JAIN RESIDENCE
COASTAL PLANNED DEVELOPMENT (PD) PERMIT,
CASE NO. PL17-0005

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) permit for the demolition of an existing single-family dwelling and the construction of a new single-family dwelling with an accessory dwelling unit (Case No. PL17-0005).

2. **Applicant:** Luke Tarr, Amit Apel Design, 33202 ¼ U Mulholland Highway, Malibu, CA 90265

3. **Property Owner:** Sanjiv and Shubha Jain, 41700 Pacific Coast Highway, Malibu, CA 90265

4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested Coastal PD Permit.

5. **Project Site Size, Location, and Parcel Number:** The 16,552.8-square foot project site is located at 41700 Pacific Coast Highway, 300 feet southwest of the intersection of Pacific Coast Highway and Tonga Street, in the community of Malibu in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitute the project site is 700-0-200-655 (Exhibit 2).

6. **Project Site Land Use and Zoning Designations (Exhibit 2):**

   a. Countywide General Plan Land Use Map Designation: Existing - Coastal Residential Planned Development

   b. Coastal Area Plan Land Use Map Designation: Residential Medium 2.1-6 DU/AC

   c. Zoning Designation: CRPD-3 du/ac (Coastal Residential Planned Development with 3 dwelling units permitted per acre)

7. Adjacent Zoning and Land Uses/Development (Exhibit 2):

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	CR-1 ac (Coastal Rural, One Acre Minimum), CC-20,000 sq. ft. (Coastal Commercial, 20,000 sq. ft. minimum lot size)	Pacific Coast Highway (State Route 1), Single-Family Dwellings, Fire Station
East	CRPD-3 du/ac	Single-Family Dwelling
South	N/A	Pacific Ocean
West	CRPD-3 du/ac	Single-Family Dwelling

8. History: On December 18, 1981, Parcel Map 3330 (PM-3330) was recorded, creating four residential beach front lots. The proposed Project site is comprised of Parcel 1 of PM-3330. The subject property is approximately 16,550 square feet in area, 500 feet long, 50-feet wide in the first 200 feet of the northern portion of the lot and tapering to a width of 20-feet for approximately 250 feet of the southern portion of the lot. At the northern property boundary, the site has an approximate elevation of approximately 63 feet above mean sea level (msl) and gradually tapering down to an elevation of 35 feet (msl), approximately 200 feet from right of way of Pacific Coast Highway (PCH). PCH is located at an elevation of 70 feet msl. Ingress and egress to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200-815, -765, and -715 which connects to Pacific Coast Highway.

On April 30, 1982, Residential Planned Development Permit Case No. RPD-893 (Minor Modification) was granted by Ventura County allowing the construction of a 4,500 sq. ft. two-story single-family dwelling; the RPD permit was itself a modification of a Coastal Commission granted Coastal Development Permit (CPD). The dwelling is a contemporary-style single-family dwelling constructed based on a design from architects Conrad Buff III and Donald Hensman. Hensman and Buff were popular Southern California home designers during the late-1950s and 1960s. The building is not notable within their body of work, nor is the structure a noteworthy example of the contemporary style. American jazz trumpeter, artist and composer Miles Davis lived in the home at one time, though this was not determined to contribute to any historic value of the property on this basis. Mr. Davis lived in more than one home in the greater Malibu area. No subsequent permitted changes to the home were noted in a review of the property records, though staff did note that the windows and rear yard deck doors appear to have been modified since the home was constructed, and a side yard sunroom was observed within the side yard area. Ventura County Cultural Heritage Board Program Staff determined a historic resource report was not necessary for the proposed Project and the existing dwelling did not meet the definitions of a building of historic merit. The building was evaluated under the criteria defined in the Public Resource Code Section 5024.1 and Title 14 of the California Code of Resources Section 4852 (b) (1) - (4) as well as CEQA Guidelines Section 15064.5. The

building is not eligible for listing on the National, State or local register of historic resources.

Other accessory improvements on the subject property include perimeter fencing (approximately 5 feet high and varies between chain link fence, rock garden walls and concrete masonry unit walls), an outdoor shade structure, railroad ties utilized as stairway access to the shore, and multiple retaining walls (ranging in height from 2-5 feet). Mature ornamental vegetation is located on the undeveloped portions of the lot.

9. **Project Description:** The applicant is requesting a Coastal Planned Development (PD) Permit for the demolition of an existing 4,500 square foot (sq. ft.) two-story single family dwelling (SFD) with an attached two-car garage and the construction of a new 5,034 sq. ft. two-story SFD with an attached 348 sq. ft. garage and a detached 489 sq. ft. one-story accessory dwelling unit (ADU) located on a lot addressed as 41700 Pacific Coast Highway. The project includes the construction of a 10 foot by 29-foot outdoor pool, installation of six biofiltration planter boxes (adding up to total 459 sq. ft.) to treat the volume of storm water runoff resulting from a 100-year storm, and retaining walls ranging in height from 2 feet to 12 feet high. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200- 815, -765, and -715 before connecting to Pacific Coast Highway (Attachment 2).

   Water will continue to be provided by Yerba Buena Water Company (YBWC) and wastewater disposal will be handled by a new onsite wastewater treatment system (OWTS) a 4,483-Gallon Microseptec Enviroserver Treatment Tank, with precast distribution box, and two existing seepage pits and two proposed expansion seepage pits (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code or Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The CEQA Guidelines (Article 19, Section 15300-15332) set forth a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. However, Section 15300.2 et seq. of the CEQA Guidelines provides exceptions to Categorical Exemptions if the project: may have an impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies; will have a potentially significant, cumulative impact; will damage scenic resources within a designated state scenic highway; is located on a hazardous waste site; may cause a substantial adverse change in the significance of a historical resource; or, will have a significant effect on the environment due to unusual circumstances. Following consultation with a representative of the Ventureño-Barbareño

Band of Mission Indians (pursuant to Public Resources Code Section 21080.3.1 et seq.), and staff of the South Central Coastal Information Center (SCCIC, the State Office of Historic Preservation affiliate), Planning Division staff determined that the proposed Project has the potential result in impacts to archeological resources given the site's proximity identified sensitive areas.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from February 7, 2020, to March 9, 2020.

An MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. The Initial Study MND prepared for the Project determined that impacts potential impacts related to demolition and ground disturbing activities could be mitigated with the implementation of continuous monitoring during the demolition phase and the ground disturbing portion of the construction of the building. The Applicant will be responsible for retaining a qualified archeologist and a Native American monitor who will be present on site during the demolition and construction phases of the Project and monitor and implement best management practices and protection measures. Comments received during the public comment period are included as the cover to the proposed MND (Exhibit 4). In response to Comment received, the proposed Project was modified slightly and a revised Coastal Engineering Report (Exhibit 7, David C. Weiss Structural Engineers & Associates, Inc., September 2021) was prepared.

1. **Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that an MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

   The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 4. As described above, two mitigation measures are proposed related to the monitoring of ground disturbing activities during construction for archaeological resources which avoid potentially significant impacts to archaeological resources. The MND was circulated for public review form February 7, 2020, to March 9, 2020. Comments were received from property owners Eric and Marilyn Blitz, the South Central Coast Regional Office of the California Coastal Commission, and the California Department of Transportation. The responses to these comments are included as the cover of Exhibit 4. In response to the comments received from the California Coastal Commission the applicant redesigned the portions of the project, including moving the development more landward based upon an updated wave uprush elevation established for the Project in the Revised Coastal Engineering Report (Exhibit 7). No additional significant impacts were identified based upon the comments received.

Therefore, based on the information provided above and in light of the whole record, there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and the MND (Exhibit 4) reflects the County's independent judgment and analysis.

2. **Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which an MND has been prepared, the agency shall also adopt a program for reporting on, or monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

   The Ventura County Planning Division will impose a mitigation measure to protect archaeological resources. A Ventura County-Approved Archaeologist and approved Native American Monitor shall monitor the Project during construction to verify that the appropriate protocols are followed and resources are appropriately protected if discovered on-site(See Exhibit *5* Conditions Nos. 20 and 21.) If any archaeological resources are discovered during construction the applicant will be required to halt construction and implement appropriate protection and recovery of the resources. The Native American Monitor will determine the appropriate treatment of such resources, with the Archaeologist assessing findings and reporting to the County on the final disposition of the site. The Archaeologist, Native American Monitor, and the applicant will be required to obtain the written concurrence of the Planning Director regarding the disposition and treatment of any discovered resources.

   Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan Goals, Policies and Programs (page 1-1) states:

All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Finally, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

The proposed Project has been analyzed for consistency with the applicable policies of the General Plan Goals, Policies and Programs and Coastal Area Plan (Exhibit 6).

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County CZO.

Pursuant to the Ventura County Ventura County CZO (Section 8174-4), the proposed use is allowed in the Coastal Residential Planned Development (CRPD) zone district with the granting of a Coastal PD Permit. Upon the granting of the Coastal PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction and use of buildings/structures that are subject to the development standards of the Ventura County Ventura County CZO (Section 8175-2). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	As Specified by Permit	Yes, per Parcel Map No. 3330, 0.28 Acres
Maximum Percentage of Building Coverage	Per CZO 8174-2.1 - Residential Medium – 42%	Yes, proposed lot coverage is 32.2%
Front Setback	Per CZO 8177-1.3 (a), 10 feet, Garage is 20 feet from Public Street	Yes, proposed is setback is 25 feet 7 inches
Side Setback	Minimum building separation is 6 feet for buildings offsite	Yes, 6 feet building separation is maintained
Rear Setback	Per CZO 8177-1.3 Minimum Rear Setback is 10 feet	Yes, proposed rear setback is 290 feet
Maximum Building Height	Maximum Height 25 feet	Yes, maximum height is 23 feet

E. COASTAL PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

1. **The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].**

   Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].

As discussed in Exhibit 6, Item 1, the proposed project was determined to be compatible with the character of the surrounding residential neighborhood. The proposed single-family dwelling and ADU are similar to other ocean-front dwellings in the vicinity of the proposed project in terms of visual character, scale, and form. The Project proposes 5,871 square feet of gross floor area which is less than the 6,092 square foot calculated average gross floor area for single-family dwellings in the vicinity. The proposed Project was found to be conforming to the applicable development standards for the CRPD zone for setbacks, lot coverage and height. As analyzed in Exhibit 6, Item 2 the proposed project is served by a range of utilities such as water (Yerba Buena Water Company), electricity, and includes the development of an onsite wastewater treatment system which is appropriately sited and sized to serve the proposed development. The Project is consistent with the required finding for compatibility because the Project meets the prescribed development standards of the CZO and was determined to be within range of the average dwelling size for surrounding residences and is adequately served by the necessary range of utilities and services.

Based on the discussion above, this finding can be made.

3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].

The proposed project consists of the demolition and construction of a new single-family dwelling with a detached ADU. The proposed use is not conditionally permitted; therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].

As discussed in Exhibit 6 (See Items 2, 3, 4, and 6) the proposed Project will not be obnoxious or harmful or impair the utility of neighboring property or uses based upon staff's analysis (i.e., impacts to utilities and services, emergency access, drainage and noise). The proposed Project has been conditioned to implement appropriate best management practices and standard development requirements, which include limiting noise generating activities to specific days and times, implementing the grading and drainage requirements under Ventura County Building Code Appendix J, ensuring the proper handling of demolition and construction waste (Exhibit 4, Condition No. 24) and implementing proper stormwater management practices on the lot during construction and occupancy

(Conditions No. 32-34, and 29). All construction activities will be confined to the subject property and the proposed development envelope will not impact public access or recreational uses of the beach.

Based on the discussion above, this finding can be made.

5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].

As discussed in Exhibit 6 (See Items 3, 4, 6 and 8), adequate improvements and services exist to serve the proposed development ensuring the proposed Project will not result in any determinantal impacts to the protection and wellbeing of the general public. The YBWC will continue to provide water service to the subject lot for domestic purposes which include the provision of water for fire protection. Adequate fire flow, access, and response times exist for fire protection purposes. VCFPD reviewed the project and conditioned the project to comply with the applicable standards of the Ventura County Fire Code and VCFPD ordinances (Exhibit 4, Condition Nos. 31 through 34). The Project was found to have no impact to the provision of public safety services such as Police and Fire. Furthermore, the proposed Project will not generate new traffic beyond customary vehicle trips associated with the development and occupancy of a single-family dwelling and ADU. Existing public roads adequately serve the Project for the purposes of physical and legal access. The Project was designed to comply with the standards set forth in the Coastal Commission's Sea Level Rise Policy Guidance (Exhibit 7, David C Weiss Structural Engineer & Associates, September 2021) and was found to not impact the provision for shoreline access for this area of Ventura County. Therefore, the proposed project will not be detrimental to the public interest, health, safety, convenience, or welfare.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.). On August 5, 2022, the Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located. On August 5, 2022, the Planning Division placed a legal ad in the *Ventura County Star*. On August 17, 2022, the Planning Division received comments from California Coastal Commission South Central Coast District Office regarding the analysis contained in the Planning Director Staff Report. Due to the nature of the comments in Coastal Commission staff's letter, the Planning Director Hearing for the Project was continued to a date certain on September 8, 2022. The response to these comments is provided as an addendum to this staff report (Exhibit 11).

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures and Mitigation Monitoring and Reporting Program (Exhibit 5), and has considered all comments received during the public comment process;

2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the project revisions and/or mitigation measures there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director independent judgment and analysis;

3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5);

4. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

5. **GRANT** Coastal PD Permit Case No. PL17-0005 subject to the conditions of approval (Exhibit 5); and

6. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the Coastal PD permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Oquendo at (805) 654-3588 or John.Oquendo@ventura.org.

Prepared by:

John Oquendo, Case Planner
Residential Permits Section
Ventura County Planning Division

Reviewed by:

Jennifer Trunk, Manager
Residential Permits Section
Ventura County Planning Division

EXHIBITS

Exhibit 2	Maps
Exhibit 3	Plans
Exhibit 4	Mitigated Negative Declaration, Comments and Staff's Responses to Comments
Exhibit 5	Conditions of Approval and Mitigation Monitoring and Reporting Program
Exhibit 6	General Plan Consistency Analysis
Exhibit 7	Revised Coastal Engineering Report (David C. Weiss Structural Engineer & Associates, Inc., September 2021)
Exhibit 8	Geologic and Soils Engineering Exploration (Schick Geotechnical, Inc., September 2015)
Exhibit 9	Hydrology & Hydraulic Calculations (Amit Apel Design, Inc., June 2019)
Exhibit 10	Addendum I Engineering Report for a New Onsite Wastewater System
Exhibit 11	Addendum to Planning Director Staff Report, Response to California Coastal Commission South Central Coast District Office Comments

Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 07-15-2019

RMAgis

County of Ventura
Planning Director Hearing
Case No. PL17-0005
Exhibit 2 - Maps

0 8,000 16,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does no twarrant the accuracy of this mapand no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

RH

Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 07-15-2019
Source: Pictometry: 2018

RMAgis

County of Ventura
Planning Director Hearing
General Plan & Zoning Map
PL17-0005

0 25 50 100 Feet

RH

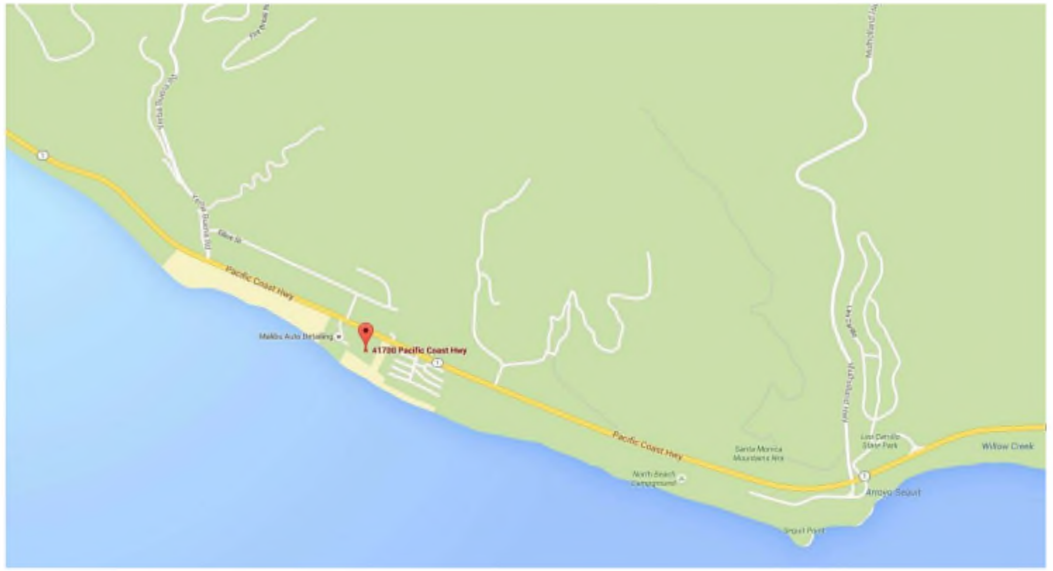
Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 07-15-2019
Source: Pictometry: 2018

RMAgis

County of Ventura
Planning Director Hearing
Aerial Photography
PL17-0005

0 10 20 40 Feet

RH



NORTH

VICINITY MAP

RESIDENTIAL A-2 DEVELOPMENT STANDARDS

PROJECT DESCRIPTION:
PROPOSED CONSTRUCTION OF NEW 5,049 SQFT HOUSE AND 352 SQFT 2-CAR GARAGE, 491 SQFT GUEST HOUSE

PROJECT SCOPE:
1) NEW THREE LEVEL SINGLE FAMILY DWELLING
2) ATTACHED 2-CAR GARAGE

SEPERATE PERMIT:
1) GRADING FOR NEW DRIVEWAY APPROACH AND PARKING AREA UNDER SEPERATE PERMIT
2) SITE RETAINING WALLS: ADJACENT TO DRIVEWAY AND PARKING AREA
3) SITE WALLS AS OCCUR
4) SWIMMING POOL AND SPA STRUCTURE
5) SWIMMING POOL AND SPA EQUIPMENT
6) SWIMMING POOL/SPA PROTECTIV BARRIERS
7) DRIVEWAY APRON

DEVELOPMENT FEATURE	RR5 REQQUIREMENTS	PROPOSED	MEETS REQUIREMENTS
MINIMUM LOT AREA	-	-	YES
RESIDENTIAL DENSITY	(1) SINGLE FAMLIY DWELLING	(1) SINGLE FAMILY DWELLING	YES
PERMITTED / ACCESSORY USES	(1) SRO / ARCE		YES
	PRIVATE GARAGES	2-CAR GARAGE	YES
FRONT SETBACK: (18' HEIGHT)			-
MAIN HOUSE	20'-0"	25'-7"	YES
SIDE SETBACK (EAST):			-
	6'-0"	6'-0"	YES
SIDE SETBACK (NORTH):			
	6'-0"	6'-2"	YES
REAR SETBACK	10'-0"	10'-0"	YES
HEIGHT LIMIT	25'-0"	25'-0"	YES
PARKING (COVERED)	2 SPACES	2 SPACES	YES
PARKING (UN-COVERED)	-	-	-
MAXIMUM GRADED AREA			
MAXIMUM LOT COVERAGE	42% = 6,952 SQFT	5,338 SQFT	YES (SEE A0.3)
	-	-	
MAXIMUM ALLOWABLE SQFT	-	-	YES (SEE A0.2)

CURRENT APPLICABLE CODES
2020 CRC, CBC, CMC, CPC, CEC, CGBC, 2020 T-24 ENERGY STANDARDS

PROJECT SUMMARY

APN #:	700-0-200-655
ADDRESS:	41700 PACIFIC COAST HIGHWAY
CITY:	MALIBU (VENTURA COUNTY)
ZIP:	90265
EXISTING BUILDING:	N/A
EXISTING BEDROOMS:	N/A
EXISTING BATHROOMS:	N/A
(PROPOSED) BEDROOMS:	4
(PROPOSED) BATHROOMS:	5
LOT AREA (GROSS):	16,552 SQFT
LOT AREA (NET):	16,552 SQFT
CONSTRUCTION TYPE:	NFPA-13D SPRINKLERED
SPRINKLERS:	
OCCUPANCY GROUP:	R-3 & U
ZONE:	RR5
GROSS LOT WIDTH:	-
GROSS LOT DEPTH:	-
AVG. LOT SLOPE:	-
(E) LOT COVERAGE:	N/A
(P) LOT COVERAGE:	42% (- SQFT)
(E) NET IMPERVIOUS AREA:	N/A
(P) NET IMPERVIOUS AREA:	(5,338 SQFT)
BUILDING AREA TOTAL (GROSS):	5,892 SQFT
AREA (EXISTING) CONDITIONED:	N/A
AREA (PROPOSED) CONDITIONED:	5,540 SQFT
AREA (PROPOSED) UNCONDITIONED:	352 SQFT

PROJECT DIRECTORY

DESIGNER
AMIT APEL DESIGN INC.
33202 1/4U Mulholland Hwy.
Malibu, CA 90265
AMIT APEL
(310) 317-0500

OWNER
DR. SANJEIVE JAIN & SHUBHA
1925 ROYAL AVE
SIMI VALLEY, CA 93065

STRUCTURAL ENGINEERING
CALIFORNIA CIVIL AND THINGS, INC.
3878 PUERCO CANYON RD.
MALIBU, CA 90265
NnADOZIE DIKE (C 87565)
(310) 317-0500

SURVEYOR
HOOSHMAND JAHANPOUR-BURKE P.L.S
7728 ANTERO CIRCLE
LS 8230
LAS VEGAS, NEVADA 89128
(310) 633-1213

ONSITE WASTE WATER ENGINEERING
EPD CONSULTANTS
20722 MAIN STREET
CARSON, CA 90745
(310) 241-6565
Kevin Poffenbarger, PE (RCE 69089)

COASTAL ENGINEER
DAVID C. WEISS, S.E. & ASSOCIATES
24372 VANOWEN ST. #104
WEST HILLS, CA 91307
JANELLE L.W. LAU
(818) 227-8040 JANELLE@DCWSE.COM

CIVIL ENGINEERING
CALIFORNIA CIVIL AND THINGS, INC.
3878 PUERCO CANYON RD.
MALIBU, CA 90265
NnADOZIE DIKE (C 87565)
(310) 317-0500

DRAWING LIST

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

County of Ventura
Planning Director Hearing
Case No. PL17-0005

Exhibit 3 Plans

3D VIEW

2 B&S CORRECTIONS 7/29/2020

NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

TITLE PAGE

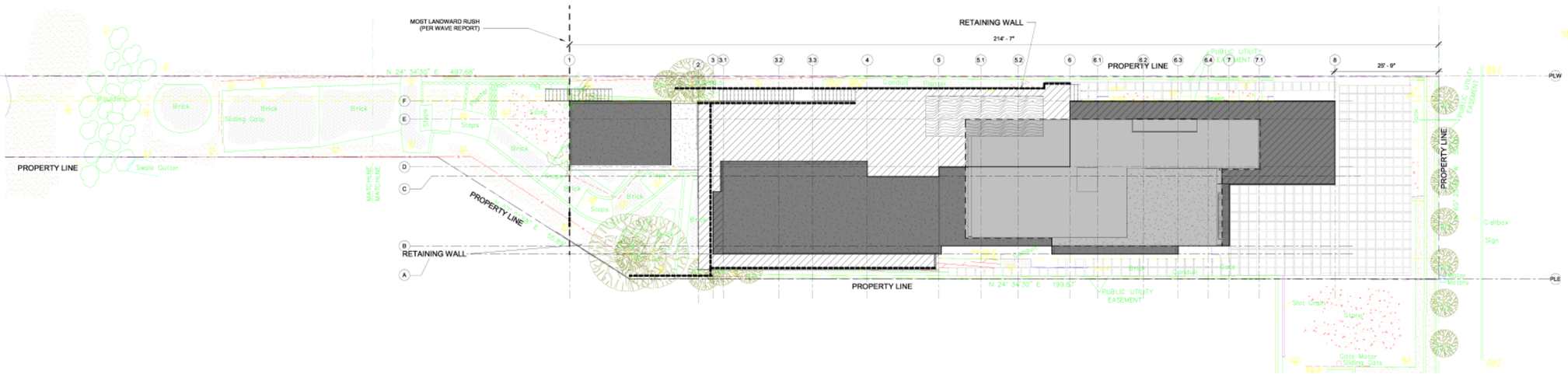
NORTH	DATE	PROJ.NO	SCALE	DRAWING
	DRAWN	CKD.BY	FLOOR	A0.0

33202 1/4U Mulholland Hwy.
Malibu, CA 90265
Ph. 310.317.0500
www.amitapel.com
AMIT APEL DESIGN INC.
IN ASSOCIATION WITH
MICHAEL D. MACLAREN, AIA- ARCHITECT

Z:\PROJECTS (W)\15-0006 41700 PCH, Malibu (Dr. Sanjay)(Shubha

LOT AREA	16,552 SQ FT
MAX. LOT COVERAGE 42%	6,952 SQ FT
PROVIDED LOT COVERAGE	
MAIN HOUSE	4,130 SQ FT
GUEST HOUSE	566 SQ FT
TOTAL	**4,696 SQ FT** < 6,952 SQ FT

1 SITE MAP
3/64" = 1'-0"



2 SITE PLAN
3/32" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

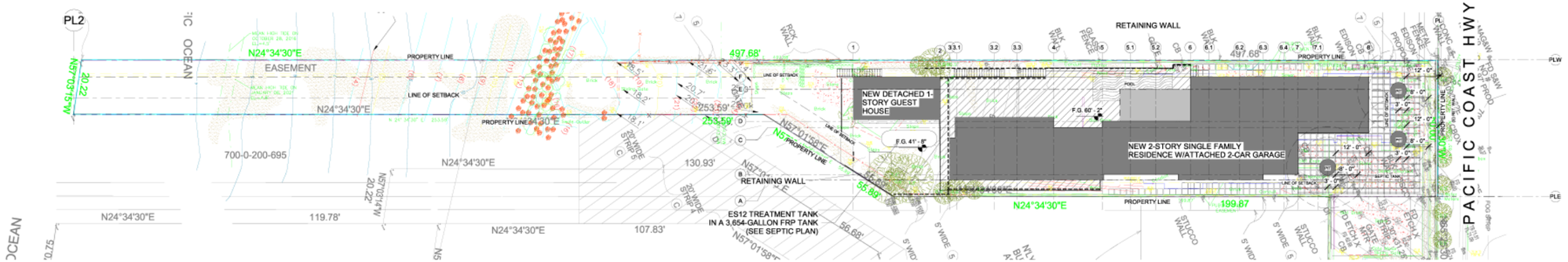
JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

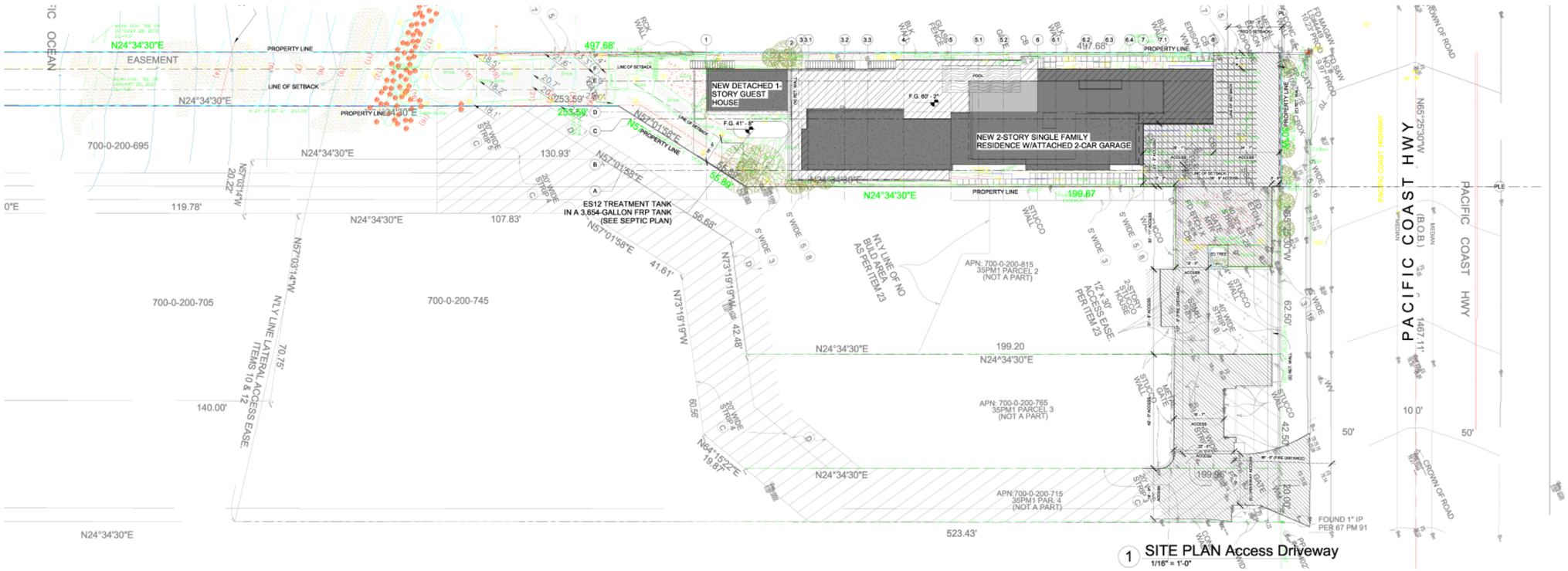
SITE PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/12/2020 4:57:57 PM	15-0006	As Indicated	
	DRAWN	CKD.BY	FLOOR	A0.1
	JC	AA		

21501 Pacific Coast Hwy
Malibu, CA 90265
Ph. 818.340.5828
www.amitapel.com, mike@mikemaclaren.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



2 SITE PLAN Septic System
1/16" = 1'-0"



1 SITE PLAN Access Driveway
1/16" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

ACCESS & SEPTIC PLANS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

31001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 818.340.9828
www.amitapel.com, inquiry@amitapeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
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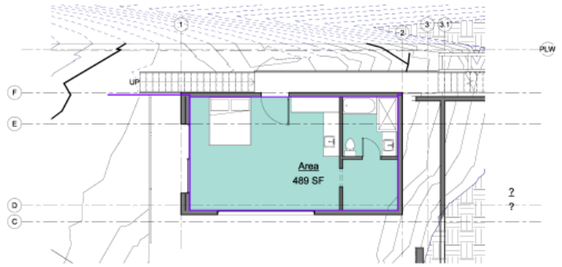
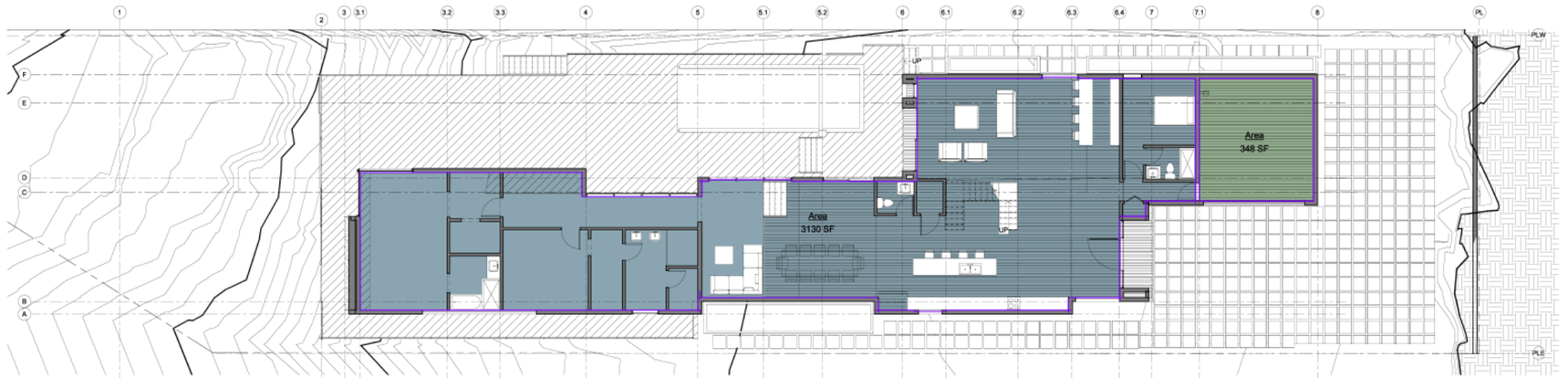
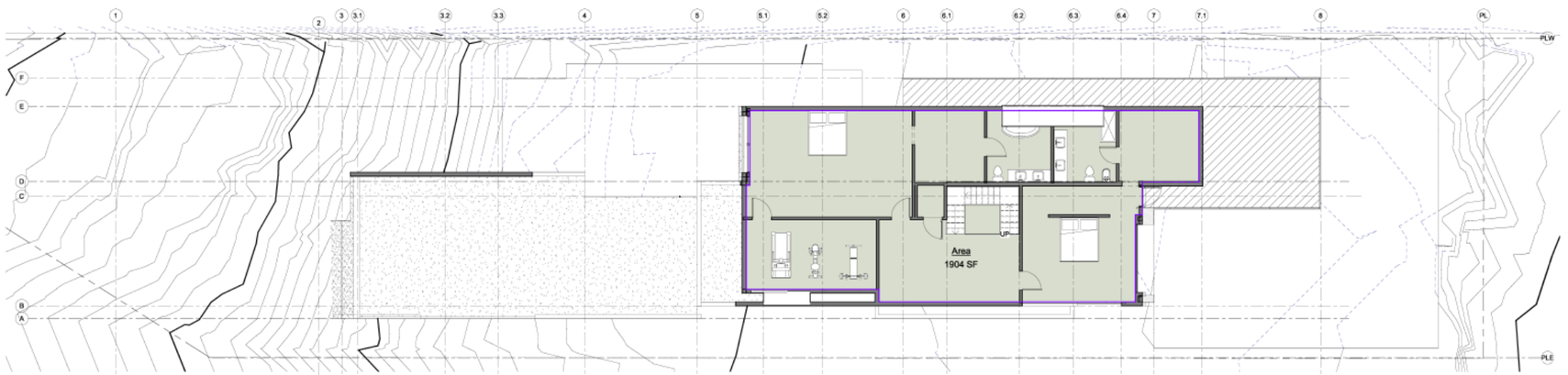
Jain\3D-REVIT\15-0006_41700 PCH 3_2021.6.9.rvt



1 GUEST HOUSE F.F.
1/8" = 1'-0"



2 LEVEL 1
1/8" = 1'-0"



3 LEVEL 2
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Description:	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

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AREA

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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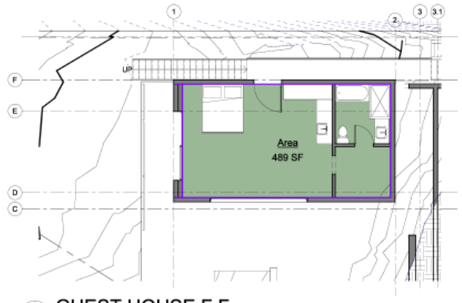
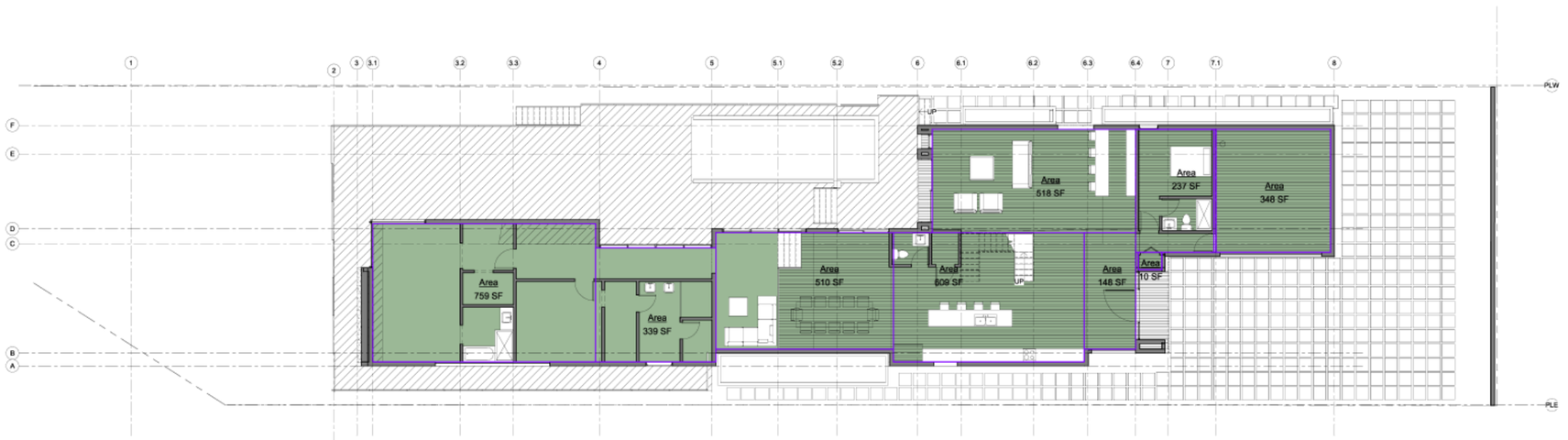
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

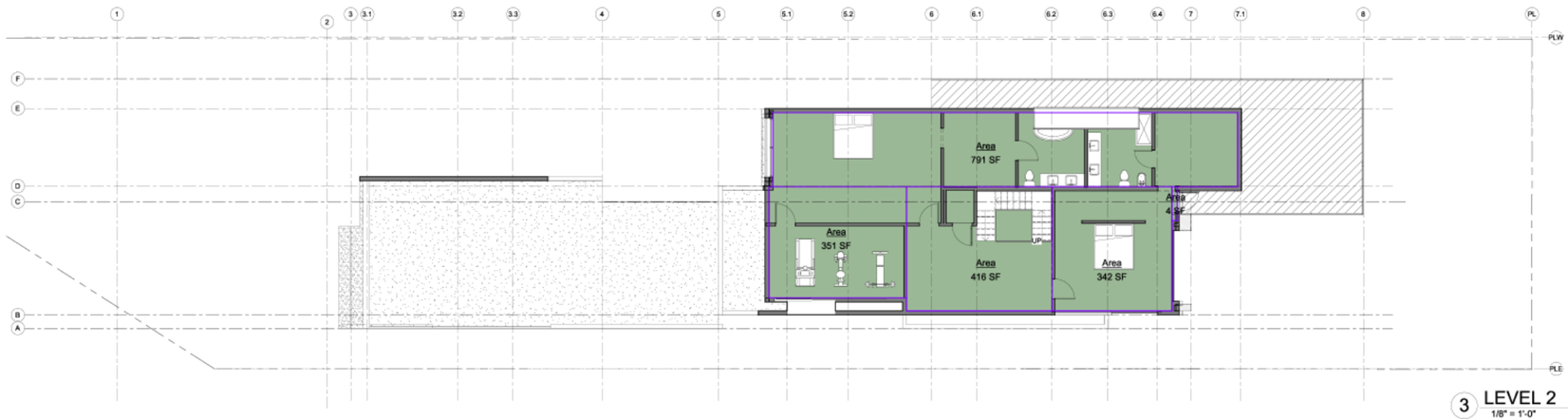
25801 Pacific Coast Hwy
Malibu, CA 90265
Ph. 818.340.0828
www.amitapel.com, mike@archipeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



1 GUEST HOUSE F.F.
1/8" = 1'-0"



2 LEVEL 1
1/8" = 1'-0"



3 LEVEL 2
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued By

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

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BLOCK AREA

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD BY	FLOOR	A0.4
	Author	Designer		

29001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 818.340.0826
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

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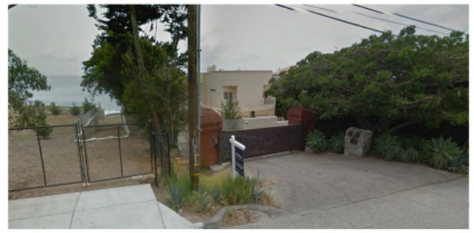

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6

Revision Schedule

Revision Number	Revision Description:	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

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PCH IMAGES

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	3/4/2022 4:55:03 PM	15-0006		A0.5
	DRAWN	CKD BY	FLOOR	
	Author	Checkgroup		

25801 Pacific Coast Hwy
Malibu, CA 90265
Ph. 818.340.6828
www.amitapel.com, receptor@apeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

1 STRING LINE MAP
1/32" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

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STRING LINE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	A0.6
	Author	Designer		

29001 Pacific Coast Hwy
Malibu, CA 90265
Ph: 818.340.6800
www.amitapeldesign.com, inquiry@amitapeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

1 FEMA MAP
1/64" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

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FEMA MAP

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD BY	FLOOR	A0.7
	Author	Designer		

23001 Pacific Coast Hwy
Malibu, CA 90265
Ph. 818.340.0628
www.amitapel.com, inquiries@apeldesign.com
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NOTES 1:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.(R313, 12.21417(6))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3.AUTOMATIC GARAGE DOOR OPENERS, IF PROVD, SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

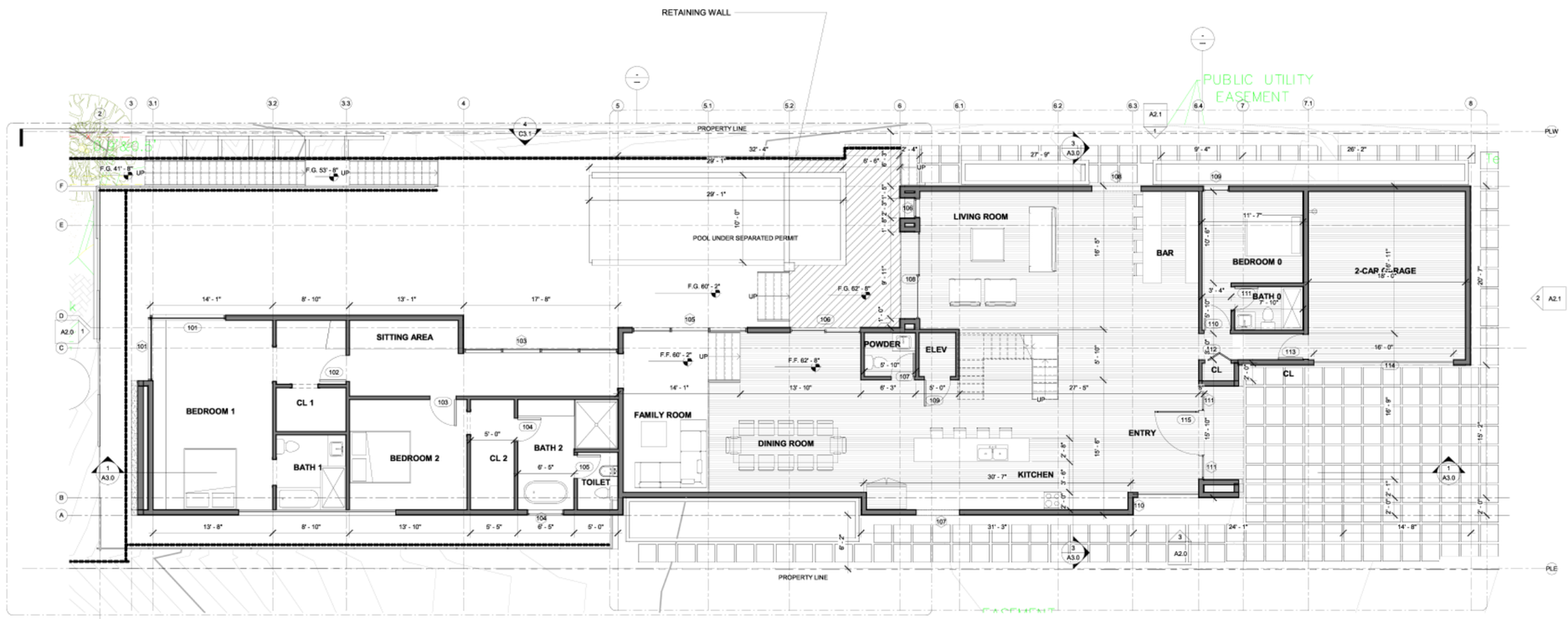
1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2.KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5.ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8.UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308.6.9.)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
a)CITY OF LOS ANGELES CERTIFIED HAULER
b)SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3 . FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (SEE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMONATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE
CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL
BE VISIBLY MARKED "EV CAPABLE"

NOTES 2:

1.A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2.FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4.AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1. SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE, ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMO RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATINGM COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.(4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D CODE OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.(4.507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)



1 FLOOR PLAN LEVEL 1
3/16" = 1'-0"

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN
- ENERGY STAR & HUMIDISTAL DUCTED TO OUTSIDE
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- PATH OF TRAVEL
- FLOOR DRAIN
- TACTILE EXIT SIGN
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- ROOM CALLOUT: STUDY ← ROOM NAME; 1.02 ← ROOM NUMBER
- WOOD STUD WALL
- 1-HR FIRE RATED CONSTRUCTION

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3.4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

NOTES 3:
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POOLS, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.

2.AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING' (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. (R303.1)

4. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED.(R303.1)

GREEN BUILDING NOTES:

- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/
- AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
- PROJECTS SHALL COMPLY WITH APPLICABLE REQUIREMENTS FOR UTILIZING LOW-FLOW SHOWERHEADS, FAUCETS AND WATER CLOSETS AS ADOPTED BY SECTION 13.12.030(I) AND (J). THE MAXIMUM RATE FOR LOW-FLOW FAUCETS IS 2.2 GALLONS PER MINUTE. THE MAXIMUM RATE FOR SHOWER HEADS IS 2.5 GALLONS PER MINUTE. THESE FIXTURES CAN HELP REDUCE WATER USAGE AT A TIME WHEN SOUTHERN CALIFORNIA IS FACING A SHARP DECREASE IN WATER SUPPLY.
- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

Revision Schedule

Revision Number	Revision Description:	Revision Date	Issued by

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

LEVEL 1 OVERALL PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	9/1/2021 4:55:00 PM	19-0089	3/16" = 1'-0"	A1.0
	DRAWN	CKD.BY	1ST FLOOR	
	JC	AA		

23929 HWJ Mulholland Hwy.
Calabasas, Ca. 91302
Ph 310.317.0508
www.amitapfeldesign.com, reception@apfeldesign.com
AMIT APFEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

NOTES 1:
CSS Color Coat and GSS Clear Coat anti-graffiti coatings
By American Polymer Corp.
RESEARCH REPORT: RR 25142-T (CSI 09960)

ALL THE TOILETS ARE DUAL FLUSH SEE ITEM 6 ON SUSTAINABILITY CHECK LIST FOR INFORMATION.

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.(R313, 12.21A17(d))
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROV'D, SHALL BE IN ACCORDANCE WITH UL 325 (R309.4)
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1.

GENERAL NOTES:

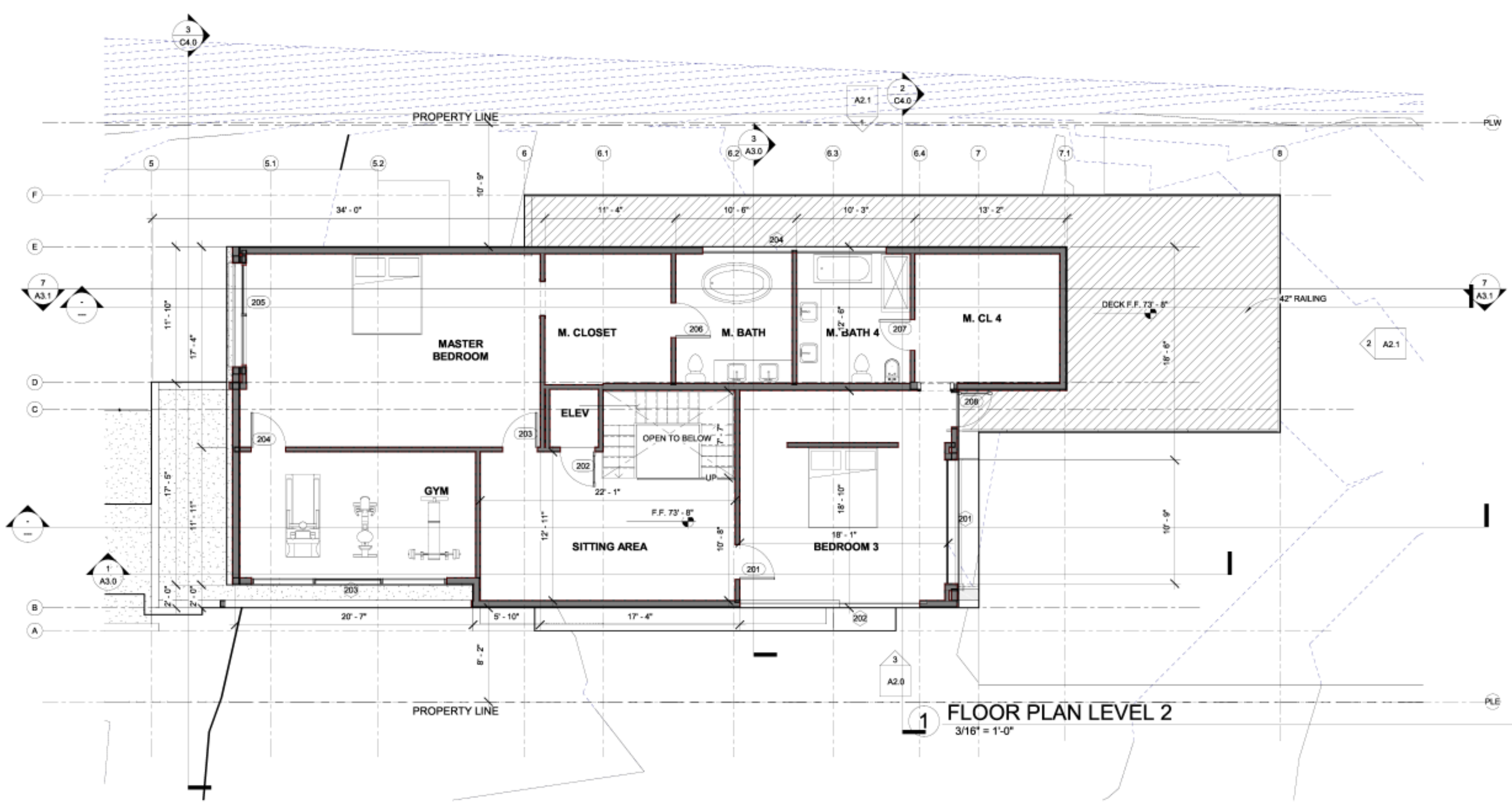
1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED.) (R308.6.9.)

