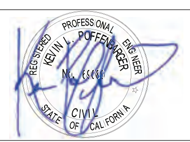
Scale: N.T.S.

	SEEPAGE PIT #	PERC.TEST BORING PIT #	SEEPAGE PIT DEPTH (FT)	EXISTING GRADE (EG) (FT)	FINISHED GRADE @PIT (FG) (FT)	CAP DEPTH FROM EG (FT)	CAP DEPTH FROM FG (FT)	CAP DEPTH ELEVATION (FT)	SURFACE ELEVATION @ 15–FT DAYLIGHT (FT)	BELOW INLET (BI) DEPTH (FT)	BOTTOM OF PIT ELEVATION (FT)	GROUNDWATER ELEVATION (FT)	GROUNDWATER SEPARATION (FT)
PRESENT SEEPAGE PITS	P–1	B–1	50.00	409.00	404.00	15.00	10.00	394.00	396.00	35.00	359.00	346.00	13.00
	P–2	B–2	50.00	408.00	403.00	15.00	10.00	393.00	396.00	35.00	358.00	346.00	12.00
	P–3	B–3	50.00	406.50	403.00	15.00	11.50	391.50	395.00	35.00	356.50	346.00	10.50
FUTURE SEEPAGE PIT	F–1	B–4	50.00	406.00	402.50	15.00	11.50	391.00	396.00	35.00	356.00	346.00	10.00

(6) ONSITE WASTEWATER SYSTEM SEEPAGE PIT ELEVATIONS

Scale: N.T.S.

EPD consultants
sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566



▽NO.	REVISIONS:	DATE:	BY:
1	PC COMMENTS	12/16/24	MD

ADDRESS:
6191 MURPHY WAY
MALIBU, CA 90265

SHEET TITLE: ONSITE WASTEWATER SYSTEM

PROJECT: PRIVATE RESIDENCE

DATE	SCALE	DRAWN BY
5/9/24	AS_SHOWN	MD

PROJECT NO. J936

DRAWING NO. W0.00

SHEET 1 OF 2 SHEETS

City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date: June 17, 2026 **Review Log #:** **5210**
Site Address: 6191 Murphy Way
Lot/Tract/PM #: **Planning #:** CDP 24-026 P3
Applicant/Contact: Arfakhashad (AK) Munaim amunaim@schmitzandassociates.net BPC/GPC #:
Contact Phone #: (818)338-3636 Fax #: Planner: Courtney Brown
Project Type: New Single-Family Residence with Pool, new onsite wastewater treatment system, site retaining walls and grading

Submittal Information

Consultant(s)/Report Date(s): *(Current submittal(s) in Bold.)*

GeoConcepts, Inc. (Dermendjian RCE 88261, Barrett CEG 2088): **05-18-26**, 06-26-25, 06-12-24
OWTS Geology: GeoConcepts, Inc. (Dermendjian RCE 88261, Barrett CEG 2088): 08-22-25, 06-27-25, 05-02-24

3rd Planning Submittal
EPD Consultants OWTS Design Report: 12-16-24, 05-09-24
EPD Consultants Percolation Test Report for a Seepage Pit Dispersal System: 05-09-24
Architectural Plans by Burdge Architects: **05-22-26**, 11-18-25, 07-09-24, 05-28-24
Civil Plans by LC Engineering: **03-25-26**, 01-29-24

Previous Reviews: 01-08-26, 01-05-25

Review Findings

Planning Review

☒ The project is **ACCEPTABLE** from a geotechnical perspective.

☐ The project is **NOT ACCEPTABLE** from a geotechnical perspective. The listed "Planning Stage Review Comments" shall be addressed prior to approval.

Building Plan-Check Stage Review

☒ Awaiting Building Plan-Check submittal. Please respond to the listed "Building Plan-Check Stage Review Comments" AND review and incorporate the attached "Geotechnical Notes for Building Plan Check" into the plans.

☐ The plans are **COMPLETE** from a geotechnical perspective. Please review the attached "Geotechnical Notes for Building Plan Check" and incorporate into Building Plan-Check submittals.

☐ The plans are **NOT COMPLETE** from a geotechnical perspective. The listed "Building Plan-Check Stage Review Comments" shall be addressed prior to Building Plan-Check Stage approval.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes, guidelines, and standards of practice, including the following current City adopted standards:

- City of Malibu Local Coastal Program – Land Use Plan and Local Implementation Plan (LCP-LUP and LCP-LIP)
- Malibu Municipal Code – Title 15, *Buildings and Construction*
- City of Malibu *Guidelines for the Preparation of Engineering Geology and Geotechnical Engineering Reports and Procedures for Report Submittal* (November 2013) referred to herein as "Geotechnical Guidelines"

In the case of conflicting requirements between the Geotechnical Guidelines and any other referenced standards, the latest standard will apply. The Applicant is responsible for complying with the submittal requirements for all Planning regulations, as appropriate; any questions regarding Planning regulations or interpretations should be directed to the case Planner.

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

Remarks

The referenced reports and plans have been reviewed by the City's geotechnical consultants from a geotechnical perspective. The project consists of a new single family home with attached garage and an Advanced Onsite Wastewater Treatment System (AOWTS). According to the "Total Grading Yardage Verification Certificate" presented on the civil plans, the total grading volume (cut and fill) planned for the project is 6,998 cubic yards, of which 459 cubic yards are planned to be placed as compacted fill and 6,080 cubic yards are planned to be exported from the site. No imported soil is planned. Site retaining walls are proposed to accommodate a sinuous ascending driveway from Murphy Way to the building pad and stacked retaining walls along the north property line to accommodate a fire turnaround.

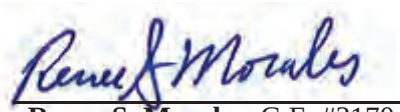
Planning Stage Review Comments:

None.

Building Plan Check Stage Review Comments:

1. The civil plans should include cross sections depicting grade changes and grading.
2. Include the following note on all the foundation plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.*"
3. Section 7.4 of the City's geotechnical guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. Building plans shall reflect this requirement.
4. Final architectural, structural, and grading plans (**APPROVED BY BUILDING AND SAFETY**) incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet must be **reviewed and electronically stamped and signed by the Project Engineering Geologist and Project Geotechnical Engineer**. City geotechnical staff will review the plans for conformance with the Project Geotechnical Consultants' recommendations and items on this review sheet over the counter at City Hall. **Appointments for final review and approval of the plans may be made by calling or emailing City Geotechnical staff.**

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

Geotechnical Engineering Review by: 

6-17-26
Date

Renee S. Morales, G.E. #3170, Exp. 09-30-26
Geotechnical Engineering Reviewer
Phone: (818) 433-9912
Email: rmorales@cottonshires.com

Engineering Geology Review by: 

6-17-26
Date

Christina Clark, CEG. #2586, Exp. 07-31-28
Engineering Geology Reviewer
Phone: (323) 677-1006
Email: cclark@malibucity.org

This review sheet was prepared by representatives of Cotton, Shires and Associates, Inc., a consultant of the City of Malibu.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

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

ALL DESIGN PLANS:

- One set of architectural, structural, civil, OWTS, and landscape plans incorporating the Project Geotechnical Consultant's recommendations and items on this review sheet shall be submitted to City Geotechnical Staff for review. Additional review comments may be issued at that time that may require a response from the design team and applicant.
- Show the name, address, and phone number of the Project Geotechnical Consultant(s) on the cover sheet of all design plans.
- Show all components of the onsite wastewater treatment system (OWTS) on all design plans, including the Site Plan and/or Geologic/Geotechnical Map.
- Ensure the Project Geotechnical Consultants have reviewed, stamped, and signed the design plans where appropriate.
- Ensure that all plans are text-searchable.