GREEN BUILDING NOTES:

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
a)CITY OF LOS ANGELES CERTIFIED HAULER
b)SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE
CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL
BE VISIBLY MARKED "EV CAPABLE"

NOTES 2:

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10 (C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANSCAPE WORK, THE LANDSCAPE CERTIFICATION, FROM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 , SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLER STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATINGM COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD
10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
II. PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM.
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.(4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.(4.507.2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READLIY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)
17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)



1 FLOOR PLAN LEVEL 2
3/16" = 1'-0"

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN ENERGY STAR & HUMIDISTAL DUCTED TO OUTSIDE
- XXX DOOR MARK CALLOUT
- XXX WINDOW MARK CALLOUT
- PATH OF TRAVEL
- FLOOR DRAIN
- TACTILE EXIT SIGN
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- ROOM CALLOUT: STUDY ← ROOM NAME; 1.02 ← ROOM NUMBER
- WOOD STUD WALL
- 1-HR FIRE RATED CONSTRUCTION

FIRE PROTECTION:
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION.

BUILDING PAPER:
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD, UBC SEC.2501.4.

NOTE: SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: (310.9.1.3,4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
3. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM.
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710.1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000). (R314.6.2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) , EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

NOTES 3:
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POOLS, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. (R303.1)

4. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED.(R303.1)

GREEN BUILDING NOTES:
- DURING CONSTRUCTION THERE ARE A NUMBER OF WAYS THAT AIR QUALIT IN THE BUILDING CAN BE PUT AT RISK. THESE INCLUDE WATER DAMAGE TO MATERIALS, DUST COLLECTION IN THE VENTILATION SYSTEM, ABSORPTION OF VOCS INTO POROUS MATERIALS LIKE CARPET AND FURNITURE, AND CLOGGED FILTERS. PREPARING A PLAN PRIOR TO CONSTRUCTION AND PROVIDING THE PLAN TO THE CONTRACTOR HELPS TO ENSURE THAT AIR QUALITY ISSUES WILL BE WELL MANAGED THROUGHOUT THE CONSTRUCTION PROCESS. PROJECTS SHALL PROVIDE A CONSTRUCTION AIR QUALITY MANAGEMENT PLAN ON THE CONSTRUCTION DRAWINGS THAT, AT A MINIMUM INCLUDES PROTECTING DUCTS DURING CONSTRUCTION AND CHANGING THE FILTERS AND VACUUMING DUCTS PRIOR TO OCCUPANCY.
- LOW VOLATILE ORGANIC COMPOUND (VOC) PAINTS AND WOOD FINISHES ARE BROADLY AVAILABLE AT LITTLE OR NO ADDITIONAL COST THAN THEIR TOXIC COUNTERPARTS. USING THESE MATERIALS PROTECTS BOTH WORKERS AND OCCUPANTS FROM RESPIRATORY IRRITATIONS THAT CAN BE GENERATED BY VOCS. MOST LOW-VOC PAINTS MARKETED BY PAINT MANUFACTURERS MEET THE THRESHOLD OF 50 GRAMS (OR LESS) PER LITER FOR FLAT PAINTS, AND 150 GRAMS PER LITER (OR LESS) FOR NON-FLAT PAINTS.
- · ENERGY STAR QUALIFIED APPLIANCES INCORPORATE ADVANCED TECHNOLOGIES THAT USE 10–50% LESS ENERGY AND WATER THAN STANDARD MODELS.THEY ARE WIDELY AVAILABLE FROM ALL MAJOR BRANDS. REBATES AND INCENTIVES ARE OFTEN AVAILABLE FROM SOUTHERN CALIFORNIA EDISON, SEE HTTP://WWW.SCE.COM/REBATESANDSAVINGS/
- AND ALSO FROM SOCAL GAS COMPANY AND LADWP. COMMERCIAL APPLIANCES THAT ARE NOT AVAILABLE IN ENERGY STAR ARE EXEMPT FROM THIS REQUIREMENT.
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- OUTDOOR LIGHTING SHOULD BE DESIGNED TO PREVENT GLARE, LIGHT TRESPASS, AND SKY GLOW AS MUCH AS POSSIBLE. PERMANENTLY INSTALLED LIGHTING SHOULD NOT BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS. EXTERIOR LIGHTING MUST BE ENERGY-EFFICIENT AND SHIELDED SO THAT ALL GLARE IS CONFINED WITHIN THE BOUNDARIES OF THE SITE. ENERGY EFFICIENT OUTDOOR LIGHTING LASTS LONGER THAN INCANDESCENT BULBS, SAVES ENERGY AND MONEY, AND LIGHT SPILLAGE IS REDUCED.
- PROJECTS MUST COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 19.28.100(B) (PARKING AREA LANDSCAPING REQUIREMENTS). THE PARKING LOT MUST HAVE PERIMETER LANDSCAPING, WITH 1 CANOPY TREE FOR EVERY 9 PARKING SPACES. PARKING AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY AND PARKING AREAS ADJACENT TO RESIDENTIALLY ZONED PARCELS MUST BE SCREENED FROM VIEW WITH LANDSCAPING TO A HEIGHT OF 42", MEASURED FROM THE SURFACE OF THE PARKING AREA.
- PROJECTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN CHAPTER 15 (ENVIRONMENTAL PROTECTION, POLLUTION, AND SOLID WASTE)

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DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

LEVEL 2

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 4:55:07 PM	15-0006	3/16" = 1'-0"	A1.3
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

33202 1/4U Mulholland Hwy.
Malibu, CA., 90265
Ph. 310.317.0500
www.amitapel.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

36) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH.

37) VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 708A.1)

35) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

34) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

31) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

32) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

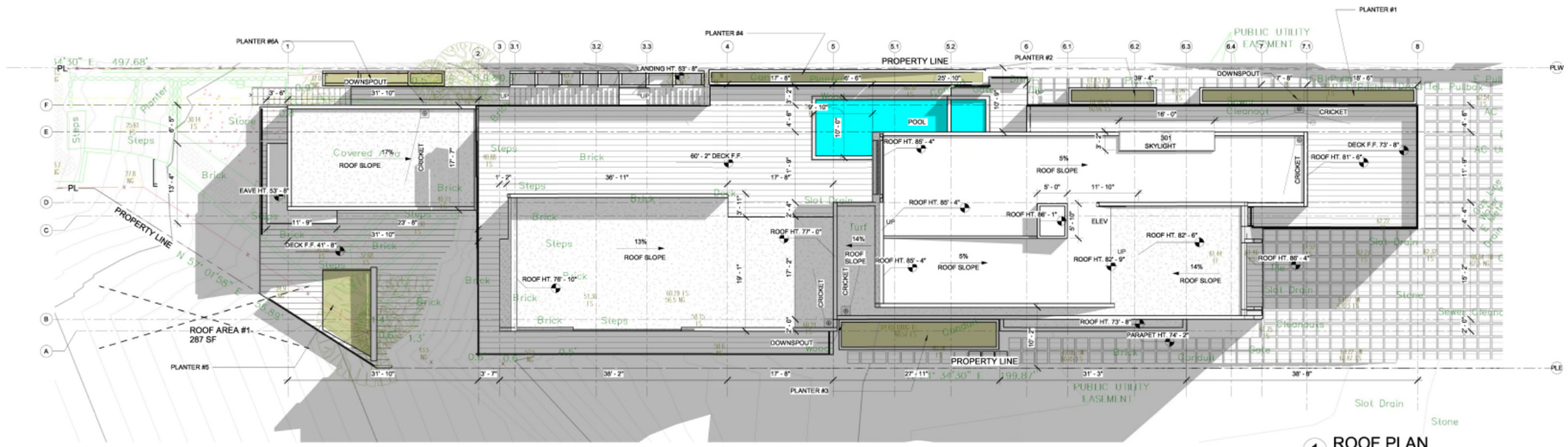
33) ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

30) ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.



1 ROOF PLAN
1/8" = 1'-0"

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ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)

CALCULATE AREA DRAINAGE BY ROOF DRAIN SIZE AT VARIOUS RAINFALL RATES

DRAIN OUTLET SIZE		HOURLY RAINFALL (in inches)									
PIPE SIZE (inches)	OPEN AREA (sq. inches)	1	1.5	2	2.5	3	4	5	6	7	8
		ROOF AREA SQUARE FOOTAGE									
2	3.14	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	7.06	8,880	5,860	4,440	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	12.56	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	19.60	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	28.30	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	50.25	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

Z:\PROJECTS (W)\15-0006 41700 PCH, Malibu (Dr. Sanjay)(Shuang Jain)\30-RCVIT\15-0006_41700 PCH 3_2021.6.9.rvt

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
	PLANNING/FIRE CORRECTIONS	10/12	
	PLANNING CORRECTIONS	10/16	
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

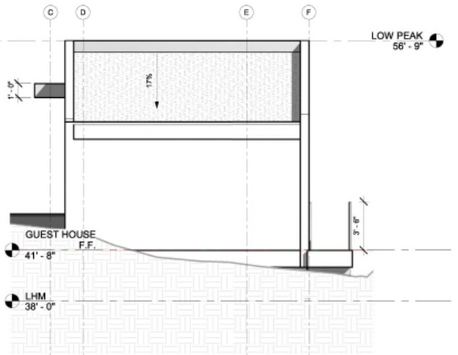
JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

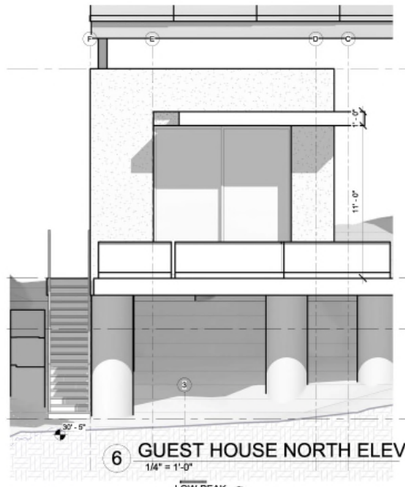
ROOF PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/14/2022 4:55:13 PM	15-0006	1/8" = 1'-0"	A1.4
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

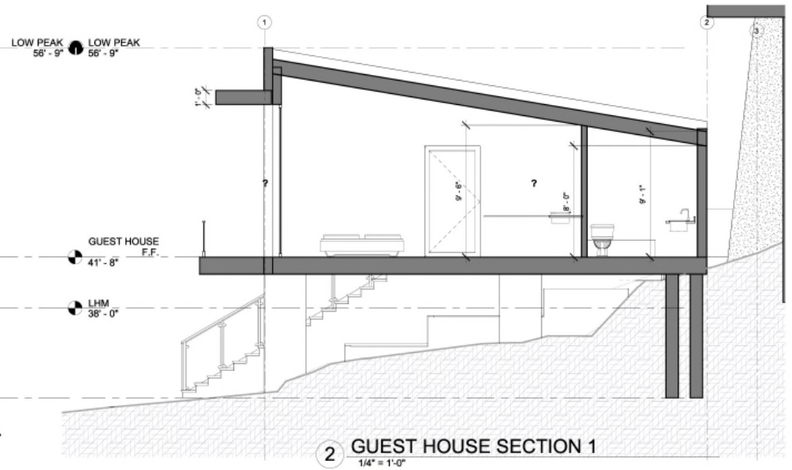
31002 VIA Colinas Suite 202
Westlake Village, CA. 91362
Ph. 310.317.0008
www.amitapel.com, inquiries@amitapel.com
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



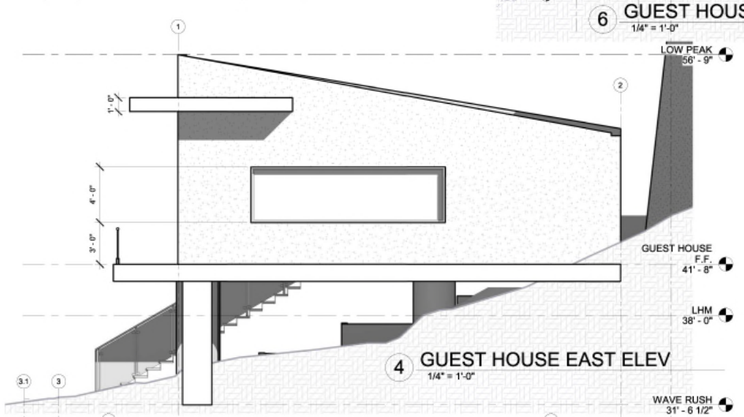
5 GUEST HOUSE SOUTH ELEV.
1/4" = 1'-0"



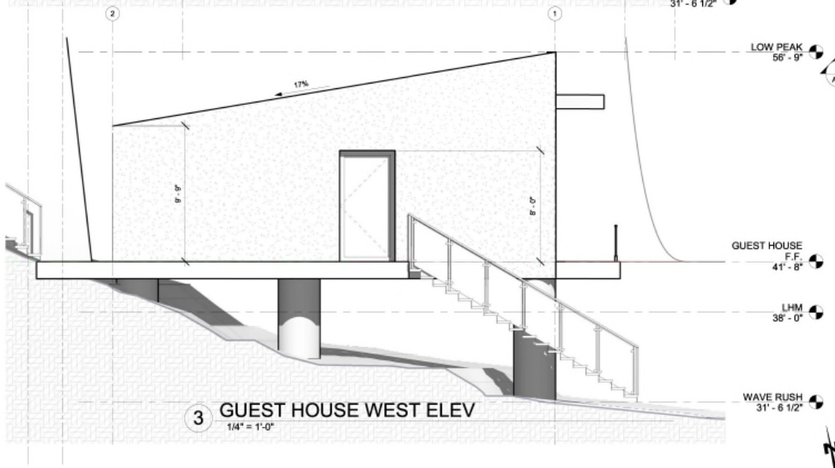
6 GUEST HOUSE NORTH ELEV.
1/4" = 1'-0"



2 GUEST HOUSE SECTION 1
1/4" = 1'-0"

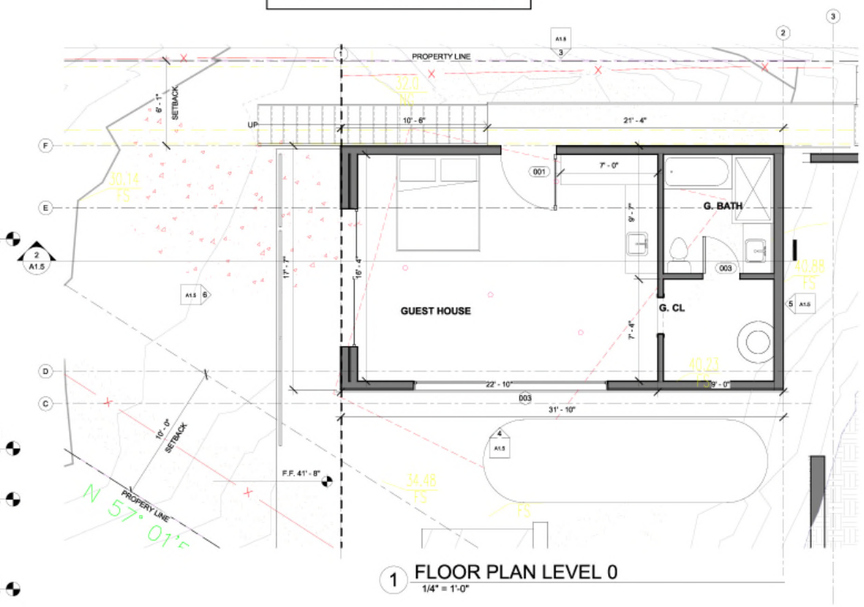


4 GUEST HOUSE EAST ELEV
1/4" = 1'-0"



3 GUEST HOUSE WEST ELEV
1/4" = 1'-0"

GUEST HOUSE HEIGHT TABLE	
WEST ELEVATION	24' - 9"
NORTH ELEVATION	26' - 4"
SOUTH ELEVATION	18' - 7"
EAST ELEVATION	26' - 4"
TOTAL	96' - 0" / 4 = **24' - 0"** < 25' - 0"



1 FLOOR PLAN LEVEL 0
1/4" = 1'-0"

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

30) ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

31) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

32) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

33) ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

34) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

35) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

36) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH.

37) VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
	PLANNING/FIRE CORRECTIONS	10/12	
	PLANNING CORRECTIONS	10/16	
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

GUEST HOUSE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 4:55:17 PM	15-0006	1/4" = 1'-0"	A1.5
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

33302 YAU Mulholland Hwy.
Malibu, CA., 90265
Ph. 310.317.0810
www.amitapel.com, raquelyn@apeldesign.com

AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA

BUILDING ENVELOPE

1. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

2. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

3. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY IS LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF GRAFFITI BEING APPLIED. (6306)

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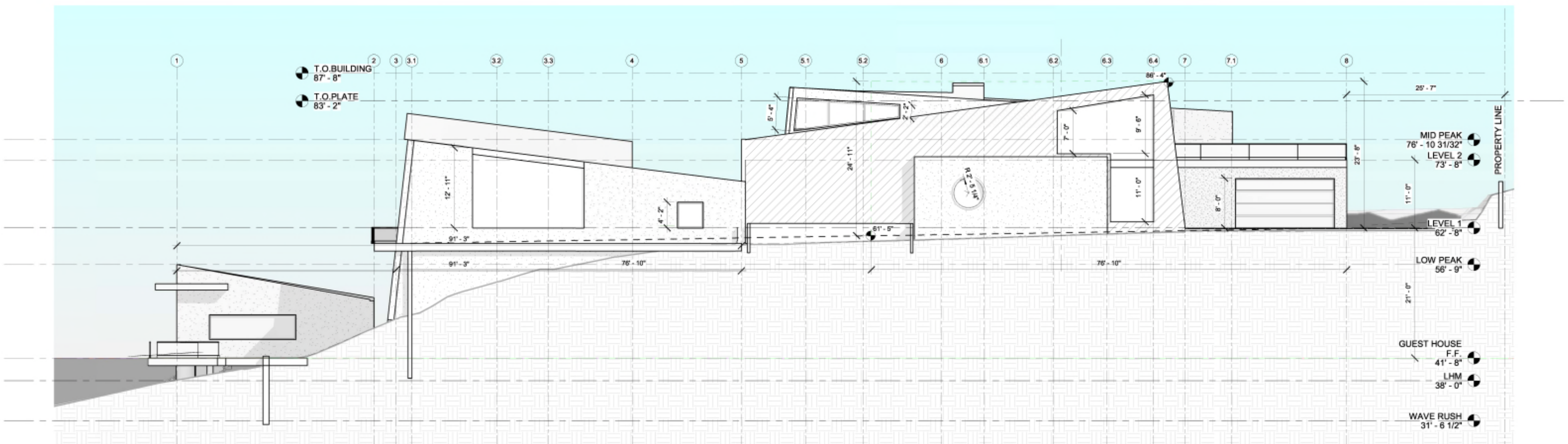
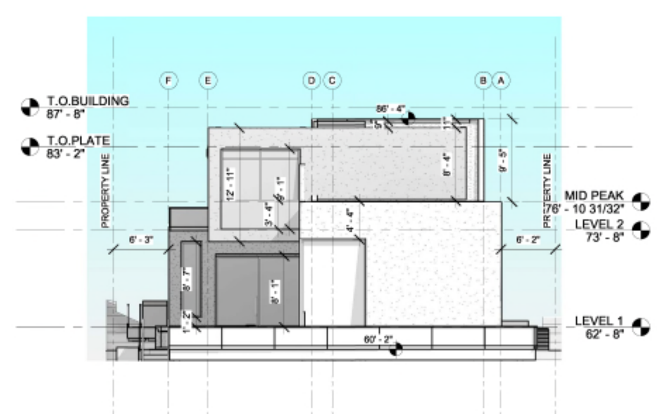
A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.



3 WEST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

HEIGHT TABLE	
WEST ELEVATION	24' - 11"
NORTH ELEVATION	26' - 2"
SOUTH ELEVATION	23' - 8"
EAST ELEVATION	24' - 11"
TOTAL	99' - 8" / 4 = **24' - 11"** < 25' - 0"

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

JAIN RESIDENCE

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MALIBU CA 90265

EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
	3/15/2022 4:08:23 PM	15-0006	1/8" = 1'-0"	A2.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

25001 Pacific Coast Hwy.,
Malibu, CA 90265
Ph. 310.317.0500
www.apeldesign.com, reception@apeldesign.com
AMIT APEL DESIGN INC.
Maclaren, AIA - Architect

BUILDING ENVELOPE
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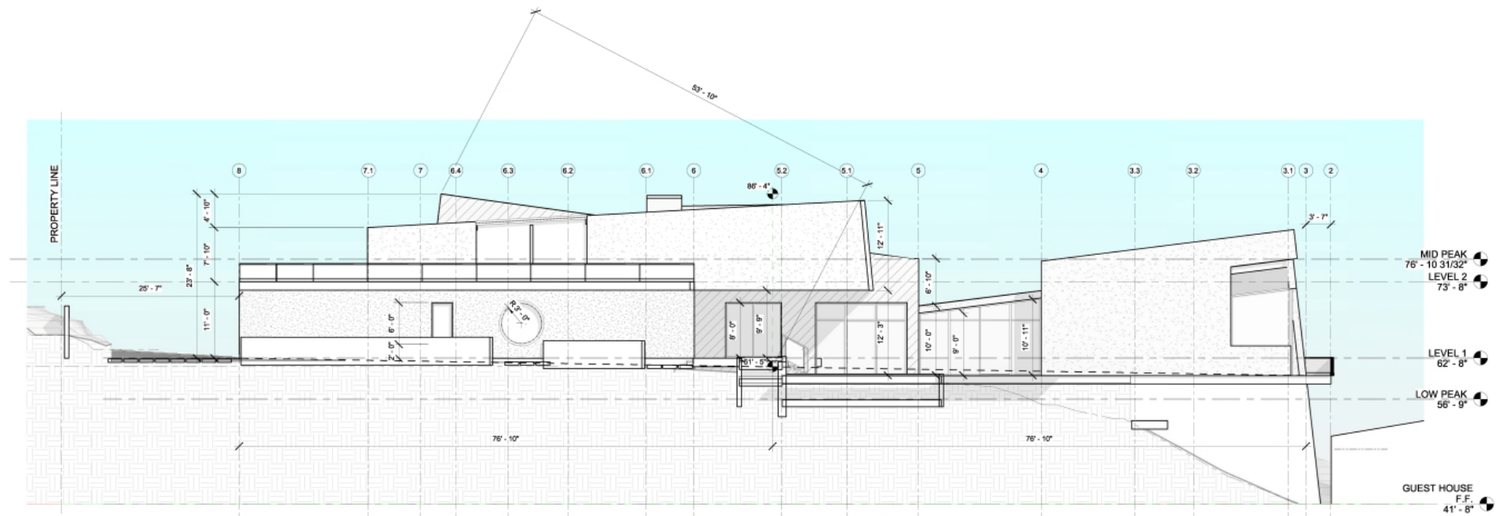
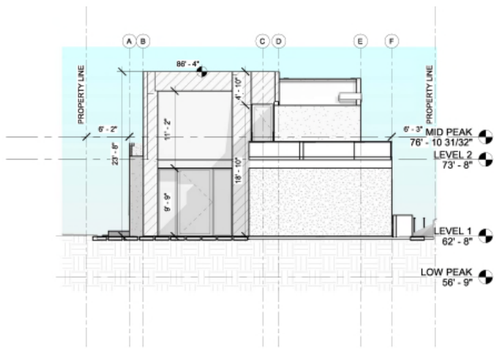


1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

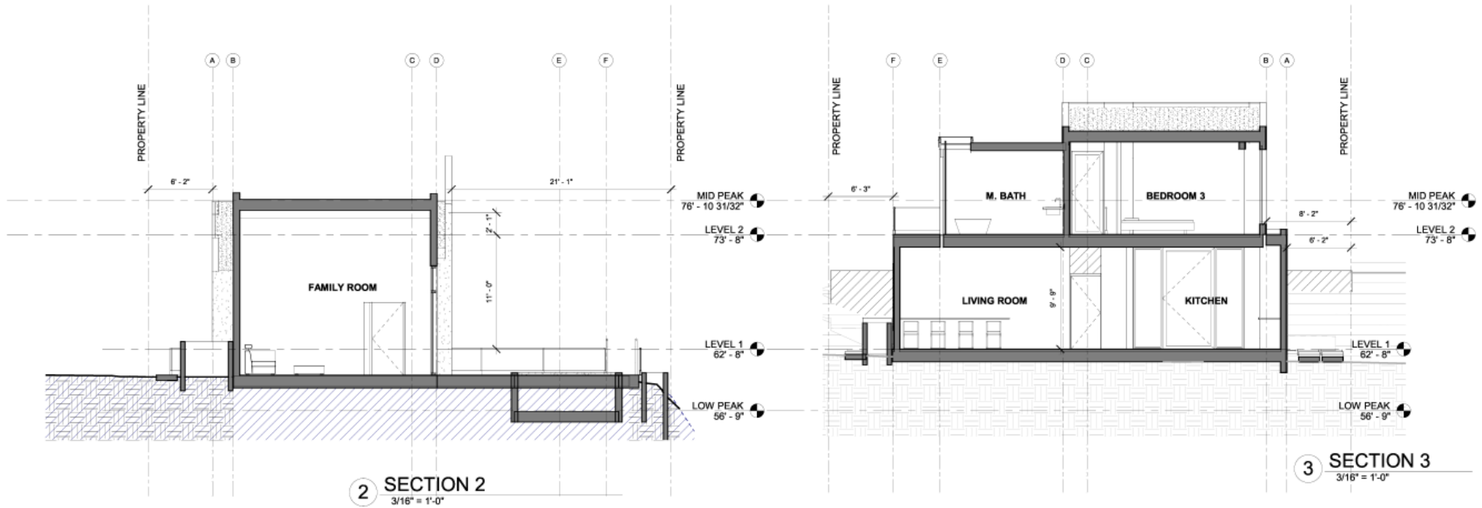
JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

EXTERIOR ELEVATIONS

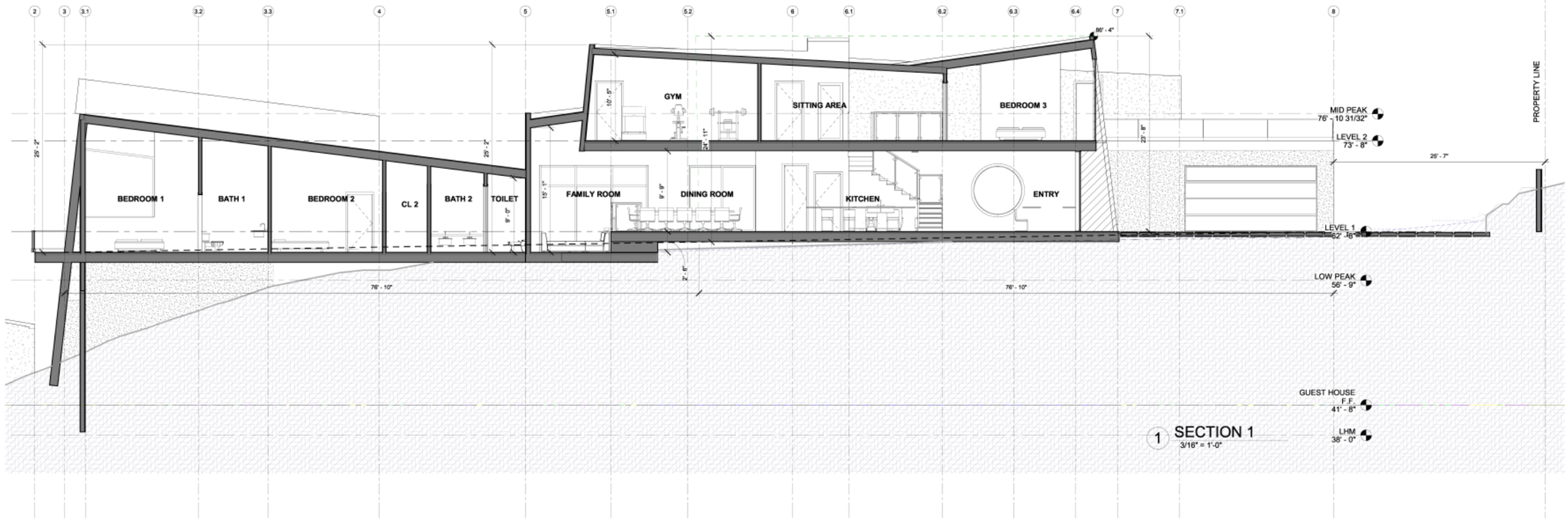
NORTH	DATE	PROJ. #	SCALE	DRAWING
	5/13/2022 4:06:28 PM	15-0006	1/8" = 1'-0"	A2.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25201 Pacific Coast Hwy.,
Malibu, CA 90265
Ph. 310.317.0808
AMIT APEL DESIGN INC.
ARCHITECTS
Maclaren, AIA -
Architect



2 SECTION 2
3/16" = 1'-0"

3 SECTION 3
3/16" = 1'-0"



1 SECTION 1
3/16" = 1'-0"

BUILDING ENVELOPE
1. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

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JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265
BUILDING SECTIONS

NORTH	DATE	PROJ. #	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	JC	AA		

25201 Pacific Coast Hwy.,
Malibu, CA 90265
Ph. 310.317.0808
AMIT APEL DESIGN INC.
Engineering,
Maclaren, AIA -
Architect

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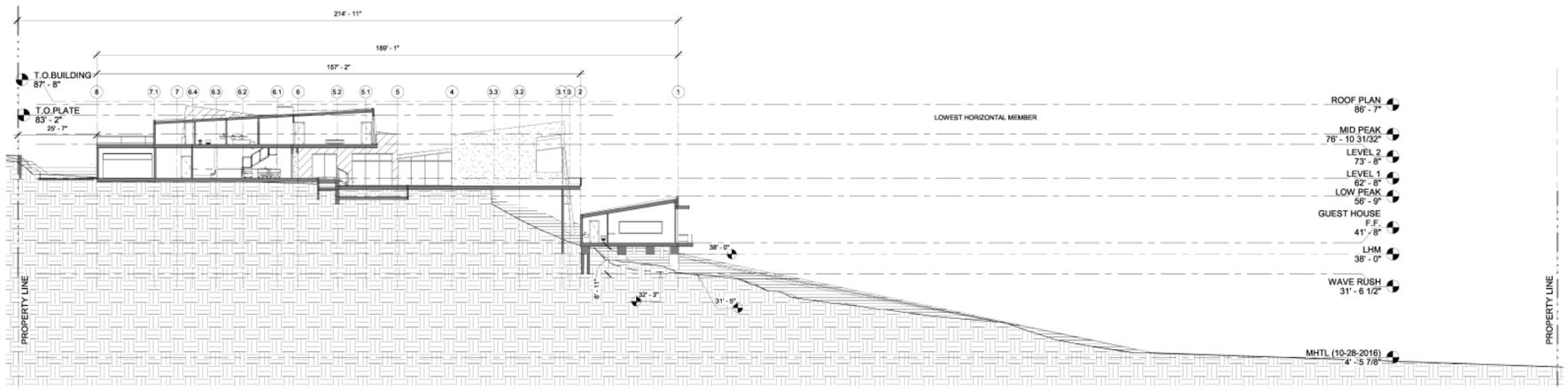

7 Section 7
1/16" = 1'-0"

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

SITE SECTION

NORTH	DATE	PROJ. #	SCALE	DRAWING
	5/13/2022 4:08:01 PM	15-0006	1/16" = 1'-0"	A3.1
	DRAWN Author	CKD.BY Designer	FLOOR	

25501 Pacific Coast Hwy.,
Malibu, CA 90265
Ph. 310.317.0808
www.amittapeldesign.com
AMIT APEL DESIGN INC.
Registered:
Maclaren, AIA - Architect

BUILDING ENVELOPE
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DOOR SCHEDULE

LOCATION		DOOR				FRAME							
FLOOR	DOOR #	WIDTH	HEIGHT	DOOR TYPE	REMARKS	FRAME TYPE	MFG'R	MODEL NUMBER	HEAD	JAMB	SILL	GLAZING	COMMENTS
GUEST HOUSE F.F.	001	4' - 0"	8' - 0"										
GUEST HOUSE F.F.	003	2' - 8"	7' - 0"										
LEVEL 1	101												
LEVEL 1	102	3' - 0"	7' - 0"										
GUEST HOUSE F.F.	103	3' - 0"	7' - 0"										
LEVEL 1	104	2' - 8"	8' - 0"										
LEVEL 1	105	2' - 8"	8' - 0"										
LEVEL 1	106	8' - 0"	8' - 0"										
LEVEL 1	107	2' - 8"	8' - 0"										
LEVEL 1	108	9' - 11"	8' - 1"										
LEVEL 1	109	3' - 0"	7' - 0"										
LEVEL 1	110	3' - 0"	7' - 0"										
LEVEL 1	111	2' - 8"	7' - 0"										
LEVEL 1	112	3' - 0"	7' - 0"										
LEVEL 1	113	2' - 10"	7' - 0"										
LEVEL 1	114	16' - 0"	8' - 0"										
LEVEL 1	115	5' - 0"	9' - 9"										
GUEST HOUSE F.F.	119	9' - 11"	11' - 0"										
LEVEL 2	201	3' - 0"	7' - 0"										
LEVEL 2	202	3' - 0"	7' - 0"										
LEVEL 2	203	3' - 0"	7' - 0"										
LEVEL 2	204	3' - 0"	7' - 0"										
LEVEL 2	205												
LEVEL 2	206	3' - 0"	7' - 0"										
LEVEL 2	207	2' - 8"	7' - 0"										
LEVEL 2	208	3' - 0"	8' - 0"										

WINDOW SCHEDULE

WINDOW TYPE	SIZE WIDTH	SIZE HEIGHT	SILL HEIGHT	HEAD HEIGHT	REMARKS	WINDOW TYPE	MFG'R	HEAD	JAMB	SILL	GLAZING	LITES	COMMENTS
					Curtain Panel4								
003	14' - 0"	4' - 0"	3' - 0"	7' - 0"	Fixed								
101					Curtain Panel3								
103					Curtain Panel13								
104	4' - 2"	4' - 2"	0' - 0"	4' - 2"	Fixed								
105					Curtain Panel5								
106	2' - 3"	8' - 7"	1' - 2"	9' - 9"	Fixed								
107	5' - 0"		3' - 2"	3' - 2"	Round with Trim								
108	6' - 0"		2' - 0"	2' - 0"	Round with Trim								
109	3' - 0"	6' - 0"	2' - 0"	8' - 0"	Fixed								
110					Curtain Panel6								
111	2' - 10"	9' - 9"	0' - 0"	9' - 9"	Fixed								
111	2' - 10"	9' - 9"	0' - 0"	9' - 9"	Fixed								
201					Curtain Panel9								
202					Curtain Panel10								
203					Curtain Panel11								
204					Curtain Panel8								
301	3' - 2"	15' - 11"			Skylight								

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
3	UPDATED HEIGHTS	4/21	LT

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

SCHEDULES

NORTH	DATE	PROJ. #	SCALE	DRAWING
	3/10/2022 4:58:31 PM	15-0006		A5.0
	DRAWN	CKD.BY	FLOOR	
	JC	AA		

25201 Pacific Coast Hwy.,
Malibu, CA 90265
Ph. 310.317.0503
amitapeldesign@gmail.com
AMIT APEL DESIGN INC.
PROGRAMMED,
Maclaren, AIA -
Architect

PRECISE GRADING AND RETAINING WALL PLANS FOR NEW HOME CONSTRUCTION 41700 Pacific Coast Hwy

GENERAL NOTES

1. IF THE GRADING PERMIT IS NOT INITATED WITHIN ONE HUNDRED EIGHT (180) DAYS FROM THE DATE OF APPROVAL AND COMPLETED WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS, THE GRADING APPROVAL SHALL EXPIRE AND BECOME NULL AND VOID.

2. PRIOR TO FINAL APPROVAL OF GRADING AND BEFORE THE RELEASE OF
THE GRADING SECRUITY, THE PLANTING SHALL BE WELL ESTABLISHED AND GROWING ON THE SLOPES AND WHERE RODENT CONTROL IS REQUIRED, THERE SHALL BE EVIDENCE OF AN EFFECTIVE RODENT CONTROL PROGRAM.

3. CONSTRUCTION FENCING SHALL BE MAINTAINED AROUND THE PERIMETER OF THE SITE AT ALL TIMES UNLESS THE CITY BUILDIGN DIVISION APPROVES THE USE OF 24-HOUR SECRUITY.

4. THE GRADING CONTRACTOR SHALL EXERCISE EXTRA CASE TO MINIMIZE THE EFFCTS FROM DISTRUBED EARTH AND/OR DUST. DUST SHALL BE CONTROLLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COAST AIRQUALICTY MANAGEMENT DISTRICT ANDAPPLICABLE COUNTY AND STATE LAWS. AT A MINIMUM, CONTINUOUS WETTING SHALL BE PERFORMED WHILE ANY GRADING WORK IS BEING DONE. IF THE WATER IS TO BE OBTAINED FROM THE CITY WATER SYSTEM, THE GRADING CONTRACTOR SHALL FIRST OBTAIN APPROVAL FROM THE CITY PUBLIC WORKS DEPARTMENT.

5. ADJACENT PROPERTY OWNERS SHALL BE NOTIFIED IN ADVANCE OF ANY EXCAVATIONS IN ACCORDANCE WITH CALIFORNIA CIVIL CODE.

6. AT ALL TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL PRESENT A VALID WORKES' COMPENSATION INSURANCE CERTIFICATE.

7. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCITON TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.

8. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERROS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
9. THE DUTIES OF THE SOILS ENGINEER OF RECORD SHALL INCLUDE THE FOLLOWING:
A) OBSERVATION OF CLEARED AREAS AND BENCHES PREPARED TO RECIEV FILL;
B) OBSERVATIONS OF THE REMOVAL OF ALL UNSUITABLE SOILS AND OTEHR MATERIALS;
C) THE APPROVAL OF SOILS TO BE USED AS FILL MATERIALS;
D) THE INSPECTION OF PLACEMENT AND COMPACTION OF FILL MATERIALS;
E) THE TESTING OF COMPLETED FILLS;
F) AND THE INSPECTINO OR REVIEW OF DRAINAGE DEVICES.
10. COMPACTION TESTING SHALL NOT BE PERFORMED BY INDIVIDUALS OTHER THAN THE SOILS ENGINEER OR FRECORD UNLESS REQUESTED BY THE SOILS ENGINEER OF RECORD AND APPROVED BY THE CITY BUILDING DIVISION.

11. ALL RECOMMENDTIONS CONTAINED WITHIN THE SOILS REPORT FOR THIS PROJECT SHALL BE INCORPORATED INTO THE GRADING WORK.

12. THE ENGINEER SHALL OBSERVE AND APPROVED IN WRITTING ALL FOUNDATION EXCAVATIONS PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

13. ERODED SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURES OR WIND.

14. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCIOTN ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS SHALL BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

15. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTEDF ROM THE SITE BY FORCES OF WIND OR WATER.

16. TRASH AND CONSTRUCTION RELATED SOLID WATES SHALL BE DEPOSITED INTO A COVERED RECEPTABLE TO PREVENT CONTAMINATINO OF RAINWATER AND DISPERSAL BY WIND.
17. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLILD WASTE.

18. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPERTY MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINGE SYSTEM.

19. ANY SLOPES WITH DISTURBED SOILS OR WHICH HAVE BEEN DENUDED OF VEGETATION SHALL BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

20. SLOPE CORNERS AND EDGES SHALL BE ROUNDED. THE OUTSIDE CORNERS AND EDGES OF ANY CUT OR FILL SLPOE SHALL BE ROUNDED WITH A CONVEX RADIUS OF NOT LESS THANTWETNY-FIVE FEET, AND WHERE A CUT OR FILL SLOPE MEETS NATURAL GRADE, SUCH SLOPE SHALL BE BLENDED INTO THE NATURAL GRADE WITH A CONCAVE RADIUS OF NOT LESS THAN TWENTY-FIVE FEET. BOTH THE TOP AND BOTTOM OF ANY CUT OR ILL SLOPE SHALL BE ROUNDED WITH A DRAIDUS OF NOT LESS THAN FIVE FEET AT SUCH EXTREMITY.

21. THE APPLICABLE CODE IS THE 2016 LOS ANGELES COUNTY BUILDING CODE.

22. THE ENGINEER SHALL CERIFY LINE AND GRADE FOR FOUNDATION EXCAVATIONS (AND FORMS, IF ANY) PRIOR TO POUR AND PRIOR TO REQUESTING FOUNDATION INSPECTION FROM THE CITY BUILDING DIVISION.

23. WHERE SHOWN, "CITY" OR "AGENCY" SHALL BE DEEMED TO INDICATE THE CITY OF LA HABRA HEIGHTS, ITS EMPLOYEERS, OR CONSULTANTS.

DIGALERT

800-227-2600

Call 2 Full Working Days in Advance

GENERAL GRADING NOTES

1. THE OWNER OR ANY PERSON OR AGENT IN CONTROL OF THIS PROPERTY SHALL MAINTAIN IN GOOD CONDITION AN REPAIR ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVIES ANS BURROWING RODENT CONTROL WHEN SHOWN ON THE GRADING PLANS.

2. THE ISSUANCE OF THE GRADING PERMIT ASSOCAITED WITH THESE PLANS SHALL CONSITUATU AN AUTHORIZATION TO DO ONLY THE WORK WHICH ID SECRIBED OR ILLIUSTRATED ON THE APPLICATION FOR THE PERMIT OR ON THESE PLANS AND SPECIFICAIONS AS APPROVED BY THE BUILDIGN OFFICIAL.

3. PERMITS ISSUED UNDER THE PROVISIONS OF THIS CODE SHALL NOT RELIEVE THE OWNER OF THE RESPONSIBILITY FOR SECURING PERMITS FO LICENSES THAT MAY BE REQUIRED FROM OTHER DEPARTMENTS OR DIVISIONS OF THE GOVERNING AGENCIES.

4. ANY MODIFICATIONS OF OR CHANGES IN THE APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL. MODIFICATIONS THAT AFFECT BASIC TRACT DESIGN OR LAND USE MUST HAVE THE APPROVAL OF THE APPROPRIATE CONTROL AGENCY.

5. THE BUILDING OFFICIAL OR THE AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY OR FINANCIAL INSITUTION SHALL HAVE ACCESS TO THE PREMISES DESCRIBED ON THESE PLANS FOR THE PURPOSE OF INSPECTION THE WORK.

6. IN THE EVENT OF DEFUALT IN THE PERFORMANCE OF ANY TERM OR CONDITION DESCRIBED ON THESE PLANS OR MADE A PART OF THIS PERMIT, THE SURETY COMPANY, FINANCIAL INSITUTION, OR THE BUILDING OFFICIAL, OR ANY PERSON EMPLOYED OR ENGAGED IN THE BEHALF OF ANY OF THESE PARTIES, SHALL HAVE THE RIGHT TO GO UPON THE PREMISES TO PERFORM THE REQUIRED WORK.

7. THE OWNER OF ANY OTHER PERSONS WHO INTERFERCES WITH OR OBSTRUCTS THE INGRESS TO OR EGRESS FROM THE PREMISES DESCRIBED ON THESE PLANS, OF ANY AUTHORIZED REPRESENTATIVE OF THE SURETY COMPANY, FINANCIAL INSITUATION, OR THE CITY OF LA HABRA HEIGHTS WHO IS ENGAGED IN THE CORRECTION OF COMPLETION OF THE WORK DESCRIBED ON THESE PLANS, AFTER A DEFAULT HAS OCCURRED IN THE PERFORMANCE OF THE TERMS OR CONDITIONS THEREOF, IS GUILTY OF A MISDEMEANOR.

8. ALL TEMPORARY PROTECTIVE MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER TO THE SATIFACTION OF THE BUILDING OFFICIAL BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR, UNLESS FINAL GRADING APPROVAL HAS BEEN GRANTED BY THE BUILDING OFFICIAL PRIOR TO THE DATE AND ALL PERMANENT DRAINAGE AND EROSION CONTROL SYSTEMS, IF REQUIRED, ARE IN PLACE.

PROPERTY ADDRESS:
41700 PACIFIC COAST HIGHWAY
MALIBU, CA 90265 (VENTURA COUNTY)

ASSESSOR'S PARCEL NO.
700-0-200-655 (VENTURA COUNTY)

LEGAL DESCRIPTION:
(BY SURVEY PREPARED BY HOOSHMAND JAHANPOUR-BURKE LS 8230)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF F VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL 1, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED IN BOOK 35, PAGE 1 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS OIL, PETROLEUM, ASPHALTUM, GAS, COAL AND OTHER HYDROCARBON SUBSTANCES AND WATER CONTAINED IN, ON, WITHIN AND UNDER SAID LANDS AND EVERY PART THEREOF, PROVIDED,HOWEVER, THAT THIS RESERVATION SHALL NEITHER RESERVE NOR SHALL IT BE CONSTRUED AS RESERVING TO GRANTOR, ITS SUCCESSORS IN INTEREST OR ASSIGNS, THE RIGHT TO GO UPON OR UNDER SAID LANDS FOR THE PURPOSE OF EXTRACTING ANY OF SAID SUBSTANCES AS RESERVED IN DEEDS RECORDED OCTOBER 27, 1944 IN BOOK 707, PAGE 21 AND RECORDED MARCH 16, 1945 IN BOOK 716, PAGE 382 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID LAND WHICH EXTENDS TO THE MEAN HIGH TIDE LINE, ANY PORTION OF THE LAND WHICH AT ANY TIME WAS TIDE LAND, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVIUM FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF BOTH PEDESTRIAN AND MOTOR VEHICULAR INGRESS AND EGRESS BUT NO PARKING THEREON, ANY AND ALL UTILITIES ARID FOR THE MAINTENANCE, REPAIR AND REPLACE-MENT THEREOF, OVER, UNDER, THROUGH AND ACROSS THE NORTHERLY 40 FEET OF PARCELS 2, 3 AND 4 OF SAID PARCEL MAP FILED IN BOOK 35, PAGE 1 OF PARCEL MAPS.

PARCEL C:
AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS STRIPS 3, 4 AND 5 LYING WITHIN PARCELS 2, 3 AND 4, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED IN BOOK 35, PAGE 1 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D:
A NON-EXCLUSIVE EASEMENT TO BE USED SOLELY FOR PEDESTRIAN ACCESS OVER THOSE PORTIONS OF PARCELS 2 AND 3, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 35, PAGE 1 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER & SAID COUNTY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS "D" AND HAVING A BEARING AND DISTANCE OF NORTH 64°15'22" EAST 36.21 FEET ON SAID PARCEL MAP; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF PARCEL 3 OF SAID PARCEL MAP.