GRADING AND FOUNDATION PLANS:

- A comprehensive Site Drainage Plan, incorporating the Project Geotechnical Consultant's recommendations, shall be included in the project submittal. Show all area drains, outlets, and non-erosive drainage devices on the Plan. Water shall not be allowed to flow uncontrolled over descending slopes. Please contact the Building Safety Department regarding the submittal requirements for a drainage plan review.
- Grading Plans shall clearly depict the limits of ground disturbance and the limits and depths of overexcavation and fill placement. Please contact the Building Safety Department regarding the submittal requirements for a grading plan review.
- The Foundation Plans for the proposed project shall clearly depict the embedment material and minimum depth of embedment for the foundations in accordance with the Project Geotechnical Consultant's recommendations.
- Include the following note on the Foundation Plans: "*All foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel*."
- The Foundation Plans shall show a pile schedule on the plans, as applicable. The pile schedule shall clearly indicate the pile diameter, embedment material, minimum embedment depth, and total pile depth.
- The Foundation Plans shall show the Malibu Municipal Code-required minimum foundation setbacks from descending slopes in accordance with Section 1808.7.1 and Section 1808.7.2 of the Code or with the Project Geotechnical Consultants' recommendations, whichever are more stringent.
- Please include the following note on the Foundation Plans: "*The Project Geotechnical Consultant shall prepare an as-built report documenting the installation of the pile foundation elements for review by City Geotechnical staff. The report shall include total depths of the piles, minimum depth into the recommended bearing material, actual depth into the recommended bearing material, the depth to any observed groundwater, and a map depicting the locations of the piles*."
- Include the following note on Grading and Foundation Plans: "*An evaluation of soil Expansion Index shall be made in accordance with Section 6.2.3 of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Grading and foundation design recommendations should be revised if the expansion potential of finished grade materials substantially differs from the assumed expansion range*."
- Please include the following note on the Grading and Foundation Plans: "*An evaluation of soil Corrosivity shall be made in accordance with Section 6.2.4 and Appendix C of the City of Malibu's Geotechnical Guidelines at the completion of grading by the Project Geotechnical Consultant. Final recommendations for mitigation measures including cement type should be based on the corrosion potential of the finished grade materials*."
- Include the following note in the Grading and Foundation Plans: "*Prior to the placement of concrete slabs, the slab subgrade soils shall be pre-moistened to at least 120% above the optimum moisture content or to the moisture content and depth specified by the Project Geotechnical Consultant. The pre-moistened soils should be tested and verified by the Geotechnical Engineer within one day prior to*

the placement of the moisture barrier and sand."

- Section 7.4 of the City's Geotechnical Guidelines requires a minimum thickness of 10 mils for vapor barriers beneath slabs-on-grade. The Grading and Foundation Plans shall reflect this requirement or the recommendation of the Project Geotechnical Consultant, whichever is more stringent.
- Please include the following note on the Grading Plan if manufactured fill slopes are proposed: "*Direct shear tests should be performed on soil samples of the fill slope to verify that the manufactured fill slope meets the minimum requirement for gross rotational, translational, and surficial stability. Additional slope stability analyses shall be performed and additional mitigation measures shall be recommended if the obtained shear strength values are lower than those assumed during the design stage*."
- Include the following note on the Grading Plans: "*Prior to final approval of the project, an as-built compaction report prepared by the Project Geotechnical Consultant must be submitted to the City for review. The report must include the results of all density tests as well as a map depicting the limits of fill, locations of all density tests, locations and elevations of all removal bottoms, locations and elevations of all keyways and back drains, and locations and elevations of all retaining wall backdrains and outlets.* ***Geologic conditions exposed during grading operations must be depicted on an as-built geologic map***."

RETAINING WALLS:

- Retaining walls separate from a residence require separate permits. Contact the Building Safety Department for permit information. One set of Retaining Wall Plans shall be submitted to the City for review by City Geotechnical Staff. Additional comments may be issued at that time, which may require a response from the Project Geotechnical Consultant and applicant.
- Show retaining wall backdrain and backfill design on the Civil and Structural Plans as recommended by the Geotechnical Consultant.
- Please include the following note on the Retaining Wall and Basement Wall Plans: "*The Project Geotechnical Consultant shall review the retaining wall and basement wall designs for the recommended wall drainage and waterproofing required in the wall design*."

OWTS PLANS:

- Please include the following note on the OWTS Plans, as applicable: "*The Project Engineering Geologist shall observe and approve the installation of the seepage pits for the new OWTS and provide the City Inspector with a field memorandum(s) documenting and verifying that the seepage pits were installed per the approved OWTS plans.*"
- Please include the following note on the OWTS Plans, as applicable: "*The Project Engineering Geologist shall observe and approve the installation of the dispersal area for the new OWTS and provide the City Inspector with a field memorandum(s) documenting and verifying that the dispersal area was installed per the approved OWTS plans.*"
- If components of the existing OWTS are planned to be abandoned, please show the existing OWTS on the Geologic/Geotechnical Map and OWTS Plans, and provide geotechnical recommendations to abandon the existing OWTS components during grading operations per the Geotechnical Guidelines (Section 7.7.1, *Removal and Recompaction*). The recommendations should include minimum removal dimensions, recommended backfill materials, and required inspections. These recommendations should be provided on the OWTS Plan. Backfill materials placed to abandon the OWTS should be included in the as-built compaction reports.

SHORELINE PROTECTION DEVICE:

- A Shoreline Protection Device Monitoring Program is required for all beachfront properties with seawalls, rock revetments, or other protective devices. Please consult with the City Coastal Engineer to enroll in the Program.

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** 05/26/2026

PROJECT NUMBER: CDP 24-026

JOB ADDRESS: 6191 MURPHY WAY

APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, Inc.

APPLICANT EMAIL: amunaim@schmitzandassociates.net

PROJECT DESCRIPTION: NSFR with pool and amenities

REVISION:

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

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

SIGNATURE

06/10/2026
DATE

City of Malibu
MEMORANDUM

To: Arfakhashad Munaim, Schmitz and Associates, Inc.

From: Public Works Department
Amanda Carro, Assistant Civil Engineer

Date: June 10, 2026

Re: Proposed Conditions of Approval for 6191 Murphy Way CDP 24-026

The Public Works Department has reviewed the plans submitted for the above referenced project. Based on this review sufficient information has been submitted to confirm that conformance with the Malibu Local Coastal Plan (LCP) and the Malibu Municipal Code (MMC) can be attained. Prior to the issuance of building and grading permits, the applicant shall comply with the following conditions.

STREET IMPROVEMENTS

1. The County Waterworks District No. 29 has responsibility for street maintenance for Murphy Way and will require District 29 approval for any excavation within the paved right-of-way. Place a **prominent** note on the first sheet of plans to this effect.

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.

STORMWATER

5. 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.

6. 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.

7. 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.

MISCELLANOUS

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

9. 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.

City of Malibu

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

LOS ANGELES COUNTY WATERWORKS DISTRICTS REVIEW
REFERRAL SHEET

FROM: City of Malibu Planning Department **DATE: 07/11/2024**

PROJECT NUMBER: CDP 24-026
JOB ADDRESS: 6191 MURPHY WAY
APPLICANT / CONTACT: Arfakhashad Munaim, Schmitz and Associates, Inc
APPLICANT EMAIL: amunaim@schmitzandassociates.net
APPLICANT PHONE #: (818)338-3636
PLANNER: To Be Assigned
PROJECT DESCRIPTION: NSFR with pool and amenities

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	X*
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	

The required fire flow for this project set by the Fire Department is 1,250** gallons per minute at 20 pounds per square inch for a 1** hour duration

Scope of water system improvements required:
*To be determined upon receipt of full application for water service.
**FEPC2022-3881.