1ST: NORTH 24°34'30" EAST 12.00 FEET; THENCE,

2ND: SOUTH 64°15'22" WEST 39.01 FEET; THENCE,

3RD: NORTH 73°19'19" WEST 61.00 FEET; THENCE,

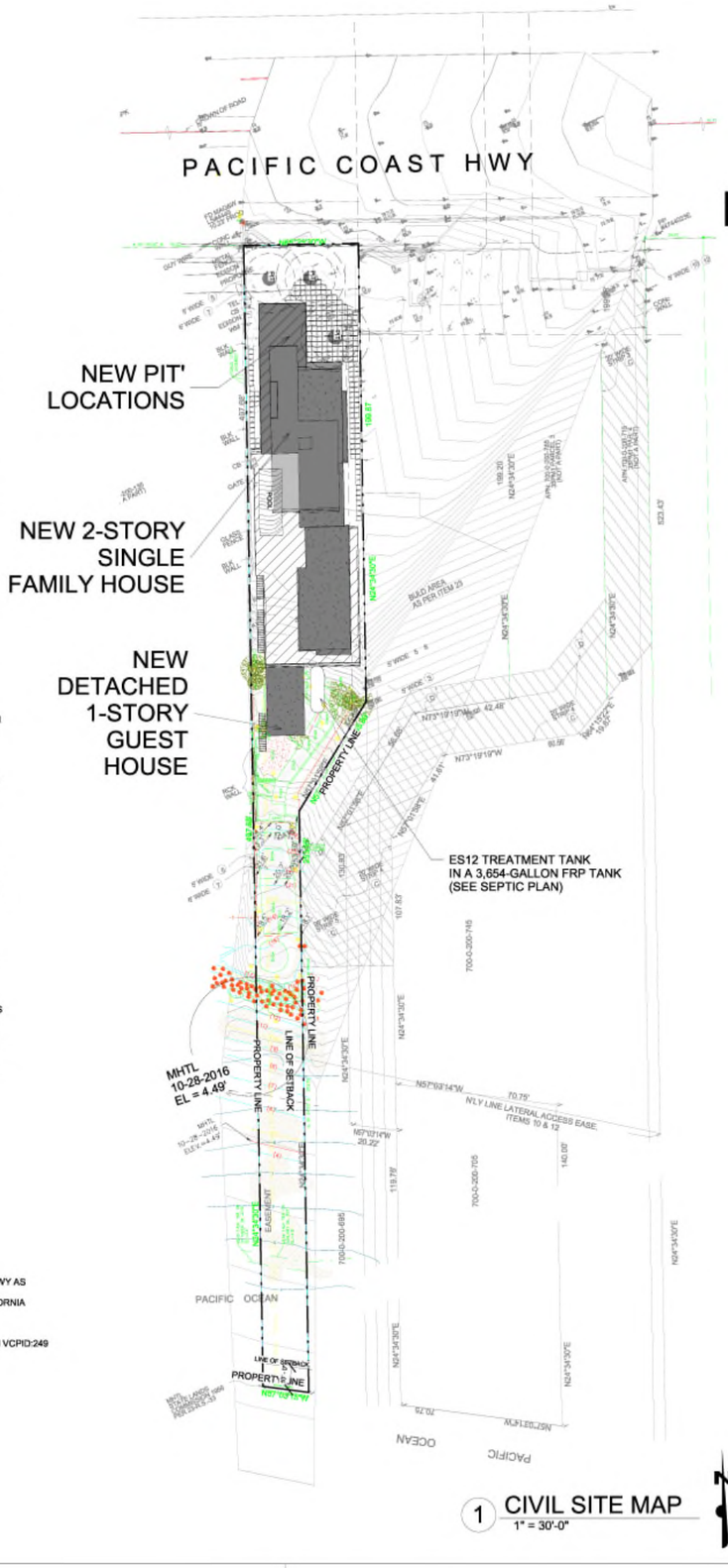
4TH: SOUTH 57° 01'58" WEST 92.54 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID PARCEL 2 AS SHOWN ON SAID PARCEL MAP; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE,

5TH: SOUTH 24°34'30" WEST 11.18 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF STRIP 5 AS SHOWN ON SAID PARCEL MAP; THENCE NORTHEASTERLY ALONG THE BOUNDARY OF SAID STRIP 5 AND STRIP 4 AS SHOWN ON SAID

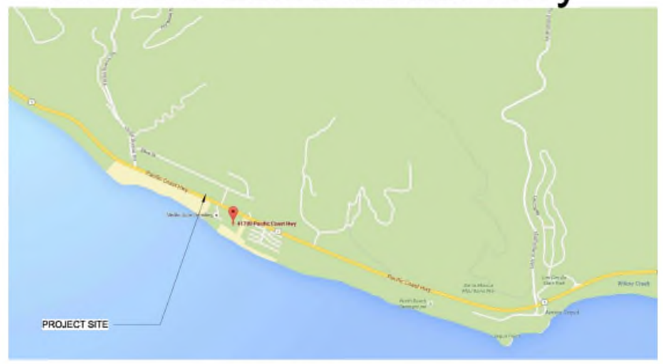
BASIS OF BEARINGS
THE BEARING OF N 65°25'30 W ALONG THE CENTERLINE OF PACIFIC COAST HWY AS SHOWN ON PARCEL MAP FILED IN BOOK 35 PAGE 1. OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF VENTURA, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK:
VENTURA 32.181' 16.6 MILES SE ALONG U.S. HWY 1 FROM THE INTERSECTION VCPID:249
(1988) 9.809M OF WOOLEY RD AND SAVIERS RD AT OXNARD, AT THE SW CRN OF CONC BRIDGE 52-12 OVER LITTLE SYCAMORE CREEK, IN THE TOP AND 0.4' E OF THE W END OF THE SW CONC RETAINING WALL FOR THE S END OF THE W CONC ABUTMENT OF THE BRIDGE, 32' S OF CENTER OF HWY, AND ABOUT LEVEL WITH THE HWY.
STAMPING S 583 1939; DESGN: S583

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON NAVD 1988 DATUM.



1 CIVIL SITE MAP
1" = 30'-0"



PROJECT LOCATION MAP

SOILS ENGINEER CERTIFICATION:
I HAVE REVIEWED AND HEREBY APPROVE THIS GRADING PLAN. IT COMPLIES WITH ALL OF THE REQUIREMENTS AND RECOMMENDATIONS OF MY SOIILS REPORT DATED September 27, 2018 AND THE CURRENT UPDATE LETTER.

Wayne Schick, CEG 1300

Schick Geotechnical, Inc.
7650 Haskell Ave., Suite D
Van Nuys, CA 91406
(818) 905-8011

DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTOR

1. ALL WORK DETAILED ON THESE PLANS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND IN THE PRESENCE OF AN INSPECTOR APPOINTED BY THE BOARD OF PUBLIC WORKS.
2. APPROVED HEREON IS THE WORK IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, AND WATERCOURSES UNDER JURISDICTION OF THE BOARD OF PUBLIC WORKS AND SLOPES ADJACENT TO SUCH STREETS SUBJECT TO THE PROVISIONS OF PERMIT "B" NO._____. NO EROSION CONTROL OR DRAINAGE DEVICES SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B" NO._____ EXCEPT AS SHOWN HEREON OR AS APPROVED BY THE BOARD OF PUBLIC WORKS.
3. THIS GRADING PLAN WHEN APPROVED BY THE DISTRICT ENGINEER, AS WELL AS PERMITS FOR WORK WITHIN STATE OR COUNTY RIGHTS OF WAY SHALL BE ON THE SITE OF WORK AT ALL TIMES.
4. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
5. DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOTECHNICAL SERVICES SECTION, CONSTRUCTION DIVISION, 2426 ALTMAN STREET, LOS ANGELES, CALIFORNIA 90031, (213)485-3858, SHALL BE NOTIFIED PRIOR TO COMMENCING GRADING OPERATIONS. ALL FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL SERVICES SECTION, AND SPECIFIED BY THE ENGINEER.
6. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE IMPROVED STREET GUTTER BY MEANS OF AN APPROVED DRIVEWAY OR DRAINAGE STRUCTURE.
7. ALL SLOPES IN PRIVATE PROPERTY ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE NOT STEEPER THAN 2 TO 1 FOR CUT AND FILL.
8. IF ANY GRADING OPERATIONS COVERED BY SAID PERMIT "B"NO._____ SHALL EXTEND INTO OR THROUGH OR SHALL BE COMMENCED DURING THE PERIOD OF NOVEMBER 1 TO APRIL 15, THE PERMITTEE WILL BE REQUIRED TO SUBMIT PLANS OF THE TEMPORARY EROSION CONTROL METHODS AND DEVICES HE PROPOSES TO USE IN CONNECTION WITH THE GRADING OPERATIONS TO BE PERFORMED DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER ON OR BEFORE SEPTEMBER 15, OR AT LEAST 30 DAYS BEFORE COMMENCING GRADING OPERATIONS, AND SHALL BE APPROVED BY THE DISTRICT OR DIVISION ENGINEER BEFORE ANY GRADING IS PERFORMED DURING SAID PERIOD.
APPROVED FOR APPROXIMATE STREET GRADE. NOT APPROVED FOR WORK IN DEDICATED OR PROPOSED PUBLIC STREETS. FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED STANDARDS.

PERMIT "BD" –

DISTRICT ENGINEER DATE
APPROVED FOR ROUGH GRADING AND APPROXIMATE STREET GRADES IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, WATER COURSES AND SLOPES ADJACENT TO SUCH EASEMENTS, UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS, SUBJECT TO THE PROVISIONS OF PERMIT "B" _____ AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, (CURRENT EDITION AND SUPPLEMENTS.)
FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED CITY STANDARDS. ONLY THE EROSION CONTROL OR DRAINAGE DEVICES SHOWN HEREON OR AUTHORIZED BY THE BUREAU OF ENGINEERING SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT "B".

DISTRICT ENGINEER DATE
9. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.(7012.1).
10. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPE (7013.3)
11. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
12. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOIL ENGINEER.
13. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.OBTAIN GRADING INSPECTOR'S AND DEPARTMENTOF PUBLIC WORKS APPROVAL OF PROPPOSED PROCEDURES.[>200CY) (7007.1).
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/ GEOLOGIC REPORTS DATED
SIGNATURE AND DATED

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

Revision Schedule

#	Issued by	Date

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

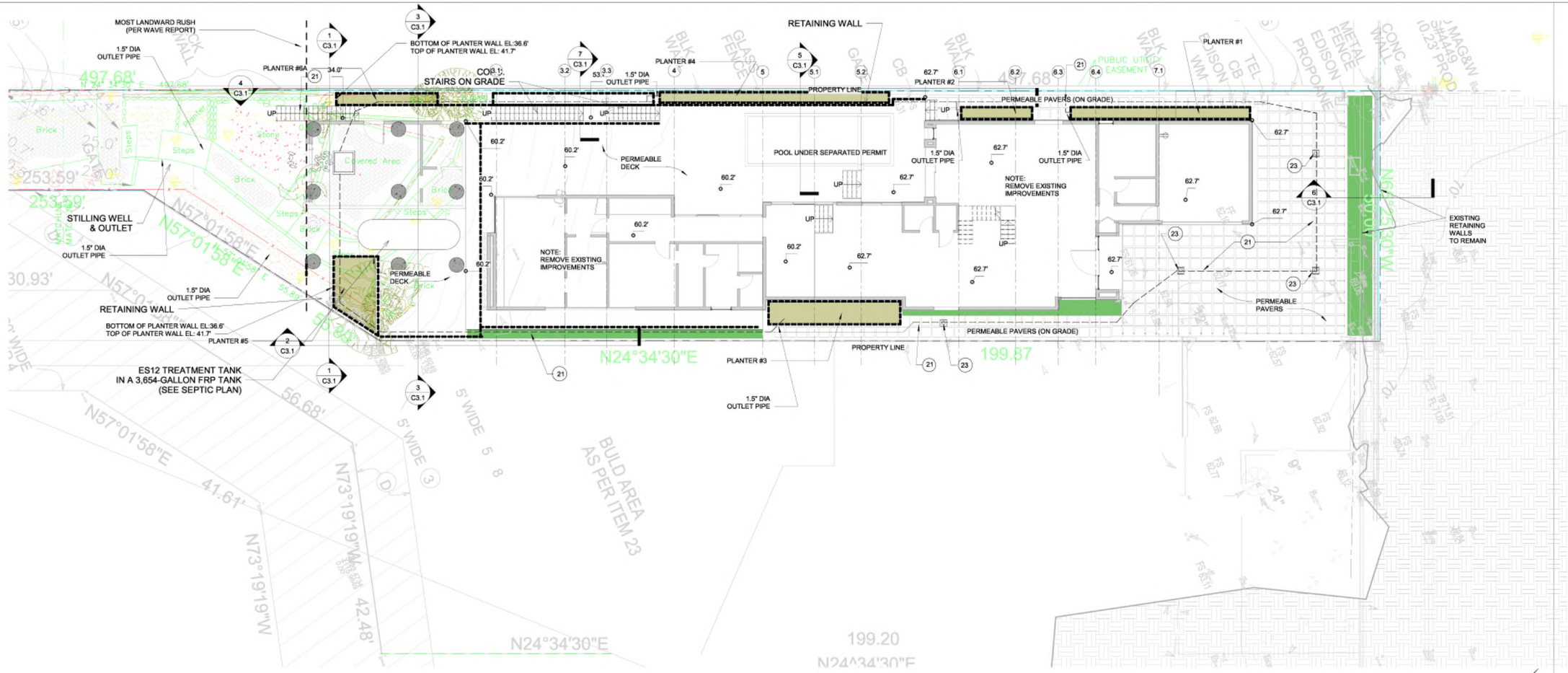
JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

CIVIL NOTES

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 0:39:38 PM	15-0006	1" = 30'-0"	C1.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy Malibu, CA, 90265
engineering@californiacivilplans.com
Ph. 310.317.0500

CALIFORNIA CIVIL AND THINGS, INC.



JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

1 GRADING PLAN

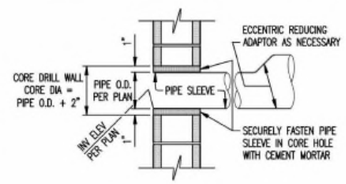
1" = 10'-0"

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

1. In the case of emergency, call CONTACT INFORMATION
2. Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMP's for construction-related materials, wastes, spills shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not: cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
   During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local,state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
17. Sediment from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable.

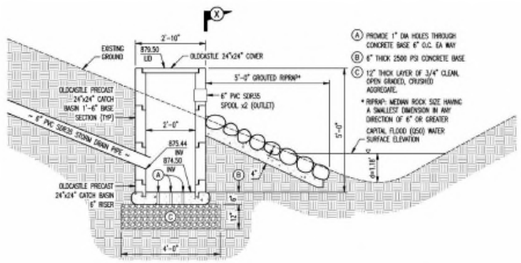
CONSTRUCTION NOTES:

21. INSTALL 6" PVC SDR 35 DRAINAGE PIPE.
22. INSTALL 18" CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET.
23. INSTALL 6" CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET FOR BIOFILTRATION PLANTER OVERFLOW OUTLET PURPOSES.
24. INSTALL 6" CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET.
25. INSTALL 4" GUTTER CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET.
26. CONSTRUCT 4" AREA DRAIN WALL OUTLET PER DETAIL THIS SHEET.
27. CONSTRUCT 6" AREA DRAIN WALL OUTLET PER DETAIL THIS SHEET.
28. INSTALL 6" CLEANOUT ASSEMBLY PER DETAIL THIS SHEET.
29. CONSTRUCT STILLING WELL ENERGY DISSIPATOR AND OUTLET STRUCTURE PER DETAIL THIS SHEET.
30. INSTALL 5'X5' GROUTED RIPRAP PER STILLING WELL DETAIL THIS DETAIL.
31. ROOF AND/OR DECK DOWNDRAIN LOCATION. ALL ROOFS AND DECKS DRAIN TO BIOFILTER PLANTER VIA STRUCTURE MOUNTED GUTTERS AND DOWN DRAIN PIPES.

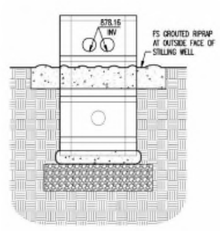


AREA DRAIN/SUBDRAIN RETAINING WALL OUTLET DETAIL

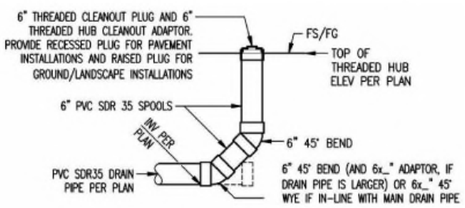
NO SCALE



A **STILLING WELL ENERGY DISSIPATOR AND OUTLET STRUCTURE**

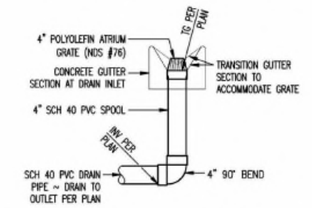


SECTION X-X



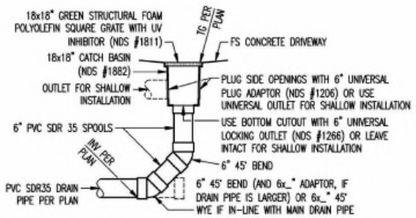
6" CLEANOUT ASSEMBLY DETAIL

NO SCALE



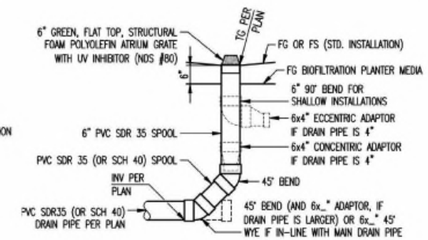
4" GUTTER CATCH BASIN DETAIL

NO SCALE



18" CATCH BASIN ASSEMBLY DETAIL

NO SCALE



6" CATCH BASIN ASSEMBLY DETAIL

NO SCALE

Revision Schedule		
#	Issued by	Date

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

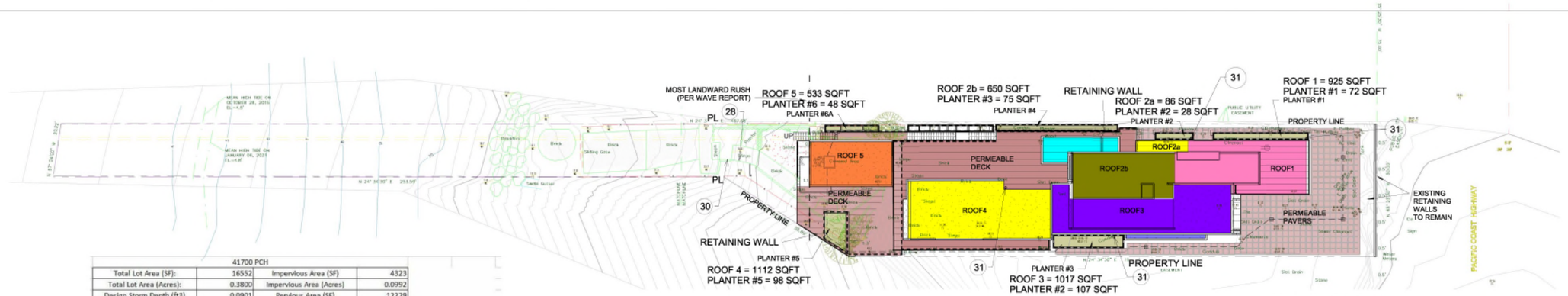
JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

CIVIL GRADING PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 5:39:07 PM	15-0006	1" = 10'-0"	C2.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy Malibu, CA, 90265
engineering@californiacivilplans.com
Ph. 310.317.0500

CALIFORNIA CIVIL AND THINGS, INC.



1 CE_SUSUMP
1" = 20'-0"

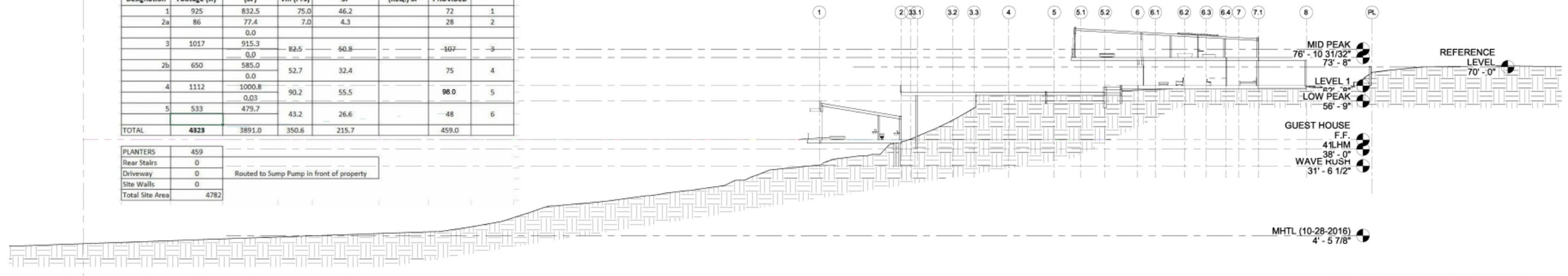
41700 PCH

Total Lot Area (SF):	16552	Impervious Area (SF)	4323
Total Lot Area (Acres):	0.3800	Impervious Area (Acres)	0.0992
Design Storm Depth (ft3)	0.0901	Pervious Area (SF)	12229
		Pervious Area (Acres)	0.2807
		% Impervious	26.1%
		% Pervious	73.9%

DMA Designation	Square Footage (sf)	CATCH AREA (SF)	CAPTURE Vm (FT3)	PLANTER SF (REQ.) SF	PLANTER SF (REQ.) SF	PLANTER SF PROVIDED	PLANTER #
1	925	832.5	75.0	46.2		72	1
2a	86	77.4	7.0	4.3		28	2
		0.0					
3	1017	915.3	82.5	50.8		107	3
		0.0					
2b	650	585.0	52.7	32.4		75	4
		0.0					
4	1112	1000.8	90.2	55.5		98.0	5
		0.03					
5	533	479.7	43.2	26.6		48	6
TOTAL	**4323**	3891.0	350.6	215.7		459.0	

PLANTERS	459
Rear Stairs	0
Driveway	0
Site Walls	0
Total Site Area	4782

Routed to Sump Pump in front of property

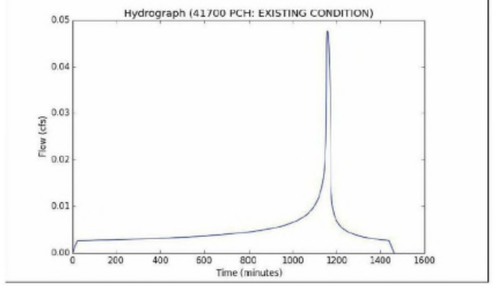


2 SUSUMP SECTION
1" = 20'-0"

PEAK FLOW HYDROLOGIC ANALYSIS

Input Parameters	
Project Name	41700 PCH
Subarea ID	EXISTING CONDITION
Area (ac)	0.35
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.115
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.44
Soil Type	2
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

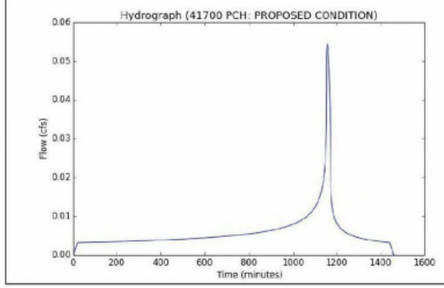
Output Results	
Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.2279
Undeveloped Runoff Coefficient (Cu)	0.3613
Developed Runoff Coefficient (Cd)	0.5983
Time of Concentration (min)	21.0
Clear Peak Flow Rate (cfs)	0.0477
Burned Peak Flow Rate (cfs)	0.0477
24-Hr Clear Runoff Volume (ac-ft)	0.0101
24-Hr Clear Runoff Volume (cu-ft)	438.7158

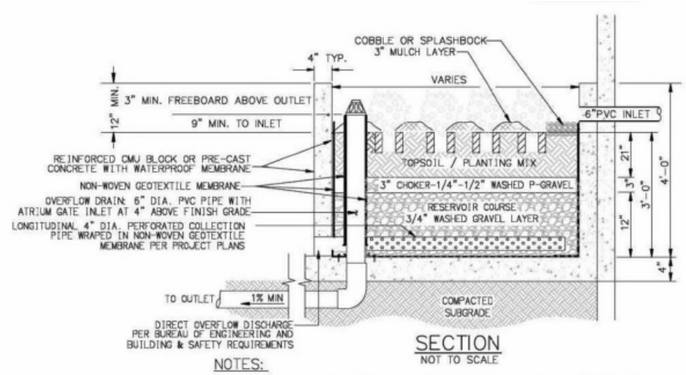


PEAK FLOW HYDROLOGIC ANALYSIS

Input Parameters	
Project Name	41700 PCH
Subarea ID	PROPOSED CONDITION
Area (ac)	0.35
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.115
0.75-inch Rainfall Depth (in)	0.75
Percent Impervious	0.56
Soil Type	2
Design Storm Frequency	0.75 inch storm
Fire Factor	0
LID	True

Output Results	
Modeled (0.75 inch storm) Rainfall Depth (in)	0.75
Peak Intensity (in/hr)	0.2332
Undeveloped Runoff Coefficient (Cu)	0.3692
Developed Runoff Coefficient (Cd)	0.6685
Time of Concentration (min)	20.0
Clear Peak Flow Rate (cfs)	0.0544
Burned Peak Flow Rate (cfs)	0.0544
24-Hr Clear Runoff Volume (ac-ft)	0.0121
24-Hr Clear Runoff Volume (cu-ft)	527.226





SECTION
NOT TO SCALE

NOTES:

1. AT LEAST 12 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACE.
3. TOP SOIL/PLANTING MIX IS AT LEAST 21" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.

BIOFILTRATION RAIN GARDEN DETAIL
NOT TO SCALE

CONSTRUCTION NOTES:

21. INSTALL 6" PVC SDR 35 DRAINAGE PIPE.
22. INSTALL 18" CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET.
23. INSTALL 6" CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET FOR BIOFILTRATION PLANTER OVERFLOW OUTLET PURPOSES.
24. INSTALL 6" CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET.
25. INSTALL 4" GUTTER CATCH BASIN ASSEMBLY PER DETAIL THIS SHEET.
26. CONSTRUCT 4" AREA DRAIN WALL OUTLET PER DETAIL THIS SHEET.
27. CONSTRUCT 6" AREA DRAIN WALL OUTLET PER DETAIL THIS SHEET.
28. INSTALL 6" CLEANOUT ASSEMBLY PER DETAIL THIS SHEET.
28. CONSTRUCT STILLING WELL ENERGY DISSIPATOR AND OUTLET STRUCTURE PER DETAIL THIS SHEET.
30. INSTALL 5'X5' GROUTED RIPRAP PER STILLING WELL DETAIL THIS DETAIL.
31. ROOF AND/OR DECK DOWNDRAIN LOCATION. ALL ROOFS AND DECKS DRAIN TO BIOFILTER PLANTER VIA STRUCTURE MOUNTED GUTTERS AND DOWN DRAIN PIPES.

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

#	Issued by	Date

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

SUSMP

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 5:09:12 PM	15-0006	1" = 20'-0"	C2.3
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy Malibu, CA, 90265
engineering@californiacivilplans.com
Ph. 310.317.0000

CALIFORNIA CIVIL AND THINGS, INC.

Z:\PROJECTS (W)\15-0006 41700 PCH, Malibu (Dr. Sanjay)(Shubha Jain)\3D-REVIT\15-0006_41700 PCH 3_2021.6.9.rvt

Proprietary Device – Alternative or proprietary treatment control devices may be considered for approval after the standard treatment control measures in the Tech. Manual have been rejected and if the device is suitable for the specific land use and pollutant to be removed. If device is not one of the devices listed in the Tech. Manual (T-1 through T-11), complete the info. below:

1. **Device:** N/A **Model #:** N/A
   Manufacturer: N/A
2. Provide **reasoning for rejection** of the nonproprietary treatment devices (T-1 through T-11): (For assistance refer to p. 5-120 of the Tech. Manual)
   N/A
3. Provide treatment efficiency levels of proprietary device in removing the pollutants of concern (Provide info. similar to Table 2-1 of Tech. Manual, which shows removal efficiency levels of T-1 through T-11 devices; attach separately if necessary).
   N/A

SQUIMP Certifications

Regulatory Requirements:

The National Pollutant Discharge Elimination System (NPDES) is a section of the Clean Water Act that applies to protection of receiving waters. This project is subject to the requirements of the California General Permit for Stormwater Discharges Associated with Construction Activity (Permit No. CAS0000002) and the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) as required under the Ventura County Stormwater Municipal NPDES Permit No. CAS004002. Part of the NPDES program is the implementation and maintenance of post-construction best management practices (BMPs). This report describes the post-construction BMPs to be implemented as part of this project:

Civil Engineer

As the Civil Engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's ongoing activities on stormwater quality. The property owner is aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. I hereby certify that the SQUIMP was prepared by me, or under my supervision.

Name: Nnadozie Dike Title: P.E.

Signature: _____ Date: _____

Owner/Developer

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

Name: _____ Title: _____

Signature: _____ Date: _____

Acceptance or approval of this Stormwater Quality Urban Impact Mitigation Plan in no way precludes the authority of the County to require modification to the plan as conditions warrant, nor does the County take responsibility for performance of the BMPs provided for in the plan.

General Site Design Control Measures (Refer to Table 2-3 of Tech. Manual)
Check below the general site design control measures to be applied to this project:

- X Conserve Natural Areas (G-1)
- X Protect Slopes & Channels (G-2)
- X Control Peak Runoff Rates (G-3)
- ☐ Minimize Impervious Areas (G-4)
- ☐ Minimize Effective Imperviousness (Turf Buffer of Grass-lined channel, G-5)

Site-Specific Source Control Measures (Refer to Table 2-3 of Tech. Manual)
Check below the site-specific source control measures to be applied to this project:

- X Storm Drain Message & Signage (S-1)
- ☐ Outdoor Storage Area Design (S-2)
- ☐ Trash Storage Area Design(S-3)
- ☐ Unloading Dock Area Design (S-4)
- ☐ Repair/Maint. Bay Design (S-5)
- ☐ Vehicle/Equip./Accessory Wash Area Design (S-6)
- ☐ Fueling Area Design (S-7)

Maintenance Agreement & Plan and Treatment Device Installation Certification

1. Complete and submit Maintenance Agreement on County-approved form (call (805) 662-6737 or (805) 645-1382 for agreement template or download at www.)
2. Provide a separate Maintenance Plan (minimum plan requirements include: operation plan & schedule, maint. and cleaning activities & schedule; Equipment & resource requirements necessary to operate & maintain device; responsible party for operation & maintenance. See Appendix D of Technical Manual for plan guidance.)
3. Before final acceptance of project improvements, the Developer/Engineer will also be required to certify that the device as shown on the approved plan has been constructed and installed in accordance with the approved SQUIMP.

Stormwater Quality Design Flow or Volume Calculation for Treatment Device

X Completed copy of the applicable "Design Procedure Form" for the project's treatment device from Appendix G of the Technical Guidance Manual is included in the project specific Drainage Study Report or Hydrology Report.

SQDF= 10% of the peak rate of runoff flow from the 50 yr. storm.
SQDV= Treatment of 80% of average annual runoff volume from the site.

Expected Pollutants of Concern (POCs) (Refer to Table 2-1 in Tech. Manual)
Check all pollutants likely to be present in post-construction stormwater runoff from this project:

- X Sediment
- ☐ Trash & Debris
- ☐ Nutrients (e.g. Nitrogen, Phosphorous, Ammonia)
- ☐ Oxygen Demand (e.g. Nutrients, Suspended Solids)
- ☐ Metals (e.g. Copper, Lead)
- ☐ Toxic Organics (e.g. PCBs, PAHs)
- ☐ Bacteria
- ☐ Other: _____

Does the above treatment device chosen for this project remove the pollutants of concern checked above?
YES
If not, indicate which pollutants will not be removed by this device and how removal will be obtained (secondary treatment device):

Non-Proprietary Treatment Device Selected from Ventura County Technical Guidance Manual for Stormwater Quality Mitigation (See Section 5 of the Tech. Manual).
Indicate below the device selected from the recommended devices listed in the Tech. Manual (T-1 through T-11) to treat the post-construction stormwater runoff from this project.

Type of Device (T-1 through T-11): BIOFILTRATION / RAIN GARDNER, FOSSIL FILTERS

County of Ventura

Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) Worksheet

This SQUIMP Worksheet must be submitted with all SQUIMP-conditioned new development and/or redevelopment projects. In addition to this worksheet, all treatment devices shall also be clearly identified on the project specific site plan, grading plan, and/or storm drain plan. Also, any applicable stormwater quality design flow or volume calculations for treatment device(s) shall be provided using applicable "Design Procedure Form" for the project's treatment device from Appendix G of the Technical Guidance Manual. Completed copy of the applicable Design Procedure Form shall be included in the Drainage Study or Hydrology Report.

Prior to construction, the following documents must be completed.

- ☐ Ventura County Covenant for Maintenance of Stormwater Treatment Device Form (available at RMA Planning Division website)
- ☐ Maintenance Plan (See Appendix D of Tech. Manual for guidance)

For assistance in completing this document refer to the Ventura Countywide Technical Guidance Manual for Stormwater Quality Measures (Tech. Manual) available at www.vcstormwater.org or call (805) 650-4064 or (805) 645-1382.

Project Name & #:	Owner Name: SHUBA AND SANJIV JAIN
JAIN RESIDENCE	Developer Name: OWNER / BUILDER

Project Location: 41700 PACIFIC COAST HWY., MALIBU, CA

Project Description: REMOVE / REPLACE NEW SINGLE FAMILY RESIDENCE

SQUIMP prepared by: Date Prepared: 3/20/2019
Name: CALIFORNIA CIVIL AND THINGS, INC
Phone #: (310) 317-0500 Email: engineering@californiacivilplans.com

SQUIMP Category (Check all that apply)

- ☐ Commercial Development (≥100,000 SF)
- ☐ Parking Lot (≥5,000 SF or 25 spaces)
- ☐ Automotive Repair Shop
- X Hillside Single Family Residence
- ☐ Retail Gasoline Outlet
- ☐ Restaurant
- ☐ Home Subdivision(≥10 units)
- ☐ Project located within or directly adjacent to an ESA (See Appendix I of Tech. Manual)
- ☐ Redevelopment project that results in the creation or addition of 5,000 square feet of more of impervious surfaces. If the creation or addition of impervious surfaces is 50% or more of the existing impervious surface area, then stormwater runoff from the entire area (existing and additions) must be considered for purpose of stormwater mitigation. If the creation or addition is less than 50% of the existing impervious area, then stormwater runoff from only the addition area needs mitigation.

JAIN RESIDENCE

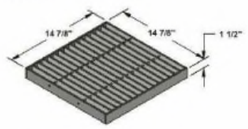
41700 PCH
MALIBU CA 90265

1212 CAST IRON GRATE

PARKWAY ONLY 28 lbs.

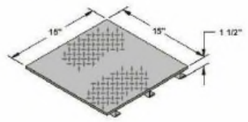
1212 STEEL GRATES

PARKWAY 16 lbs.
TRAFFIC 18 lbs.

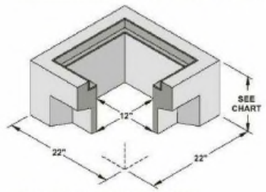


1212 STEEL COVER

PARKWAY 22 lbs.
TRAFFIC 25 lbs.

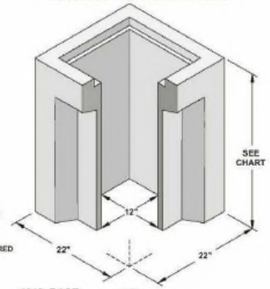


1212 TOP SECTION (*WITH GALVANIZED FRAME*)



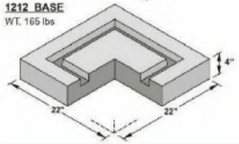
1212 LOWER SECTION (*NO FRAME*)

NOTE: USE 12", 18", 24", 28" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 72"



1212 BASE

WT. 165 lbs



NOTES:
1. GRATES AND COVERS AVAILABLE PAINTED BLACK OR GALVANIZED
2. "ADA" GRATES AVAILABLE IN PARKWAY & TRAFFIC
3. "HEEL PROOF" GRATES AVAILABLE IN PARKWAY & TRAFFIC
4. A TOP SECTION WITH FRAME MUST BE USED IF BOLT DOWN REQUIRED

TOP SECTION	HT.	LBS	KNOCK-OUT
1212 T6	6"	170	NONE
1212 T12	12"	275	(4) 5" x 10"
1212 T18	18"	270	(4) 8" x 12"
1212 T24	24"	430	(4) 8" x 15"
1212 T28	28"	380	(4) 8" x 22"

EXTENSION SECTION	HT.	LBS	KNOCK-OUT
1212 E6	6"	170	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUT
1212 L12	12"	275	(4) 5" x 10"
1212 L18	18"	270	(4) 8" x 12"
1212 L24	24"	430	(4) 8" x 15"
1212 L28	28"	380	(4) 8" x 22"

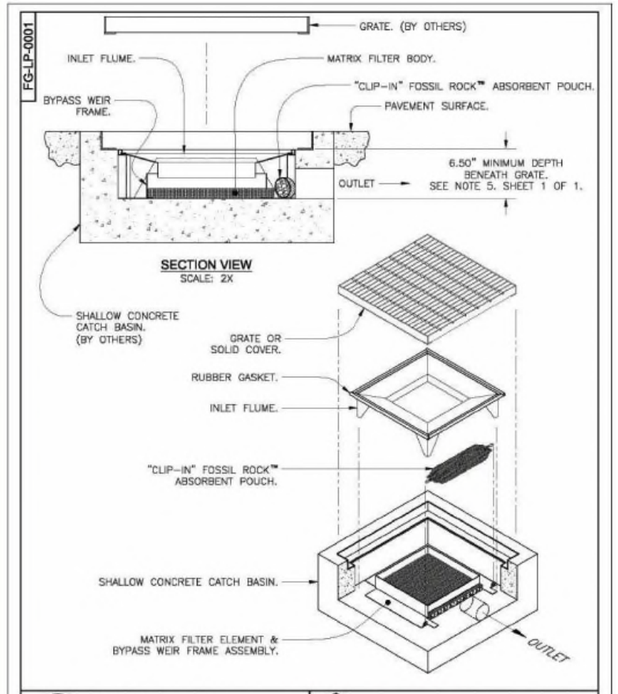
12" x 12" CATCH BASIN

ORIG. ISSUE DATE: 04-20-95
REV. ISSUE DATE: 05-18-00

BROOKS PRODUCTS

1212 CB

FG-LP-0001



FloGard®
Catch Basin Insert Filter
Shallow Catch Basin Style

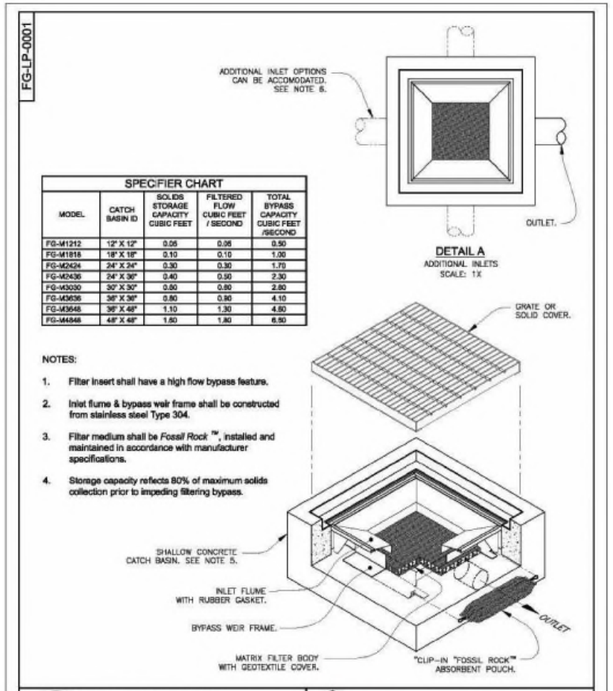
Oldcastle® Stormwater Solutions

7821 Stockpen Place, Suite 200 | Mason, OH | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

DRAWING NO.	REV.	ECO	DATE
FG-LP-0001	E	ECO-0127	JPR 5/18/15

DATE: JPR 12/18/06 SHEET 2 OF 2

FG-LP-0001



SPECIFIER CHART				
MODEL.	CATCH BASIN ID	SOLIDS STORAGE CAPACITY CUBIC FEET	FILTERED FLOW CUBIC FEET / SECOND	TOTAL BYPASS CAPACITY CUBIC FEET /SECOND
FG-M1212	12" X 12"	0.05	0.05	0.50
FG-M1818	18" X 18"	0.10	0.10	1.00
FG-M2424	24" X 24"	0.30	0.30	1.70
FG-M2436	24" X 36"	0.40	0.50	2.30
FG-M3030	30" X 30"	0.60	0.60	2.80
FG-M3636	36" X 36"	0.80	0.90	4.10
FG-M3648	36" X 48"	1.10	1.30	4.80
FG-M4848	48" X 48"	1.50	1.80	6.50

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Inlet flume & bypass weir frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Shallow Catch Basin Style

Oldcastle® Stormwater Solutions

7821 Stockpen Place, Suite 200 | Mason, OH | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

DRAWING NO.	REV.	ECO	DATE
FG-LP-0001	E	ECO-0127	JPR 5/18/15

DATE: JPR 12/18/06 SHEET 1 OF 2

Revision Schedule

#	Issued by	Date

PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

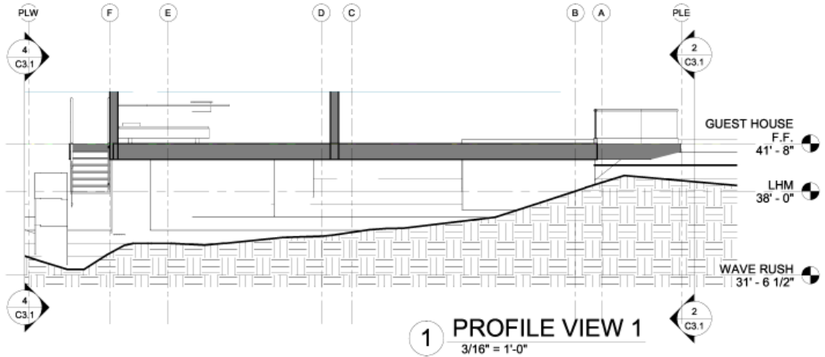
SUSUMP NOTES

NORTH	DATE	PROJ.NO.	SCALE	DRAWING
	3/15/2022 5:09:12 PM	15-0006		C2.5
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

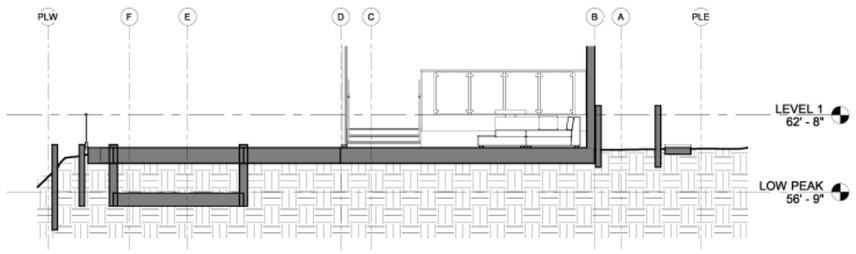
25001 Pacific Coast Hwy Malibu, CA, 90265
engineering@californiacivilplans.com
Ph. 310.317.0500

CALIFORNIA CIVIL AND THINGS, INC.

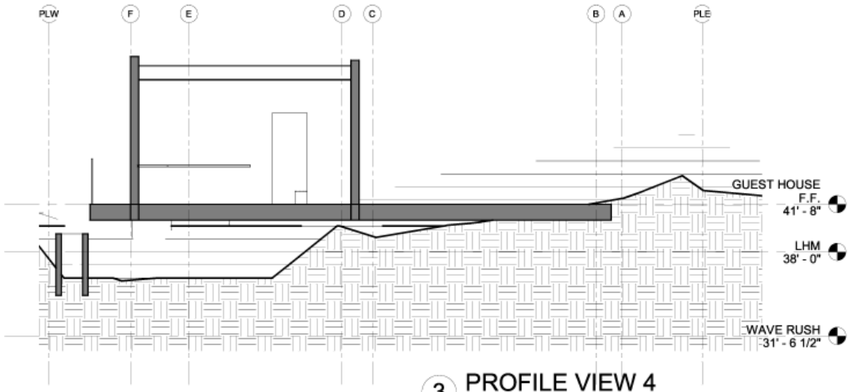
Z:\PROJECTS (W)\15-0006 41700 PCH, Malibu (Dr. Sanjay)(Shubha Jain)\3D-REVIT\15-0006_41700 PCH 3_2021.6.9.rvt



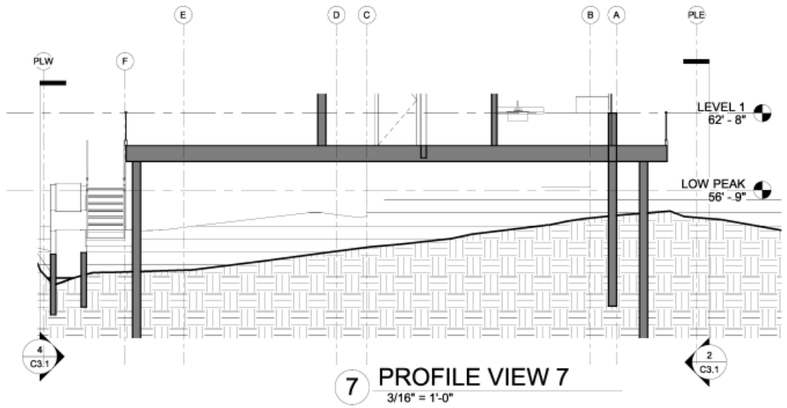
1 PROFILE VIEW 1
3/16" = 1'-0"



5 PROFILE VIEW 5
3/16" = 1'-0"

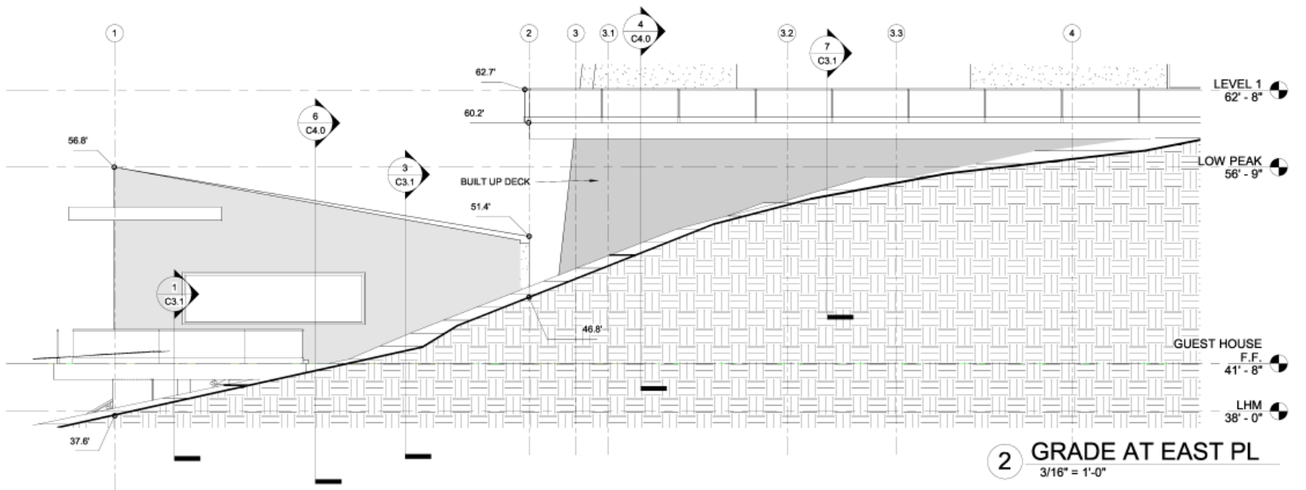


3 PROFILE VIEW 4
3/16" = 1'-0"

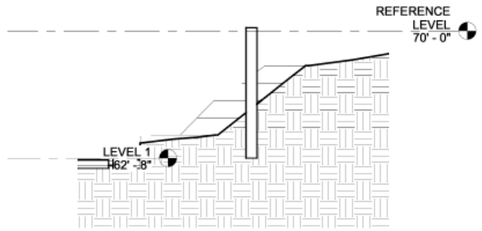


7 PROFILE VIEW 7
3/16" = 1'-0"

4 GRADE AT WEST PL
3/16" = 1'-0"



2 GRADE AT EAST PL
3/16" = 1'-0"



6 RETAINING WALL 6
1/4" = 1'-0"

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

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PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

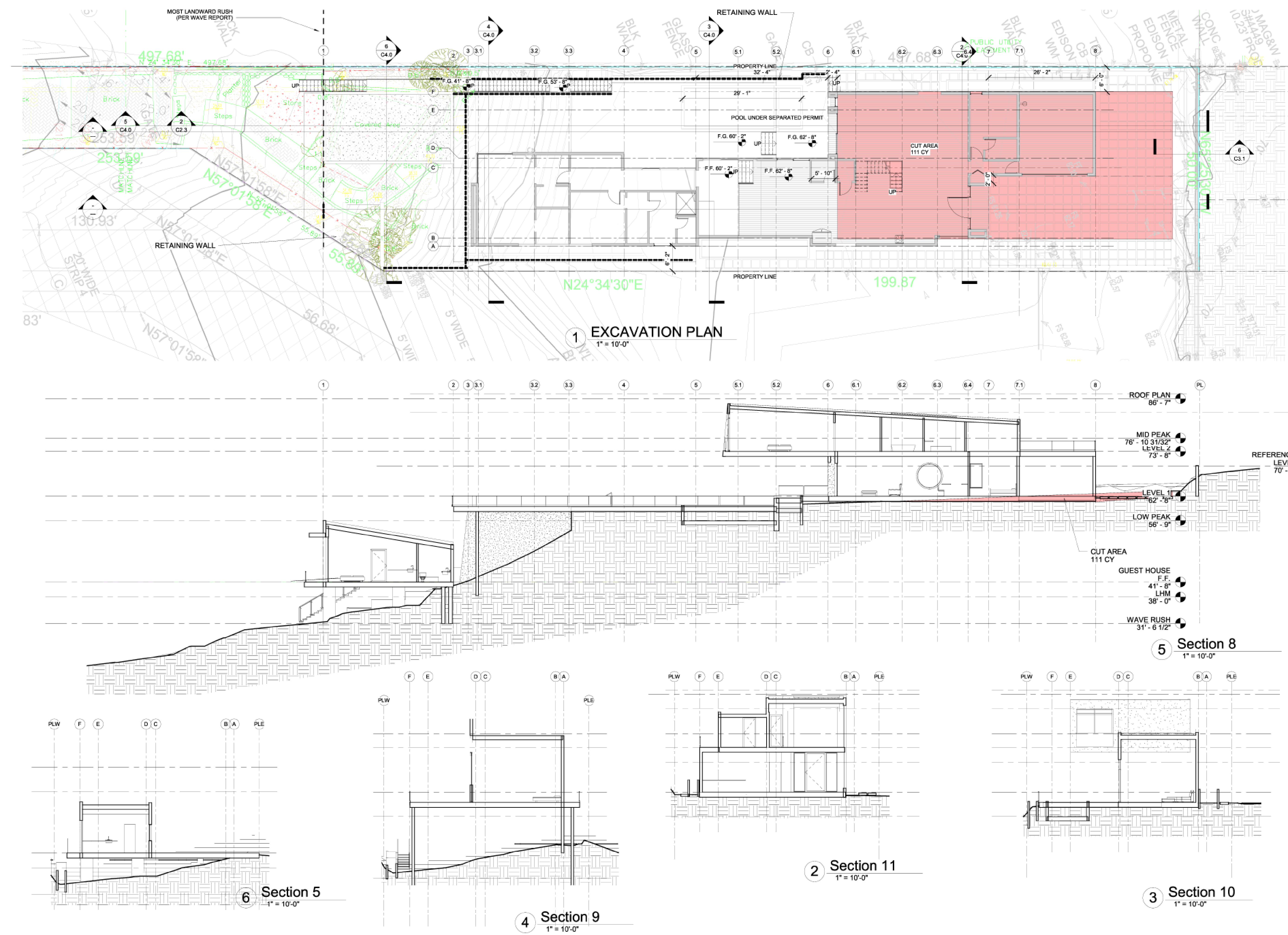
JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

RETAINING WALLS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 5:39:15 PM	15-0006	As indicated	C3.1
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy Malibu, CA, 90265
engineering@californiacivilplans.com
Ph. 310.317.0500

CALIFORNIA CIVIL AND THINGS, INC.



JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

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DATE:

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DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

EXCAVATION PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/15/2022 5:39:17 PM	15-0006	1" = 10'-0"	C4.0
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

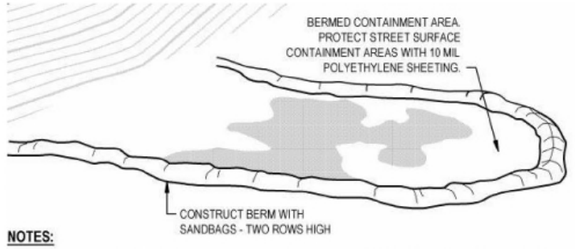
25001 Pacific Coast Hwy Malibu, CA. 90265
engineering@californiacivilplans.com
Ph. 310.317.0500

CALIFORNIA CIVIL AND THINGS, INC.

Z:\PROJECTS (W)\15-0006 41700 PCH, Malibu (Dr. Sanjay)(Shubha Jain)\3D-REVIT\15-0006_41700 PCH 3_2021.6.9.rvt

EROSION CONTROL NOTES:

31. INSTALL 2' HIGH SILT FENCE PER ENVIRONMENTAL PROTECTION AGENCY PUBLICATION # EPA-833-F-11-008 (AVAILABLE AT www.epa.gov/npdes/pubs/siltfences.pdf).
32. PROVIDE BERMED CONCRETE AND MORTAR WASHOUT CONTAINMENT AREA PER CONCRETE WASTE MANAGEMENT DETAIL THIS SHEET.
33. PROTECT STOCKPILED MATERIALS FROM EROSION PER MATERIAL STORAGE DETAIL HEREON.
34. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.



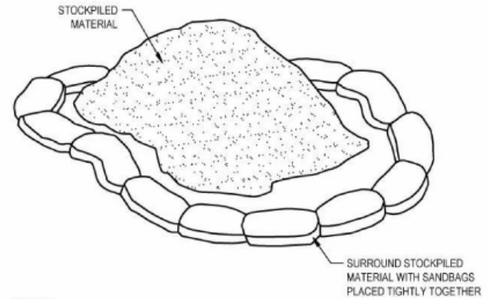
NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP, AND DISPOSED OF PROPERLY.

CONCRETE WASTE MANAGEMENT DETAIL

NO SCALE

CONCRETE WASTE MANAGEMENT - WH-3



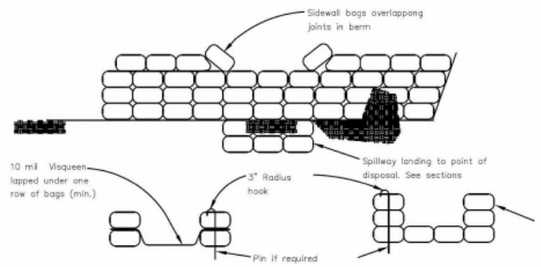
NOTES:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

MATERIAL STORAGE DETAIL

NO SCALE

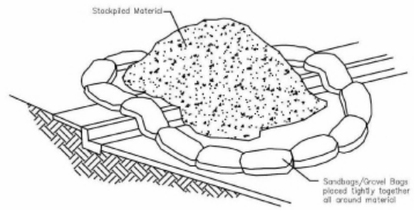
TYPICAL SPILLWAY SECTIONS N.T.S.



NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MOTOR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERTY.

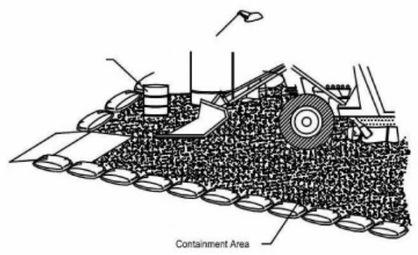
MATERIAL STORAGE - SE8



NOTES:

1. DIRT AND OTHER CONSTRUCTION RELATED MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SANDBAGS OR OTHER MEASURES TO PREVENT TRANSPORT TO THE STORMDRAIN SYSTEM.
2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON-SITE SHALL BE PROTECTED FROM BEING TRANSPORTED BY THE FORCE OF WIND OR WATER.

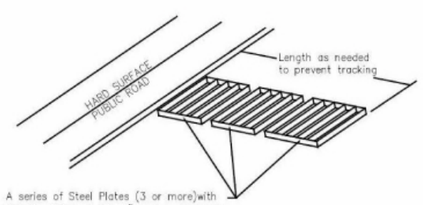
EQUIPMENT REPAIR/MAINTENANCE - NS-10



NOTES:

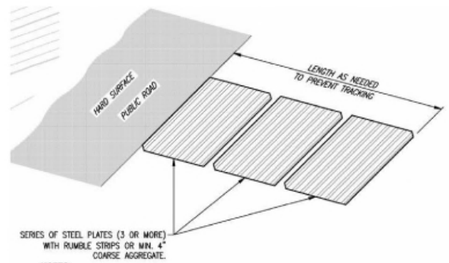
1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS ANDLEAKS PROMPTLY WITH ABSORBENT MATERIALS: DO NOT FLUSH WITH WATER.
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED, AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR CHANGING FLUIDS.
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS.
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS.MAINTAIN ON ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA.

STABILIZED CONSTRUCTION ENTRANCE - TC-1



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE :
   a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARING AREA.
   b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED ONTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 4" COARSE AGGREGATE WITH LENGTH, WIDTH, AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL USE THE STABILIZED CONSTRUCTION ENTRANCE(S).
5. THE FOLLOWING STREET MAINTENANCE MEASURES SHALL BE IMPLEMENTED:
   A. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
   B. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
   C. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

STABILIZED CONSTRUCTION ENTRANCE

NO SCALE

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

Revision Schedule

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PROGRESS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

JAIN RESIDENCE
41700 PCH
MALIBU CA 90265

CONSTRUCTION ACTIVITY

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	3/10/2022 5:39:17 PM	15-0006		C4.2
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

25001 Pacific Coast Hwy Malibu, CA, 90265
engineering@californiacivilplans.com
Ph. 310.317.0500

CALIFORNIA
CIVIL AND THINGS, INC.

County of Ventura • Resource Management Agency
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478• www.vcrma.org/divisions/plann

RESPONSE TO PUBLIC COMMENTS ON
MITIGATED NEGATIVE DECLARATION (MND)
COASTAL PLANNED DEVELOPMENT (PD) PERMIT
CASE NO. PL17-0005

I. Responses to Public Comments Received

1. An Initial Study Mitigated Negative Declaration (ISMND) (State Clearing House Number [SCH] No. 2020029013) was prepared for Coastal Planned Development (PD) Permit Case No. PL17-0005 (Jain Residence) in response to a Planning Division staff evaluation of the impacts associated with the proposed Project. Planning Division staff found within the ISMND that the proposed Project would result in potentially significant impacts to cultural resources that could be reduced to a less than significant level with the implementation of mitigation measures related to monitoring during the construction and demolition phases of the development by both a qualified archaeological consultant and qualified Native American monitor. The MND was circulated for a 30-day review from February 7, 2020, to March 9, 2020. The County of Ventura Planning Division received three comment letters based on the circulation of the ISMND. The commenters and assigned reference numbers are listed below.

Reference #	Date	Commenter
A	February 16, 2020	Eric and Marilyn Blitz
B	February 27, 2020	Jacqueline Phelps, California Coastal Commission – South Central Coast District Office
C	March 3, 2020	California Department of Transportation District 7 Office of Regional Planning

The comment letter responses are provided below with the annotated comment letters attached hereto.

2. The comment letters have been assigned reference numbers with responses divided in sections. The comment letters and responses are arranged in the order received. Where a response to comment resulted in a changes to the ISMND text, the corresponding section has been excerpted herein with changes to the text indicated in legislative format - deleted text shown as ~~strikethrough~~ and added text shown as <u>underlined</u>. The changes to the ISMND are incorporated with this document by reference .

A. Response A-1: Eric and Marilyn Blitz commented that vehicle traffic associated with the proposed Project will use a shared driveway during demolition, construction and occupancy. The commenter's concerns relate to the availability of access for the shared driveway during an emergency. The comment does not change the determinations made within the public

safety and tactical access sections of the ISMND. The concerns raised will be adequately addressed by the implementation of the standard conditions of approval for the Project. The applicant will designate a contact person who will be responsible for responding to complaints from the public under Condition of Approval No. 16 (Exhibit 5). During construction, the contact person will be available if an issue should arise, and access is obstructed during a public safety emergency involving one of the neighboring properties sharing access. The applicant will also identify the contact person on an onsite sign under the standard condition for construction noise (Condition No. 22, Exhibit 5). Lastly, the Planning Division is available for calls from the public during weekday business hours and will promptly alert the contact person should need arise during project construction. The applicant has been notified of these concerns and will be responsible during construction and occupancy for not impeding access. The commenter will be notified of all subsequent actions involving the Project.

B. **Response B-1:** Jacqueline Phelps with the California Coastal Commission South Central Coast District Office lists the Project description and states that both minimization of risks in hazardous areas and the preservation of public access are requirements of both the California Coastal Act and the certified Ventura County Local Coastal Program (LCP). The analysis of consistency with hazards and public access policies is provided under Exhibit 6 of the staff report for this Project. The background information presented in that discussion verifies that the proposed project will not result in the aggravation of any existing hazards and adequately addresses public access requirements.

Response B-2: The commenter states that the environmental analysis underestimates the risk of sea level rise and other coastal hazards in the ISMND under item 17b. Hydraulic Hazards – FEMA. The commenter states that the analysis is insufficiently based on an outdated assumption of 24 inches of sea level rise added to the highest observed still water elevation. The commenter adds that the Ocean Protection Council's (OPC) State Sea Level Rise Guidance and the Coastal Commission's Sea Level Rise Policy Guidance were updated 2018, requiring residential structures to consider a set of projections associated with the medium high risk aversion scenario which would impact the sea level rise projection over the life of the structure. The commenter goes on to state that the analysis provided with the IS/MND should utilize the medium high-risk aversion as the current best available science in order to determine the potential impacts upon the development. The comment continues that the Commission generally advocates for a precautionary approach to sea level rise adaption planning to protect both new development and coastal resources. The comment concludes that the initial study should be updated to include analysis that uses the best available science to determine if the subject development is consistent with the hazards policies and provisions of the LCP.

In response to the comments, Planning staff has revised Item 17b. of the IS/MND with the assistance of the applicant. The applicant's consultant prepared a revised Coastal Engineering Report for 41700 Pacific Coast Highway (David C. Weiss & Associates, Inc., September 30, 2021). The report indicates that coastal engineering parameters were developed in keeping with the current direction of the Coastal Commission and as presently implemented by Ventura County. The report defines Still Water Level (SWL) as the elevation that the surface of the water would assume absent any wave action. The report arrives at a future SWL of 14.24' MLLW (Mean Low Water level) (+14.05' North American Vertical Datum of 1988 or NAVD88) at the end of a 75-year design life for the proposed building. The projected SWL is appropriately based upon the highest 1% elevation of the tides in this area (or 7.95 MLLW) plus the medium-high risk scenario for ocean level rise (6.29 feet) over the next 75 years (the economic life of the structure). 6.29 feet corresponds with the sea-level rise range for the .5% probability of occurrence for a "high emissions" scenario by the year 2096.

The corresponding changes to the initial study are completed under Item 3 below.

Response B-3: The commenter states that the proposed development extends further seaward than the existing residence, resulting in an increased vulnerability to coastal hazards. The commenter bases the next comment on a previous design of the Project, but states that retaining walls and a planter located seaward of the proposed ADU could potentially function as shoreline protective devices over the life of the project. The commenter then states that the proposed development must be designed to not require the need for a shoreline protective device. Based on these considerations, the commenter states that siting and design alternatives should be developed to minimize shoreline and flooding hazard risks.

In response to this item, Ventura County has determined that the updated Coastal Engineering Report and the Revised Plans adequately address the concerns identified. To summarize the findings of the updated report, the Coastal Engineer determined that the critical projected wave uprush elevation would be seaward of and below the proposed elevation of the ADU improvements. The ADU will be built on piles supported with reinforced concrete grade beams and has been designed to not require the construction of any shoreline protection device. The redesigned civil plans also show the proposed biofiltration planter boxes and septic tank have been relocated outside of the landward limit of the projected wave uprush elevation.

Based on staff's review of the revised Coastal Engineering Report, the proposed Project is not subject to any special conditions of approval related

to the removal or relocation of the proposed development based on changing site conditions. The Ventura County Planning Division does not issue conditions of approval which require the automatic removal of projects which become hazardous during the economic life of such development. Instead, Ventura County considers the projected risk from a range of coastal and environmental hazards when analyzing such coastal development projects for consistency with the applicable policies and making findings for approval. For the development under consideration, the proposed Project has been appropriately designed and sited to accommodate projected sea level rise and the proposed septic system and biofiltration planter boxes are landward of the critical wave uprush elevation.

The corresponding changes to the initial study are completed under Item 3 below.

Response B-4: The commenter states the LCP requires the protection and provision of public access. The commenter identifies an existing rock revetment along the seaward edge of the Project site and states its location relative to the development envelope could potentially impact the provision of public access. The proposed development envelope is approximately 100 feet from the most landward edge of the rock revetment (Exhibit 3). The proposed Project has not been conditioned to remove the revetment and will not impact the provision for shoreline access as no portion of the proposed development activities are located on the beach. With regard to lateral access along the shore, an irrevocable offer of dedication for lateral access was previously made as a condition of approval for PM 3330 (Document No. 19810511000434460-1), the parent subdivision which created the subject property. Therefore, the proposed development will not interfere with the public's right of access to the sea and will not require development of new, dedicated accessways to the public beach.

Response B-5: The commenter states that the ISMND indicates that the Project site would be located in a coastal bluff environment, and states that the ISMND does not include analysis of whether the site constitutes bluff. According to the commenter, if determined to constitute a bluff the Project would be subject to policies within the LCP requiring the minimization of risk on bluff areas. The commenter states that the Project appears to be within the appeals jurisdiction and should be noticed accordingly.

The project site is located on a 7:1 slope (~14% grade) (Exhibit 7) with stable soils able to support the proposed structure on piles with a factor of safety in excess of 1.5 (Exhibit 8). Based on the information presented in the Geologic and Soils Engineering Report (Exhibit 8), the project site is "free of any potential geological hazard such as landslides, mudflows, liquefaction, active faults and excessive settlement" and not at any significant risk erosion for the projected life of the proposed structures (75

years). The proposed development envelope is located landward of the projected wave uprush elevation.

The corresponding changes to the initial study are completed under Item 3 below.

Changes to the ISMND: Changes to the Item 6 (Scenic Resources) and 17b. (Hydraulic Hazards) of the ISMND for the Project are completed below.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

6. Scenic Resources (Plng.) Impact Discussion:

6a and 6b. The proposed project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. The proposed project is located immediately south of PCH (an eligible state scenic highway). The Santa Monica Mountains are located north of PCH. The Santa Monica Mountains consist of sensitive habitats, such as riparian corridors, native chaparral and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA be designed to prevent impacts which would significantly degrade those areas. As discussed in Section 4D, ESHA includes coastal dunes, tidepools, wetlands, creek corridors, and certain upland

habitats in the Santa Monica Mountains. No ESHA has been identified on the project site. The southernmost portion of the development envelope is 130 feet north of the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2). The Applicant will be required to submit a Lighting Plan, to ensure exterior night lighting is not directed towards the beach and shoreline.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of surrounding areas. Planning Division staff conducted a site visit on August 21, 2019 and determined that the proposed project site, may be visible from PCH or along the beach during low tide. The proposed project will not be visible from the nearest trails that are part of the Point Mugu State Park Trail System, including Big Sycamore Canyon Trail and Yellow Hill Trail. In addition, the proposed project site is located greater than 1,000 feet from publicly-owned park lands.

In order to ensure that the proposed development blends in with the ~~natural~~ surrounding coastal ~~bluff~~ environment, the project will be conditioned to require that the single-family dwelling and accessory dwelling unit be painted with earth tone colors and non-reflective paints. However, staff has determined that the Project site does not constitute a natural bluff. According to the revised Coastal Engineering Report, the Project site is located on a 7:1 slope area (~14% grade) (ISMND Attachment 7) with stable soils able to support the proposed structure on piles with a factor of safety in excess of 1.5 (ISMND Attachment 8). Based on the information presented in the Geologic and Soils Engineering Report (ISMND Attachment 8), the project site is "free of any potential geological hazard such as landslides, mudflows, liquefaction, active faults and excessive settlement" and not at significant risk from erosion for the economic life of the buildings (75 years). The proposed project would result in less-than-significant project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

The corresponding changes to the initial study are completed under Item 3 below.

6c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on scenic resources have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

17b. Hydraulic Hazards – FEMA (WPD) Impact Discussion:

17b-1 through 17b-4. The proposed project is located at the northern half of the property at 41700 Pacific Coast Highway, Malibu CA and is in a FEMA "X" Unshaded Zone" (~~+500-year floodplain~~ Areas with no established flood elevation). The southern part of the property is located in a FEMA coastal "VE" zone (El. 14 feet) as well as a "AE" Zone (Elevation 14 feet) as shown in the effective FEMA Flood Insurance Rate Map (FIRM) No. ~~06111C1140E (January 20, 2010)~~ 06111C1137F (effective January 29, 2021). ~~The proposed project is also located outside the preliminary coastal flood hazard zones as defined on the preliminary FEMA FIRM map (No. 06111C1137F) issued September 30, 2016 on which no significant changes were made to floodplain boundaries but the Base Flood Elevation (BFE) was changed from 14 feet to 19 feet.~~

~~A Coastal Engineering Report, prepared by David C. Weiss Structural Engineer & Associates, Inc., dated August 2016, and amended on October 9, 2018 (Attachment 7), includes an analysis of Sea Level Rise (SLR). The report concluded that with 2 feet of SLR expected during the 75 years of the project life, a wave runup elevation of 20 feet is expected. With the proposed first floor elevation of 41.67 feet, the proposed project is outside of the wave runup floodplain boundaries.~~ A Coastal Engineering Report (Exhibit 7) prepared for the Project indicates the proposed development has been designed to accommodate and address a range of considerations related to coastal hazards (i.e. sea level rise, wave uprush, storm surge, etc.). With respect to sea level rise, the report projects a future Still Water Level (Design Tide) elevation of 14.05 feet NAVD88 by the year 2096 (a 75-year project life). Using the edge right-of-way as a reference point, the report places the Design Beach Profile at 340.2 feet from the right-of-way line of Pacific Coast Highway. The report than indicates that three wave conditions on the site were found to present the most hazardous circumstance for this section of beach. The third wave condition analyzed uprushes further upslope on the site reaching a maximum shoreward position of 211.0 feet as measured from the right-of-way of Pacific Coast Highway. The uprush is located at a site elevation of 31.66 feet NAVD88. The structure will utilize a minimum finished floor elevation (FFE) of 41 feet NAVD88 which accounts for sea level rise and the wave uprush elevation recommended by the Project Coastal Engineer. The proposed structures are, according to the report, located well landward of the beach area with the water bore of the third analyzed wave condition which would impinge slightly on the faces of the piles proposed supporting the ADU with a negligible wave force (4.94 lbs. per square foot for a depth of .31 feet). Other site improvements including the proposed OWTS and biofiltration planters have been relocated outside of the area of future wave action. While the report identifies the presence of an existing rock revetment (40 feet inland from the most landward measured Mean High Tide Line), the report finds that the proposed development has been designed to withstand coastal hazards without any need for shoreline protection. A Floodplain Development Permit is not required however, a Floodplain Clearance will be required prior to issuance of a zoning clearance. The proposed project will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding.

17B-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on FEMA hydraulic hazards have been identified, therefore no mitigation measures are required.

C. **Response C-1:** Mya Edmonson with the California Department of Transportation (Caltrans) District 7 Office of Regional Planning, indicated that Caltrans does not expect the Project approval to result in a direct adverse impact to existing State transportation facilities. The commenter includes courtesy notification regarding the requirement for Caltrans transportation permit for the transportation of heavy construction equipment and/or materials which require the use of oversized-transport vehicles on State Highways. The commenter also states that stormwater run-off must be discharged clean if leaving the site and is subject to a stormwater management plan is conveyed onto a State Highway. The comment does not change any of the determinations made within ISMND. The applicant has been notified of the comments on the Project and will be responsible for compliance with the requirement regarding the transportation using oversized vehicles during the construction phase. With respect to stormwater standards, the project will implement the required best management practices for site drainage and hydrology as preliminarily demonstrated on the Project plans and the supporting Hydrology & Hydraulic Calculations (Exhibit 9). No further response is necessary for this comment/

Attachment

Attachment A	Eric and Marilyn Blitz Comment Letter February 16, 2020
Attachment B	California Coastal Commission – South Central Coast District Office Comment Letter Dated February 27, 2020
Attachment C	California Department of Transportation, District 7 Office of Regional Planning Comment Letter Dated March 3, 2020

Oquendo, John

From: Eric Blitz <eblitz@gmail.com>
Sent: Sunday, February 16, 2020 10:34 AM
To: Oquendo, John
Subject: case number pl17-005

A-1

thank you for informing us of the demolition and reconstruction of the Jain property at 41700 pacific coast highway.
the jain's use a shared driveway and it is imperative that the driveway not be blocked or encumbered at any time
one of the residents sharing thi driveway is ill with incurable cancer and must be able to have emergency access at any time
thank you for your help with this request
eric and marilyn blitz
41400 pacific coast highway

STATE OF CALIFORNIA— CALIFORNIA NATURAL RESOURCES AGENCY GAVIN NEWSOM, GOVERNOR

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001-2801
VOICE (805) 585-1800
FAX (805) 641-1732
WWW.COASTAL.CA.GOV

February 27, 2020

John Oquendo, Case Planner
County of Ventura Resource Management Agency
Planning Division
800 S. Victoria Ave. L#1740
Ventura, CA 93009

RE: Mitigated Negative Declaration for Planned Development Permit No. PL17-0005

Dear Mr. Oquendo,

B-1

Coastal Commission staff has reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) for Planned Development Permit No. PL17-0005 (Jain) and would like to provide the following comments for your consideration. The applicant requests the subject permit for the demolition of an existing 4,500 square foot, two-story single-family dwelling with an attached two-car garage and the construction of a new 5,049 square foot, two-story single-family dwelling with an attached 352 square foot garage and a detached 491 square foot one-story accessory dwelling unit (ADU). The proposed project also includes a pool, two septic systems, six biofiltration planter boxes, and approximately 330 linear feet of retaining walls ranging in height from two to twelve feet. The project site is a 0.38-acre beachfront lot located at 41700 Pacific Coast Highway (APN 700-0-200-655).

Section 30253 of the Coastal Act, which is incorporated in the County's LCP, mandates that new development minimize risks to life and property in areas of high geologic and flood hazard, and not create or contribute significantly to erosion. The County's LCP also contains several policies to ensure the protection and provision of public access in new development along the shoreline, in consideration of public safety needs, private property rights, and the protection of natural resources (including Sections 30210, 30211, and 30212 of the Coastal Act which have been incorporated in the certified LUP).

B-2

The project site is located in an area that is extremely vulnerable to coastal hazards and flooding. As such, the IS/MND includes a discussion of coastal hazards at the project site, and summarizes the results of a Coastal Hazards and Wave Run-up Study that was prepared for the subject project. This report analyzed the proposed development in relation to coastal hazards by adding 24 inches of sea level rise to the highest observed still water elevation. In 2018, the Ocean Protection Council's (OPC) *State Sea Level Rise Guidance* and the Coastal Commission's *Sea Level Rise Policy Guidance* were updated. These documents provided updated sea level rise projections for eleven locations along the California coast and recommend that analyses associated with

B-2 continued

residential structures consider the set of projections associated with medium high risk aversion. The analysis provided within the IS/MND should utilize these medium high risk aversion projections as the current best available science. Because the analysis does not use these projections, the potential impacts resulting from sea level rise have been underestimated. The Commission, in line with statewide guidance, generally advocates for a precautionary approach to sea level rise adaptation planning. This approach stems from the overall importance of keeping development safe from coastal hazards and protecting coastal resources, consistent with the Coastal Act and LCP policies and provisions. It also derives from the fact that the costs and consequences associated with inadvertently underestimating sea level rise hazards could be quite high. Therefore, the IS/MND should include an updated analysis that utilizes the best available science to determine if the subject development is consistent with the hazards policies and provisions of the LCP.

B-3

The proposed development would extend further seaward than the existing residence, increasing its vulnerability to coastal hazards. Specifically, the proposed ADU would be located seaward of the proposed residence, and retaining walls and biofiltration planter boxes would be located seaward of the ADU. The walls and planters could potentially function as a shoreline protective structure, particularly in the future as the shoreline continues to migrate landward due to sea level rise. Because the proposed project constitutes a redevelopment of the project site, the residence and associated development should be designed to not require a shoreline protective device. Given the degree of risk posed by existing and projected coastal hazards in this highly vulnerable area, the IS/MND should include an analysis of siting and design alternatives, including locating development further landward, reducing its size and footprint, and other options, that would minimize shoreline and flooding hazard risks. This analysis should also include alternatives that relocate the proposed development further landward (including locating the proposed ADU landward of the proposed residence), eliminate the proposed walls and planters, and that reduce the number of proposed septic systems.

Once the appropriate siting and design alternatives are analyzed, adaptation measures need to be identified and conditions of development need to be imposed on the permit to address issues regarding acknowledgement and assumption of risk that the property is located in a hazardous location, triggers for relocation or removal of the development as site conditions change, provisions for lateral public access, and other strategies to reduce risks and/or impacts to coastal resources and public access over time.

As mentioned above, the LCP requires the protection and provision of public access. However, the location of the proposed development and existing rock revetment could create potential impacts to public access. Under current conditions, public access along the seaward edge of the subject property is only available under certain seasonal and tidal conditions. Given that this beach is only expected to narrow in the future due to sea level rise, the location of the proposed development, including the existing rock revetment, could impede the public's access to and along the beach. Therefore, in addition to an alternatives analysis which demonstrates if the proposed development

sited as far landward as possible, the IS/MND should also include an analysis of removal or landward relocation of the existing rock revetment.

Lastly, the IS/MND indicates that the subject project would be located in a coastal bluff environment, and that the subject parcel has an elevation of approximately 70 feet above mean sea level and gradually tapers down to an elevation of 35 feet above mean sea level. However, the IS/MND does not contain an analysis of whether the subject site constitutes a bluff. The LCP requires that new development is sited and designed to minimize risks on bluffs areas. Therefore, in order to fully analyze the project's consistency with the LCP, the County should determine if this site constitutes a bluff, and determine if blufftop setbacks should be applied.

The Coastal Act and LCP require that public access be protected and enhanced, and impacts from coastal hazards be avoided to the maximum extent feasible. With regard to the subject property, the proposed development appears to be inconsistent with the policies and provisions of the certified LCP. In order to avoid impacts, additional siting and design alternatives must be evaluated. Lastly, it appears that the subject PD permit would be appealable to the Commission, and as such, should be noticed accordingly.

We appreciate the opportunity to provide comments for your consideration. Please contact me with any further questions at (805) 585-1800.

Sincerely,

Jacqueline Phelps
District Supervisor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

March 03, 2020

John Oquendo
County of Ventura
Resource Management Agency, Planning Division
800 S Victoria Avenue, L#1740
Ventura, CA 93009

RE: Jain Residence Coastal Planned Development Permit Case No. PL17-0005– Mitigated Negative Declaration (MND)
SCH # 2020029013
GTS # 07-VEN-2020-00386
Vic. VEN-1/PM: 0.704

Dear John Oquendo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this Mitigated Negative Declaration (MND). The applicant is requesting a Coastal Planned Development (PD) Permit for the demolition of an existing 4,500 square foot (sq. ft.) two-story single-family dwelling (SFD) with an attached two-car garage and the construction of a new 5,049 sq. ft. two-story SFD with an attached 352 sq. ft. garage and a detached 491 sq. ft. one-story accessory dwelling unit (ADU) located on a lot addressed as 41700 Pacific Coast Highway.

C-1

After reviewing the MND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

Storm water run-off is a sensitive issue for Ventura county. Please be mindful that projects should be designed to discharge clean run-off water. Discharge of storm water run-off is not permitted onto State Highway facilities without a storm water management plan.

If you have any questions, please contact Reece Allen, the project coordinator, at reece.allen@dot.ca.gov, and refer to GTS # 07-VEN-2020-00386

Sincerely,

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Coastal Planned Development (PD) Permit Case No. PL17-0005

Applicant: Sanjiv and Shubha Jain, 41700 Pacific Coast Highway, Malibu, CA

Location: The project site is located at 41700 Pacific Coast Highway, in the unincorporated area of Ventura County

Assessor's Parcel No.: 700-0-200-655

Parcel Size: The subject property is 16,552 sq. ft. in area.

General Plan Designation: Existing Community

Zoning Designation: Coastal Residential Planned Development (CRPD-3 DU/AC)

Responsible and/or Trustee Agencies: California Coastal Commission

Project Description: The applicant is requesting a Coastal Planned Development (PD) Permit for the demolition of an existing two-story single family dwelling (SFD) with an attached two-car garage and the construction of a new 5,049 square foot (sq. ft.) two-story SFD with an attached 352 sq. ft. garage and a detached 491 sq. ft. one-story accessory dwelling unit (ADU) located on a 16,552 sq. ft. lot addressed as 41700 Pacific Coast Highway. The new SFD will contain 5 bedrooms, 5 bathrooms and 1 half bathroom. The ADU will contain 1 bedroom and 1 bathroom. The project includes the construction of a 10 ft by 29 ft outdoor pool, installation of 6 biofiltration planter boxes (adding up to total 585 sq. ft.), and 330 linear feet (LF) of retaining walls up to 12 feet high at the southern portions of the SFD and ADU. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200- 815, -765, & -715 and connects to Pacific Coast Highway.

Water is provided by Yerba Buena Water Company and the waste water disposal will be handled by a new onsite wastewater treatment system (OWTS).

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental

analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

1. Section B 8A. Cultural Resources – Archaeological Resources: The proposed project has the potential to disturb subsurface archeological resources through the construction of the proposed buildings. The applicant will be required to provide both archeological and Native American monitors for the duration of ground disturbing activities. In the event that archaeological resources or remains are accidently discovered, the applicant will be required to halt work and determine an appropriate course of action with concurrence from the County. With the implementation of Mitigation Measures CULTURAL – 1 and CULTURAL – 2, significant project-specific or cumulative impacts related to the demolition or material alteration of the physical characteristics of an archaeological resource would be reduced to a less-than-significant level.

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: February 7, 2020 through March 9, 2020

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at https://vcrma.org/divisions/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to John Oquendo, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at John.Oquendo@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on

the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:

John Oquendo, Case Planner
(805) 654-3588

Reviewed for Release to the Public by:

Jennifer Welch, Manager
Residential Permit Section

MITIGATION MEASURES CONSENT AGREEMENT

Coastal Planned Development (PD) Permit Case No.: PL17-0005

Assessor's Parcel Numbers (APNs): 700-0-200-655

In accordance with §15063 of the California Environmental Quality Act (CEQA) Guidelines, the Ventura County Planning Division, in consultation with other appropriate public agencies, prepared an Initial Study, and has determined that the proposed project referenced above could have a significant environmental impact with respect to Cultural Resources – Archaeological Resources. However, the Initial Study identified mitigation measures that could reduce the impacts to a less-than-significant level. Provided that you accept the mitigation measures, the Planning Division may prepare a Mitigated Negative Declaration (MND) for the proposed project [CEQA Guidelines, §15070(b)(1) and (2)].

The following list includes a summary of the potentially significant environmental impacts of the proposed project and the mitigation measures necessary to reduce the impacts to a less-than-significant level, which were identified in the Initial Study:

1. Section B 8A. Cultural Resources – Archaeological Resources: The proposed project has the potential to disturb subsurface archeological resources during the construction of the proposed buildings. The applicant will be required to provide both archeological and Native American monitors for the duration of ground disturbing activities. In the event that archaeological resources or remains are accidently discovered, the applicant will be required to halt work and determine an appropriate course of action with concurrence from the County. With the implementation of Mitigation Measures CULTURAL – 1 and CULTURAL – 2, significant project-specific or cumulative impacts related to the demolition or material alteration of the physical characteristics of an archaeological resource would be reduced to a less-than-significant level.

Mitigation Measures:
Mitigation Measure CULTURAL – 1 (Archaeological Resources)
Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American Monitor to monitor all project-related ground disturbance (including demolition of foundations and tree removal, grading and trenching activities) on the Project site.

Documentation: The Permittee shall submit one copy of a signed contract (financial information redacted) with a Qualified Archeologist and Native American monitor

responsible for conducting archeological monitoring for the project site along with a statement of qualifications. The Qualified Archaeologist shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified Archaeologist shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit the required contracts and statements of qualifications to the Planning Division for review and approval. The Qualified Archaeologist and Native American monitor shall monitor the Project site during ground disturbance (including demolition of foundations and tree removal), subsurface grading, and trenching. The Qualified Archaeologist and Native American monitor shall submit reports weekly to the Planning Division during all ground disturbance, subsurface grading, and trenching activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American monitor shall monitor the Project site during all ground disturbance, subsurface grading, and trenching. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

Mitigation Measure CULTURAL – 2 (Archaeological Resources Discovered During Grading)

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

   (1) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Notify the Planning Director in writing, within three days of the discovery;

   (3) The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

   (5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

(6) Cease operations and assure the preservation of the area in which the discovery was made;

(2) Immediately notify the County Coroner and the Planning Director;

(3) If the County Coroner determines that human remains are those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone with 24 hours to name a Most Likely Descendant (MLD) for the disposition of the remains;

(4) Upon the discovery of Native American remains, the permittee shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until the permittee has discussed and conferred with the most likely descendants regarding the descendants' preferences and all reasonable options for treatment and disposition of remains, in accordance with Public Resources Code section 5097.98.

(5) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

(6) Implement the agreed upon recommendations.

Documentation: The above measure shall be noted on all grading and construction plans. If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the grading plans which shall include the above required notation. If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful

implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

We, Sanjiv and Shubha Jain, the applicants for Coastal PD Permit Case No. PL17-0005 and property owners (Husband and Wife as Community Property with right of survivorship), hereby agree to implement the mitigation measures described above, which have been developed in conjunction with the preparation of a Mitigated Negative Declaration for Coastal PD Permit Case No. PL17-0005. I understand that these mitigation measures or substantially similar mitigation measures must be adopted as conditions of approval for Coastal PD Permit Case No. PL17-0005, in order to reduce the environmental impacts to a less-than-significant level.

SANJIV JAIN Date 1/27/20

SHUBHA JAIN Date 1/27/20

County of Ventura Planning Division
800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • http://www.ventura.org/rma/planning

Initial Study for Jain Residence

Section A – Project Description

1. **Project Case Number:** PL17-0005

2. **Name of Applicant:** Sanjiv and Shubha Jain

3. **Applicant's Representative:** Luke Tarr, 6411 Independence Ave, Woodland Hills, CA 91367

4. **Project Location and Assessor's Parcel Number:** The project site is located at 41700 Pacific Coast Highway, in the unincorporated area of Ventura County. The Tax Assessor's parcel number (APN) for the property that comprises the project site is 700-0-200-655.

5. **General Plan Land Use Designation and Zoning Designation of the Project Site:**

   a. **General Plan Land Use Designation:** Existing Community

   b. **Area Plan Land Use Designation:** Residential Medium 2.1-6 DU/AC (2.1 to 6 dwelling units per acre)

   c. **Zoning Designation:** Coastal Residential Planned Development, CRPD-3 DU/AC (3 dwelling units per acre)

6. **Description of the Environmental Setting**: The project site is located within the Ventura County South Coast community area, approximately 600 feet east of Yerba Buena Beach and approximately 0.7 miles west of the Ventura-Los Angeles County Line. The South Coast Segment S1 of the Coastal Trail (Coastal Area Plan Figure 4.17-1) is located seaward of the project site and provides seasonal/tidal walking along the beach. Shoreline access, public beach areas and parking are located along the road shoulder adjacent to County Line Beach (Attachment 1).

   On December 18, 1981, Parcel Map 3330 (PM-3330) was recorded to allow for the subdivision of 3 lots into 4 lots. The project site is Lot 1 of PM-3330. The lot is approximately 16,550 square feet in area, 500 feet long, 50-feet wide in the first 200 feet of the northern portion of the lot and tapering to a width of 20-feet for approximately 250 feet of the southern portion of the lot. At the northern property boundary, the site has an elevation of approximately 70 feet above mean sea level (msl) and gradually tapering down to an elevation of 35 feet (msl), approximately 200 feet from right of way of Pacific Coast Highway (PCH). Physical and legal

access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200-815, -765, and -715 before connecting to PCH. On April 30, 1982, Residential Planned Development Permit Case No. RPD-893 was issued for Lot 1 to allow for the construction of a 4,500 sq. ft. two-story single-family dwelling. Other accessory improvements include perimeter fencing (approximately 5 feet high and varies between chain link fence, rock garden walls and concrete masonry unit walls), an outdoor shade structure, railroad ties utilized as stairway access to the shore, and multiple retaining walls (ranging in height from 2-5 feet). Mature ornamental vegetation occurs throughout the undeveloped portions of the lot.

The adjacent parcels surrounding the project site consist of the following:

Adjacent Parcels	Zoning Designation	Zoning Description	Existing Use
North	---	---	State Highway 1 (PCH)
East	CRPD-3 du/ac	Coastal Residential Planned Development (three dwelling units per acre)	Single-family dwelling
South	Pacific Ocean	---	Beach/Recreation
West	CRPD-3 du/ac	Coastal Residential Planned Development (three dwelling units per acre)	Single-family dwelling

7. **Project Description:** The applicant is requesting a Coastal Planned Development (PD) Permit for the demolition of an existing 4,500 square foot (sq. ft.) two-story single family dwelling (SFD) with an attached two-car garage and the construction of a new 5,049 sq. ft. two-story SFD with an attached 352 sq. ft. garage and a detached 491 sq. ft. one-story accessory dwelling unit (ADU) located on a lot addressed as 41700 Pacific Coast Highway. The new SFD will contain five bedrooms, five bathrooms and one half-bathroom. The ADU will contain one bedroom and one bathroom. The project includes the construction of a 10 foot by 29-foot outdoor pool, installation of six biofiltration planter boxes (adding up to total 585 sq. ft.) to treat the volume of storm water runoff resulting from a 100-year storm, and approximately 330 linear feet of retaining walls ranging in height from 2 feet to 12 feet high. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200- 815, -765, and -715 before connecting to Pacific Coast Highway (Attachment 2).

Water will continue to be provided by Yerba Buena Water Company and wastewater disposal will be handled by a new onsite wastewater treatment system (OWTS).

8. List of Responsible and Trustee Agencies: California Coastal Commission

9. Methodology for Evaluating Cumulative Impacts: "Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable, probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time [California Environmental Quality Act (CEQA) Guidelines, 2014c, Section 15355].

In order to analyze the proposed project's contribution to cumulative environmental impacts, this Initial Study relies on both the list method in part (e.g., for the analysis of impacts to biological resources) and the projection (or plans) method in part (e.g., for the analysis of cumulative traffic impacts).

Pursuant to the California Environmental Quality Act (CEQA) Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects within a five mile radius of the project site. The projects listed in Table 1 were included in the evaluation of the cumulative impacts of the project, due to their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project. Attachment 3 of this Initial Study includes a map of pending and recently-approved projects within the Ventura County Unincorporated Area.

Table 1 – Ventura County Unincorporated Area Pending and Recently Approved Projects within 5 Mile Radius

Permit No.	Permit Type	Description	Status
PL15-0005	Conditional Certificate of Compliance (CCC)	CCC (Case No. PL15-0005) to legalize an existing 19.16-acre lot (APNs 700-0-070-375 and 700-0-070-395)).	Recorded Instrument No. 20190807-0009032000-0

PL15-0083	Major Mod	Minor Modification to PD Permit LU07-0123 (approved on December 8, 2008), increasing the single-family dwelling from 3,787 sq. ft. to 4,120 sq. ft. and increasing the attached two car garage from 441 sq. ft. to 445 sq. ft.. The residence is located on APN 700-0-010-425.	Approved on March 27, 2019
PL16-0006	Lot Line Adjustment & Planned Development	Coastal PD Permit that includes the drilling of an exploratory water well and Parcel Map Waiver-Lot Line Adjustment for Assessor's Parcel Numbers (APN) 700-0-030-065 (Parcel A) and 700-0-170-300 (Parcel B). Parcel A is currently 2.15 acres, and Parcel B is currently 68.78 acres. The applicant proposes to increase parcel A to 8.39 acres and decrease Parcel B to 62.54 acres. The Applicant is not proposing to develop the reconfigured lots at this time, a separate Coastal PD will be required for future development.	Pending
PL17-0088	Planned Development Permit	Coastal PD Permit for the construction of a new swimming pool, pool deck, and covered, open-air, non-habitable pool cabana on a 30.43-acre property addressed as 12233 Cotharin Road. The subject property is developed with an existing single-family dwelling that predates the Coastal Act (Constructed Prior to 1947).	Pending
PL17-0103	Planned Development Permit	Coastal PD Permit for the construction of a 9,803 sq.ft. single-family dwelling with a 919 sq.ft. attached garage, outdoor patio and decks, a swimming pool, two (2) 10,000-gallon water tanks, new utilities, new septic system and associated grading.	Approved on October 22, 2019
PL17-0104	Major Modification	Major Modification to PD Permit No. 1609 (approved on January 26, 1995) for the following: 1) Demolition of existing 2,787sq. ft. dwelling, 400 sq. ft. carport and septic system (subsequently destroyed in the Woolsey Fire). 2) Construction of a 2,160 sq. ft, single-story single-family dwelling. The single-family residence has two bedrooms and two bathrooms. 3) Construction of a 6,240 sq. ft. garage with a 6,240 sq. ft. basement . 5) A new water well is proposed to provide domestic water and an existing water well (SWN 01S20W22D01S) will be used as a back-up well.6) Installation of 10,000-gallon water tank. 7) Installation of a 1,500-gallon septic tank and with an alternative treatment technology.	Pending

PL17-0130	Planned Development Permit	Coastal PD Permit to construct a private driveway within Ventura County to access a dwelling in Los Angeles County. The proposed driveway is approximately 800 linear feet. Estimate earthwork includes 604 cubic yards (cy) of cut, 64 cy of fill,2,552 cy of over excavation, and 540 cy of export.	Pending
PL18-0010	Planned Development Permit	Coastal PD Permit to restore 4,253.98 sq. ft. of unpermitted removal of native coastal sage scrub.	Pending
PL18-0019	Conditional Certificate of Compliance	CCC (Case No. PL18-0019) in order to bring an existing 40-acre lot (APN (701-0-020-20), into compliance with the Subdivision Map Act and the Ventura County Subdivision Ordinance (VCSO).	Recorded Instrument No. 20190123-00005733-0
PL18-0020	Planned Development Permit	The Applicant requests a Coastal Planned Development (PD) Permit to revise the approved project description. The previously approved barn has been removed from the project and the following structures are proposed: a 27-foot-high, 10,069-square-foot (sq. ft.), two-story single-family dwelling with an attached 869 sq. ft. two-car garage, 517 sq. ft. open roof deck, 700 sq. ft. detached accessory dwelling unit (ADU), 790 sq. ft. swimming pool and spa, and two detached open gazebos (400 sq. ft. and 225 sq. ft. The proposed project will be sited within the same general footprint as the previously-approved Coastal PD Permit Case No. PD-1959 and will not create any new potentially significant environmental impacts. No grading or vegetation removal is proposed. An existing on-site private water well, State Well Number (SWN) 01S20W15C04S, will continue to provide water for the site, and four new 7-foot-high, 5,000-gallon water storage tanks will provide water for fire suppression. Two existing 4,000-gallon water storage tanks, previously used for irrigation, will remain on site and provide additional water for fire suppression. The proposed project will include a new on-site waste treatment system (OWTS) for domestic sewage disposal that will incorporate two septic tanks (2,000-gallons and 1,000-gallons), which will handle domestic sewage disposal for the single-family dwelling and the ADU (Exhibit 3, Project Plans). Access to the site will be provided by an existing 15-foot-wide, 980-foot-long paved driveway extending from Cotharin Road. The	Pending

		proposed project also includes a temporary dwelling unit during construction, equipment storage containers, drainage improvements, hardscape surfaces (e.g. xeriscaping, which will include list plants here), one fire hydrant, and one draft hydrant, in accordance with Ventura County Fire Protection District (VCFPD) requirements. The proposed project includes approximately 1.31 acres of vegetative restoration to abate Zoning Violation Case No. ZV01-0088 for unauthorized vegetation removal of Environmentally Sensitive Habitat Area (ESHA) associated with a former vineyard, which no longer exists on the subject property.	
PL18-0033	Planned Development Permit	Coastal PD Permit for the construction of a new 2,052 sq. ft two-story single-family dwelling with an attached 641 sq. ft. car garage located on a 1.28-acre lot addressed as 11682 Ellice Street, Malibu (Ventura County Unincorporated), CA. The project also includes an 899 sq. ft. lanai, and a 691 sq. ft. covered patio. Access to the project site is provided by a private driveway via Ellice Street. Water is provided by the Yerba Buena Water Company and waste water discharge will be handled by a new on-site septic system.	Pending
PL18-0074	Planned Development Permit	Coastal PD Permit for the construction of a new 11,932 sq. ft. single-family dwelling with an attached 1,158 sq. ft. four-car garage located on a 2.19-acre property addressed as 11865 Ellice Street, Malibu (Ventura County Unincorporated), CA..	Approved on February 15, 2019
PL18-0097	Planned Development Permit	Coastal PD Permit to permit interior modifications to the dwelling (remodeling of bathrooms, bedrooms, kitchen and dining room) and exterior modifications to the dwelling (replacement of windows, glass doors and relocating a fireplace) addressed as 11350 PCH (APN 700-0-080-05).	Approved on October 25, 2019
PL18-0102	Planned Development Permit	Coastal PD Permit for the construction of a new single-family dwelling (11,115 square feet (sq. ft.)) with attached garage (1,682 sq. ft.), an attached workshop (1,583 sf), and first floor covered porches (1,819 sf). The two-story residence will be located on the lower pad of the graded parcel. A powder room (57 sf) is proposed on the upper pad. Total proposed development will be 16,258 sf.	Approved on February 26, 2019

PL18-0113	Planned Development Permit	Coastal PD Permit to address a code violation (Case No. CV17-0237) related to unpermitted vegetation removal and grading in an area considered to be environmentally sensitive habitat area (ESHA). Changes to the project description are currently pending.	Pending
PL18-0132	Permit Adjustment	Site Plan Adjustment to Coastal PD Case No. 1956 (approved on June 12, 2003). The Applicant requests the previously approved (unbuilt) 2,000 square-foot (sq. ft.) single-family dwelling and 420 sq. ft. two-car garage, be replaced with a 2,176 sq. ft. single-family dwelling with an attached 440 sq. ft. two-car garage.	Approved on March 11, 2019
PL18-0142	Permit Adjustment	Site Plan Adjustment for construction of non-habitable "attic" storage space above permitted existing attached garage located within the Malibu Bay Club community at 11936 Beach Club Way, Malibu.	Pending
PL19-0005	Planned Development Permit	Camp Hess Kramer: Follow-up Coastal PD Permit to an Emergency Permit to authorize the following: 1. Mud and debris removal totaling approximately 15,000 CY within approximately 2,550 linear feet of Little Sycamore Creek Mud is currently stockpiled on site and may be used for future bank stabilization efforts or master plan work (under separate permit). 2. Grade Control Structures - Two proposed grade control structures consisting of un-grouted rock rip rap and approximately 150 linear foot long buried rock trench or “backstop”. 3. Bank Stabilization - Approximately 300 linear feet of bank stabilization consisting of un-grouted rock rip rap, vegetated soil lifts (double layer of biodegradable fabric filled with soil and seeds), and erosion control fabric to the top of bank.	Pending
PL19-0011	Planned Development Permit	Coastal Planned Development Permit for the construction of a 2,700 sq. ft. single-story single-family dwelling with an attached 994 sq. ft. 3-car garage with a 400 sq. ft. accessory dwelling unit above the garage and an attached 1,100 sq. ft. covered patio.	Pending
PL19-0029	Permit Adjustment	Site Plan Adjustment to Coastal PD Permit Case No. LU07-0031 (approved on February 9, 2009) to abate a violation (Case No. PV12-0022) related to the additional vegetation clearance that resulted in 2012 following the construction of the residence. This violation is not related to the offsite individual who illegally	Pending

		removed vegetation on Kushner's property (Case No. PL18-0010).	
PL19-0072	Minor Modification	Minor Modification to remove the permit expiration date Planned Development Permit No. 745-1 (PD-745-1) for continued operation of the Neptune's Net Restaurant.	Pending

CCC – Conditional Certificate of Compliance
CUP – Conditional Use Permit
PD – Planned Development
PM – Parcel Map
PMW – Parcel Map Waiver
LLA – Lot Line Adjustment
PAJ – Permit Adjustment
SPAJ – Site Plan Adjustment
SD - Subdivision

Section B – Initial Study Checklist and Discussion of Responses[1]

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

1. Air Quality (VCAPCD) Impact Discussion:

1a. Based on information provided by the applicant, air quality impacts are below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the *Ventura County Air Quality Assessment Guidelines*. Therefore, the project will have a less-than-significant impact on regional air quality.