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 Ange/es Fire Code an makes revisions to appli le ire Department regulations and standards.

W

SIGNATURE

4-1-2026

DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
Los Angeles County Waterworks District No. 29, Malibu may be contacted by phone at (310) 317-1389 or at the Waterworks Public Counter:
23533 Civic Center Way, Malibu CA 90265; Hours: Monday-Thursday 8:00am – 12:00pm

City of Malibu

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

FIRE DEPARTMENT REVIEW
REFERRAL SHEET

TO: Los Angeles County Fire Department

FROM: City of Malibu Planning Department **DATE:** 07/11/2024

PROJECT NUMBER:	CDP 24-026
JOB ADDRESS:	6191 MURPHY WAY
APPLICANT / CONTACT:	Arfakhashad Munaim, Schmitz and Associates, Inc
APPLICANT ADDRESS:	28230 Agoura Road, Suite 200 Agoura Hills, CA 91301
APPLICANT PHONE #:	(818)338-3636
APPLICANT FAX #:	(818) 338-3423
PROJECT DESCRIPTION:	NSFR with pool and amenities

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 1,250 gallons per minute at 20 pounds per square inch for a 1 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.	✓	
Required and/or proposed Fire Department Vehicular Turnaround	✓	
Required 5 foot wide Fire Department Walking Access (including grade %)	✓	
Width of proposed driveway/access roadway gates	✓	

*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.

J. Yanez
SIGNATURE

04/10/2026
DATE

Additional requirements/conditions may be imposed upon review of complete architectural plans.
The Fire Prevention Engineering may be contacted by phone at (818) 880-0341or at the Fire Department Counter:
26600 Agoura Road, Suite 110, Calabasas, CA 91302; Hours: Monday – Thursday between 7:00 AM and 11:00 AM

Received
10/5/26
Planning Div.

Brad Folb
[redacted]
Malibu, CA 90265

Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Letter of Support for the Project located at 6191 Murphy Way

Dear Honorable Members of the Planning Commission,

As a neighbor residing near the proposed project site, I am writing to express my full support for the development of the single-family residence at 6191 Murphy Way. After reviewing the architectural plans, I feel confident that this project represents a highly responsible development that will be an asset to our neighborhood.

Among the key elements that demonstrate the applicants' deep commitment to minimizing local impacts and adhering to Malibu's development standards. The architecture preserves the existing neighborhood and further, the design gracefully utilizes engineering mitigations—including localized retaining walls—to follow the slope naturally.

The Ucar family have shown transparency and respect for the neighborhood throughout this planning process. They have successfully designed a beautiful, modern home that fits harmoniously into our rural coastal environment.

I respectfully urge the Planning Commission to approve the requested variances and grant final coastal development permit for this highly thoughtful project. Thank you for your time, consideration, and continued service to our Malibu community.

Sincerely,



ATTACHMENT 5

Received
10/5/26
Planning Div.

Planning Commission
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Subject: Support for 6191 Murphy Way

Dear Members of the Planning Commission,

As a local resident, I am writing to express my strong support for the proposed single-family home at 6191 Murphy Way. While every project in Malibu faces rigid environmental scrutiny, I am particularly impressed by how carefully this design minimizes impacts on our local land, slopes, and natural resources.

While the project requires discretionary grading and slope variances due to the property's natural, challenging topography, the technical layout proves that the team has prioritized safety and resource protection over massive land alteration:

Instead of leveling the hillside, the architectural plans reveal a design that steps down naturally with the grade, utilizing precise retaining walls to secure structural stability without massive, scarring cut-and-fill. Furthermore, the engineering plans integrate an engineered grading system alongside a dedicated rainwater harvesting cistern ensuring that natural local runoff patterns are balanced and stormwater does not negatively impact down-slope neighbors.