1b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 1 of the *Ventura County Initial Study Assessment Guidelines*, specifically Section 1.2, Air Quality (Sections 1.2.1, 1.2.2 and 1.2.3). The project is consistent with the *Ventura County Air Quality Management Plan*.

Mitigation/Residual Impact(s): Potential impacts on air quality will be less-than-significant and no mitigation is required.

[1] The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?	X				X			
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?	X				X			
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?	X				X			
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?	X				X			

2A. Water Resources – Groundwater Quantity (WPD) Impact Discussion:

2A-1 and 2A-2. The proposed project does not overlie a County or State recognized groundwater basin. The project applicant proposes the demolition of a two-story single-family dwelling with an attached two-car garage and the construction of a 5,049 square-foot, two-story single-family dwelling with an attached 352 square-foot garage and a 491 square-foot accessory on a 16,552 square foot lot. Water for the site is currently provided by the Yerba Buena Water Company as evidenced by a water utility bill submitted by the applicant. The project applicant proposes to continue the use of water supplied from Yerba Buena Water Company and is not proposing to directly use groundwater. Yerba

Buena Water Company's source of water is groundwater. However, the Yerba Buena Water Company has the ability to provide a permanent supply of domestic water based on an approved Water Availability Letter (WAL 15-0010). Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

2A-3 and 4. The project applicant is not proposing the use of groundwater. Therefore, the proposed project is considered to have a less-than-significant impact to groundwater quantity.

2A-5. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2A of the *Ventura County Initial Study Assessment Guidelines* and is considered to have no impact with respect to groundwater.

Mitigation/Residual Impact(s): Potential impacts on groundwater quantity will be less-than-significant and no mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

2B. Water Resources - Groundwater Quality (WPD)Impact Discussion:

2B-1 and 2B-2. The project applicant is proposing to utilize a new onsite wastewater treatment system (OWTS) consisting of one 2,500-gallon septic tank serving the main residence, one 1,000-gallon septic tank serving the ADU, a Septitech STAAR 1.0 nitrate removal device, and two new seepage pits, for domestic wastewater disposal. The soils and engineering report dated September 13, 2018, indicates the site is suitable for an alternate septic system. A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives set by the Basin Plan. The proposed project will not degrade groundwater quality, and construction of a future onsite septic system is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

2B-3. The proposed project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2B of the *Ventura County Initial Study Assessment Guidelines* and is considered to have a less than significant impact.

Mitigation/Residual Impact(s): Potential impacts on groundwater quality will be less-than-significant and no mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

2C. Water Resources - Surface Water Quantity (WPD) Impact Discussion:

2C-1 and 2C-2. Water for the site is currently provided by the Yerba Buena Water Company as evidenced by a water utility bill submitted by the applicant. The project applicant proposes to continue the use of water supplied from Yerba Buena Water Company and will not rely on surface water supplies in a fully appropriated stream reach as designated by SWRCB, or where unappropriated surface water is unavailable. The proposed project is considered to have no impact on surface water quantity.

2C-3. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2C of the *Ventura County Initial Study Assessment Guidelines* and is considered to have no impact to surface water quantity.

Mitigation/Residual Impact(s): The proposed project will not require surface water supplies to be diverted or dewatered. Potential impacts on surface water consumption will be less-than-significant and no mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?		X				X		

2D. Water Resources - Surface Water Quality (WPD) Impact Discussion:

2D-1. The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area. Surface water quality is deemed less than significant because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2. The project is located at 41700 Pacific Coast Highway, Malibu, CA within the Ventura County Existing Community General Plan Land Use Designation (APN 700-0-200-655). The Applicant is requesting a Coastal PD to demolish the existing home and construct a new 5,049 sq. ft. two-story single-family dwelling with an attached 352 sq. ft. garage and a 491 sq. ft. accessory dwelling. The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable Ventura Countywide National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit No. CAS004002 or any other Permits. A biofiltration planter box and drop inlet filter insert are proposed for post-construction stormwater treatment. The biofiltration planter boxes are best management practices (BMPs) designed to treat the volume of storm water runoff resulting from a 100-year storm. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Planning and Land Development Program” Subpart 4.E, the applicant will be required to ensure that proposed stormwater treatment is designed and

installed to function properly. Additionally, to ensure compliance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, “Development Construction Program” Subpart 4.F, the applicant will be required to include Best Management Practices (BMP’s) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site less than 1 acre to protect surface water quality during construction (Table 6 of subpart 4.F). As such, the proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards and the project is expected to have a less-than-significant impact related to water quality objectives or standards in the applicable Ventura Countywide NPDES MS4 Permit or any other NPDES Permits.

2D-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 2D of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): The proposed project will not individually or cumulatively degrade the quality of surface water. Potential impacts on surface water quality will be less-than-significant and no mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

3A. Mineral Resources – Aggregate (Plng.) Impact Discussion:

3A-1 and 3A-2. The project site is not located within an MRP Overlay Zone or located adjacent to land classified as MRZ-2 (Mineral Resource Zone 2) (i.e., areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists). The project site is not located adjacent to a principal access road for a site that is the subject of an aggregate extraction CUP. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the extraction of or access to aggregate resources.

3A-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 3A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): No significant impacts on mineral resources have been identified, therefore no mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

3B. Mineral Resources – Petroleum (Plng.) Impact Discussion:

3B-1. The proposed project is not located on or adjacent to an oil field or subject to an oil extraction CUP, and thus will not cause a significant impact with regard to the extraction of petroleum resources. Likewise, the subject property is not located adjacent to a principal access road for a site that is the subject of an existing, active CUP for oil extraction and does not have the potential to disturb access to petroleum resources. Therefore, the proposed project will not have a project-specific impact to petroleum resources, and the proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to the extraction of or access to petroleum resources.

3B-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 3B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): No significant impacts on mineral (petroleum) resources have been identified, therefore no mitigation is required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		

4. Biological Resources Impact Discussion:

4A-1 and 4A-2: The project would be located on Lot 1 of Parcel Map No. 3330 (35PM1). The lot is irregularly shaped, approximately 500 feet long with the northern portion providing a width of 50 feet for approximately 200 feet before the lot tapers to a width of 20 feet for the remaining 300-foot southern portion of the lot. Existing development is in the northern portion of the site. Proposed development is sited in the same approximate location as the existing residence and shade structure, specifically, 25-feet from the northern property line (at PCH) and approximately 130 feet from the October 21, 2014 Mean High Tide Line. The landforms on the site have been modified with the construction of existing development. Mature ornamental vegetation occurs throughout the undeveloped portions of the lot.

The lot to the west is rectangularly shaped (75-feet wide by 497-feet long, 0.83 acres) and developed with an 8,556 square foot single-family dwelling with an attached 662 square foot garage and 650 square foot accessory structure. The lot to the east is shaped similar to the project site and is developed with a 6,309 square foot single-family dwelling, 504 square foot garage and pool. PCH is immediately to the north and the beach is to the south.

The potential for sensitive plant communities and animal species to occur at the project site is considered low. As indicated within the Ventura County Geographic Information Systems (GIS) databases, the development envelope for the project is located outside the boundaries for critical habitat areas, the Santa Monica Mountains Overlay, wetlands areas, and the Habitat Connectivity and Wildlife Corridors. Based on there being a low potential for suitable habitat for special-status species, project implementation will not

impact one or more plant or animal species by reducing a species' population, reducing a species' habitat, fragmenting its habitat, or restricting its reproductive capacity.

Suitable nesting habitat for passerines (perching birds) could occur in surrounding vegetation and trees. Avian species could be adversely affected directly (e.g., nest removal) or indirectly (e.g., nest abandonment from noise and vibrations). To comply with the protection of such birds afforded by the Migratory Bird Treaty Act and California Department of Fish and Game Code, the proposed project would be subject to a condition of approval requiring the Applicant to prohibit land clearing activities during the breeding and nesting season (January 1 - September 15), or retain a County-approved biologist to conduct site-specific surveys prior to land clearing activities during the breeding and nesting season (January 1 - September 15) and to submit a Survey Report documenting the results of the initial nesting bird survey and a plan for continued surveys and avoidance of nests.

Mitigation/Residual Impact(s): Because no significant impacts on plant or animal species have been identified, no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	X				X			

4B. Ecological Communities - Sensitive Plant Communities Impact Discussion:

4B-1 and 4B-2: Plant communities are considered special status if they are designated as sensitive by CDFW (2010) or if they are identified as Locally Important Species by the County of Ventura. Plant communities are also provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies Environmentally Sensitive Habitat Areas (ESHA). ESHA are sensitive ecological communities because they provide significant wildlife habitat and resources vital to many local wildlife species within the Santa Monica Mountains[2]. ESHA are primarily riparian and wetland habitats and closed-canopy oak woodlands; however, within the Coastal

[2] Dixon, J., 2003. Designation of ESHA in the Santa Monica Mountains. California Coastal Commission.

Zone the California Coastal Commission has also recognized coastal sage scrub, chaparral, and California's native perennial grasslands as meeting the definition of ESHA.

The proposed project will not temporarily or permanently remove sensitive plant communities through any of the proposed construction activities. The proposed project site is heavily disturbed, lacks native habitat, and does not presently support sensitive plant species. Areas adjoining the development envelope are also heavily disturbed. Dust associated with construction activities would be reduced by adherence to the Ventura County Air Pollution Control District (VCAPCD) construction dust reduction requirements.

An arborist letter report dated October 27, 2015 from White's Tree Service (Attachment 4) indicates that trees impacted by the demolition phase of the project are both non-native and non-protected species. The proposed project will not result in any direct or indirect impact that will degrade the health of a sensitive plant community or protected trees.

Mitigation/Residual Impact(s)
Because no significant impacts on sensitive plant species have been identified, no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?		X				X		
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?		X				X		
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

4C. Ecological Communities - Waters and Wetlands Impact Discussion:

4C-1 through 4C-4: There are no potential jurisdictional waters present within the proposed development envelope nor does the parcel contain water bodies such as creeks or streams. The nearest stream is an unnamed blueline stream located approximately 1,300 feet to the east. The Pacific Ocean is immediately to the south. Proposed development is setback approximately 130 feet from the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2). To offset the additional stormwater runoff, the proposed project has been designed with stormwater capture devices, the six biofiltration planter boxes and drop inlet filter insert, as indicated by the Hydraulic and Hydrology Calculations prepared by Amit Apel Design Inc (Attachment 5, June 2019), to reduce any increase in post-development runoff to pre development rates and amounts. As stated in Section 2D (above), biofiltration planter box and drop inlet filter

insert are proposed for post-construction stormwater treatment. The biofiltration planers are sized to treat the volume of runoff resulting from a 100 year storm. Following a 7 hour detention period, he treated runoff exits the bottom of the Planter and sheet flows across the descending slope at a rate equal to or less than the existing rate – thereby resuming the lot's pre-development, sheet flow drainage patter. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Planning and Land Development Program" Subpart 4.E, the applicant will be required to ensure that proposed stormwater treatment is designed and installed to function properly. Additionally, to ensure compliance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002, "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMP's) designed to ensure compliance and implementation of an effective combination of erosion and sediment control for a disturbed site less than 1 acre to protect surface water quality during construction (Table 6 of subpart 4.F). The proposed project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits and will therefore not result in any project-specific impact or a cumulatively considerable contribution to a significant impact to waters and wetlands.

Mitigation/Residual Impact(s)

Because no significant impacts on wetlands have been identified, no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?			X				X	
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

4D. Ecological Communities - ESHA (Applies to Coastal Zone Only) Impact Discussion:

4D-1, 4D-2, and 4D-3. The project would be located on Lot 1 of Parcel Map No. 3330 (35PM1). Lot 1 abuts PCH to the north and the Pacific Ocean to the south. The lot to the west is developed with an 8,556 square foot single-family dwelling, 662 square foot garage and 650 square foot accessory structure. The lot to the east is developed with a 6,309 square foot single-family dwelling, 504 square foot garage and pool.

ESHA is defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Public Resources Code § 30107.5). ESHA includes coastal dunes, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains (Ventura County Coastal Area Plan). The project site and surrounding areas have been highly disturbed to accommodate existing development. No ESHA has been identified on the project site. The nearest ESHA is approximately 375 feet northeast of the project site, across PCH. The southernmost portion of the development envelope is 130 feet north of the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2).

4D-4. The proposed project will involve temporary indirect impacts associated with noise from construction activities and increased human presence that could affect migrating wildlife. The proposed project will be subject to a construction noise condition to ensure that development of the proposed project complies with the requirements of the *Ventura County General Plan Goals, Policies and Programs* Policy 2.16.2-1(5), Construction Noise Threshold Criteria and Control Plan (2010a). Currently, the project site is already exposed to noise (vehicular traffic on PCH) and human presence with the existing residential uses. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to indirect impacts on ESHA.

Additionally, the proposed project will likely incorporate lighting that could have a impact on wildlife movement, if it is excessive or shines into adjacent ESHA areas. However, these impacts can be sufficiently addressed through project conditions of approval which require the preparation and implementation of a lighting plan. An adequate lighting plan will demonstrate all exterior lighting will be shielded and directed downward, with no trespass onto adjacent properties.

Mitigation/Residual Impact(s)

Because no significant impacts on ESHA have been identified, no mitigation measures are required.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?	X				X			
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?		X				X		

4E. Habitat Connectivity Impact Discussion:

4E-1. through 4E-4. The project site is located more than 10 miles southeast of the Santa Monica-Sierra Madre Habitat Connectivity Corridor. Project development will not result in removal of habitat within a designated movement corridor.

Natural open space is present north of PCH, approximately 375 feet northeast of the development envelope and provides linkages to allow movement between large open space areas. Residential housing is located to immediately to the west and east of the project site, and PCH is located to the north, all of which constrain the movement of wildlife.

The proposed project does not include the removal of habitat from within a wildlife movement corridor, nor will the project result in the isolation of habitat or the construction of other barriers to wildlife movement. However, the proposed project is located within 375 feet of the Santa Monica Mountains Overlay. Lighting associated with the proposed single-family dwelling, especially during night times, may affect wildlife movement of animals that may incidentally use areas within the vicinity of the project site. However, these impacts can be sufficiently addressed through project conditions of approval which require the preparation and implementation of a lighting plan. An adequate lighting plan will demonstrate all exterior lighting will be shielded and directed downward, with no trespass onto adjacent properties.

Mitigation/Residual Impact(s)

Because no significant impacts on habitat connectivity have been identified, no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?		X				X		

4F. Impact Discussion:

4F. The Planning Division determined the proposed project did not have the potential to impact biological resources and an Initial Study Biological Assessment (ISBA) prepared by a qualified biologist was not required. The proposed project site has been heavily disturbed to accommodate existing development. No jurisdictional waters or wetlands are known to be onsite and ESHA is located over 375 feet north of the project site. The proposed project does not propose any diking, filling or dredging activities or other activities or uses that will impact marine resources and the quality of the environment within the coastal zone. The project site does not contain coastal dunes, rocky tidepools, or creek corridors. The Santa Monica Mountains Overlay Zone is located north of PCH, approximately 375 feet northeast of the project site. Additionally, existing development to the west and east, and PCH immediately to the north, prevent wildlife movement to and across the project site. As a result, the project is consistent with all relevant *General Plan* Goals and Policies and *Coastal Area Plan* policies governing biological resources.

Mitigation/Residual Impact(s)

Because no significant consistency issues for the proposed project have been identified, no mitigation measures are necessary.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?	X				X			

5A. Agricultural Resources – Soils (Plng.) Impact Discussion:

5A-1. The proposed project site is identified as "Urban and Built-Up Land" in the Ventura County Important Farmland Inventory. The proposed project will not disturb or remove classified soils as identified in the Ventura County Important Farmland Inventory. While grading activities subject to grading permit review are proposed, the project does not disturb, remove or cover soils designated as Prime, having Statewide Importance, Unique, or Local Importance set forth in the Important Farmlands Inventory (lFl). Therefore, the proposed project will not result in the loss of any classified agricultural soils nor will the project result in cumulatively considerable impacts.

5A-2. The proposed project does not include a General Plan amendment that will result in the loss of designated agricultural soils. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to agricultural soil resources.

5A-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 5A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s): Because no significant impacts on agricultural soils have been identified, no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?	X				X			

5B. Agricultural Resources - Land Use Incompatibility (AG.) Impact Discussion:

5B-1. The proposed project will not disturb or remove classified soils as identified in the Ventura County Important Farmland Inventory. The proposed structures and uses will not be located closer than the 300-foot threshold distance, set forth in Section 5b.C of the *Ventura County Initial Study Assessment Guidelines,* to lands that are in agricultural production. Therefore, the proposed project will not have a project-specific impact on agricultural resources and will not make a cumulatively considerable contribution to a significant cumulative impact related to agricultural resources.

5B-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 5b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

Because no significant impacts on agricultural resources have been identified, no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

6. Scenic Resources (Plng.) Impact Discussion:

6a and 6b. The proposed project site does not include any land within the Scenic Resource Protection (SRP) Overlay Zone. The proposed project is located immediately south of PCH (an eligible state scenic highway). The Santa Monica Mountains are located north of PCH. The Santa Monica Mountains consist of sensitive habitats, such as riparian corridors, native chaparral and oak woodlands. Public Resources Code (PRC) Section 30240 requires development in areas adjacent to ESHA be designed to prevent impacts which would significantly degrade those areas. As discussed in Section 4D, ESHA includes coastal dunes, tidepools, wetlands, creek corridors, and certain upland habitats in the Santa Monica Mountains. No ESHA has been identified on the project site. The southernmost portion of the development envelope is 130 feet north of the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2). The Applicant will be required to submit a Lighting Plan, to ensure exterior night lighting is not directed towards the beach and shoreline.

PRC Section 30251 requires permitted development to be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of surrounding areas. Planning Division staff conducted a site visit on August 21, 2019 and determined that the

proposed project site, may be visible from PCH or along the beach during low tide. The proposed project will not be visible from the nearest trails that are part of the Point Mugu State Park Trail System, including Big Sycamore Canyon Trail and Yellow Hill Trail. In addition, the proposed project site is located greater than 1,000 feet from publicly-owned park lands.

In order to ensure that the proposed development blends in with the natural coastal bluff environment, the project will be conditioned to require that the single-family dwelling and accessory dwelling unit be painted with earth tone colors and non-reflective paints. The proposed project would result in less-than-significant project-specific impacts and would not result in a cumulatively considerable contribution to a significant cumulative impact, related to scenic resources.

6c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 6 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on scenic resources have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X					X		
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X					X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X					X		

7. Paleontological Resources Impact Discussion:

7a. Paleontological resources are the fossilized remains of ancient plants and animals. The proposed project is within the Topanga Group formation of soils and contains fill soils to an undetermined depth underlain by Miocene Age alluvial terrace deposits of sedentary marine rocks (silty sand with clay binder) (Attachment 6, Schick Geotechnical, Inc., September 2015). In accordance with the Ventura County Initial Study Assessment Guidelines, the Topanga geologic formation is not considered to have a High, or Moderate to High paleontological importance and therefore it is determined that the project will result in no impact to paleontological resources.

Although the proposed project will not result in impacts to paleontological resources, future ground disturbance activities will be subject to a condition of approval to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities. The Applicant will be required to: (1) stop all work that has the potential to adversely affect paleontological resources; (2) retain a qualified paleontologist or geologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval.

7b. The proposed project will not contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact to paleontological resources.

7c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 7 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on paleontological resources have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?			X				X	
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?			X				X	
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?			X				X	

8A. Cultural Resources - Archaeological Impact Discussion:

8A-1. and 8A-2. The proposed project is located on a 10,355 square foot portion of a 16,552 square foot lot within the Triunfo 7.5 Minute Series Topographic Quadrangle Maps (USGS, 2015). The project site is presently occupied by an existing single-family dwelling with appurtenant site improvements such as retaining walls, garden walls, perimeter fencing and ornamental landscaping. A review of the project plans and background studies indicate demolition and site grading has the potential to disturb subsurface soils. Subsurface improvements include new friction piles to support the building foundation, installation of the onsite wastewater treatment system (OWTS) and construction of footings for new retaining walls.

The project impact area was evaluated by County Planning Staff to determine the likelihood of the presence of archeological resources at the site. Planning Staff consulted the Resources Appendix of the Ventura County General Plan (Figure 1.8.1) as well as the available records in the County GIS database and permit files. The project site is not located within either the Very Sensitive or Sensitive areas of the Archeological Sensitivity Map. No archaeological surveys have been performed for the subject property.

On July 17, 2019, County Planning staff contacted the South Central Coastal Information Center (SCCIC) to conduct a record search for the project. SCCIC is an affiliate of the State Office of Historic Preservation and the official repository for archaeological records for most of Southern California. SCCIC determined that the archeological sensitivity of the project site is unknown, and the existing conditions of the site do not appear to allow for a survey of the site typically associated with a Phase I Archaeological Resources Report. However, SCCIC did identify the presence of a unique archeological resource within close proximity of the project site. As a result of this review, SCCIC has recommended that a professional archeologist be retained to monitor ground disturbing activities.

In accordance with Public Resources Code Section 21080.3.1 et seq., the County of Ventura Planning Division sent a formal request to representatives of the responsible California Native American tribe for the South Coast. On September 27, 2019, Ms. Julie Tumamait-Stenslie, Chair of the Barbareno-Ventureno Band of Mission Indians conducted consultation with John Oquendo, Project Case Planner. Ms. Tumamait-Stensile recommended that a Native American monitor all ground disturbing activities to occur with the project impact area. This recommendation has been incorporated in the mitigation measure requiring archaeological monitoring.

8A-3. With the implementation of the recommended mitigation measures CULTURAL-1 and CULTURAL 2, the proposed project will be consistent with the applicable *Ventura General Plan Goals and Policies* for Item 8A of the *Ventura Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

Mitigation Measure CULTURAL – 1 (Archaeological Resources)
Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American Monitor to monitor all project-related ground disturbance (including demolition of foundations and tree removal, grading and trenching activities) on the Project site.

Documentation: The Permittee shall submit one copy of a signed contract (financial information redacted) with a Qualified Archeologist and Native American monitor responsible for conducting archeological monitoring for the project site along with a statement of qualifications. The Qualified Archaeologist shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified Archaeologist shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit the required contracts and statements of qualifications to the Planning Division for

review and approval. The Qualified Archaeologist and Native American monitor shall monitor the Project site during ground disturbance (including demolition of foundations and tree removal), subsurface grading, and trenching. The Qualified Archaeologist and Native American monitor shall submit reports weekly to the Planning Division during all ground disturbance, subsurface grading, and trenching activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American monitor shall monitor the Project site during all ground disturbance, subsurface grading, and trenching. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

Mitigation Measure CULTURAL – 2 (Archaeological Resources Discovered During Grading)

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

    (1) Cease operations and assure the preservation of the area in which the discovery was made;

    (2) Notify the Planning Director in writing, within three days of the discovery;

    (3) The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

    (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

    (5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

    (6) Cease operations and assure the preservation of the area in which the discovery was made;

    (2) Immediately notify the County Coroner and the Planning Director;

(3) If the County Coroner determines that human remains are those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone with 24 hours to name a Most Likely Descendant (MLD) for the disposition of the remains;

(4) Upon the discovery of Native American remains, the permittee shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until the permittee has discussed and conferred with the most likely descendants regarding the descendants' preferences and all reasonable options for treatment and disposition of remains, in accordance with Public Resources Code section 5097.98.

(5) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

(6) Implement the agreed upon recommendations.

Documentation: The above measure shall be noted on all grading and construction plans. If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the grading plans which shall include the above required notation. If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

Residual Impacts:
With the implementation of Mitigation Measures CULTURAL 1 and CULTURAL 2, set forth above, significant project-specific or cumulative impacts related to the demolition or material alteration of the physical characteristics of an archaeological resource would be reduced to a less-than-significant level.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (Plng.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

8B. Cultural Resources – Historic (Plng.) Impact Discussion:

8B-1. through 8B-4.

The subject property is currently developed with a privately-owned two-story contemporary-style single-family that was constructed in 1982 based on a design from architects Conrad Buff III and Donald Hensman. Hensman and Buff were popular home designers during the 1950s and 1960s. The building is not distinctive within their body of work, nor is it a remarkable example of the contemporary-style. American Jazz musician Miles Davis lived at one time in the home, though his tenancy is not associated with any

significant or important events with respect to his contribution to America's cultural heritage.

The Planning Division reviewed County and State records in accordance with the procedures for the evaluation of potential historic resources. A review of the available records determined that the single-family dwelling is not presently listed on any register of historic resources nor does the project impact area contain any other historically significant structure or object. Cultural Heritage Board Program Staff determined a historic resource report was not necessary and that the building did not meet the definitions of a building of historic merit. The building was evaluated under the criteria defined in the Public Resource Code Section 5024.1 and Title 14 of the California Code of Resources Section 4852 (b) (1) - (4) as well as CEQA Guidelines Section 15064.5. The building is not eligible for listing on the National, State or local register of historic resources. Therefore, demolition of the existing single-family dwelling will not materially impair the significance of a historic resource and will have no impact upon historic cultural resources.

Mitigation/Residual Impact(s)

No significant impacts on historic resources have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?		X				X		
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?						X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?		X				X		

9. Coastal Beaches and Sand Dunes Impact Discussion:

9a. through 9b. The proposed project is located adjacent to the beach. Countyline Beach is located 1,100 feet to the east of the project site and designated Coastal Access ways and public beaches are located 550 feet west of the project site. Lateral access along the shoreline is influenced by hightide, making the beach in front of the project site inaccessible during high tide.

The lot is developed with an existing single-family dwelling and accessory improvements that are confined to the first 150 feet of the northern portion of the subject lot. A shade structure is located approximately 142 feet from the beach, and retaining walls, fencing, decking are located approximately 200 feet from the beach, and access stairs (railroad ties) lead all the way down to the beach. The proposed project includes the demolition of all existing improvements and construction of a new single-family dwelling, accessory dwelling unit, and other appurtenant site improvements including the construction of a new onsite wastewater treatment system (OWTS) which will utilize two septic tanks (one 1,000 gallon and one 2,500 gallon), a secondary processor tank and seepage pits (two existing seepage pits and two future seepage pits). Site preparation for the proposed project includes excavation and grading for construction of new retaining walls, the OWTS, and outdoor decking as well as the construction of friction piles for the proposed

structures' foundation system. All proposed development will be setback 130 feet from the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2).

The project was evaluated for Coastal Hazards by the Public Works Agency Watershed Protection District (WPD) in conformance with General Plan Coastal Wave and Beach Erosion Hazards Policy 2.12.2-2, which states:

> *Discretionary development in areas adjacent to coastal beaches shall be allowed only if the Public Works Agency with technical support from the Ventura County Watershed Protection District, determines from the applicant's submitted Wave Run-Up Study that wave action and beach erosion are not hazards to the proposed development, or that the hazard would be mitigated to a less than significant level, and that the project will not contribute significantly to beach erosion.*

A Coastal Engineering Report was prepared for the project which establishes the coastal engineering parameters of the project site (David C. Weiss Structural Engineer & Associates, Inc., August 2016, Attachment 7). The coastal engineering parameters include the base flood elevation – the engineers recommended elevation for the finished floor of the proposed habitable structures, the Design Beach Profile – the lowest profile at the site that the beach is expected to reach under the action of the wave uprush limit, and the Stillwater Level – the elevation of the surface water absent any wave action. The report establishes a base flood elevation for the proposed project of 41.67 NAVD88; the finish floor of the ADU is 41.67 feet and the finished floor of the SFD is 60.167 feet. The Design Beach Profile established in the report will not scour any closer than 246.3 feet from the north right-of-way line at PCH (an elevation of 19.53 above the North American Vertical Datum NAVD88[3]). Finally, the Stillwater Level for this geographic area of Ventura County is +8.0 NAVD88.

The southern extent of the proposed development envelope is approximately 235 feet from PCH right-of-way and approximately 120 feet from the beach. One of the biofiltration planter boxes, a segment of retaining wall, and friction piles located nearest to the ADU are located 11.3 feet landward of the Design Beach Profile. A review of the plans (Attachment 2) and the Coastal Engineering Report, indicate that the proposed project, including the proposed OWTS, will not necessitate the development of shoreline protection devices or the permanent conversion of beach areas through building or structural development. The Coastal Engineering Report also concludes the proposed project will have no adverse impact on the beach profile and no long-term effects on sand supply as the beach receives its sand from various inland areas upstream from the site.

The southern-most portion of the property includes a narrow band of beach that is significantly influenced by the tide. This area does not contain coastal sand dunes. A lateral public access easement is presently located on the subject property, as recorded in Miscellaneous Official Record Book No. 1981 Page 43446 (Instrument Number 1981-

[3] Reference to the North American Vertical Datum of 1988; elevation in feet

05110045504, May 11, 1981). The proposed project is located approximately 130 feet from the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2) and does not encroach into the lateral access easement. Therefore, the project will result in no impact to coastal sand dunes or public recreation.

9c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 9 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on coastal beaches or sand dunes have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

10. Fault Rupture Hazard (PWA) Impact Discussion:

Fault rupture hazard will impact each project individually. No cumulative fault rupture hazard would occur as a result of other projects. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

10a and 10b. There are no known active or potentially active faults extending through the proposed project based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix – Figure 2.2.3b. Furthermore, no habitable structures are proposed at this time within 50 feet of a mapped trace of an active fault. There is no impact from potential fault rupture hazard. Additionally, there is no known cumulative fault rupture hazard impact that would occur as a result of other approved, proposed, or probable projects.

10c. The project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 10 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s): No significant impacts on fault rupture hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?	X				X			

11. Ground Shaking Hazard (PWA) Impact Discussion:

The hazards from ground shaking will affect each project individually. No cumulative ground shaking hazard would occur as a result of other projects. Any discussion of potential impacts from ground shaking is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

11a. The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The County of Ventura Building Code adopted from the California Building Code, dated 2019, Chapter 16, Section 1613 requires structures be designed to withstand this ground shaking. The Geologic and Soils Engineering Exploration Report, prepared by Schick Geotechnical, dated September 20, 2015 (Attachment 6), provides the structural seismic design criteria (Page 5-7) for the proposed project and may be required to be updated to the Building Code in effect at the time of building permit issuance. The requirements of the building code will reduce the effects of ground shaking to less than significant.

11b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 11 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on ground shaking hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X			X			

12. Liquefaction Hazards (PWA) Impact Discussion:

The hazards from liquefaction will affect each project individually. No cumulative liquefaction hazard would occur as a result of other projects. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

12a. Portions of the subject property are located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the County. The area of the property where the proposed development will occur is not within the potential liquefaction zone. In this regard the potential hazards resulting from liquefaction are considered less than significant.

12b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 12 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on liquefaction hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?		X						
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?		X			X			

13. Seiche and Tsunami Hazards (PWA) Impact Discussion:

The hazards from seiche and tsunami will affect each project individually. No cumulative seiche and tsunami hazard would occur as a result of other projects. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

13a . The site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated October 2017, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, 2017) and is not subject to seiche hazard. Therefore, the proposed project will not have a project-specific impact related to potential seiche hazard.

13b. The project site is adjacent to the beach and is mapped outside of the tsunami inundation zone based on the *Ventura County General Plan*, Hazards Appendix, Figure 2.6, dated October 22, 2013. The threat to life can be prevented by an effective early warning system. The threat to structures remains despite subject property being located outside of the tsunami inundation zone. However, because of the very low probability of a major tsunamis occurring in Ventura County, it is not reasonable to prohibit development near the coastline. Further, the potential hazard of tsunamis inundation is an accepted risk for development near the coastline. No new proposed habitable structures are located within 130 feet from the October 21, 2014 Mean High Tide Line identified by Land & Air Surveying, Inc (Attachment 2), an area that could be subject to the tsunamis hazard zone. With a very low probability of occurrence, the tsunamis hazard is considered less than significant.

13c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 13 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant Impacts on tsunami Hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X			X			

14. Landslide/Mudflow Hazard (PWA) Impact Discussion:

The hazards from landslides/mudslides will affect each project individually. No cumulative landslide/mudslide hazard would occur as a result of other projects. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

14a. Based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, portions of the property are within a potential seismically induced landslide zone. The Geologic and Soils Engineering Exploration Report, prepared by Schick Geotechnical, dated September 20, 2015 (Attachment 6), evaluated the slope stability of the descending slope below the proposed residence and concluded the site grossly stable (page 7 and 8) and the development is free of any potential geologic hazard. The landslide hazard is considered to be less than significant.

14b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 14 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on landslide and mudflow hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X			X			

15. Expansive Soils Hazards (PWA) Impact Discussion:

The hazards from expansive soils will affect each project individually. No cumulative expansive soils hazard would occur as a result of other projects. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

15a. The expansion range of the soils in the project area will be mitigated to less than significant by implementation of the Ventura County Building Code. The Engineering Geology and Geotechnical Engineering Report, prepared by Schick Geotechnical, dated September 20, 2015, indicates the residence will be placed on new friction piles to support the building foundation. The piles will be drilled to bedrock and will be below the zone of potential expansive soils. Future development of the site will be subject to the requirements of the County of Ventura Building code adopted from the California Building Code, dated 2019, Section 1803.5.3 that require mitigation of potential adverse effects of expansive soils. The hazard associated with adverse effects of expansive soils is less than significant.

15b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 15 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant Impacts on expansive soil hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

16. Subsidence Hazard (PWA) Impact Discussion:

The subsidence hazards will affect each project individually. No cumulative subsidence hazard would occur as a result of other projects. Any discussion of potential impacts of seismic and geologic hazards to the proposed project is provided for informational purposes only and is neither required by CEQA nor subject to its requirements.

16a. The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix, Figure 2.8 (October 22, 2013). In addition, the project is not for oil, gas or groundwater withdrawal, therefore, the project is considered to have no impact on the hazard of subsidence.

16b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 16 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on subsidence hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No.		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

17a. Hydraulic Hazards – Non-FEMA (PWA) Impact Discussion:

17a-1. The proposed project will result in an increase in impervious area. The area of impervious hardscape includes the roof of the proposed structures and decks and areas surrounding the proposed buildings. To offset the additional runoff from the developed to the pre-developed condition, the project is being designed with stormwater control measures, planter boxes with controlled outlets, as indicated in the Hydrology and

Hydraulic Calculations, prepared by Amit Apel Design dated June 20, 2019 (Attachment 5), to reduce any increase in post development runoff to pre-development rates and amounts. According to the report, rainfall runoff from a design storm event (a volume of runoff from the 100-year storm event) will be directed to the biofiltration planter for approximately seven hours of percolation through the active filtration media. The treated runoff exits the bottom of the planter and sheet flows across the descending slope at a rate equal to or less than the existing flow rate of the property. Proposed development will be constructed in accordance with current codes and standards, which require that there is no increase in flooding hazard and no increase in the potential for erosion or siltation.

17a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17a of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on non-FEMA hydraulic hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

17b. Hydraulic Hazards – FEMA (WPD) Impact Discussion:

17b-1 through 17b-4. The proposed project is located at the northern half of the property at 41700 Pacific Coast Highway, Malibu CA and is in a FEMA "X" Unshaded Zone" (+500-year floodplain). The southern part of the property is located in a FEMA coastal "VE" zone (El. 14 feet) as well as a "AE" Zone (Elevation 14 feet) as shown in the effective FEMA Flood Insurance Rate Map (FIRM) No. 06111C1140E (January 20, 2010). The proposed project is also located outside the preliminary coastal flood hazard zones as defined on the preliminary FEMA FIRM map (No. 06111C1137F) issued September 30, 2016 on which no significant changes were made to floodplain boundaries but the Base Flood Elevation (BFE) was changed from 14 feet to 19 feet.

A Coastal Engineering Report, prepared by David C. Weiss Structural Engineer & Associates, Inc., dated August 2016, and amended on October 9, 2018 (Attachment 7), includes an analysis of Sea Level Rise (SLR). The report concluded that with 2 feet of

SLR expected during the 75 years of the project life, a wave runup elevation of 20 feet is expected. With the proposed first floor elevation of 41.67 feet, the proposed project is outside of the wave runup floodplain boundaries. A Floodplain Development Permit is not required however, a Floodplain Clearance will be required prior to issuance of a zoning clearance. The proposed project will not result in project-related impacts related to flooding or contribute to cumulative impacts related to flooding.

17B-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 17B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on FEMA hydraulic hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?		X				X		

18. Fire Hazards (VCFPD) Impact Discussion:

18a. The proposed project is located within a High Fire Hazard Area. Fire Station 56, located at 11855 Pacific Coast Highway, in Malibu, is approximately 160 feet northeast of the project site. The proposed project will comply with all applicable Federal and State regulations and the requirements of the Ventura County Building Code and Ventura County Fire Code. The proposed project will be subject to conditions of approval to ensure the project is in conformance with current California State Law and the Ventura County Fire Code. Therefore, the proposed project will result in less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative fire hazards impact.

18b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 18 of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts on fire hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

19. Aviation Hazards (Airports) Impact Discussion:

19a. and19.b. The project site is not located within the sphere of influence of Oxnard, Camarillo, Santa Paula, or Naval Base Ventura County airports. The nearest airport is the Naval Base Mugu Airport, which is located approximately 11 miles to the west of the project site. The proposed project will not involve any obstructions to navigable airspace, as all on-site proposed and reasonably foreseeable future development will be limited to a maximum height of 25 feet. Therefore, the proposed project will comply with the County's Airport Comprehensive Land Use Plan and pre-established deferral criteria set forth in the Federal Aviation Regulation Part 77 (Obstruction Standards). The proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to aviation hazards.

19c. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 19 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on aviation hazards have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

20a. Hazardous Materials/Waste – Materials (EHD/Fire) Impact Discussion:

20a-1. The proposed project is a residential development and will not utilize hazardous materials which require permitting or inspection from Ventura County Environmental Health Division/Certified Unified Program Agency. Therefore, the proposed project will not have a significant project-specific impact to hazardous materials/waste. The proposed project will not make a cumulatively considerable contribution to a significant cumulative hazardous materials/waste impact.

20a-2. The proposed project will be consistent with the *Ventura County General Plan Goals and Policies* for Item 20a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant Impacts on hazardous materials/waste (EHD/Fire) have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

20b. Hazardous Materials/Waste – Waste (EHD) Impact Discussion:

20b-1. The proposed project is not considered an activity that generates hazardous waste. Therefore, the proposed project will not have a significant project-specific impact related to hazardous materials/waste. The proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes.
20b-2. The proposed project is consistent with the *Ventura County General Plan Goals and Policies* for Item 20b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on hazardous materials/waste (EHD) have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	X				X			
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?		X				X		

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

21. Noise and Vibration Impact Discussion:

21a.. In order to determine whether a project will result in a significant noise impact, the Ventura County Initial Study Assessment Guidelines set forth standards to determine whether the proposed use is a "noise sensitive use" or a "noise generator." Noise sensitive uses include, but are not limited to, dwellings, schools, hospitals, nursing homes, churches and libraries. The proposed project, consisting of a single-family dwelling unit and an ADU, is considered a noise sensitive use.

The proposed project is located adjacent to State Route 1 (PCH), a noise generator, and is within the CNEL 60dB(A) noise contour [Resource Management Agency Geographic Information System (RMA GIS) Viewer, Noise Contour Maps, 2018]. Therefore, proposed and future residential uses will be subject to noise levels from traffic along State Route 1, which are incompatible with residential uses.

The northern elevation of the proposed single-family dwelling (facing State Route 1) includes a front entry. An attached two-car garage is located on the western side of the entryway. Outdoor living areas are located on the western side of the residence and south of the ADU. A proposed pool is located south of the living room and west of the dining room and the back yard leading to the beach is located in the southern portion of the lot. The proposed residence will provide a buffer between PCH and outdoor living areas. Additionally, to address potential noise impacts from State Route 1, the proposed project will be subject to standard conditions of approval which requires the integration of noise attenuation features such as dual-paned windows and insulated doors that reduce the interior noise level of the proposed buildings below the noise standards contained within the *Ventura County General Plan*.

The proposed project site is not located near any railroads or airports (both of which are approximately nine miles and 12 miles away, respectively). Therefore, the proposed project will not be subject to unacceptable levels of noise from these noise generators.

21b. and 25e. The proposed project is not considered a noise-generating land use that will adversely impact nearby noise sensitive uses (e.g. existing surrounding residences). However, the proposed project will involve noise-generating construction activities that have the potential to adversely affect surrounding residential uses. Construction activities may include blasting, pile-driving vibratory compaction, demolition, drilling, excavation, or other similar types of noise/vibration-generating activities that may temporarily exceed

the threshold criteria defined in the Transit Noise and Vibration Impact Assessment (written by Carl Hanson, David Towers, and Lance Meister, dated May 2006, Initial Study Assessment Guidelines, page 119). Therefore, pursuant to the requirements of the *Ventura County Construction Noise Threshold Criteria and Control Plan*, the proposed project will be subject to a condition of approval to limit noise generating activities to the days and times when construction is least likely to adversely affect surrounding residential uses. Additionally, a contact person responsible for addressing complaints will be designated by the Applicant prior to commencement of construction. Therefore, the proposed project will have a less-than-significant project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact, related to vibration-generating activities.

21c. The proposed project does not involve the creation of a vibration-generating transit use. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the creation of a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 of the *Ventura County Initial Study Assessment Guidelines* (Section 21).

21d. The project has direct access to PCH, an existing paved road. The project does not involve the use of semi-trucks or buses. Therefore, the proposed project will not have a project-specific vibratory impact and will not make a cumulatively considerable contribution to a significant cumulative vibratory impact related to the use of rubber-tire heavy vehicle uses.

21f. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 21 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on noise and vibration caused by the project have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

22. Daytime Glare Impact Discussion:

22a. The proposed project is located adjacent to PCH and has the potential to result in impacts related to the hazard category for daytime glare. Review of the project plans (Attachment 2) indicate that the proposed structures incorporate a variety of materials including reflective and non-reflective materials that will not create a significant new source of daytime glare. Reflective surfaces, such as windows, are located on the elevations potentially visible from PCH. The project may also include site lighting when completed. Reflective surface such as glass for windows and lighting have the potential to create disability glare or discomfort glare for motorists traveling on PCH. Views into the property will be obscured by the grade difference between the property and the adjacent roadway and existing landscaping adjacent to the PCH which will remain in place once the home is constructed. The finished grade of the project will be located approximately 8 feet below the grade for PCH, so only the second level of the principle structure is expected to be potentially visible visible to motorists. Existing landscaping located adjacent to the shoulder of PCH is comprised of mature and dense evergreen shrubs which was observed during a site visit conducted for the project. This landscaping obscures views into the property. The applicant will be required to implement conditions of approval requiring the submittal of a schedule building materials and a lighting plan prior to construction document submittal. The project-related impacts are less than significant

22b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 22 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on daytime glare have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

23. Public Health (EHD) Impact Discussion:

23a. The proposed project has the potential to impact public health due to the use of onsite wastewater treatment systems (OWTS). An OWTS that is undersized, improperly installed, failing, or poorly maintained has the potential to create a public nuisance and/or contaminate groundwater. Potential impacts can be reduced to less than significant with adherence to state and local OWTS regulations and proper maintenance of tanks and disposal fields. The septic tank must be pumped by a Ventura County EHD permitted pumper truck and septage wastes must be disposed of in an approved manner.

23b. The proposed project will be consistent with the *Ventura County General Plan Goals and Policies* for Item 23 of the *Ventura County Initial Study Assessment Guidelines*, provided the onsite wastewater treatment system is properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

Mitigation/Residual Impact(s)

No significant impacts on public health have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

24. Greenhouse Gases (VCAPCD) Impact Discussion:

24a. The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

Mitigation/Residual Impact(s)

No significant impacts on greenhouse gases have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (Plng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?	X				X			

25. Community Character (Plng.) Impact Discussion:

25a. The project site is within the Existing Community land use designation of the Ventura County General Plan, the Residential Medium (2.1-6 dwelling units per acre) land use designation of the Coastal Area Plan, and zoned Coastal Residential Planned Development (CRPD). The proposed project is consistent with the land use and maximum building density requirements of the General Plan and Coastal Area Plan. The proposed project does not include any request to amend the land use designations or zoning for the site. The adjacent properties possess the same land use designation and zoning and are occupied by similar single-family development.

The proposed project includes the construction of a single-family dwelling with an accessory dwelling unit and appurtenant site improvements which include new patios/decking, retaining walls, a pool, and an onsite wastewater treatment system. The proposed project has been evaluated for conformance with applicable requirements of the Ventura County CZO for the construction of a new single-family dwelling and accessory dwelling unit, including building setbacks, height limits, and other development standards for new residences. Additionally, as discussed in Section 6 (above), the proposed project will be conditioned to require the Applicant to submit plans and a materials sample/color board for the new single-family dwelling to the Planning Division for review and approval, prior to issuance of a Zoning Clearance for the construction to ensure the proposed residence is compatible with the natural environment of coastal beach area. Therefore, the project-specific community character impact will be less-than-significant, and the proposed project will not make a cumulatively considerable contribution to significant community character impacts.

25b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 25 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on community character have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	**Project Impact Degree Of Effect****				**Cumulative Impact Degree Of Effect****			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (Plng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Eliminate three or more dwelling units that are affordable to: • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households?	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

26. Housing (Plng.) Impact Discussion:

26a. The proposed project includes the demolition of an existing single-family dwelling. The unit is presently occupied by the property owner. The proposed demolition does propose the demolition of three or more moderate- or low-income dwelling units. Therefore, the proposed project will not have a significant project-specific impact to the loss of affordable housing. The proposed project will not make a cumulatively considerable contribution to a significant cumulative affordable housing impact.

26b. As stated in the *Ventura County Initial Study Assessment Guidelines*, any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific and cumulative impact because construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions. Therefore, the proposed project will have a less-than-significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for construction worker housing.

26c. The proposed single-family dwelling will not result in 30 or more new full-time-equivalent lower-income employees, as the proposed residential project would not facilitate the development of a new commercial, institutional, industrial, or other

employment-generating use on the subject property. Therefore, the proposed project will not create a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to the demand for housing for employees associated with commercial or industrial development.

26d. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 26 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on housing have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA) Impact Discussion:

27a(1)-a. The project, as proposed, does not have the potential to generate additional traffic on local public roads and the Regional Road Network. Therefore, adverse traffic impacts relating to Level of Service (LOS) of County roads will be less than significant.

Mitigation/Residual Impact(s)

No significant impacts on level of service have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA) Impact Discussion:

27a(2)-a. The project, as proposed, does not have the potential to generate additional traffic on local public roads and the Regional Road Network. The project does not have the potential to alter the safety and design of roadways and intersections near the project. Therefore, impacts related to safety/design of County roads will be less than significant.