The Ucar family has clearly invested heavily in specialized biological and engineering expertise to get this right. I respect Ucar's meticulous thought in preserving our land while developing a conscious-related project design. I urge the Planning Commission to grant the necessary grading and slope variances so that the Ucars can live in their dream home.

Sincerely,

Pax Prentiss

[redacted]

Malibu, CA 90265

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

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, October 19, 2026, at 6:30 p.m**. in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 24-026, VARIANCE NOS. 25-015 AND 25-016, AND CODE VIOLATION NO. 24-042 - An application for the construction of a new 6,763 square foot single-story single-family residence with an attached garage, swimming pool, onsite wastewater treatment system, hardscaping, landscaping, and associated development; including a variance for grading exceeding 1,000 cubic yards of cut and fill and a variance for construction on slopes steeper than 2.5 to 1

LOCATION / APN:	**6191 Murphy Way** / 4467-006-018
ZONING:	Rural Residential, Two-Acre (RR-2)
APPLICANT / OWNER(S):	Schmitz and Associates, Inc. / Ucar Family Trust
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303(a), 15303(d), 15303(e), and 15304(b)
APPLICATION FILED:	July 11, 2024
CASE PLANNER:	Courtney Brown, Senior Planner, cbrown@malibucity.org / (310) 456-2489, ext. 268

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

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

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

YOLANDA BUNDY, Community Development Director Date: September 24, 2026

ATTACHMENT 6

Commission Agenda Report

Planning Commission Meeting
10-19-26
Item 7.A.

To: Chair Kamins and Members of the Planning Commission

Prepared by: Rebecca Evans, MS, Senior Management Analyst

Approved by: Yolanda Bundy, MS, PE, CBO, CFCO, Community Development Director

Date prepared: October 8, 2026 Meeting date: October 19, 2026

Subject: Proposed 2027 Calendar of Planning Commission Meetings

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RECOMMENDED ACTION: Approve the proposed 2027 Calendar of Planning Commission meetings.

DISCUSSION: Staff has prepared the proposed 2027 Calendar of Planning Commission Meetings for the Commission's consideration and adoption. Standard holidays have been incorporated into this proposed calendar. In addition, the following proposed changes have been made to the calendar based on traditionally dark meetings:

- Cancel the first meeting in January (which would occur on Monday, January 4th); and
- Cancel the first meeting in July (which would occur on Monday, July 5th).

ATTACHMENT: Proposed 2027 Calendar of Planning Commission Meetings

2027 Calendar of Planning Commission Meetings, Monday

JANUARY	
Monday, January 4, 2027	Cancelled**
Tuesday, January 19, 2027	Regular Meeting*
FEBRUARY	
Monday, February 1, 2027	Regular Meeting
Tuesday, February 16, 2027	Regular Meeting*
MARCH	
Monday, March 1, 2027	Regular Meeting
Monday, March 15, 2027	Regular Meeting
APRIL	
Monday, April 5, 2027	Regular Meeting
Monday, April 19, 2027	Regular Meeting
MAY	
Monday, May 3, 2027	Regular Meeting
Monday, May 17, 2027	Regular Meeting
JUNE	
Monday, June 7, 2027	Regular Meeting
Monday, June 21, 2027	Regular Meeting
JULY	
Monday, July 5, 2027	Cancelled**
Monday, July 19, 2027	Regular Meeting
AUGUST	
Monday, August 2, 2027	Regular Meeting
Monday, August 16, 2027	Regular Meeting
SEPTEMBER	
Tuesday, September 7, 2027	Regular Meeting*
Monday, September 20, 2027	Regular Meeting
OCTOBER	
Monday, October 4, 2027	Regular Meeting
Monday, October 18, 2027	Regular Meeting
NOVEMBER	
Monday, November 1, 2027	Regular Meeting
Monday, November 15, 2027	Regular Meeting
DECEMBER	
Monday, December 6, 2027	Regular Meeting
Monday, December 20, 2027	Regular Meeting

*Schedule modified due to holiday

**Traditional dark meeting