Mitigation/Residual Impact(s)

No significant impacts on level of service have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?	X				X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD) Impact Discussion:

27a(3)-a. There are no private roads proposed. The proposed project will access the site via an existing driveway which connects to PCH. No changes to the offsite portions of the driveway or its entrance at PCH are proposed with this project. Current site access to the site meets VCFPD standards. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, regarding private roads and the safety and design of private access.

27a(3)-b. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27a(3) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on private roads or private access have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD) Impact Discussion:

27a(4)-a. The proposed project does not propose any new access roads. An existing private driveway which presently accesses PCH will continue to serve the proposed project. The existing site access meets the tactical access requirements of the VCFPD. Additionally, the Applicant will be responsible for complying with the standard requirements of the VCFPD via conditions of approval. Therefore, adverse impacts relating to access for firefighting purposes will be less-than-significant and would not

make a cumulatively considerable contribution to a significant cumulative impact on tactical access.

27a(4)-b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27a(4) of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on tactical access have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?	X				X			

27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.) Impact Discussion:

27b-1. and 27b-2. The proposed project will not generate additional bicycle and pedestrian traffic on the County of Ventura Regional Road Network and local public roads. There are no pedestrian or bicycle crossings located in the vicinity of this portion of PCH. Furthermore, the most appropriate County road standard for roadways in rural areas does not require pedestrian facilities (sidewalks) and/or bicycle facilities (bike lanes). Therefore, the proposed project will not have a project-specific adverse impact and will

not make a cumulatively considerable contribution to a significant cumulative impact to pedestrian and bicycle facilities/traffic.

27b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on pedestrian/bicycle facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

27c. Transportation & Circulation - Bus Transit Impact Discussion:

27c-1. According to the Ventura County Initial Study Assessment Guidelines (p. 173), a project will normally have a significant impact on bus transit if it would substantially interfere with existing bus transit facilities or routes, or if it would create a substantial increased demand for additional or new bus transit facilities/services. However, only projects that can be expected to generate more than 100 daily vehicle trips (10 single family housing units or equivalent traffic generation) will require an evaluation of the specific project impacts through either consultation with the appropriate transit service provider or separate analysis performed by the Applicant. Projects not generating more than 100 trips can be expected to result in no impacts to bus transit.

The proposed project site is not located within proximity to any bus transit facilities or routes with which it could interfere. Moreover, the proposed project consists of the construction of one new single-family dwelling and an accessory dwelling unit. The proposed project will not result in a net increase in demand for bus transit facilities and

will not exceed the threshold requiring a transit analysis. Therefore, the proposed project will not have a project-specific impact on bus transit facilities/services and will not make a cumulatively considerable contribution to a significant cumulative impact related to bus transit facilities/services.

27c-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27c of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on bus transit facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

27d. Transportation & Circulation - Railroads Impact Discussion:

27d-1. The proposed project site is located approximately 11 miles from the nearest railroad line and would not interfere with an existing railroad's facilities or operations. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to railroad facilities or operations.

27d-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27d of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on railroad facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
1) Have the potential to generate complaints and concerns regarding interference with airports?		X				X		
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

27e. Transportation & Circulation – Airports (Airports) Impact Discussion:

27e-1. and 27e-2. The project site is located approximately 11 miles southeast from the nearest airport, Naval Base Mugu Airport, and is not located within a sphere of influence of any County-operated airport. Furthermore, the proposed single-family dwelling will not exceed the maximum height of 25 feet in compliance with the Ventura County CZO and will not involve the introduction of substantial lighting or other features that could interfere with air traffic safety. Additionally, potential impacts from glare will be mitigated to a less-than-significant level by implementing mitigation measure BIO-1 which requires the Permittee to provide a lighting plan to the Planning Division for review and approval, as well as a recommended condition of approval requiring the Permittee to submit a materials sample/color board for the construction of residential dwelling and accessory dwelling unit. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to interference with airports.

27e-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27e of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on airports have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

27f. Transportation & Circulation - Harbor Facilities (Harbors) Impact Discussion:

27f-1. The project site is located approximately 16 miles from the nearest harbor, Port of Hueneme. The proposed project will not result in an increase in demand for commercial boat traffic. Therefore, the proposed project will not have a project-specific adverse impact and will not make a cumulatively considerable contribution to a significant cumulative impact, related to existing harbor facilities or operations.

27f-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27f of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on harbor facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

27g. Transportation & Circulation - Pipelines Impact Discussion:

27g-1. The project site is not located in proximity to any existing pipelines (RMA GIS Viewer, 2018). The nearest pipeline is located approximately 12.5 miles north of the project site. Therefore, the proposed project will not result in a project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to pipelines.

27g-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 27g of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on pipeline facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X				X			

28a. Water Supply – Quality (EHD) Impact Discussion:

28a-1. Domestic water supply for the proposed project will be provided by Yerba Buena Water Company. The existing metered water connection for the property was verified by a water bill dated May 2015. No impacts are anticipated upon water quality supply. Yerba Buena Water Company will be responsible for the implementation of all local and state requirements for domestic water supply quality. The proposed project will also utilize an OWTS for domestic sewage disposal. The use of an OWTS has the potential to contaminate groundwater supplies. Conformance with the Ventura County Building Code will reduce any project-specific and cumulative impacts to a less-than-significant level. The proposed project will not have any project-specific or cumulative impacts to the domestic water supply.

28a-2. The proposed project is consistent with the *Ventura County General Plan Goals and Policies* for Item 28a of the *Ventura County Initial Study Assessment Guidelines* regarding permanent domestic water supply.

Mitigation/Residual Impact(s)

No significant impacts on water supply quality have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

28b. Water Supply – Quantity (WPD) Impact Discussion:

28b-1. Water for the site is currently provided by the Yerba Buena Water Company as evidenced by a water utility bill submitted by the applicant, demonstrating a permanent water supply for the proposed project. The project applicant proposes to continue the use of water supplied from Yerba Buena Water Company and is considered to have a less than significant impact to water supply.

28b-2. The proposed project will not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply quantity and is considered to have a less than significant impact.

28b-3. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 28b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on water supply quantity have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

28c. Water Supply - Fire Flow Requirements (VCFPD) Impact Discussion:

28c-1. The project is served by Yerba Buena Water Company, a water purveyor that can provide the required fire flow in accordance with the Ventura County Water Works Manual and VCFPD Fire Code. Therefore, fire flow impacts would be less-than-significant, and the project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire flow.

28c-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 28C of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on water supply fire flow requirements have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?		X				X		

29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD) Impact Discussion:

29a-1. The proposed project includes the construction of a new single-family residence and new accessory dwelling unit (ADU) which will both utilize a new onsite wastewater treatment system (OWTS) for domestic wastewater disposal. The Geologic Report prepared by Schick Geotechnical, Inc., dated September 27, 2018 (Attachment 8), indicates the site is suitable for an alternate septic system and proposes an OWTS consisting of one 2,500-gallon septic tank serving the main residence, one 1,000-gallon septic tank serving the ADU, a Septitech STAAR 1.0 nitrate removal device, and two new seepage pits. Septic feasibility has been demonstrated. A complete and detailed evaluation of the proposed OWTS shall be conducted by Environmental Health Division (EHD) Liquid Waste Program staff during the plan review and construction permitting process. EHD Liquid Waste Program staff shall review and verify all relevant documentation, including but not limited to the geotechnical report, system design calculations, compliance with local building codes, and historic geological data for the area. Conformance with the County Building Code, state OWTS policy, EHD guidelines and the EHD Local Agency Management Program, as well as proper routine maintenance of OWTS, will reduce any project-specific and cumulative impacts to a level considered less than significant.

29a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29a of the *Ventura County Initial Study Assessment Guidelines*, provided the septic systems are properly installed and maintained so as not to contaminate groundwater or create a public nuisance.

Mitigation/Residual Impact(s)

No significant impacts related to individual sewage disposal systems have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD) Impact Discussion:

29b-1. The proposed project will utilize an onsite wastewater treatment system and will not require connection to a sewage collection facility at this time. The project will not have any project-specific or cumulative impacts to a sewage collection facility.

29b-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to sewage collection/treatment facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA) Impact Discussion:

29c-1. and 29c-2. As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than a significant project-specific impacts upon Ventura County's solid waste disposal capacity. Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment and Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, and -6. Therefore, the proposed project will have less than significant project-specific impacts and will not make a cumulatively considerable contribution to significant cumulative impacts related to the Ventura County General Plan's goals and policies for solid waste disposal capacity.

The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 29c of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts related to solid waste management have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD) Impact Discussion:

29d-1. The proposed project does not include a solid waste operation or facility. The project will not have any project-specific or make a cumulatively considerable contribution to a significant cumulative impact, related to a solid waste facilities.

29d-2. The proposed project is consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 29d of the *Ventura County Initial Study Assessment Guidelines.*

Mitigation/Residual Impact(s)

No significant impacts related to solid waste facilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?		X				X		
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

30. Utilities Impact Discussion:

30a. The project site is currently served with electricity provided by Southern California Edison. The site is also served for water by Yerba Buena Water Company via an existing service connection. The proposed project will not involve the use of natural gas. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to existing utility facilities.

30b. The proposed project will not increase demand on a utility, such that an expansion of an existing utility facility will be required. Therefore, the proposed project will not result in project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to an expansion of an existing utility facility.

30c. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 30 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to utilities have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD) Impact Discussion:

31a-1. The project site is located adjacent to the Pacific Ocean. The nearest Ventura County Watershed Protection District (District) jurisdictional redline channel and flood control facility is Little Sycamore Canyon which is located approximately 2,772-feet northwesterly of the site. Given this distance Watershed Protection District staff finds that the Project design mitigates the direct and indirect project-specific and cumulative impacts to District flood control facilities and watercourses. Therefore, the environmental assessment is deemed to be less than significant on redline channels and facilities under the jurisdiction of the Ventura County Watershed Protection District. The Applicant shall address impacts from increases in impervious surface area and stormwater drainage design pursuant to conditions imposed by the County of Ventura Public Works Agency, Engineering Services Department, Development & Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the project site will be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration.

31a-2. The proposed project will be consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 31a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on Flood Control Facilities/Watercourses have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

31b. Flood Control Facilities/Watercourses - Other Facilities (PWA) Impact Discussion:

31b-1. through 31b-4. The proposed project preserves the existing trend of runoff and local drainage patterns and will not create an obstruction of flow in the existing drainage patterns. Future development will be completed according to current codes and standards that will require no increase in sediment discharge or obstruction of flows in existing channels. All runoff will be directed to one of the six planter boxes with controlled outlets that are designed to mitigate the increased flows from the projects total impervious area and control and limit discharge to the existing condition. The project runoff will be similar to the present and no increase in effects on Areas of Special Flood Hazard will occur than the pre-project condition. The proposed drainage conditions will maintain the existing pattern of sheet flow. The site drainage system including the planter boxes are designed to maintain runoff at or below predevelopment rates and amounts. (Attachment 5, Amit Apel report, dated June 20, 2019).

31b-5. The proposed project will be consistent with the applicable *Ventura County General Plan* Goals and Policies for Item 31b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on Flood Control Facilities/Watercourses have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

32. Law Enforcement/Emergency Services (Sheriff) Impact Discussion:

32a. The proposed project includes the construction of a single-family dwelling and an accessory dwelling unit with an attached garage and a swimming pool, which is included within a project category that has been determined to have the potential to increase demand for law enforcement or emergency services. The nearest Ventura County Sheriff's Station is the Camarillo Airport Sheriff's Station, located at 100 Durley Avenue in Camarillo, which is approximately 19 miles away from the project site. The nearest Los Angeles County Sheriff's Station, Malibu/Lost Hills Sheriff's Station, located at 27050 Agoura Road in Agoura Hills, is approximately 30 miles away from the project site. However, the proposed project, a single-family dwelling, will not substantially increase demand for law enforcement or emergency services. Therefore, the proposed project would result in less-than-significant project-specific impacts and would not make a cumulatively considerable contribution to a significant cumulative impact to emergency services.

32b. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 32 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts on Law Enforcement/Emergency Services have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

33a. Fire Protection Services - Distance and Response (VCFPD) Impact Discussion:

33a-1 and 33a-2. Fire Station 56, located at 11855 Pacific Coast Highway, Malibu, is approximately 160 feet northeast of the project site. The distance from Fire Station 56 to the project site is adequate, and the proposed project will not require a new fire station or additional personnel. Therefore, the proposed project will have a less-than-significant project-specific impact related to fire protection services. The proposed project will not make a cumulatively considerable contribution to a significant cumulative impact related to fire protection services.

33a-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 33A of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to distance and response for VCFPD services have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
1) Result in the need for additional personnel?	X				X			
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD) Impact Discussion:

33b-1. The proposed project, one single-family dwelling and ADU, will not result in the need for additional fire protection services personnel. Therefore, the proposed project will not have a project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact, with regard to the need for fire personnel.

33b-2. The nearest fire station to the project site is Ventura County Fire Station 56, which is located at 11855 Pacific Coast Highway, Malibu, approximately 160 feet northeast of the project site. The distance from Fire Station 56 to the project site is adequate. Additionally, the Ventura County Fire Protection District requires adequate fire flow and building fire sprinklers for the project in accordance with the Ventura County Waterworks Manual and the Ventura County Fire Code.

A new fire station or equipment will not be required to serve the proposed project. Therefore, the proposed project would not have a project-specific impact or contribute to a cumulatively considerable significant impact to fire personnel, equipment, or facilities.

33b-3. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 33B of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to VCFPD personnel facilities and services have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

34a. Education - Schools Impact Discussion:

34a-1. The proposed project will not interfere with the operations of an existing school facility or cause a significant demand on schools. Any additional demand created by the proposed project would be mitigated by payment of school fees pursuant to Section 65996 of the California Code (2014b). Therefore, the proposed project will have less-than-significant project-specific impacts related to schools and will not make a cumulatively considerable contribution to a significant cumulative impact related to schools.

34a-2. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 34a of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to schools have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?								
2) Put additional demands on a public library facility which is currently deemed overcrowded?								
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?								
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?								
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?								

34b. Education - Public Libraries (Lib. Agency) Impact Discussion:

34b-1. through 34b-4. The proposed project, a single-family dwelling and accessory dwelling unit, will not have an impact on the operations of an existing public library facility. The Planning Division staff analyzed Figure 4.9.1 (County Library Facilities map, Ventura County General Plan Public Facilities and Services Appendix, May 8, 2007 Edition) and determined that the project site is not located adjacent to or near any County library facilities. The nearest public library to the project site, Ray D. Prueter Library, is located approximately 22 miles northwest of the project site. Therefore, the proposed use and development of the subject property does not have the potential to create project-specific impacts, which would interfere with the use of the library. Moreover, the modest incremental increase in the demand for library services that would result from the proposed project would not result in a significant drain on library resources, thereby warranting the need for the construction of new facilities that could result in adverse physical changes to the environment. Therefore, the proposed project will not have a significant project-specific impact and will not make a cumulatively considerable contribution to a significant cumulative impact related to library services.

34b-5. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 34b of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to public library services have been identified, therefore no mitigation measures are required.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: • Local Parks/Facilities - 5 acres of developable land (less than 15% slope) per 1,000 population; • Regional Parks/Facilities - 5 acres of developable land per 1,000 population; or, • Regional Trails/Corridors - 2.5 miles per 1,000 population?		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?	X				X			

35. Recreation Facilities (GSA) Impact Discussion:

35a. and 35b. Countyline Beach is located 1,100 feet to the east of the project site and designated Coastal Access ways and public beaches are located 550 feet west of the project site. A lateral public access is presently available via an existing instrument, as recorded in Miscellaneous Official Record Book No. 1981 Page 43446 (Instrument Number 1981-05110045504, May 11, 1981). The proposed project is located approximately 130 feet from the October 21, 2014 Mean High Tide Line identified by Land

& Air Surveying, Inc (Attachment 2) and does not encroach into this easement or the Coastal Trail. Lateral access along the shoreline is influenced by hightides, making the beach in front of the project site inaccessible during high tide.

The proposed project may result in an increased demand for recreation, parks, and/or trails and corridors in the local area, however, the potential increase in population in the South Coast community's geographic area is minimal and will not impede the future development of local parks facilities. Therefore, the proposed project will result in less-than-significant project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact, related to recreational facilities.

35c. The proposed project does not include any onsite or offsite improvements that have the potential to impede the development of recreation parks/facilities or regional trails and corridors. In addition, no Quimby fees will be required, as the proposed project does not involve a subdivision of three lots or more. Therefore, the proposed project will result in less-than-significant, project-specific impacts and will not make a cumulatively considerable contribution to a significant cumulative impact related to recreational facilities.

35d. The proposed project is consistent with the applicable *Ventura County General Plan Goals and Policies* for Item 35 of the *Ventura County Initial Study Assessment Guidelines*.

Mitigation/Residual Impact(s)

No significant impacts related to recreation facilities have been identified, therefore no mitigation measures are necessary.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	**No**
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. As stated above in Section B, Items 4D and 8A above the proposed project has the potential to result in significant impacts to ESHA and cultural resources. However, with the imposition of the mitigation measures as defined in those sections, potential impacts would be mitigated to less-than-significant on the project-specific and cumulative levels. The proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of a rare or endangered plant or animal; or eliminate important examples of the major periods of California history or prehistory.

2. The proposed project will not result in the achievement of short-term environmental goals at the expense of long-term environmental goals.

3. The impacts associated with the proposed project have been evaluated in light of the recently approved and pending projects in the vicinity. The project will not result in any significant cumulatively considerable impacts

4. The proposed project will not result in any environmental effects that will cause substantial adverse effects on human being. Both direct and indirect project related-impacts have been evaluated for this criterion.

Section D – Determination of Environmental Document

Based on this initial evaluation:

[ ]	I find the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** should be prepared.
[X]	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A **Mitigated Negative Declaration** should be prepared.
[ ]	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an **Environmental Impact Report** (EIR) is required.*
[ ]	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.*
[ ]	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.**

John Oquendo, Planner

JANUARY 31, 2020
Date

Attachments:

Attachment 1 – Maps
Attachment 2 – Project Plans
Attachment 3 – Map of Pending and Approved Projects
Attachment 4 – Arborist Consultation (White's Tree Service, October 2015)
Attachment 5 – Hydraulic Calculations (Amit Apel Design, Inc. June 2019)
Attachment 6 – Geologic and Soils Engineering Exploration (Schick Geotechnical, Inc., September 2015)
Attachment 7 – Coastal Engineering Report (David C. Weiss Structural Engineer & Associates, Inc., August 2016)
Attachment 8 – Update to Geologic Report (Schick Geotechnical, Inc., September 2018)
Attachment 9 – Works Cited

Attachments 1 through 8

of the Initial Study not included

with the Planning Director Staff Report for

Case No. PL17-0005

ATTACHMENT 9 - WORKS CITED

Alquist-Priolo Earthquake Fault Zoning Act. California Code of Regulations Figure 2.2.3b

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Jain Residence
CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM FOR COASTAL PD PERMIT CASE NO. PL17-0005

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This Coastal Planned Development (PD) Permit is based on and limited to compliance with the project description stated in this condition below, Exhibits 3 (Plans), 4 (Mitigated Negative Declaration, Comments and Staff's Responses to Comments), 7 (Revised Coastal Engineering Report), 8 (Geological and Soils Engineering Exploration), 9 (Hydrology & Hydraulic Calculations), 9 (Addendum I Engineering Report for a New Onsite Wastewater System) of the Planning Director hearing on August 18, 2022, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Project is a Coastal Planned Development (PD) Permit for the demolition of an existing 4,500 square foot (sq. ft.) two-story single-family dwelling (SFD) with an attached two-car garage and the construction of a new 5,034 sq. ft. two-story SFD with an attached 348 sq. ft. garage and a detached 489 sq. ft. one-story accessory dwelling unit (ADU) located on a lot addressed as 41700 Pacific Coast Highway. References on subsequent submittal of plans shall remove references to "Guest House" and shall identify the accessory structure as an ADU. The project includes the construction of a 10 foot by 29-foot outdoor pool, installation of six biofiltration planter boxes (adding up to total 459 sq. ft.) to treat the volume of storm water runoff resulting from a 100-year storm and retaining walls ranging in height from 2 feet to 12 feet high. Access to the site is provided by an existing private driveway and access easement which extends across APNs 700-0-200-815, -765, and -715 before connecting to Pacific Coast Highway (Attachment 2).

Water will continue to be provided by Yerba Buena Water Company (YBWC) and wastewater disposal will be handled by a new onsite wastewater treatment system (OWTS) a 4,483-Gallon Microseptec Enviroserver Treatment Tank, with precast distribution box, and two existing seepage pits and two proposed expansion seepage pits(Exhibit 3).

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for Coastal PD

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to final inspection. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

4. Coastal PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this Coastal PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a Coastal PD modification is required. If a Coastal PD modification is required, the modification shall be subject to:

a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and

b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time.

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this Coastal PD Permit and/or commencement of construction and/or operations under this Coastal PD Permit shall constitute the Permittee's formal agreement to comply with all conditions of this Coastal PD Permit. Failure to abide by and comply with any condition of this Coastal PD Permit shall constitute grounds for enforcement action provided in the Ventura County Coastal Zoning Ordinance (Article 13), which shall include, but is not limited to, the following:

a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;

b. Suspension of the permitted land uses (Condition No. 1);
c. Modification of the Coastal PD Permit conditions listed herein;
d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
e. The imposition of civil administrative penalties; and/or
f. Revocation of this Coastal PD Permit.

The Permittee is responsible for being aware of and complying with the Coastal PD Permit conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

a. Use inauguration:

The approval decision for this Coastal PD Permit becomes effective upon the expiration of the 10 day appeal period following the approval decision/date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for construction in order to initiate the land uses set forth in Condition No. 1.

(1) This Coastal PD Permit shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for construction within one year from the date the approval decision of this Coastal PD becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for construction if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.

(2) Prior to the issuance of the Zoning Clearance for construction, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for construction, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this Coastal PD Permit.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this Coastal PD Permit

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP/PD Permit and the completion of Mitigation and Monitoring Reporting Program.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this Coastal PD Permit) to verify

that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of Coastal PD Permit Requirements and Retention of Coastal PD Permit Conditions On Site

Purpose: To ensure full and proper notice of these Coastal PD Permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this Coastal PD Permit.

Documentation: The Permittee shall maintain a current set of Coastal PD Permit conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance [select appropriate.

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this Coastal PD Permit with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this Coastal PD Permit.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this Coastal PD Permit, with the deed of the property that is subject to this Coastal PD Permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this Coastal PD Permit, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this Coastal PD Permit to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

    a. Cost Responsibilities: The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Coastal Zoning Ordinance (§ 8183-5) related to this Coastal PD Permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

    b. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this Coastal PD Permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

    a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this Coastal PD Permit. The County shall promptly notify the

Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.

b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this Coastal PD Permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

d. Neither the issuance of this Coastal PD Permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this Coastal PD Permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this Coastal PD Permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining Coastal PD Permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this Coastal PD Permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This Coastal PD Permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this Coastal PD Permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy.

If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this Coastal PD Permit may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this Coastal PD Permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of Coastal PD Permit Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any Coastal PD Permit condition contained herein is in conflict with any other Coastal PD Permit condition contained herein, when principles of law do not provide to the contrary, the Coastal PD Permit condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this Coastal PD Permit for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this Coastal PD Permit, nor compliance with the conditions of this Coastal PD Permit, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this Coastal PD Permit.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

17. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this Coastal PD Permit.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information

consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

18. Plans Conforming to Coastal Engineer's Recommendations

Purpose: To demonstrate that permitted buildings and structures comply with the recommendations contained in the Coastal Engineering Report for 41700 Pacific Coastal Highway Malibu – Ventura County, CA (David C. Weiss Structural Engineer & Associates, Inc., Revised September 2021).

Requirement: The final plans for the permitted development shall be in substantial conformance with the recommendations contained in the Coastal Hazard & Wave Runup Study for Coastal Engineering Report for 41700 Pacific Coastal Highway Malibu – Ventura County, CA (David C. Weiss Structural Engineer & Associates, Inc., Revised September 2021), relative to foundation, construction, grading, drainage, and height of the structure. The plans and specifications shall note the base flood elevation and height of the single-family dwelling and all other permitted structures.

Documentation: A copy of building plans and specifications and Coastal Engineering Report for 41700 Pacific Coastal Highway Malibu – Ventura County, CA (David C. Weiss Structural Engineer & Associates, Inc., Revised September 2021), for the permitted development that comply with all of the requirements set forth above.

Timing: Prior to issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the plans, specifications and reports to the Planning Division for review and approval. The Permittee shall maintain the County-approved building plans and specifications throughout the life of this Coastal PD.

Monitoring and Reporting: Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that permitted development was constructed as approved. The Planning Division has the authority to conduct site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning.

19. Paleontological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to paleontological resources that may be encountered during ground disturbance or construction activities.

Requirement: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall:

a. Cease operations and assure the preservation of the area in which the discovery was made;

b. Notify the Planning Director in writing, within three days of the discovery;

c. Obtain the services of a paleontological consultant or professional geologist who shall assess the find and provide a report that assesses the resources and sets forth recommendations on the proper disposition of the site;

d. Obtain the Planning Director's written concurrence with the recommended disposition of the site before resuming development; and

e. Implement the agreed upon recommendations.

Documentation: The Permittee shall submit the paleontologist's or geologist's reports. Additional documentation may be required to demonstrate that the Permittee has implemented the recommendations set forth in the paleontological report.

Timing: If any paleontological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the paleontological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the paleontological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the paleontological report to the satisfaction of the Planning Director. The paleontologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the paleontological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the paleontological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

20. Mitigation Measure CULTURAL – 1 (Archaeological Resources)
Purpose: To avoid significant impacts to archeological resources that may exist on the subject property.

Requirement: The Permittee shall retain a Qualified Archaeologist and Native American Monitor to monitor all project-related ground disturbance (including demolition of foundations and tree removal, grading and trenching activities) on the Project site.

Documentation: The Permittee shall submit one copy of a signed contract (financial information redacted) with a Qualified Archeologist and Native American monitor responsible for conducting archeological monitoring for the project site along with a statement of qualifications. The Qualified Archaeologist shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. If no archaeological resources are discovered, the Qualified Archaeologist shall submit a brief letter to the Planning Division, stating that no archaeological resources were discovered and that the monitoring activities have been completed.

Timing: Prior to the issuance of a Zoning Clearance for Construction, the Permittee shall submit the required contracts and statements of qualifications to the Planning Division for review and approval. The Qualified Archaeologist and Native American monitor shall monitor the Project site during ground disturbance (including demolition of foundations and tree removal), subsurface grading, and trenching. The Qualified Archaeologist and Native American monitor shall submit reports weekly to the Planning Division during all ground disturbance, subsurface grading, and trenching activities.

Monitoring and Reporting: The Planning Division reviews the monitoring reports and maintains the monitoring reports in the Project file. The Qualified Archaeologist and Native American monitor shall monitor the Project site during all ground disturbance, subsurface grading, and trenching. The Planning Division has the authority to conduct site inspections to ensure that the monitoring activities occur in compliance with this condition, consistent with the requirements of Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

21. Mitigation Measure CULTURAL – 2 (Archaeological Resources Discovered During Grading)

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

   (1) Cease operations and assure the preservation of the area in which the discovery was made;

   (2) Notify the Planning Director in writing, within three days of the discovery;

   (3) The County-approved archaeologist shall assess the find and provide recommendations on the proper disposition of the site in a written report format;

   (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and

   (5) Implement the agreed upon recommendations.

b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:

   (6) Cease operations and assure the preservation of the area in which the discovery was made;

(2) Immediately notify the County Coroner and the Planning Director;

(3) If the County Coroner determines that human remains are those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission by telephone with 24 hours to name a Most Likely Descendant (MLD) for the disposition of the remains;

(4) Upon the discovery of Native American remains, the permittee shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until the permittee has discussed and conferred with the most likely descendants regarding the descendants' preferences and all reasonable options for treatment and disposition of remains, in accordance with Public Resources Code section 5097.98.

(5) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and

(6) Implement the agreed upon recommendations.

Documentation: The above measure shall be noted on all grading and construction plans. If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit a copy of the grading plans which shall include the above required notation. If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of Section 8183-5 of the Ventura County Coastal Zoning Ordinance.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

22. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan Goals, Policies and Programs Hazards Policy HAZ-9.2 and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

23. Landscaping

Purpose: To comply with the County's landscaping requirements.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Landscaping Objectives: The Permittee must install and maintain landscaping serves the following functions:

a. Provides visual relief and visual integration. The Permittee must install landscaping that softens the building edges, breaks up the expanses of building facades or walls, blends structures with the surrounding residential development.

b. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

c. Compliance with the California Department of Water Resources MWELO. The Permittee must install landscaping that complies with the requirements of the California Department of Water Resources' Model Water Efficient Landscape Ordinance, which is available on-line at: https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance

Landscaping Design: The Permittee shall design the required landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the California Department of Water Resources Model Water Efficient Landscape Ordinance, and must achieve the following design objectives:

a. Use Available Non-potable Sources of Water. The landscaping must involve the harvesting and/or use of alternative, non-potable sources of water, including stormwater, reclaimed water, and gray water, if available to the Project site.

b. Protection of Solar Access. The Permittee must design the landscaping to avoid the introduction of vegetation that would now or in the future cast substantial shadow on existing solar collectors or photovoltaic cells or impair the function of a nearby building using passive solar heat collection.

c. Protection of Existing Vegetation. Existing vegetation, especially trees, must be saved and integrated into landscape design wherever feasible, appropriate, or required by other regulations (e.g., the Tree Protection Ordinance).

d. Use Non-Invasive Plant Species.

Documentation: The Permittee shall submit three sets of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above), § 8178-8 of the Coastal Zoning Ordinance, and the State MWELO. The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction. Landscaping installation shall be completed prior to Certificate of Occupancy and maintenance activities shall occur for the life of the permit.

Monitoring and Reporting: Landscaping approval/installation verification, monitoring activities, and enforcement activities shall occur according to the procedures set forth in § 8183-5 or the Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file and has the authority to conduct site inspections to ensure that the Permittee installs and maintains the landscaping in accordance with the approved plan consistent with the requirements of § 8183-5 or the Coastal Zoning Ordinance.

24. Noise Attenuation Features

Purpose: In order to ensure interior noise levels do not exceed the maximum acceptable noise levels set forth in the Ventura County General Plan Hazards Policy HAZ-9.1 and HAZ-9.2.

Requirement: The Permittee shall install noise attenuation features, including dual-paned windows and sound dampening exterior doors, in the single-family dwelling, so that interior noise levels do not exceed the maximum acceptable interior noise levels set forth in Ventura County General Plan Goals, Policies, and Programs Noise Policy HAZ-9.2.

Documentation: The Permittee shall submit building plans and any other documentation (e.g., manufacturer's specifications for windows and doors) that specify noise attenuation features will be included in the single-family dwelling, and demonstrate compliance with the requirements of Ventura County General Plan Goals, Policies, and Programs Noise Policy HAZ-9.2.

Timing: Prior to issuance of a Zoning Clearance for Construction, the Permittee shall provide the building plans and other documentation (if required) to the Planning Division for review and approval.

Monitoring and Reporting: The Planning Division has the authority to conduct inspections to ensure that the specified noise attenuation features are installed in compliance with this condition, consistent with the requirements of §8183-5 of the Ventura County Coastal Zoning Ordinance.

25. Materials and Colors in the Coastal Zone

Purpose: In order to ensure that buildings and structures comply with the Public Resource Code § 30251 and blend in with the Project site's surroundings.

Requirement: The Permittee shall utilize building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) on exterior surfaces of all structures, including but not limited to the dwelling, accessory, walls, and fences.

Documentation: A copy of the approved plans denoting the building materials and colors.

Timing: Prior to the issuance of Zoning Clearance for construction, the Permittee shall submit the building plans with the colors and materials noted on all structures for review and approval by the Planning Division. Prior to occupancy, the Permittee shall paint the structures according to the approved plans.

Monitoring and Reporting: The Planning Division maintains the approved plans in the Project file. Prior to occupancy, the Planning Division has the authority to inspect the site to ensure that the exterior of the structures was treated as approved. The Permittee shall maintain these materials and colors throughout the life of the Project. The Planning Division has the authority to inspect the site to confirm on-going compliance with the approved plans consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

26. Lighting Plan

Purpose: To ensure lighting on the subject property is provided in compliance with Ventura County General Plan Policy COS-1.1 and to ensure the following objectives are met:

a. avoids interference with reasonable use of adjoining properties;
b. minimizes on-site and eliminates off-site glare;
c. minimizes energy consumption;

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval prior to implementing such plan. The lighting plan must comply with the following:

a. the lighting plan shall include a site plan indicating the location of the lighting and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs);

b. the lighting plan shall provide illumination information for all exterior lighting such as parking areas, walkways/driveways, streetscapes, and open spaces proposed throughout the development;

c. in order to minimize light and glare on the project property, all parking lot lighting, exterior structure light fixtures, and freestanding light standards must be a cut-off type, fully shielded, and downward directed, such that the lighting is projected downward onto the property and does not cast light on any adjacent property or roadway; all sport court (tennis court and bocce area) lighting is prohibited; and

d. light emanation shall be controlled so as not to produce excessive levels of glare or abnormal light levels directed at any neighboring uses. Lighting shall be kept to a minimum to maintain the normal night-time light levels in the area, but not inhibit adequate and safe working light levels.

The Permittee shall bear the total cost of the review and approval of the lighting plan. The Permittee shall install all exterior lighting in accordance with the approved lighting plan.

Documentation: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval.

Timing: The Permittee shall obtain the Planning Division's approval of the lighting plan prior to the issuance of a Zoning Clearance for construction. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the Project.

Monitoring and Reporting: The Planning Division maintains a stamped copy of the approved lighting plan in the Project file. The Permittee shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Building and Safety Inspector and Planning Division staff have the authority to ensure that the lighting plan is installed according to the approved lighting plan. Planning Division staff has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of 8183-5 of the Coastal Zoning Ordinance.

Environmental Health Division (EHD) Conditions

27. OWTS Abandonment

Purpose: To demonstrate compliance with State and local regulations related to the proper removal/abandonment of a septic tank.

Requirements: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) before the septic tank is removed or abandoned/filled with slurry.

Documentation: Submit all applicable documentation, including permit to construct application and site plan to EHD for review and approval.

Timing: The septic tank shall be properly removed/abandoned at the same time the onsite wastewater treatment system for the new structure(s) is certified by EHD.

Monitoring: EHD shall review and approve the permit to construct application and conduct site inspections, to assure compliance with state and local requirements.

28. New OWTS Installation

Purpose: To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall submit a soils/geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD). Permittee shall also obtain the approval of the EHD to install an OWTS on the property.

Documentation: Submit soils/geotechnical report, OWTS design, and OWTS application to the EHD for review and approval. Submit all applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit pertaining to the project, OWTS design approval and permit to construct the septic systems shall be obtained from EHD.

Monitoring: To assure compliance with this condition, EHD staff shall review and verify all relevant documentation, including but not limited to: geotechnical report, system design calculations, building codes, and historic geological data for the area. Once the OWTS design has been evaluated to the satisfaction of EHD, the OWTS plans will be approved and EHD shall issue a permit to construct, conduct site inspections, and give final approval of the OWTS.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

29. CSA 32 for Commercial OWTS or Alternate OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing onsite wastewater treatment systems (OWTS), also known as septic systems.

Requirement: The Permittee shall execute an offer to grant easement agreement to County Service Area 32 (CSA 32), a septic system monitoring and maintenance district.

Documentation: The Permittee shall submit an application for CSA 32 to the Environmental Health Division (EHD) for review and approval.

Timing: Prior to the issuance of a zone clearance or building permit, or at the time of OWTS certification, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

PUBLIC WORKS AGENCY (PWA)

Development and Inspection Services Conditions

30. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Development and Inspection Services Division for review and approval. If a grading permit is required, a State licensed civil engineer must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Development and Inspection Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Development and Inspection Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review prior to issuance of a zoning clearance for development.

Monitoring and Reporting: Public Works Agency engineers will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports**.**

31. Land Development Fee for Flood Control Facilities (AKA: Flood Acreage Fee (FAF))

Purpose: To address the cumulative adverse impacts of runoff from development on Watershed Protection District Facilities as required by Ordinance No. FC-24.

Requirement: The Permittee shall deposit with the PWA – Engineering Services Department a Flood Acreage Fee (FAF) in accordance with Ordinance No FC-24 and subsequent resolutions. The fee will be calculated based on the Permittee's information. The Permittee may choose to submit additional information to supplement the information currently provided to establish the amount of the fee.

Documentation: The Permittee shall provide a site plan including a calculation of the new impervious surface being created by the project along with impervious surface for existing construction.

Timing: Permittee shall pay the Flood Acreage Fee (FAF) to the Ventura County Public Works Agency prior to obtaining the zoning clearance for building permit.

Monitoring and Reporting: Public Works Agency staff will prepare a quote of the fee amount and provide a receipt when the fee is paid.

Integrated Waste Management Division (IWMD) Conditions

32. **Waste Diversion and Recycling Requirement**

Purpose: To ensure the project complies with Ordinance No. 4590. Ordinance 4590 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage.

Requirement: Ventura County Code of Ordinances Sec 4770-1.1, requires the Permittee to work with a County franchised solid waste hauler who will determine the level of service required to divert recyclables generated by the Project from local landfills. For a complete list of County franchised solid waste haulers, go to: http://pwaportal.ventura.org/WSD/Residents/Reduce%20Reuse%20Recycle/Trash%20Collection/docs/031314_Residential_Collection_Service_Areas.pdf.

Documentation: The Permittee must maintain copies of bimonthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill.

33. Construction & Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by the Project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the Integrated Waste Management (IWMD) for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65 percent of the recyclable C&D debris generated by the Project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: http://onestop.vcpublicworks.org/integrated-waste-management-forms. A comprehensive list of permitted recyclers, County franchised haulers, and solid waste & recycling facilities in Ventura County is available at: https://www.vcpublicworks.org/wsd/iwmd/construction/#solid-waste-collecters. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/#GreenWasteProcessing

Timing: Upon Building & Safety's issuance of a building permit for the Project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit.

34. Construction & Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their Project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Please review Ordinance 4421 at:

http://onestop.vcpublicworks.org/integrated-waste-management-laws-ordinances.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval prior to issuance of their final Building and Safety Division permit. Form C is available at http://onestop.vcpublicworks.org/integrated-waste-management-forms

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their Project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval prior to Building and Safety Division's issuance of a certificate of occupancy.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit.

Watershed Protection District (WPD) Conditions

Advanced Planning Section

35. Floodplain Clearance (Development proposed outside of the 1% annual chance floodplain)

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: The Permittee shall obtain a Floodplain Clearance from the County Floodplain Manager. The Clearance will be verified by the County Floodplain Manager that the proposed development is located outside the mapped boundaries of the 1% annual chance floodplain as determined from the latest available Digital Flood Insurance Rate Map (DFIRM) provided by the Federal Emergency Management Agency (FEMA).

Documentation: A Floodplain Clearance issued by the County Floodplain Manager.

Timing: The Floodplain Clearance shall be obtained prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: A copy of the approved Floodplain Clearance shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

County Stormwater Program Section

36. Post-construction Stormwater Management Plan (PCSMP) Management Plan and Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No. CAS004002 (Permit) Part 4.E., "Planning and Land Development Program" and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures July 2011 (TGM).

Requirement: The Applicant shall provide design verification, a Maintenance Plan, and annual verification of ongoing maintenance provisions for the proposed post-construction stormwater device(s).

Documentation: The Applicant shall submit the following items to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and

approval:

I. Design sizing calculations and worksheets for the drainage area of the proposed post-construction stormwater device(s) consistent with Section 6 and Appendix E of the TGM.

II. Maintenance Plan (Exhibit "C" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available at http://onestop.vcpublicworks.org/stormwater-forms) for proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall include but not limited to the following:

(1) the location of each device;

(2) the maintenance processes and procedures necessary to provide for continued operation and optimum performance;

(3) a timeline for all maintenance activities; and

(4) any technical information that may be applicable to ensure the proper functionality of this device.

III. Maintenance Agreement (County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form is available at http://onestop.vcpublicworks.org/stormwater-forms) signed by the Property Owner including a signed statement accepting responsibility for maintenance for the PCSMP. The statement must include written verification that all PCSMP will be properly maintained. At a minimum, this statement shall include the following:

(1) written conditions in the sales or lease agreement, which require the Property Owner or tenant to assume responsibility for PCSMP maintenance and annual maintenance inspection;

(2) written text in project covenants, conditions and restrictions ("CCRs") to the Home Owners Association; or

(3) any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.

IV. Completed and signed Annual Maintenance Verification Report (Exhibit "D" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available in the Surface Water Quality Section tab at http://onestop.vcpublicworks.org/stormwater-forms)

Timing: The above listed items (i,ii and iii) shall be submitted to the CSWP for review and approval prior to issuance of Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (iv) shall be submitted to CSWP annually prior to

September 15th each year after sign off for occupancy and issuing the Certificate of Occupancy.

Monitoring and Reporting: CSWP staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on-site for periodic review by CSWP staff.

37. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre), which can be found at http://onestop.vcpublicworks.org/stormwater-forms.

Timing: The above listed item shall be submitted to the CSWP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

38. APCD Rules and Regulations for Project Grading and Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation, grading and construction activities are minimized (Per Item F.10d of project description).

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following

provisions:

I. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;

II. All trucks shall cover their loads as required by California Vehicle Code §23114.

III. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

IV. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout project construction.

Reporting and Monitoring: The Lead Agency shall monitor all dust control measures during grading activities.

39. Construction Equipment

Purpose: In order to ensure that ozone precursor and diesel particulate emissions from mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD ROC and NOx Construction Mitigation Measures, which include but are not limited to, provisions of Section 7.4.3 of the Ventura County Air Quality Assessment Guidelines.

a. Construction equipment shall not have visible emissions, except when under load.

b. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle.

Documentation: The Lead Agency shall ensure the applicant informs operators of the

vehicles and equipment that idling is limited to five consecutive minutes or less.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: The Lead Agency shall refer to the written idling policy to ensure compliance.

Ventura County Fire Protection District (VCFPD) Conditions

40. Address Numbers (Single-Family Homes)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 4 inch (4") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install approved address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

41. Private Driveway Widths, Single Family Dwellings (Up to Four Parcels)

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall design all private driveways in accordance with Ventura County Fire Protection District access standards. Driveways serving three to four (3-4) R-3 structures shall be a minimum paved width of 20 feet. Private driveways and required fire access turnarounds serving 2 or more lots shall be located in a common area lot or easement. The common area lot or easement shall be a minimum of 5 feet wider than the required driveway and turnaround area widths (2-1/2 feet each side).

Signs prohibiting obstruction and parking along the shared driveway shall be posted at the discretion of the Fire Department. The Permittee shall install the required access improvements, or provisions to guarantee the installation, shall be completed prior to map recordation. If the improvements are bonded for, all improvements shall be installed prior

to occupancy of any structure within the development. Note: Improvements only serving one (1) lot are required to be installed at time of development of that lot. No bond is required for improvement(s) serving only one (1) lot.]

Parking is prohibited within the required width of access driveways and Fire Department turnarounds.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

42. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

43. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the

present plans and information, the required fire flow is approximately 1000 gallons per minute at 20 psi for a minimum 2 hour duration. A minimum flow of 1000 gallons per minute shall be provided from any one hydrant.

Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau.

44. Fire Sprinklers
Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development.

45. Hazardous Fire Area
Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area

building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure.

Notice: For purposes of these conditions and application of Building and Fire Codes, the term "Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

46. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

47. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

48. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections.

EXHIBIT 6 – GENERAL PLAN CONSISTENCY ANALYSIS
JAIN RESIDENCE
COASTAL PLANNED DEVELOPMENT
CASE NO. PL17-0005

CONSISTENCY WITH THE GENERAL PLAN

The 2040 Ventura County General Plan *Goals, Policies and Programs* (page 1-1) states:

> *All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.*

Finally, the Ventura County CZO (Section 8181-3.5.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan. Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs* and *Coastal Area Plan*.

Land Use Element Policies

1. **General Plan Land Use Policy LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

   General Plan Land Use Policy LU-10.1 Accessory Dwelling Units: *The County shall permit accessory dwelling units as provided for in the Non-Coastal and Coastal Zoning Ordinances, even if such a dwelling would result in a density greater than the standard density specified for the residential land use designations.*

   General Plan Land Use Policy LU-16.9 Building Orientation and Landscaping: *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

   General Plan Conservation and Open Space Policy COS-3.1 Scenic Roadways *The County shall protect the visual character of scenic resources visible from state or County designated scenic roadways.*

   Coastal Act Section 30250(a): *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or where such areas are not able to accommodate it, in other*

areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Coastal Act Section 30251 – Scenic and Visual Qualities: *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of the surrounding area and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

The proposed Project involves the demolition an existing dwelling and construction of a new single-family dwelling with a detached accessory dwelling, accordingly, the proposed has been evaluated against the applicable policies related to aesthetic considerations and visual impacts. The proposed structures, a principal dwelling and accessory dwelling unit, will not have a significant impact upon visual resources within the South-County/Malibu area. The project site is within the Existing Community land use designation of the Ventura County General Plan, the Residential Medium (2.1 to 6 dwelling units per acre) land use designation of the Coastal Area Plan, and zoned Coastal Residential Planned Development (CRPD). The purpose of the CRPD zone is to provide a method whereby land may be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques. The proposed project is consistent with the maximum building density requirements of the General Plan and Coastal Area Plan and accommodates the applicable setbacks, height limit and building coverage limitation.

The proposed structures will not degrade or significantly alter the existing scenic or visual qualities of the County Line Beach/North Beach Area (Malibu). The project site sits approximately 8 feet below the grade relative to Pacific Coast Highway. Pacific Coast Highway is an eligible State Scenic Highway (Ventura County GIS) and does not presently provide unobstructed views to the Pacific Ocean. The existing two-story structure and vegetation presently obstruct views from the highway to the ocean. The proposed building form (two-story structure) effectively continues this condition, although the structure is now setback 24.58 feet from the highway with the first 18 feet of building adjacent to the highway comprised of the single-story garage. In comparison, the existing two-story structure is located in the front setback area 12 feet from the edge of the Pacific Coast Highway. Views from the beach will continue similar visual condition as well,

with the massing of the proposed accessory dwelling unit breaking up the extension of a single-story portion of the new principal dwelling towards the ocean.

Lots in the vicinity are of a similar size, although this area of the county is composed of a variety of housing types which include condominium developments (Malibu Shores Village at 42100 Pacific Coast Highway and Malibu Bay Club at 41000 Pacific Coast Highway). Using three newer homes on the seaward side of Pacific Coast Highway for comparison of total square footage (single-family dwellings addressed as 11827, 11834 and 41800 Pacific Coast Highway), the Project proposes 5,871 square feet of total building area which is smaller than the calculated average of 6,092 square feet for the three homes in the vicinity of the Project. The proposed Project moves the development envelope further seaward from the existing development footprint, however, this is consistent with the development limit of the single-family dwellings to the north and south of the proposed project at 41800 and 41400 Pacific Coast Highway and the project will maintain the 214-foot landward development limit set by the adjacent development as measured from the right-of-way of Pacific Coast Highway. Additionally, the proposed project accommodates the landward limit of the projected wave uprush elevation for the expected economic life of the proposed Project (Exhibit 7). Lastly, the proposed building architecture, a modern design, is consistent with the surrounding eclectic blend of modern and traditional style homes. The proposed is a unique blend of forms (slanted roofs, building segments with one story and two-story portions), and outdoor yard areas which break up the structure footprint.

Therefore, based on the analysis provided above the proposed Project is consistent with Ventura County General Plan Policies LU-16.1, LU-10.1, LU-16-.9, COS-3.1 and Coastal Act Section 30250(a).

Public Facilities and Services

2. **PFS-1.7 Public Facilities, Services, and Infrastructure Availability:** *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

   PFS-3.2 Fair Share of Improvement Costs: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

   PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development: *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

PFS-5.3 Solid Waste Capacity: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

PFS-5.9 Waste Reduction Practices for Discretionary Development: *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Coastal Act Section 30254 Public Works Facilities *New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.*

Domestic water supply for the proposed project will be provided via an existing connection to the Yerba Buena Water Company (YBWC) (County Water Purveyor No. W-178). The existing connection has been verified by a service bill for the property submitted with the application materials dated May 3, 2015. The YBWC serves a population of 690 with approximately 245 service connections (State Water Board, 2022). The YBWC has the ability to provide a permanent source of water as evidenced by an approved Water Availability Letter (WAL 15-0010, as of December 30, 2020) on file with the Ventura County Public Works Agency. To process wastewater the new dwellings will utilize a new onsite wastewater treatment system (OWTS) consisting of one 4,483-Gallon Microseptiec Enviroserver ES13.5 Treatment Tank (which includes secondary treatment) and two existing seepage pits (5 ft. diameter, 29 feet deep), two future seepage pits (expansion area). Electrical, telephone and cable utilities are available for connection as indicated in the applicant's responses to the Ventura County Discretionary Permit application questionnaire.

The applicant will be responsible for the payment of fair share assessment related to Flood Control Facilities. Collected fees will be allocated to maintenance and development of flood control improvements in the area (Exhibit 5, Condition No. 31). As required under the Ventura County Building Code (2019), the pre and post development conditions for drainage will be maintained, assuring no impacts to adjacent properties or the local flood control improvements in the area (Closest Redline Drainage Channel is Yerba Buena Canyon). The proposed development

will not have any significant impact upon existing flood control facilities and the assessment will ensure the ongoing maintenance of such facilities in the future.

As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Integrated Waste Management Plan (CIWMP), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than a significant project-specific impacts upon Ventura County's solid waste disposal capacity. Ventura County Code of Ordinances Section 4773 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 65% of the solid waste generated by their project. The IWMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 65% diversion goal is met prior to the Project's release use inauguration or occupancy. The applicant will implement waste diversion requirements in compliance with Conditions of Approval No. 32-34 (Exhibit 5).

Therefore, based on the analysis provided above the proposed Project is consistent with Ventura County General Plan Policies PFS-1.7, PFS-3.2, PFS-6.1, PFS-5.3, PFS-5.9 and Coastal Act Section 30254.

3. **CTM-2.28 Emergency Access** *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

   PFS-11.4 Emergency Vehicles Access: *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

   PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

   PFS-12.4 Consistent Fire Protection Standards for New Development: *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

   HAZ-1.1 Fire Prevention Design and Practices *The County shall continue to require development to incorporate design measures that enhance fire protection in areas of high fire risk. This shall include but is not limited to incorporation of fire-*

resistant structural design, use of fire-resistant landscaping, and fuel modification around the perimeter of structures.

HAZ-1.4 Development in High Fire Hazard Severity Zones and Hazardous Fire Areas *The County shall require the recordation of a Notice of Fire Hazard with the County Recorder for all new discretionary entitlements (including subdivisions and land use permits) within areas designated as Hazardous Fire Areas by the Ventura County Fire Department or High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (CAL FIRE).*

As indicated in the Project description, the proposed development is located adjacent to Pacific Coast Highway in the unincorporated community of Malibu/Solromar and is accessed (ingress and egress) via a shared private driveway approximately 30 feet wide and reserved by private easement. The proposed Project will be served by the Ventura County Fire Protection District, and Ventura County Sherriff for public safety services. The Ventura County Sherriff Department services the unincorporated community of Malibu through their Camarillo Patrol Station located approximately 22 miles to the north. The Project is located directly across the street from Ventura County Fire Station 56 (11855 Pacific Coast Highway). The Project as proposed will not impact the existing level of service for public safety. The site can be safely access as it is presently configured and the construction of a new dwelling with an ADU will not impact services in the Malibu community.

The Project is served by the YBWC for water for domestic purposes. Water for domestic purposes includes the provision of water for fire protection. The Project as proposed has been conditioned by Ventura County Fire Protection District Staff under conditions 40 through 48 (Exhibit 5), conditions which generally relate to aspects of fire protection and safety. These conditions include requirement for the installation and maintenance of building fire sprinklers (Exhibit 5, Condition No. 44). While the Project is located within the Very High Fire Severity Zone (Ventura County GIS 2022), the development envelope is not located directly adjacent to any wildland areas which would require vegetation modification. Conventional property maintenance (i.e. regular landscaping, cleaning and maintenance of exterior areas) and the implementation of construction standards enforced and maintained through the life of the structure will ensure consistency with the applicable policies associated with fire protection and development in the high fire hazards severity zones.

Therefore, based on the analysis provided above the proposed Project is consistent with Ventura County General Plan Policies CTM-2.28, CTM-11.4, PFS-12.3, PFS-12.4, and HAZ-1.4.

Conservation and Open Space

4. **COS-1.6 Discretionary Development on Hillsides and Slopes** *The County shall require discretionary development on hillsides and slopes, which have an average natural slope of 20 percent or greater in the area where the proposed development would occur, to be sited and designed in a manner that will minimize grading, alteration of natural land forms, and vegetation removal to avoid significant impacts to sensitive biological resources to the extent feasible.*

   HAZ-4.9 Slope Development The County shall require geotechnical reports that demonstrate adequate slope stability and construction methods for building and road construction on slopes greater than 50 percent pursuant to the California Building Code Appendix J Section 108.6.

   HAZ-4.12 Slope Drainage *Drainage plans that direct runoff and drainage away from slopes shall be required for construction in hillside areas.*

   The proposed development envelope is located over a portion of the top of an existing modified slope; meaning the edge of the proposed principal dwelling is located over the top of the slope and supported by piles with the underlying area capped by walls around the slope area. The proposed structures will be supported by friction piles a minimum of 24 inches in diameter and a minimum of 10 feet into alluvial terrace. From a cross section of the architectural elevations for the proposed Project (Exhibit 3) approximately 40 feet of the 150-foot-long structure is located over this sloping area. The condition of the property is described supporting background reports as having a 7:1 slope area (~14% grade) (Exhibit 7) with stable soils able to support the proposed structure on piles with a factor of safety in excess of 1.5 (Exhibit 8). Based on the information presented in the Geologic and Soils Engineering Report (Exhibit 8), the project site is “free of any potential geological hazard such as landslides, mudflows, liquefaction, active faults and excessive settlement.” Additionally, the slope has been previously graded and does not constitute natural bluff and based upon the sea level rise and coastal hazards analysis not at any significant risk for retreat for the projected life of the proposed structures (75 years). The proposed development envelope is located landward of the projected wave uprush elevation.

   The Civil Plans (Exhibit 3) for the Project indicate that only 111 cubic yards of cut located near the front side of the lot are proposed. Implementation of the proposed Project will be subject to the issuance of a grading permit with the Public Works Agency. Implementation of the standard requirements of Appendix J of the 2019 Ventura County Building Code (J101.7) ensures that drainage of the proposed Project is appropriately conveyed and managed so that it prevents damage to adjacent properties. The submitted Hydrology & Hydraulic Calculations (Exhibit 9) demonstrate preliminary compliance with the requirements for drainage and water quality indicating that the proposed development will not degrade any hydraulic conditions.

Based on the discussion above, the proposed Project is consistent with Ventura County General Plan Policies COS-1.6 HAZ-4.9, and HAZ-4.12

5. **COS-4.2 (b) Cooperation for Tribal Cultural Resource Preservation:** *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

   COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

   Coastal Act Policy Section 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

   Coastal Area Plan - Archaeological Resources Policy 4.1.1-1: *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

   Coastal Area Plan - Archaeological Resources Policy 4.1.1-2: *New development shall be sited and designed to avoid adverse impacts to archaeological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to archaeological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to archaeological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to archaeological resources cannot be avoided, mitigation shall be required and shall be designed in accordance with established federal, state and/or County standards and shall be consistent with the policies and provisions of the LCP.*

   Coastal Area Plan - Archaeological Resources Policy 4.1.1-6: *Protect and preserve archaeological resources from destruction, and avoid impacts to such resources where feasible.*

   Coastal Area Plan - Archaeological Resources Policy 4.1.1-7: *The unauthorized collection of archaeological artifacts is prohibited.*

Coastal Area Plan - Paleontology Policy 4.1.2-1: *Discretionary development shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them.*

Coastal Area Plan - Paleontology Policy 4.1.2-2: *New development shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development.*

Coastal Area Plan - Paleontology Policy 4.1.2-3: *Protect and preserve paleontological resources from destruction, and avoid impacts to such resources where feasible.*

The proposed Project is located on a 10,355 square foot portion of a 16,552 square foot lot within the Triunfo 7.5 Minute Series Topographic Quadrangle Maps (USGS, 2015). The Project site is presently occupied by an existing single-family dwelling with appurtenant site improvements such as retaining walls, garden walls, perimeter fencing and ornamental landscaping. A review of the project plans and background studies indicate demolition and site grading has the potential to disturb subsurface soils. Subsurface improvements include new friction piles to support the building foundation and supporting grade beam, installation of the onsite wastewater treatment system (OWTS) and construction of footings for new retaining walls.

In accordance with the applicable policies of the Ventura County General Plan and Public Resources Code Section 21080.3 et seq, the staff conducted a consultation with a representative from the Ventureño-Barbareño Band of Mission Indians based upon the unknown sensitivity for the area for archeological resources and circulated a request for a record search from the California Historical Resources Information System Information Center at Cal State Fullerton. Based on the results of these interactions, staff determined that monitoring during ground disturbing activities would be required by both a qualified archaeologist and an appropriate Native American monitor to ensure that impacts upon archaeological resources would remain less than significant. Pursuant to mitigation measures of the proposed Mitigated Negative Declaration implemented as conditions of approval (Exhibit 5, Conditions No. 20 & 21).

Paleontological resources are the fossilized remains of ancient plants and animals. The proposed project is within the Topanga Group formation of soils and contains fill soils to an undetermined depth underlain by Miocene Age alluvial terrace deposits of sedentary marine rocks (silty sand with clay binder) (Exhibit 8, Schick

Geotechnical, Inc., September 2015). In accordance with the Ventura County Initial Study Assessment Guidelines, the Topanga geologic formation is not considered to have a High, or Moderate to High paleontological importance and therefore it is determined that the project will result in no impact to paleontological resources. Although the proposed project will not result in impacts to paleontological resources, ground disturbing activities will be subject to a condition of approval to ensure the protection of any subsurface resources that are inadvertently encountered during ground disturbance activities (Exhibit 5, Condition No. 19). The Applicant will be required to: (1) stop all work that has the potential to adversely affect paleontological resources; (2) retain a qualified paleontologist or geologist to assess the significance of the find and provide recommendations on the disposition of the resources; and (3) implement any and all measures to protect and curate the resources, subject to the Planning Division's approval.

Based on the discussion above, the proposed Project is consistent with Ventura County General Plan Policies COS-4.2(b), COS-4.4, Coastal Act Section 30244 and Coastal Area Plan Policies 4.1.1-1, 4.1.1-2, 4.1.1-6, 4.1.1-7, 4.1.2-1, 4.1.2-2 and 4.1.2-3.

Hazards and Safety

6. **HAZ-3.1 Sea Level Rise Planning and Adaptation** *The County shall continue to actively plan for sea level rise by using the best available science to analyze critical vulnerabilities, identify measures to conserve coastal resources, minimize impacts on residents and businesses, maintain public services, and strengthen resiliency.*

   HAZ-4.3 Structural Design *The County shall require that all structures designed for human occupancy incorporate engineering measures to reduce the risk of and mitigate against collapse from ground shaking.*

   HAZ-4.5 Soil Erosion and Pollution Prevention *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

   HAZ-4.8 Seismic Hazards *The County shall not allow development of habitable structures or hazardous materials storage facilities within areas prone to the effects of strong ground shaking, such as liquefaction, landslides, or other ground failures, unless a geotechnical engineering investigation is performed and appropriate and sufficient safeguards, based on this investigation, are incorporated into the project design.*

   COS-2.6 Public Access *The County shall continue to plan for the preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations.*

Coastal Act Section 30211 *Development Shall Not Interfere with Coastal Access Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Coastal Act Policy Section 30253 – Minimization of Adverse Impacts:
New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazards.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site of surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Coastal Area Plan - South Coast Hazards Policy 4.4.4-2*: New development shall be suited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

Coastal Area Plan - South Coast Hazards Policy 4.4.4-3*: All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary*

Coastal Area Plan South Coast Recreation and Access Policy 4.4.2-1: *For all new development between the first public road and the ocean, granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:*

a. Adequate public access is already available within a reasonable distance of the site measured along the shoreline, or
b. Access at the site would result in unmitigable adverse impacts on areas designated as "sensitive habitats" or tidepools by the plan, or
c. Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
d. The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner.

Coastal Area Plan South Coast Recreation and Access Policy 4.4.2-2: *For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory unless subsection (a) below is found. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be*

adequate to allow for lateral access during periods of high tide. In no case shall the dedicated easement be required to be closer than 10 feet to a residential structure. In addition, all fences, no trespassing signs, and other obstructions that may limit public access shall be removed as a condition of development approval.

a. Findings are made, consistent with Section 30212 of the Act that access is consistent with public safety, military security needs, or that agriculture would be adversely affected.

The proposed project has been sited and designed to assure the stability and structural integrity of all buildings proposed, and neither creates nor contributes significantly to erosion, geologic instability, or destruction of the site or surrounding area, nor will the Project require the construction of protective devices. According to the Geologic and Soils Engineering Exploration (Exhibit 8), the site is located in an alluvial terrace area with soils consisting of sandy clayey silt, clayey sand, and silty clayey sand. The subject property is outside of any earthquake fault zone, however, the site will be subject to strong ground shaking caused by regionally active faults such as the San Andreas and Malibu Coast faults. The nearest fault is the Malibu Coast fault (Category B fault) which is 0.3 miles northeast of the project site. Additionally, the report indicates that the Project area is free of "any potential geological hazard a such as landslides, mudflows, liquefaction, active faults and excessive settlement." The site has been determined to be grossly stable for the construction of a new single-family dwelling with accessory dwelling unit using structural slabs supported on friction piles.

As shown on FEMA (Federal Emergency Management Agency) FIRM Panel 06111C1137F (effective January 29, 2021) the development envelope is located within FEMA's area of minimal flood hazard with no base flood designation (Zone X Unshaded). Other portions of the subject property (outside the development envelope) are located within the VE Zone and AE Zone (areas with an established elevation associated with the risk from the annual chance 100-year flood). A Coastal Engineering Report (Exhibit 7) prepared for the Project indicates the proposed development has been designed to accommodate and address a range of considerations related to coastal hazards (i.e. sea level rise, wave uprush, storm surge, etc.). With respect to sea level rise, the report projects a future Still Water Level (Design Tide) elevation of 14.05 feet NAVD88 by the year 2096 (a 75-year project life). Using the edge right-of-way as a reference point, the report places the Design Beach Profile at 340.2 feet from the right-of-way line of Pacific Coast Highway. The report than indicates that three wave conditions on the site were found to present the most hazardous circumstance for this section of beach. The third wave condition analyzed uprushes further upslope on the site reaching a maximum shoreward position of 211.0 feet as measured from the right-of-way of Pacific Coast Highway. The uprush is located at a site elevation of 31.66 feet NAVD88. The structure will utilize a minimum finished floor elevation (FFE) of 41 feet NAVD88 which accounts for sea level rise and the wave uprush elevation recommended by the Project Coastal Engineer. The proposed structures are,

according to the report, located well landward of the beach area with the water bore of the third analyzed wave condition which would impinge slightly on the faces of the piles proposed supporting the ADU with a negligible wave force (4.94 lbs. per square foot for a depth of .31 feet). Other site improvements including the proposed OWTS and biofiltration planters have been relocated outside of the area of future wave action. While the report identifies the presence of an existing rock revetment (40 feet inland from the most landward measured Mean High Tide Line), the report finds that the proposed development has been designed to withstand coastal hazards without any need for shoreline protection. However, the report does concede that the removal of a portion of the revetment is not feasible at this time and may persist until the risk to existing development is reduced (i.e. through the redevelopment of the neighboring properties). The proposed project is reasonably safe from shoreline erosion, wave overtopping, sea level rise and future wave runup with the lowest floor elevation for the structure elevated to mitigate future flood risk.

The proposed project will not impact the provision for shoreline access as no portion of the proposed development activities are located on the beach and the proposed development will not interfere with the future planned improvements along the Segment S1 of the Coastal Trail (Ventura County Coastal Area Plan) or existing points of vertical access. Vertical access points to Yerba Buena Beach are located 575 feet to the west and to County Line Beach (Also identified as Staircase Beach) and 1100 feet to the east of the project site. The sandy beach area adjacent to the ocean is identified by the Coastal Area Plan as seasonally available tidal walking. Developed parking facilities owned by the State of California are located to the southeast of the project site. The existing vertical access to the mean hightide line located near the project site complies with the South Coast Access Policy 4.4.2-1. With regard to lateral access, an irrevocable offer of dedication for lateral access was previously made as a condition of approval for PM 3330 (Document No. 19810511000434460-1). Therefore, the proposed development will not interfere with the public's right of access to the sea and will not require development of new, dedicated accessways to the public beach.

Based on the discussion above, the proposed Project is consistent with the Ventura County General Plan Policies HAZ-3.1, HAZ-4.3, HAZ-4.5, HAZ-4.8, COS-2.6 and Coastal Act Sections 30211 and 30253.

7. **HAZ-9.1 Limiting Unwanted Noise:** *The County shall prohibit discretionary development which would be impacted by noise or generate project-related noise which cannot be reduced to meet the standards prescribed in Policy Haz-9.2. This policy does not apply to noise generated during the construction phase of a project.*

   HAZ-9.2 Noise Compatibility Standards: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

1. *New noise sensitive uses proposed to be located near highways, truck routes, heavy industrial activities and other relatively continuous noise sources shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed CNEL 60 or Leq1H of 65 dB(A) during any hour.*

2. *New noise sensitive uses proposed to be located near railroads shall incorporate noise control measures so that indoor noise levels in habitable rooms do not exceed Community Noise Equivalent Level (CNEL) 45 and outdoor noise levels do not exceed L10 of 60 dB(A)*

3. *New noise sensitive uses proposed to be located near airports:*

    a. *Shall be prohibited if they are in a Community Noise Equivalent Level (CNEL) 65 dB or greater, noise contour; or*

    b. *Shall be permitted in the Community Noise Equivalent Level (CNEL) 60 dB to CNEL 65 dB noise contour area only if means will be taken to ensure interior noise levels of CNEL 45 dB or less.*

4. *New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:*

    a. *Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*

    b. *Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and*

    c. *Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

5. *Construction noise and vibration shall be evaluated and, if necessary, mitigated in accordance with the Construction Noise Threshold Criteria and Control Plan (Advanced Engineering Acoustics, November 2005).*

The proposed project includes the development of a noise-sensitive land use, a new single-family dwelling and ADU within proximity to a noise generator. Portions of the proposed single-family dwelling will be located within the CNEL 60 dB(A) noise contour of Pacific Coast Highway, located approximately 20 feet to the north of the project site. The applicant will be required to incorporate noise reduction measures into the proposed residence to reduce the impacts of ambient noise from the highway for indoor noise levels (Exhibit 5, Condition No. 23). The finished grade/surface of the outdoor yard area adjacent to the western property line is

located at an elevation of 60 feet (Exhibit 4, see East Elevation), approximately 10 feet below the surface of the adjacent highway and further shieled by the principal dwelling unit which is approximately 23.62 feet in height. The outdoor areas will not be impacted by noise from the highway due to this obstructed line of sight from the source of noise and sheltering effect from the grade difference and solid surface of the dwelling. Therefore, the proposed Project is consistent with the applicable policies related to outdoor and indoor noise compatibility.

While the proposed single-family dwelling and ADU are not considered noise-generating uses, construction noise generated during the development phase of the proposed Project has the potential to adversely affect surrounding residential uses. Pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, the proposed Project will be subject to a condition of approval to limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (Exhibit 5, Condition No. 22). Implementation of these limits ensure compliance with the requirements and policies of the Ventura County General Plan and the Coastal Area Plan.

Based on the discussion above, the proposed project is consistent with General Plan Hazards Policy HAZ-9. And HAZ-9.2.

Water Resources

8. **PFS-4.2 Onsite Wastewater Treatment Systems:** *The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.*

   PFS-4.4 Groundwater Resource Protection: *The County shall encourage wastewater treatment facilities to provide the maximum feasible protection and enhancement of groundwater resources.*

   WR-1.2 Watershed Planning *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

   WR-1.11 Adequate Water for Discretionary Development *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

   WR-1.12 Water Quality Protection for Discretionary Development *The County shall evaluate the potential for discretionary development to cause deposition and*

discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.

WR-3.2 Water Use Efficiency for Discretionary Development *The County shall require the use of water conservation techniques for discretionary development, as appropriate. Such techniques include low-flow plumbing fixtures in new construction that meet or exceed the California Plumbing Code, use of graywater or reclaimed water for landscaping, retention of stormwater runoff for direct use and/or groundwater recharge, and landscape water efficiency standards that meet or exceed the standards in the California Model Water Efficiency Landscape Ordinance.*
WR-3.3 Low-Impact Development *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

Domestic water supply for the proposed project will be provided via an existing connection to the Yerba Buena Water Company (YBWC) (County Water Purveyor No. W-178). The existing connection has been verified by a service bill for the property submitted with the application materials dated May 3, 2015. The YBWC serves a population of 690 with approximately 245 service connections (State Water Boards, 2022). The YBWC has the ability to provide a permanent source of water as evidenced by an approved Water Availability Letter (WAL 15-0010, as of December 30, 2020) on file with the Ventura County Public Works Agency. The principal source of water for YBWC is groundwater, though the project site does not overlie a County or State recognized groundwater basin subject to a basin plan within a defined hydrological unit.

To process wastewater the new dwellings will utilize a new onsite wastewater treatment system (OWTS) consisting of one 4,483-Gallon Microseptiec Enviroserver ES13.5 Treatment Tank (which includes secondary treatment) and two existing seepage pits (5 ft. diameter, 29 feet deep) two new seepage pits, for domestic wastewater disposal. An Addendum Engineering Report dated April 12, 2022, indicates the site is suitable for the proposed advanced treatment system with a seepage disposal system. A properly installed and functioning septic system will reduce the groundwater contamination potential to less than significant and would not cause groundwater to exceed groundwater quality objectives. The proposed project will not degrade groundwater quality, and construction of a future onsite septic system is not anticipated to result in substantial degradation of groundwater quality.

Lastly, the proposed project includes the construction of six biofiltration planter boxes (that possess biologically active media) to mitigate pollutants from runoff

from the Project site. These planter boxes will maintain the drainage conditions offsite and will prevent any hydrologic conditions from impacting neighboring properties. The planters have been designed to treat water runoff form a 100-year storm event and will maintain the lot's predevelopment drainage conditions. Accordingly, the proposed Project has enough water for construction and implementation and will not further degrade any considerable water conditions onsite.

Based on the discussion above, the proposed project is consistent with General Plan Water Resources PFS-4.2, PFS-4.4, WR-1.2, WR-1.11, WR-1.12, and WR-3.2.

DAVID C. WEISS
Structural Engineer & Associates, Inc.

Coastal Engineering Report

February 10, 2021 (Rev. 4/14/2021), (6/2/2021) & (9/30/21)

Dr. Shuba Jain
P.O. Box 941029
Simi valley, CA

Subject: Coastal Engineering Report for
41700 Pacific Coast Highway
Malibu - Ventura County, CA

References:

Number One
California Coastal Commission Letter
To: John Oquendo, Case Planner
County of Ventura Resource Management Agency
Planning Division
Dated: February 27, 2020

Number Two
State of California Sea Level Guidance
2018 Update

Number Three
California Coastal Commission
Sea Level Rise Guidance Policy
Adopted November, 2018

Number Four
U.S. Army Corps of Engineers, Shore Protection Manual, Vols. I & II
Dated 1984

Number Five
U.S. Army Corps of Engineers
Coastal Engineering Manual
Dated: 1 Aug 02 Change 2

Number Six
Lot Survey of 41700 Pacific Coast Highway
Malibu, CA
By: On Line Engine
Dated: January 6, 202

County of Ventura
Planning Director Hearing
Case No. PL17-0005

Exhibit 7 Revised Coastal Engineering Report

Number Seven
Site Plan for Proposed Jain Residence
41700 Pacific Coast Highway
Malibu (Ventura County), CA
By: Amit Apel Design, Inc. .
Dated: January 19, 2021

Number Eight
ITS 2001 Proceedings
NTHMP Session, Paper R4
Inundation Maps for the State of California
By: Richard K. Eisner, Jose C. Borrero and Costas E. Synolakis

Number Nine
Evaluation of Tsunami Risk to Southern California Coastal Cities
By: Mark R. Legg, Jose C. Borrero and Costas E. Synolakis
Dated: January 2003

Our Job Number: JAI1.121

Dear Dr. Jain,

SECTION 1: TASKS

At your request, Mr. David C. Weiss, S.E. of this office has performed the following services for the subject project:

1. Reviewed the above referenced documents in order to gather information to prepare this report.

2. Visited The project site on January 26, 2021 to observe the condition of the beach and take photographs

3. Performed wave uprush calculations and plotted the design beach profile for critical storm generated waves considered the design standards for this part of Malibu, California.

4. Analyzed the possibility of storm wave damage to proposed structures and gave recommendations, if necessary, to protect those structures.

The purpose of this report is to establish coastal engineering parameters that might be required for this project site. The proposed project is the demolition of an existing single-family dwelling and the construction of a new two-story single-family

dwelling, guest house and changes to the existing Onsite Wastewater Treatment System. The recommendations to be made are so that structures in the surf zone will be sited above the Base Flood Elevations designated on the FEMA FIRM for this site (FIRM Panel 06111C1137F). The site is in three flood zones, VE Zone +19' NAVD '88, AE Zone +19' NAVD '88 and Zone "X" (area of minimal flood hazard with no base flood designation). Additionally, recommendations are made that the structures on the site will be able to resist the wave forces generated by the design waves during coastal storms, should sea level rise approximately 6.29' and arrive at the site on at design tide of 7.96' giving a still Water Level (SWL) of 14.24' MLLW.

SECTION2: SITE DESCRIPTION

The project site is located on the south side of Pacific Coast Highway in the unincorporated area of Ventura County, California. According to the site survey of reference Number 6 above, from the retaining wall approximately 4' south of the north property line the site descends approximately 2.5' over a distance of 130' to the north edge of a wood deck, from where it again descends approximately *25*' over a distance of 88', then it again descends another 14' over a distance of 103' to the top of an existing rock revetment. On the date of the survey noted above, there is a drop of approximately 6' to the sandy beach from where the site sloped gently to the water's edge. The average slope of the site, over the 321' described above is approximately 7:1 and should by no means be considered a "bluff". This, of course should be verified by the project geotechnical consultant.

SECTION 3: DEFINITIONS

The following terms, used in this report, are defined below:

Design Shoreline is the line on the beach where the Stillwater Level intersects the Design Beach Profile.

DESIGN BEACH PROFILE is the lowest profile at a site that the beach is expected to reach under the action of waves of magnitude used for design in this geographic area.

Mean High Tide (Elevation) is the average of all the daily high tide elevations measured over a period of 19 years. This 19-year period over which a particular Mean High tide elevation is used is referred to as a "Tidal Epoch". This geographic area has two high tides and two low tides in a given 24 hrs. Period. Therefore, for this geographic area two daily high tides are included in the 19-year average.

Mean High Tide Line is the contour line on the beach that identifies the elevation of the plane of the Mean High tide as it intersects the beach. This is an ambulatory line. It is not stationary; it moves seaward of landward almost hourly depending upon the wave climate at any particular time.

Mean Lower Low Water (MLLW) is the average height of the **Lower Low Waters** measured and averaged over a period of approximately 19 years.

North American Vertical Datum (NAVD) is the national datum attempting to place the entire United States on a common datum plane. This is the datum plane upon which your survey is based.

Proposed Elevations are those taken from information on project plans, if available during the preparation of this report.

Recommended Elevations are those obtained as a result of the attached calculations and profiles, and are the lowest elevations that would be allowed for the itemized structural elements as a result of calculated data, the requirements of the controlling governmental agency, or good engineering practice. The tops of structures shall be at the **Recommended Elevations** or higher as project criteria dictates. The bottom of bulkheads or piles should be at the **Recommended Elevation** or lower.

Still Water Level (SWL) is the elevation that the surface of the water would assume, absent any wave action. The elevation of the **Stillwater Line** used in this report is 14.24' MLLW (+14.05' NAVD '88). That elevation was arrived at by considering that +6.0' MLLW represents the elevation of the highest 1% of the tides in this area and adding 6.28' feet for possible ocean level rise over the next seventy-five years. More will be said about how this elevation is arrived at in SECTION 4 of this report.

Storm Surge is the rise above normal water level on the open coast due to the action of wind stress on the water surface. If one were to consult the NOAA Storm Surge Maps one would find that storm surge is not a problem in this geographic area. This office could find a one-time recordation of a maximum 8" storm surge recorded in the Santa Monica bay in one of the severe ocean storms of 1983. Because of the low probability of significant storm surge, storm surge is not considered a problem is this geographic area.

TSUNAMI is an ocean wave caused by a large underwater disturbance such as an earthquake, landslide or volcanic eruption.

SECTION 4: STILL WATER LEVEL

Of all the elements that contribute to the coastal engineering parameters of a site, the most important one is the Stillwater Level. As defined in Section Three above, it is the elevation of the surface water absent any wave action. The Still Water Line at a site, or if you will the Design Shore Line, is where the Still Water surface intersects the land, or in coastal engineering parlance, where it intersects the beach profile. What makes this so important is that the depth of water dictates where a given size wave will break. There is a relationship between the height of a wave and the depth of water in which it breaks. Larger waves will break in deeper water. The

tidal elevation at any given time plus sea level rise, when applicable, is the Still Water Elevation at any given time. The elevation of the tide is an oscillating occurrence. If one studies tide charts one will see tidal elevations oscillate between a variable high elevation and a variable low elevation over a given period of time. In this geographic area, there are two high and two low tide elevation in any twenty-four-hour period. The object, or course, is to find the highest credible tide, and thus Still Water Line, for design purposes. I use the term credible because, while anything can happen, we do not usually design for the most absolute event. We design for the event that has a reasonable chance of occurrence. In the case of this site, we have used a design tide of 7.96' to which has been added a sea level rise of 6.28' over the next 75 years to give a SWL of 14.24' MLLW.

Storm Surge: Storm Surge is the set-up or increase in the water elevation due to wind blowing over the water surface. While storm surge might add many feet to the water elevation in many areas around the world (for example, the eastern and Gulf coasts of the United States), it does not seem to be a problem in this geographic area, particularly the Santa Monica Bay. Research of NOAA records reveals almost no data for this area. Therefore, the effects of storm surge on water elevations are mentioned here for informational purposes only.

Sea-Level Rise: Global warming and climate change are a given. How fast global temperatures are rising is open to argument and definitely beyond the scope of this report. However, because of it, the polar ice caps are melting and the temperature of the water in the oceans is rising. This increases the volume of water in the oceans and, along with some other factors such as local tectonic rise (or conversely subsidence) affects sea level elevation. Again, how much and how fast sea level is rising is definitely open to argument. There a number of scenarios and it sometimes seems that every meteorologist with a lap top has an opinion. In the 2013 version of the State of California's Sea-Level Guidance document, "scenario based" sea-level rise projections were used based on maximum and minimum carbon emission projections. That is, if the world got its act together and there was a "minimum" amount of emission over a period of time, sea level would rise a given (lower) rate. If nothing was done to reduce carbon emissions, sea-level would rise at a maximum rate. The amount of sea-level rise and the rate of rise was not associated with specific rate of emission. In its 2018 update of the State of California Sea Level Rise Guidance, the State of California has taken a "probabilistic" approach to predicting sea-level rise. In the 2018 guidance the amount of sea-level rise is based upon whether high or low rates of emission have occurred over a period of time, the amount of sea-level rise that will occur and a given probability that it will occur. Most importantly (in this writer's opinion) it also considers a projects aversion to risk. In the case of public planning, the higher the aversion a project has to risk, the higher the rate or amount of sea-level rise by a given time should be used. Translated to private planning, the lower aversion a client has to risk, the lower the rate or amount of sea-level rise should be used. The California Coastal Commission recommends that the Medium-High Aversion to Risk be used when analyzing single family dwellings on the beach.

The prevailing wisdom is to assume the economic life of a residential structure on the beach in Ventura County is seventy-five years, which takes us to the year 2096 from the date of this writing. With this in mind, the effects of sea level rise on that structure over its life span must be considered. Attached to this report is Table G-9 of the California Coastal Commission guidance of Reference Number Three. For the purpose of this report, this office has added 6.29' to the 7.95' Design Tide to give a Still water Line of 14.24' MLLW (14.05' NAVD '88). This number corresponds with the sea-level rise range for the .5% probability of occurrence for a "high emissions" scenario by the year 2096.

SECTION 5: DESIGN BEACH PROFILE

Investigation of historical and statistical shoreline conditions establishes a Design Beach Profile. Such a profile is critical in the determination of wave uprush and subsequent wave damage from storm generated waves. In determining the Design Beach Profile for this project, information from various surveys was used in addition to the latest survey (Reference Number Six) and this writer's own engineering judgment.

This is an oscillating beach. A statistical investigation of the beaches in Malibu, performed by the Los Angeles County Department of County Engineer, established a maximum foreshore slope oscillation of approximately 40 ft. landward of the most landward measured Mean High Tide Line, the location of which is shown on attached sheet P-1. The Design Beach Profile is established at this position. The location of the Mean High tide Line moves shoreward and seaward. The foreshore slope position is produced by storm-generated waves (seas) superimposed on high tides. Such conditions are present during winter months, but have occurred during summer months (such as existed in 1983 and 1998), but much less frequently. This shoreward movement of the foreshore slope is not considered erosion. The sand displaced simply moves offshore and creates a sand bar. This creates a condition that protects the foreshore slope and backshore beach from larger waves. As seasonal conditions change during the spring and early summer, the sand from the offshore bar propagates back to the shoreline. Any permanent sand loss that may occur during this seasonal oscillation process is erosion

The Design Beach Profile is based on the following assumptions:

1. As the beach scours in a design storm, it fairly well replicates itself further and further land ward until it scours back to a non-scourable surface other than beach sand such as very hard packed earth or a rock surface, or the storm just ends.

2. The sandy beach portion of the profile will scour to a minimum slope of approximately ten percent or as noted above, fairly well replicates itself.

3. Under these assumptions, it is fairly conservative to assume the beach will drop approximately 4' below the most landward measured Mean High Tide Line.

The plot of the Design Beach Profile for this site is shown on the attached sheet P-2 and expanded on sheet P-3.

At the subject site, the maximum measured distance from the right-of way line to the Mean High Tide Line was 497.6', which was measured in 1956 as shown on the survey of Reference Number Six above and plotted on the site map on sheet P-1. The minimum measured distance of 372.2' (low beach profile) as shown on the survey of Reference Number Six also plotted on the site map on sheet P-1. Site evidence suggests that this has not been the most extreme shoreward foreshore slope movement; however, this possibility is covered with the assumption that there might be landward movement of a most landward MHTL as discussed above. In the case of this site, the slope used for the Design Beach Profile was the (6.6h:1v). Thus, the Design Beach Profile used for this site is located on an assumed MHTL approximately 32' landward of the most landward measured MHTL.

SECTION 6: DESIGN WAVE & TIDAL CONDITIONS

Breaking wave heights, depths and maximum uprush location(s) have been calculated according the methodology outlined in the US Army Corps of Engineers Manuals of References Numbers Four and Five at the beginning of this report. The calculations and figures (graphs) used for those calculations are attached to this report.

Various wave conditions were investigated and three (3) conditions were found to present the most hazardous situation for this section of beach (see calculations). All of these waves have been superimposed on a design tide (still water elevation) of 14.24' M.L.L.W. (14.09' NAVD '88).

The first wave condition investigated is an 11.7'. wave, with a period of 10 seconds. Such a wave is shown to break approximately 244' seaward of the Design Shoreline when superimposed on the design Stillwater Line. This wave has minimal effect on coastal structures and property due to energy loss. Its maximum uprush is only to a distance of 238' seaward of the Pacific Coast Highway right of way line and a site elevation of 28.82' MLLW (28.63' NAVD '88). This is well seaward of and below the elevation of the proposed guest house.

The second wave condition is a wave with H'_0 = 3.3' and a period of 18 Sec. This wave breaks in a depth of 6.29' and breaks approximately 41.5' seaward of the Design Shoreline, when superimposed on the design Stillwater line. This wave has a breaking wave height of 8.83'. The maximum uprush distance of this wave is to a distance of 235.5' from the Pacific Coast Highway right of way line and a site elevation of 29.60' MLLW (29.41' NAVD '88).

The third wave condition is a wave with H'$_0$ = 4.0' and a period T=18 Sec. This is the wave that uprushes further upslope on this site. This wave has a breaking wave depth of 8.03' and is shown to break approximately 53' seaward of the Design Shoreline, when superimposed on the Design Still Water Elevation (see Design Beach Profile Sheet P-2). As this 4.0 ft. wave approaches its breaking wave depth, its height increases to a breaking wave height at an elevation of 22.59' M.L.L.W. datum (+22.40' NAVD). As seen on the Design Beach Profile, this wave uprushes to an elevation of 31.85' MLLW (31.66' NAVD'88). This wave presents the greatest possible hazard when the foreshore slope is at its maximum shoreward position (Design Beach Profile), and the wave uprush can reach an extreme shoreward position. The calculated projected position of this 4.0' wave's uprush location on the design beach profile is approximately 211.0'. seaward of the Pacific Coast Highway right-of way line and a site elevation of 31.85' MLLW (31.66' NAVD '88). The uprush location and elevation of this wave are also seaward and below the elevation of the most southerly wall of the proposed guest house.

SECTION 7: SUMMARY

1. The coastal engineering calculations and the plot of the Design Beach Profile show that the wave uprush due to the most critical design wave (H'o = 4.0', T = 18 Sec.) will uprush to a distance of approximately 211' south of the north property line. This location is approximately 10.0' north of the south pile line of the guest house. The guest house floor elevation is at 41.67' NAVD '88 (41.86' MLLW). The guest house and all of the proposed structures are located in the FEMA "X" Zone which is designated an "Area of Minimal Flood Hazard". The guest house is to be supported on a series of reinforced concrete grade beams supported on reinforced concrete piles (see architectural site plan).

   Uprush of the water bore of the broken H'o = 4', T= 18 Sec. wave will impinge on the faces of the southerly piles supporting the guest house. The attached calculations show that the force and depth of the water against to wall will be negligible (4.94 lbs.' sq. ft for a depth of .31'). The small wave force is much less than any other lateral force system for which those piles will be designed.

2. Since the location of the south piles of the guest house are so close to the maximum uprush limit for the H'o = 4', T = 10 Sec wave, there will be negligible, if any, scour at the face of those piles. For Coastal Engineering purposes, the elevation of the bottom of the south guest house floor grade beam should no lower than 38.0' NAVD'88 (38.19' MLLW). Geotechnical considerations will require that the bottom of the piles supporting the grade beams will be significantly deeper than the elevation (31.66 NAVD '88 (31.85' MLLW) of the beach profile below.

3. The Design Beach Profile, Sheets P-2 and P-3 for this site are submitted with this writing. The proposed development will have no adverse impact

on the beach profile. The proposed construction is well landward of the beach area. The proposed development is the demolition of an existing single-family dwelling and construction of a new single-family dwelling. While the calculations and profile plots show that under the most severe scenario (i.e., 6.29' of sea level rise on a 7.96' tide), it is a rare event that will occur at the very end of the projected life of the building, seventy-five years from this writing. I say rare event because we are coupling a 1% chance occurrence (7.96' high tide) with a ½% event (the probability that sea level rise will reach 6.29' in 75 years).

4. There are no long-term effects of this development on the sand supply. The development is well out of and above the normal littoral drift.

5. This report has been prepared ignoring the presence of the existing rock revetment on the site. The calculations of wave uprush have been made assuming there is no protective device. While not considered for this project, this office strongly recommends that the revetment be allowed to remain. While not needed for this project, removing it exposes the properties on either side to flanking action if this portion of the revetment is removed. Removal of the revetment will do significant damage to the immediate beach environment. It will require excavation and many trips of tracked vehicles over the beach, damaging the subsurface beach organisms. Removing the revetment now is sort of like cutting off one's arm, one can always do it at a later date, if needed! The revetment is approximately 40' landward of the most landward measured Mean High Tide Line. One can always remove it if and when the beach begins to narrow enough that it prevents public lateral access.

6. A property owner should realize that there will always be certain risks associated with living on the beach. Although the probability is low, there still if the possibility that this site could experience larger waves that assumed for this report. The greatest unknown, of course, is sea level rise. As pointed out in Section 4 of this report, it is not known for sure at this time what the magnitude or rate of sea level is going to be in the foreseeable future. We are dealing only with probabilities based upon "the best sea-level science" today. The results and recommendations as set forth in this report meet current standards for coastal engineering reports produced in this geographic area. Because of the unpredictability of the ocean environment, these results are meant to minimize storm wave damage and not to eliminate it. Tsunami or hurricane generated waves were not analyzed in this report because of the extreme low probability of these events happening to this part of the California coast. However, the possibility of those major events producing damage to the subject property does exist, and hence no warranties are provided in the event that those events occur.

7. A final approved set of plans for the proposed residence must be submitted to David C. Weiss, Structural Engineer & Associates, so that we may verify that there are no changes in the conditions or parameters assumed for the purpose of this report. The elevations noted above may be subject to revisions upon review of the final plans and review of the site survey, once the elevations have been converted to the NAVD datum.

This report has been prepared for the subject property and its owner only. This report has not been prepared for use by other parties or for other purposes not mentioned above, and may not contain sufficient information for other than the intended use.

The professional services performed by this office for the subject property were conducted in a manner consistent with current building department standards, sound engineering principles, and this writer's own professional judgment. No other warranties are expressed or implied.

Thank you for allowing **David C. Weiss, Structural Engineer & Associates, Inc.** to be of service to you on this project. If you have any questions, please contact me.

Very truly yours,

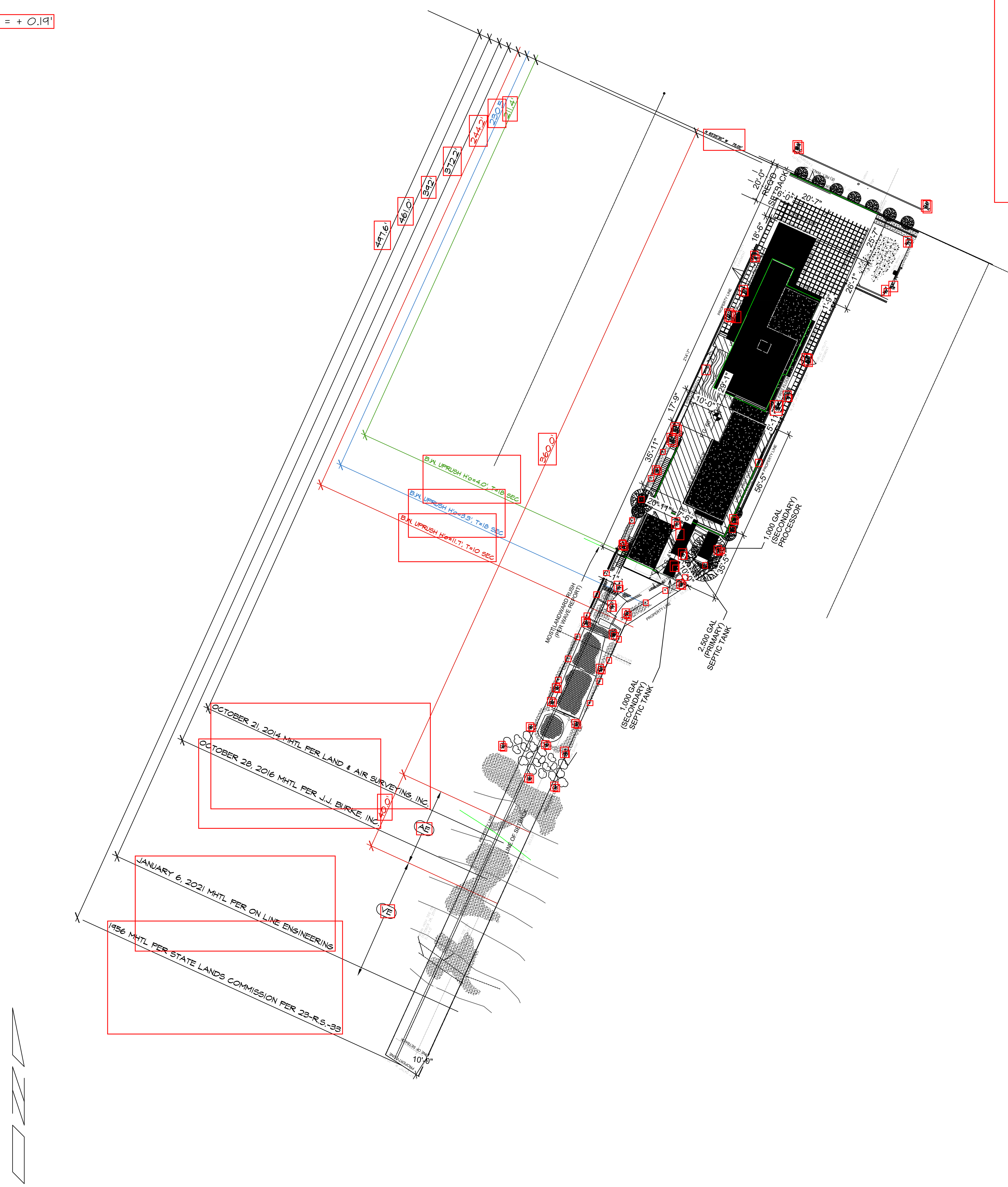
David C. Weiss
President
S.E. 1867

Encl: Site Plan Sheet P-1
Wave Uprush & Design Beach Profile Sheets P-2 & P-3
Table G-9 CCC Sea Level Rise Guidance
Wave Study Calculations, 2 Sheets
Figures 7-2, 7-3 7-11 & 7-13 U.S. Army Corps of Engineers Shore Protection Manual, Vol. 2, 1984 Edition.
FEMA Firmette Firm Panel 06111C1137F
FEMA Firmette Firm Panel 06111C1137F w/ Max Uprush Location Plotted

GENERAL NOTES

DATUM PLANE:
- MEAN LOWER LOW WATER [MLLW] = 0'
- NORTH AMERICAN VERTICAL DATUM [NAVD] = + 0.19'
- MEAN SEA LEVEL [MSL] = + 2.8'
- MEAN HIGH TIDE [MHTL] = + 4.7 M.L.L.W.
- STILL WATER LINE [SWL] = +8.0' M.L.L.W.

COMPOSITE SLOPE USED IN DETERMINING WAVE UPRUSH.



LEGEND

● SEEPAGE PIT PER SITE PLAN PREPARED BY AMIT APEL DESIGN DATED JANUARY 19, 2017 AND SOILS ENGINEERING INVESTIGATION PREPARED BY HEATHCOTE GEOTECHNICAL DATED NOVEMBER 23, 2016

- B.W. UPRUSH LIMIT FOR H'o= 4.0' T=18 SEC.
- B.W. UPRUSH LIMIT FOR H'o= 3.3' T=18 SEC.
- B.W. UPRUSH LIMIT FOR H'o= 11.7' T=10 SEC.

MAP OF HISTORICAL MHT LINES

NOTE: SURYVEY PROVIDED BY ON LINE ENGINEERING DATED JANUARY 6, 2021

SCALE: 1" = 30'

DCW David C. Weiss Structural Engineer & Associates, Inc.

20812 VENTURA BLVD, STE 200
WOODLAND HILLS, CA 91364
TEL. (818) 227-8040
FAX. (818) 227-8041

www.dcwse.com

PROJECT:

WAVE UPRUSH STUDY

41700 PACIFIC COAST HWY
MALIBU, CALIFORNIA 90265

OWNER:

DR. SANJIV & SHUBHA JAIN

C/O AMIT APEL DESIGN, INC.
6411 INDEPENDENCE AVE.
WOODLAND HILLS, CA 91367

PLAN ISSUE / REVISION

12 / 12 / 2016	Wave Uprush Study
08 / 11 / 2017	Planning Rev. Corr.
02 / 11 / 2021	SLR = 12.28' MLLW
04 / 07 / 2021	SLR = 14.24' MLLW
06 / 02 / 2021	PC Corrections

STAMP:

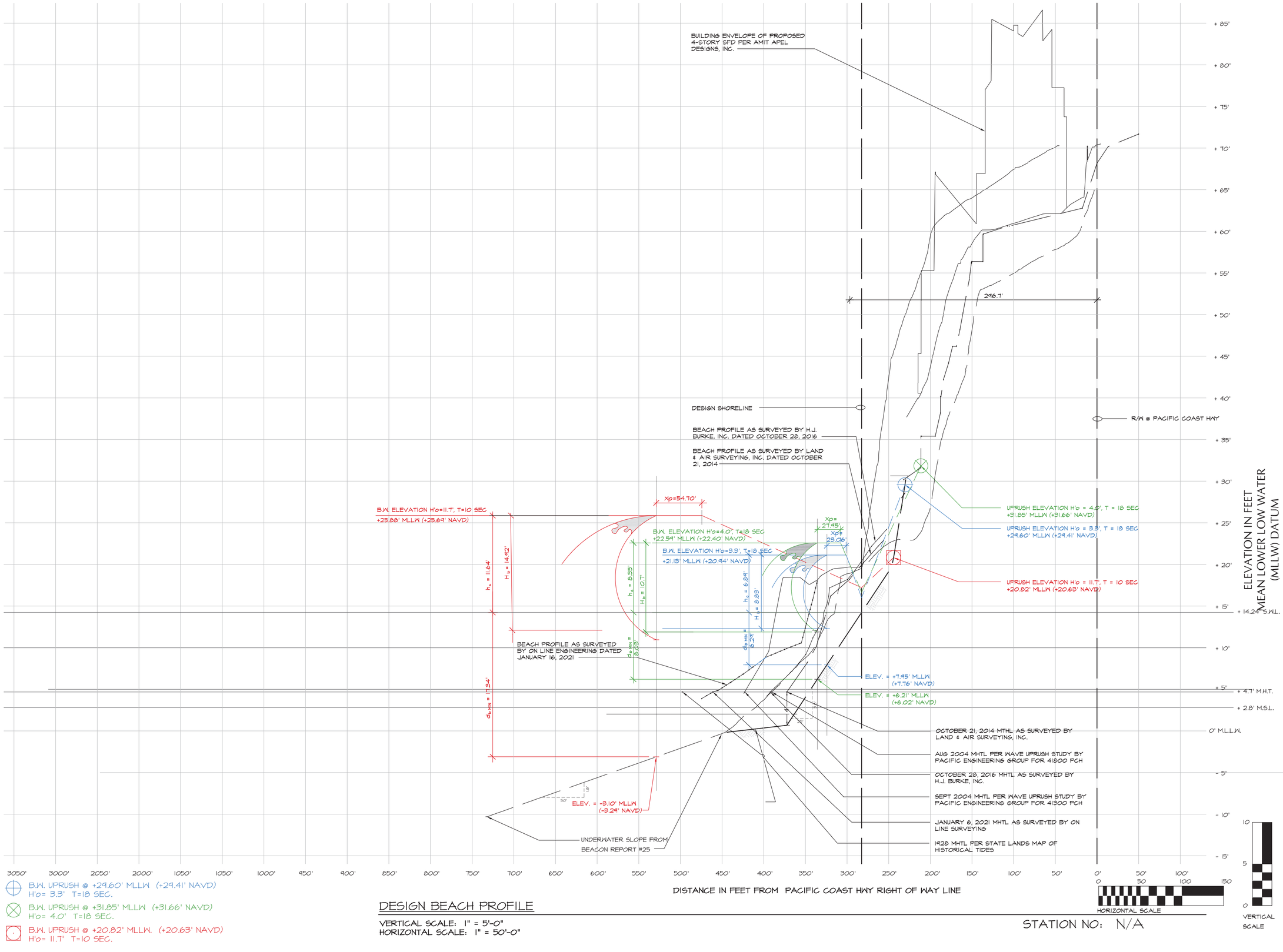
ENG. BY: JL
DRAWN BY: JL
JOB NO.: JAI1.121
SCALE: AS NOTED
OWNER: JAIN
SHEET TITLE:

SURVEY & MAP OF HISTORIC MEAN HIGH TIDE LINES

SHEET NUMBER:

P-1

OF 3



B.W. UPRUSH @ +29.60' MLLW (+29.41' NAVD)
H'o= 3.3' T=18 SEC.

B.W. UPRUSH @ +31.85' MLLW (+31.66' NAVD)
H'o= 4.0' T=18 SEC.

B.W. UPRUSH @ +20.82' MLLW. (+20.63' NAVD)
H'o= 11.7' T=10 SEC.

DESIGN BEACH PROFILE

VERTICAL SCALE: 1" = 5'-0"
HORIZONTAL SCALE: 1" = 50'-0"

STATION NO: N/A

David C. Weiss
Structural Engineer & Associates, Inc.

20812 VENTURA BLVD, STE 200
WOODLAND HILLS, CA 91364
TEL. (818) 227-8040
FAX. (818) 227-8041

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04/07/2021	Resubmittal (SWL 14.24)

STAMP:

REGISTERED PROFESSIONAL ENGINEER
David C. Weiss
No.1867
Structural
EXP. 3.31.21
STATE OF CALIFORNIA

ENG. BY:	DRAWN BY:
JL	JL

JOB NO.: JAI1.121

SCALE: AS NOTED

OWNER: JAIN

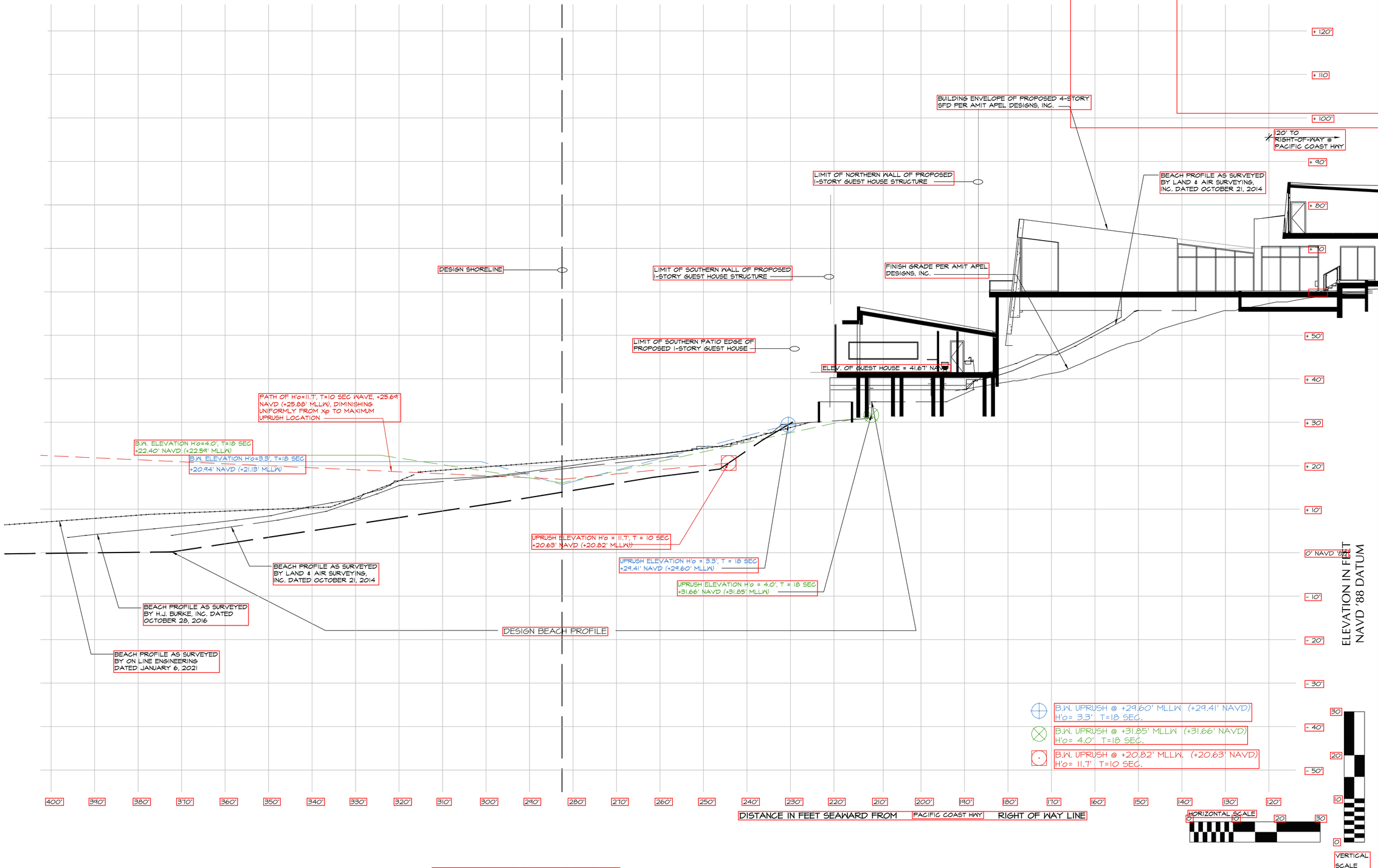
SHEET TITLE:

WAVE UPRUSH & DESIGN BEACH PROFILE

SHEET NUMBER:

P-2

OF 3



EXPANDED BEACH PROFILE

SCALE: 1" = 10'-0"

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Structural Engineer & Associates, Inc.

20812 VENTURA BLVD, STE 200
WOODLAND HILLS, CA 91364
TEL. (818) 227-8040
FAX. (818) 227-8041

w w w . d c w s e . c o m

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WAVE UPRUSH STUDY

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ENG. BY:	DRAWN BY:
JL	JL

JOB NO.: JAI1.121

SCALE: AS NOTED

OWNER: JAIN

SHEET TITLE:

EXPANDED DESIGN BEACH PROFILE

SHEET NUMBER:

P-3

OF 3

TABLE 25: Projected Sea-Level Rise (in feet) for Santa Monica

Probabilistic projections for the height of sea-level rise shown below, along with the H++ scenario (depicted in blue in the far right column), as seen in the Rising Seas Report. The H++ projection is a single scenario and does not have an associated likelihood of occurrence as do the probabilistic projections. Probabilistic projections are with respect to a baseline of the year 2000, or more specifically the average relative sea level over 1991 - 2009. High emissions represents RCP 8.5; low emissions represents RCP 2.6. ***Recommended projections for use in low, medium-high and extreme risk aversion decisions are outlined in blue boxes below.***

		Probabilistic Projections (in feet) (based on Kopp et al. 2014)					H++ scenario (Sweet et al. 2017) *Single scenario
		MEDIAN	LIKELY RANGE		1-IN-20 CHANCE	1-IN-200 CHANCE	
		50% probability sea-level rise meets or exceeds...	*66% probability sea-level rise is between...*		*5% probability sea-level rise meets or exceeds...*	*0.5% probability sea-level rise meets or exceeds...*	
				Low Risk Aversion		**Medium - High Risk Aversion**	**Extreme Risk Aversion**
High emissions	2030	0.4	0.3 -	0.5	0.6	0.8	1
	2040	0.6	0.4 -	0.8	0.9	1.2	1.7
	2050	0.8	0.6 -	1.1	1.3	1.9	2.6
Low emissions	2060	0.9	0.6 -	1.2	1.5	2.3	
High emissions	2060	1.1	0.8 -	1.4	1.8	2.6	3.8
Low emissions	2070	1.0	0.7 -	1.4	1.9	3.0	
High emissions	2070	1.3	1.0 -	1.8	2.3	3.4	5.1
Low emissions	2080	1.2	0.8 -	1.7	2.3	3.8	
High emissions	2080	1.7	1.1 -	2.3	2.9	4.4	6.5
Low emissions	2090	1.3	0.8 -	2.0	2.7	4.6	
High emissions	2090	2.0	1.3 -	2.8	3.5	5.5	8.1
Low emissions	2100	1.5	0.9 -	2.3	3.1	5.5	
High emissions	2100	2.3	1.5 -	3.3	4.3	6.8	10.0
Low emissions	2110*	1.6	1.0 -	2.4	3.3	6.1	
High emissions	2110*	2.5	1.8 -	3.5	4.5	7.2	11.7
Low emissions	2120	1.7	1.0 -	2.7	3.8	7.3	
High emissions	2120	2.9	2.0 -	4.0	5.2	8.5	14.0
Low emissions	2130	1.9	1.1 -	3.0	4.2	8.3	
High emissions	2130	3.2	2.2 -	4.5	5.9	9.8	16.3
Low emissions	2140	2.0	1.1 -	3.2	4.7	9.4	
High emissions	2140	3.5	2.4 -	5.1	6.7	11.3	18.9
Low emissions	2150	2.2	1.1 -	3.6	5.3	10.8	
High emissions	2150	3.9	2.6 -	5.7	7.6	12.9	21.7

**Most of the available climate model experiments do not extend beyond 2100. The resulting reduction in model availability causes a small dip in projections between 2100 and 2110, as well as a shift in uncertainty estimates (see Kopp et al. 2014). Use of 2110 projections should be done with caution and with acknowledgement of increased uncertainty around these projections.*

David C. Weiss
Structural Engineer & Associates, Inc.
24372 Vanowen Street, Ste. 104
West Hills, CA 91307
818-227-8040(P) 818-227-8041(F)

Client : Dr. Sanjiv & Shubha Jain
Job Add.: 41700 Pacific Coast Hwy
Malibu, CA
Job Num.: JAI1.121
File: JAI1.121 Coastal Calcs
Date: 12-Apr-21

COASTAL ENGINEERING CALCULATIONS - Breaking Wave Height, Depth & Uprush

Station Numbers: N/A g= 32.2 ft./sec/sec

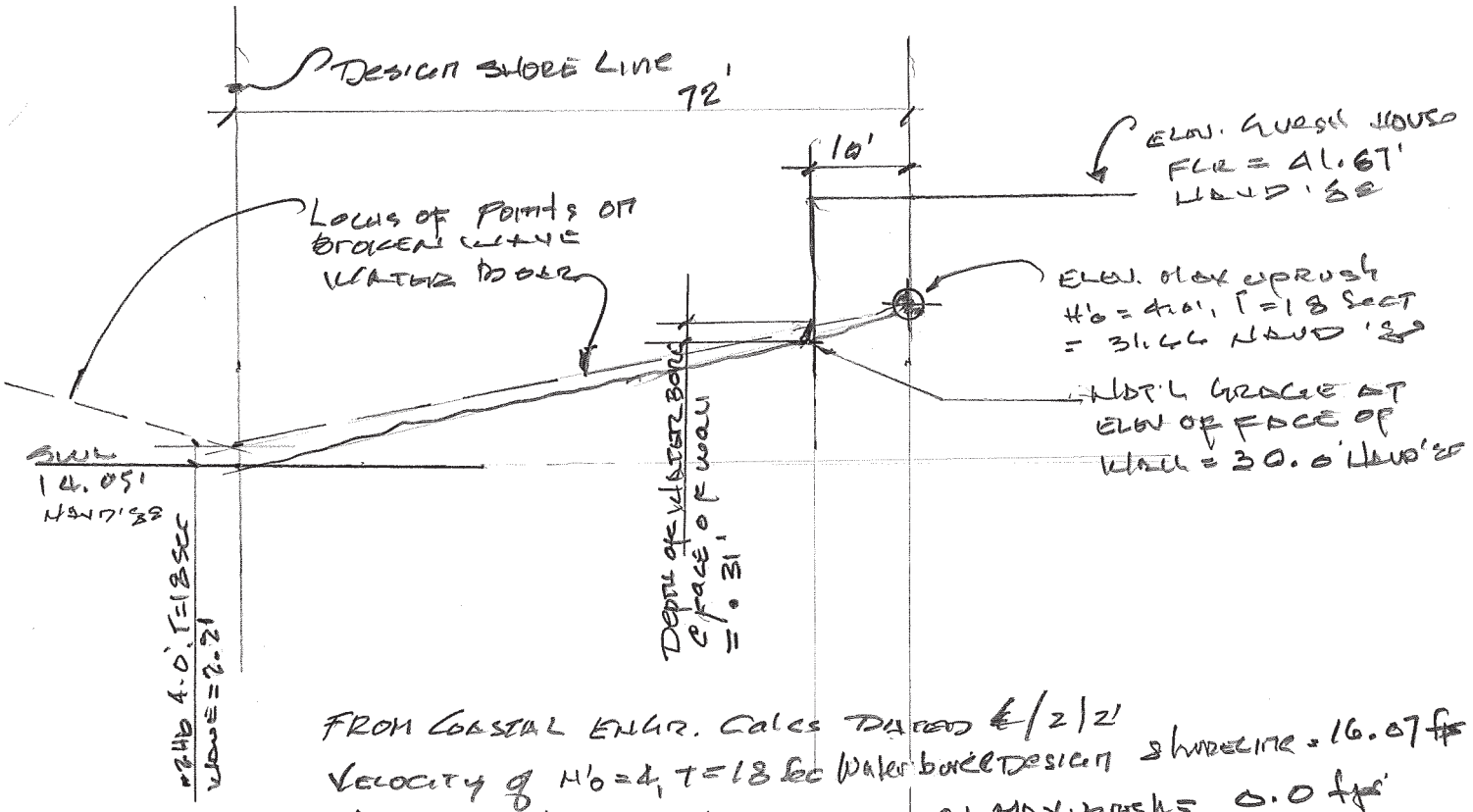
WAVE NUMBER-->		**1**	**2**	**3**	**4**	**5**
Design Wave: Ho'=		11.70	3.30	4.00		
Design Tide: (7.96' Tide+6.28' SLR)		14.24	14.24	14.24		
Period T (Sec.)	=	10.00	18.00	18.00		
Hgt of Breaking Wave : Hb=Hb/Ho' x Ho'						
I. Breaking Wave Height						
Ho'/gT^2	=	0.00363354	0.00031631	0.000383406		
m = Bott Slope At Breaking Wave	=	0.036	0.15	0.15		
From Fig. 7-3 S.P.M.,	Hb/Ho' =	1.275	2.675	2.675		
Hgt. of Brkng Wave,	Hb=	14.9175	8.8275	10.7		
Hgt. Above Dsgn Tide, Hc=.78 xHb=		11.64	6.89	8.35		
Breaking Wave Elevation, MLLW=		25.88	21.13	22.59		
Xp(FT.) = (4.0-(9.25 x m)) x Hb	=	54.70	23.06	27.95		
Hgt. above DBP at DSL = 0.2 x Hb =		2.98	1.7655	2.14		
II. Breaking Wave Depth						
Hb/gT^2	=	0.004632764	0.00084613	0.001025612		
From Fig. 7 - 2 S.P.M.,	db/hb(min) =	1.16	0.71	0.75		
Brk'ng Wave D'pth db = db/hb x Hb=		17.34	6.29	8.03		
From Fig. 7 - 2 S.P.M.,	db/hb(max) =	1.525	1.475	1.475		
Brk'ng Wave D'tdh db = db/Hb x hb=		22.75	13.02	15.78		
III. Breaking Wave Velocity						
Vmax (fps) = (gdbmin)^.5 =		23.63	14.23	16.07		
IV. Breaking Wave Uprush Limit						
Assume Uprush to (M.L.L.W. Elev.) =		20.82	29.60	31.85		
Dist. from Breaking Wave to Uprush=		284.83333	93.67	124.0469		
Uprush Slope(ratio)=		0.08398	0.231	0.207		
From Fig. 7-11, S.P.M.	R/ho =	0.56	4.30	4.10		
From Fig. 7-13, S.P.M.	K =	1.01	1.08	1.07		
Above SWL, R = R/Ho' x Ho' x K =		6.58	15.36	17.61		
Uprush El. MLLW, R + Des. Tide =		20.82	29.60	31.85		
Uprush El. MSL, MLLW- 2.8'=		18.02	26.80	29.05		
Uprush El. NAVD, MLLW- 0.19'=		20.63	29.41	31.66		

DAVID C. WEISS
STRUCTURAL ENGINEER
AND ASSOCIATES, INC.
20812 Ventura Blvd, Suite 200
Woodland Hills, CA 91364
Tel: (818) 227-8040
Fax: (818) 227-8041

Project: Jain
Altos Pacific Corp (Hug
Malibu Location) CP
Wave Forces Against
Guest House Wall

Designed By
Checked By
Date 4/14/21
Rev.
Rev.

Sheet No. 1 OF 1
Job No. Jai 1.121



FROM COASTAL ENGR. Calcs Dated 4/2/21
Velocity @ H'o = 4, T = 18 Sec Water bord @ Design Shoreline = 16.07 fps
Velocity of " " " " at Max Uprush = 0.0 fps
∴ Velocity of water bore @ face of
Wall = $\frac{10}{72} \times 16.07 = 2.23$ fps.

Dynamic force against wall = $\frac{wv^2}{2g} = \frac{64 \times 2.23^2}{2 \times 32.2} = 4.94$ psf

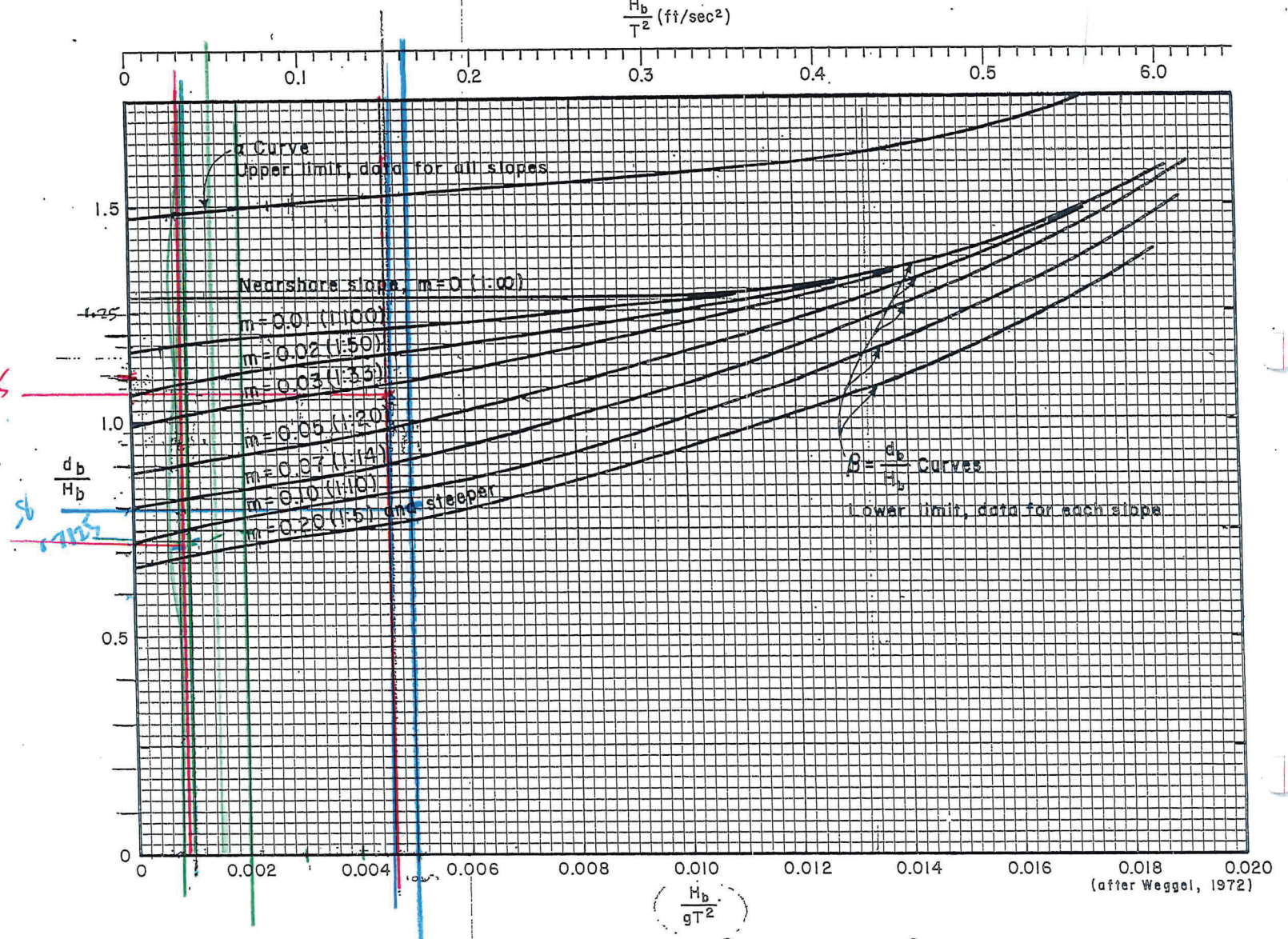


Figure 7-2. α and β Versus H_b/gT^2

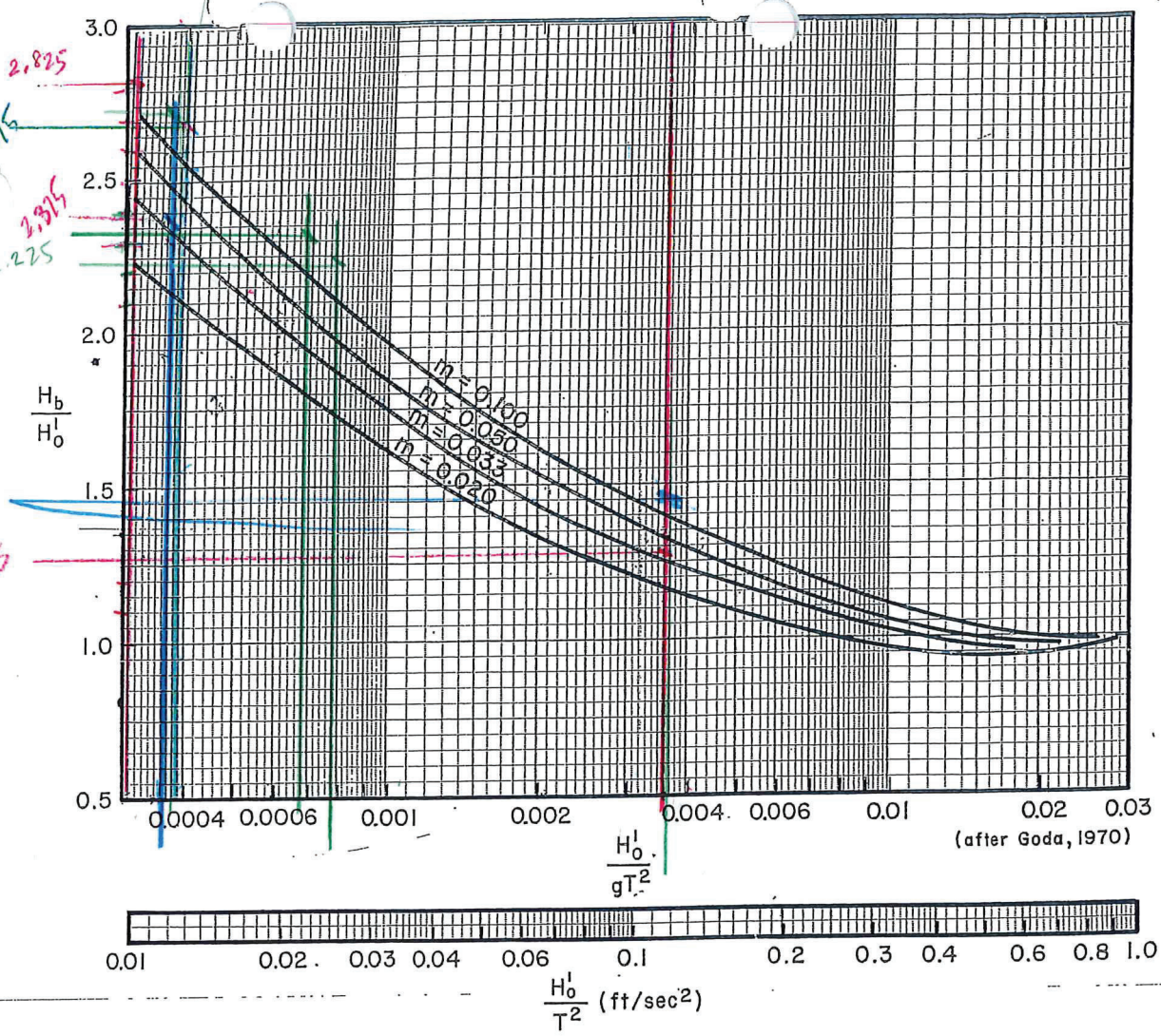


Figure 7-3. Breaker Height Index, H_b/H_o' Versus Deep Water Wave Steepness, H_o'/gT^2

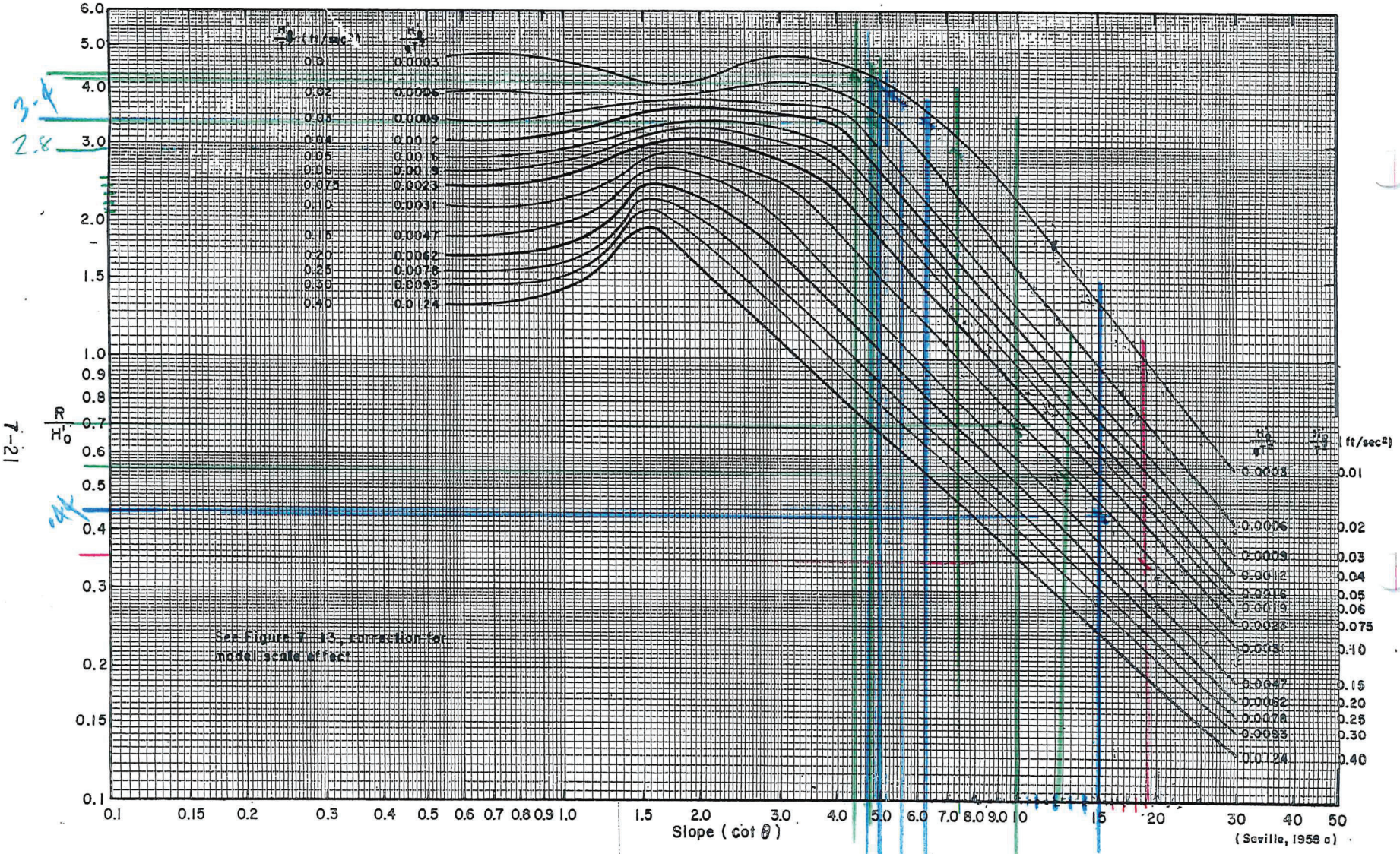


Figure 7-11. Wave Runup on Smooth, Impermeable Slopes, $d_s / H'_0 \approx 2.0$

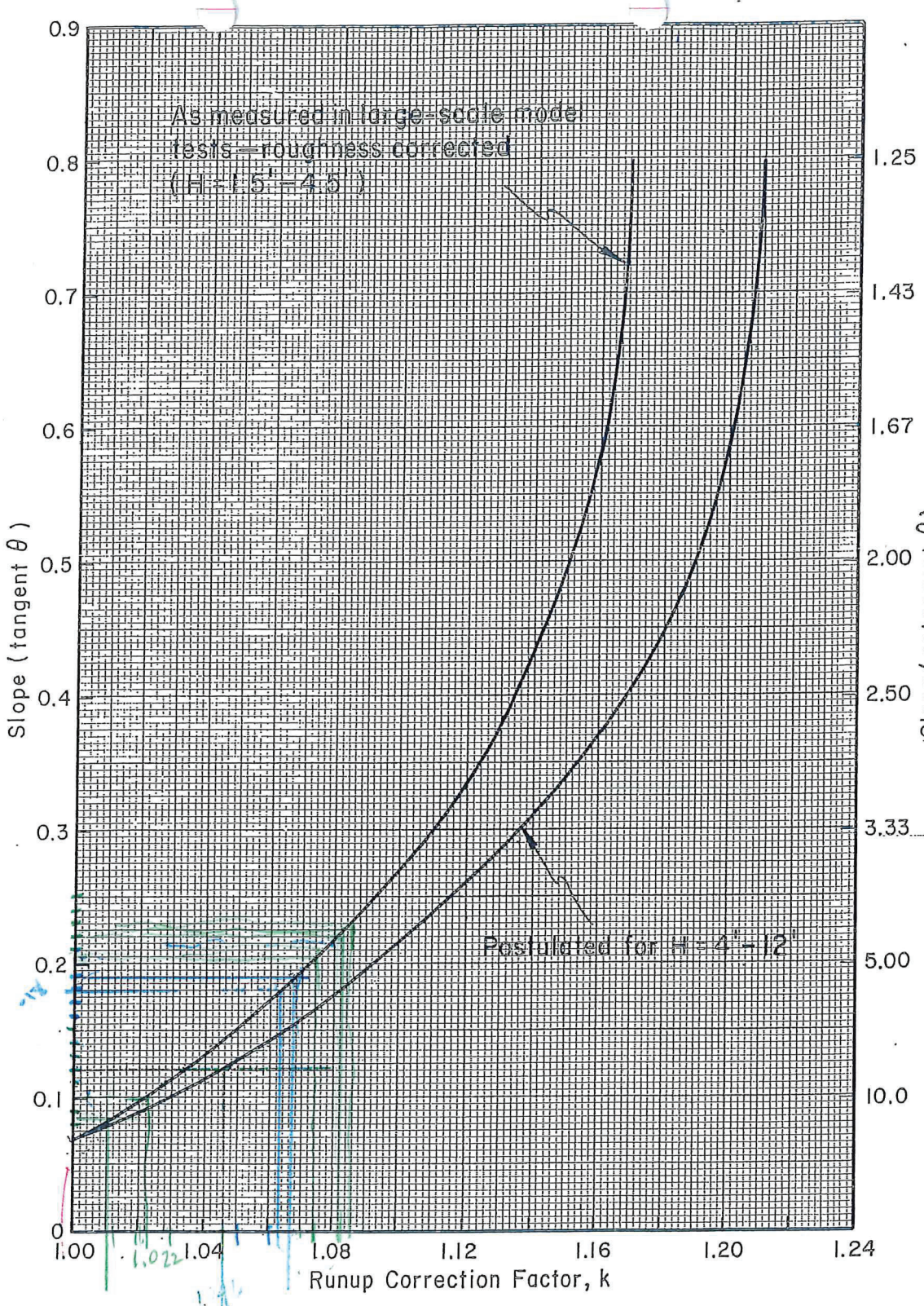


Figure 7-13. Runup Correction for Scale Effects

1 FEMA MAP
1/64" = 1'-0"

Revision Schedu

Revision Number	Revision Description

PROGRERS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGN DATE:

JAIN RESID

41700 PCH
MALIBU CA 90

FEMA MAI

NORTH	DATE	PROJ NO.
	4/14/2021 5:18:43 PM	15-0006
	DRAWN	CKD.BY
	Author	Designer

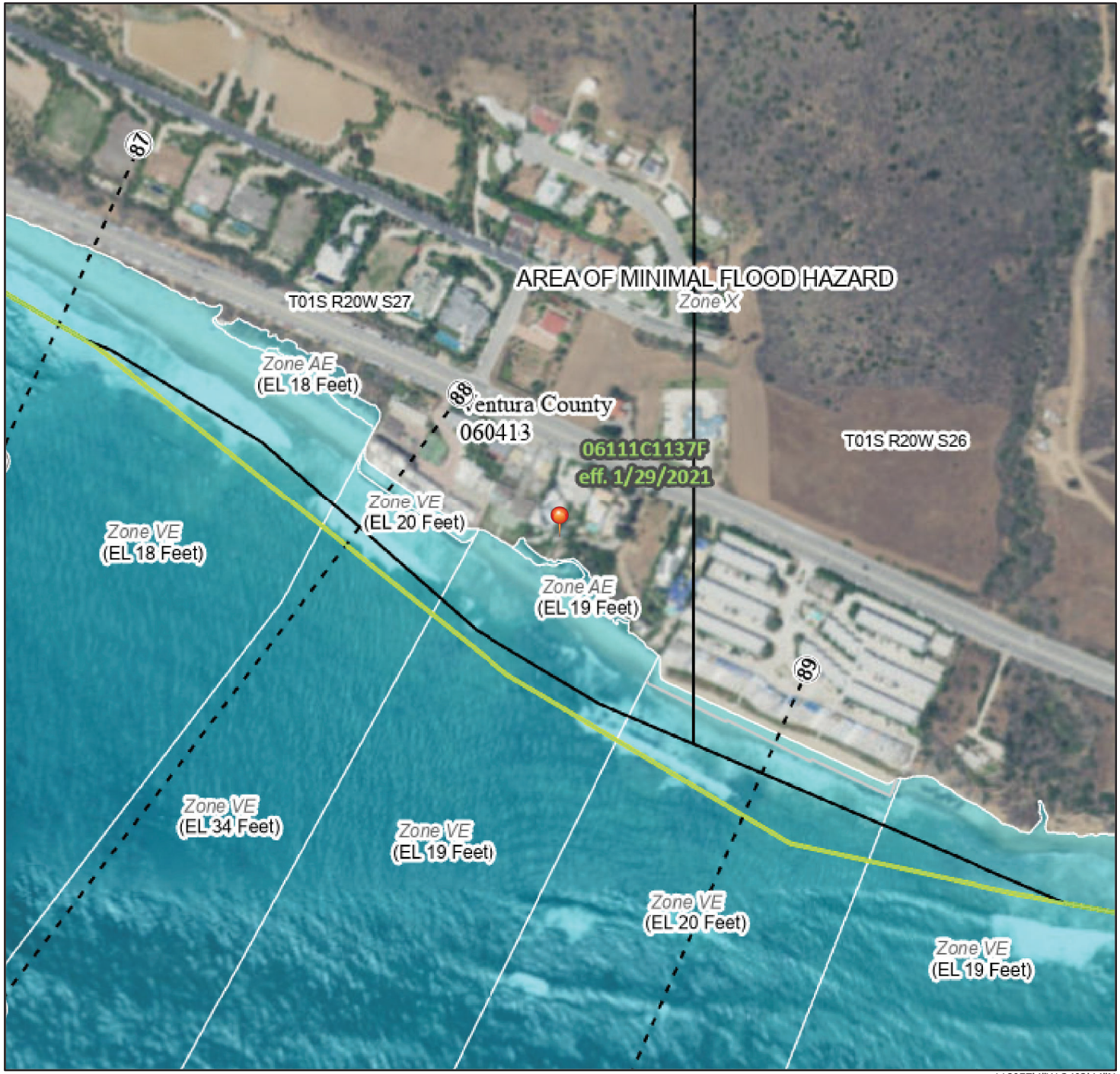
31501 Pacific Coast Hwy
Malibu, CA 90265
Ph: 818.344.5928
www.amitapel.com, asnadkn@gmail.com

AMIT APEL DES
ASSOCIATED WIT
MICHAEL B. MACL

National Flood Hazard Layer FIRMette

FEMA

118°57'41"W 34°3'14"N



118°57'4"W 34°2'44"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/12/2021 at 7:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

GENERAL NOTES

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LEGEND

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MAP OF HISTORICAL MHT LINES

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20812 VENTURA BLVD, STE 200
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TEL. (818) 227-8040
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www.dcwse.com

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SURVEY & MAP OF HISTORIC MEAN HIGH TIDE LINES

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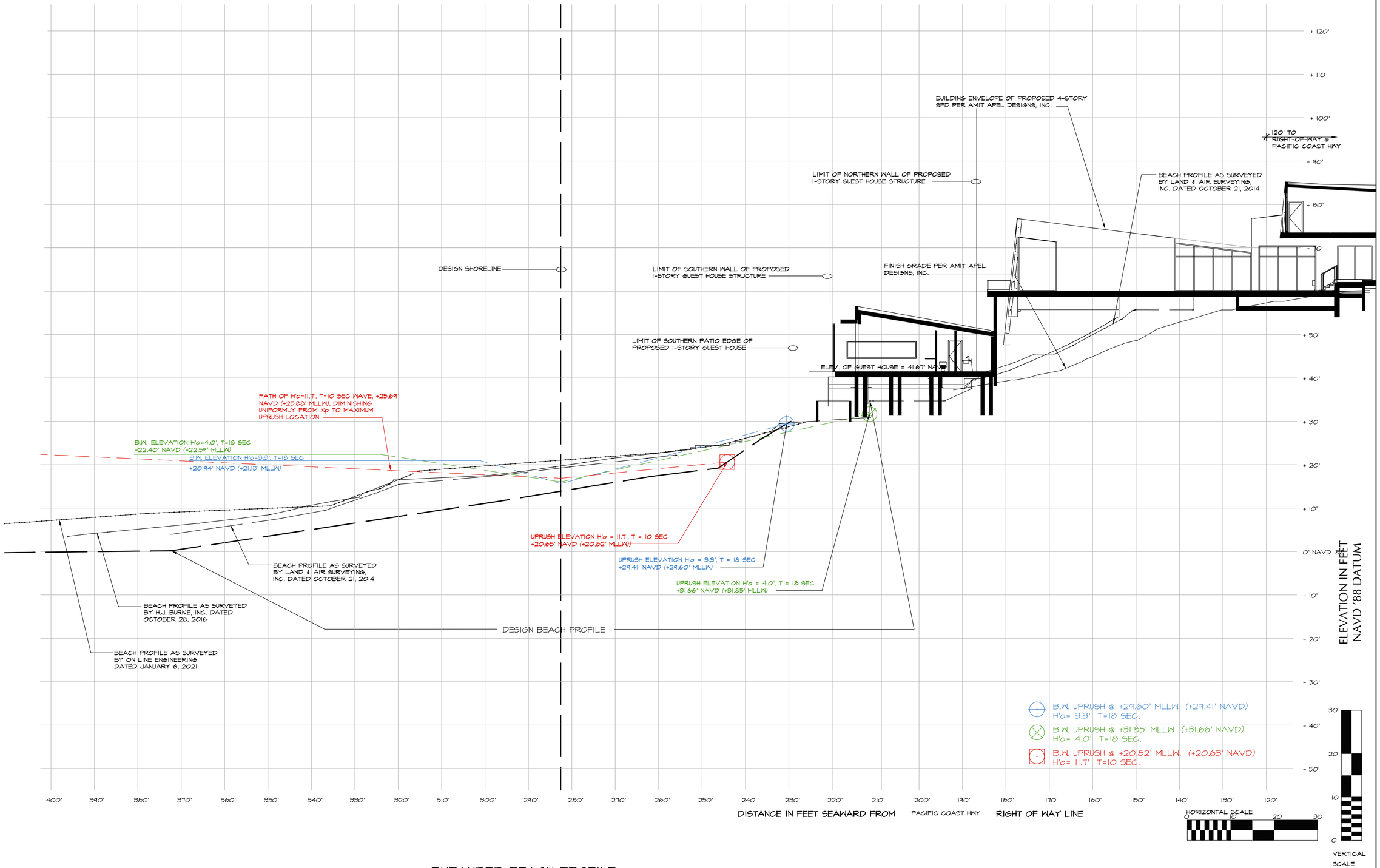

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SHEET TITLE:

EXPANDED DESIGN BEACH PROFILE

SHEET NUMBER:

P-3

OF 3

Geologic and Soils Engineering Exploration

Proposed Residence and Pool

APN 700-00-2000-655

41700 Pacific Coast Highway

Ventura County, California

For

Shubha and Sanjiv Jain

SG 8812-W **September 20, 2015**

County of Ventura
Planning Director Hearing
Case No. PL17-0005

Exhibit 8 Geological and Soils
Engineering Exploration

SCHICK GEOTECHNICAL, INC.
7650 Haskell Avenue, Suite D, Van Nuys, California 91406 Ph (818) 905-8011 Fx (818) 905-8115

Geologic and Soils Engineering Exploration

Proposed Residence and Pool

APN 700-00-2000-655

41700 Pacific Coast Highway

Ventura County, California

INTRODUCTION

The following report summarizes findings of Schick Geotechnical, Inc. geologic and soil engineering exploration update performed on a portion of the site. The purpose of this report is to evaluate the nature, distribution, engineering properties, relative stability, and nature of the earth materials underlying the site with respect to future construction of a residence and pool.

Intent

It is the intent of this report to assist in the design and completion of the proposed project. The geotechnical recommendations presented are intended to reduce geologic and soils engineering risks affecting the project. The professional opinions and geotechnical advice contained in this report are subject to the general conditions described in the "Notice" section of this report.

EXPLORATION

The scope of this exploration is based on the Preliminary Plan provided by Amit Apel. It is limited to the area of the proposed project, as shown on the enclosed Geologic Map and Cross Sections. The field exploration was conducted in July 2015 with the aid of hand labor and field geologic mapping. Downhole observation of the earth materials in the test pits was performed by the project geologist. Office tasks included engineering analysis, and the preparation of this report. The ring samples obtained from the test pits were returned to the laboratory for testing. Laboratory test results are shown in Appendix 1, which contains a discussion of the testing procedures and results. The test

pit logs are shown on the enclosed Log of Test Pits. Surface conditions and the location of the test pits are shown on the enclosed Geologic Map. Subsurface distribution of the earth materials, and the proposed project are shown on the enclosed Sections.

PROPOSED PROJECT

It is proposed to construct a single family residence and swimming pool, as shown on the enclosed Geologic Map and Sections. Formal plans have not been prepared and await the conclusions and recommendations of this exploration.

RESEARCH

The following documents were obtained from the County of Ventura:

Permit for site grading - not available;

Permit for residence, dated October 22, 1982;

Permit for retaining wall, dated November 22, 1982.

SITE DESCRIPTION

The site is located south of Pacific Coast Highway, Las Tunas Beach, of on the south flank of the Santa Monica Mountains, in the Ventura County area of Malibu, California. Past grading consists placing 5 to 9 feet of fill to create the existing level pad. The site descends below the level pad to the south the steeper portion of the slope adjacent to the beach area. Vegetation consists of non-native trees, shrubs, and ground cover. The site drainage discharges to the south to the beach. Seeps, springs, and groundwater were not encountered during the exploration.

EARTH MATERIALS

Fill

Fill was encountered in the test pits to a maximum observed depth of 9 feet. The fill was apparently compacted, however, no records for the placement and testing were available. The fill consists of

silty sand which is medium brown, mottled, slightly moist, dense, and contains occasional rock fragments.

Alluvial Terrace

Natural alluvial terrace encountered in the test pits consists of sandy clayey silt, clayey sand, and silty clayey sand, which is medium reddish brown, slightly moist, dense, and contains occasional rounded rock fragments.

SEISMIC CONDITIONS

General

The Southern California region is located within a tectonically active portion of the earth's crust which has produced both small and sizeable earthquakes throughout recorded history and before. As the earth's crust continuously adjusts itself, stresses and strains are built up along discontinuities, referred to as faults. Faults can be generally classified as active, potentially active, or inactive. Faults are considered active if they have produced seismic activity within the past 11,000 years. Faults are considered potentially active if there has been seismic activity along the fault between 11,000 and 1,000,000 years. Inactive faults have not produced any seismic activity within the past 1,000,000 years. In an effort to better inform the public regarding seismic risk, the State of California passed the Alquist-Priolo Special Studies Act in 1972 following the 1971 San Fernando Earthquake. Active faults within the state were identified anxd zones were established limiting construction within the zones.

Following the damaging 1989 Loma Prieta Earthquake, the state enacted the Seismic Hazard Mapping Act (SHMA) in 1990. The Department of Conservation was empowered to prepare a set of maps designating areas within Los Angeles and a portion of Ventura Counties which are susceptible to seismic slope instability and liquefaction. Recently, real estate disclosure laws have been modified to require disclosure if a property is affected by the Alquist-Priolo Earthquake Fault

Zoning Act and the Seismic Hazard Mapping Act. As of March 1, 1998, either the Local Option Real Estate Transfer disclosure Statement or The Natural Hazard Disclosure Statement is required for disclosures.

Site Specifics

The site is not located within any special study zone (Alquist-Priolo Act, 1972) and no known active fault crosses the site. Active and potentially active faults in the vicinity of the subject property are listed in the following Table I. Following the 1994 Northridge Earthquake, the Department of Conservation, Division of Mines and Geology established areas which are considered to be susceptible to seismically-induced slope failure and liquefaction. These seismic safety zones were published as a series of maps, initially released in 1996. Strong ground motion associated with large earthquakes can cause natural and manufactured slopes to become unstable and experience slumping, landsliding or block failure.

The following table lists known active faults within the southern California area which could theoretically produce a sizable earthquake during the expected occupancy period of the property. UBC categories have been established for active faults in accordance with Table 16-U in the 1997 UBC. Faults within category A exhibit magnitudes greater than or equal to 7.0 and slip rates greater than or equal to 5mm/year and have a high rate of seismic activity. Category B faults exhibit magnitudes up to magnitude 7.0, but with slip rates less than 5mm/year. Category C faults exhibit magnitudes less than 6.5 and slip rates less than 2mm/year and have a low rate of seismic activity.

The following fault distances were obtained using GPS Visualizer and EQFault.

(Latitude = 34.1031; Longitude = -118.3726)

Fault	UBC Category	Distance from Site (miles)	Maximum Credible Earthquake (Richter Magnitude)*	Risk of Earthquake during Occupancy
San Andreas	A	46.3	8.0	moderate
Newport-Inglewood	B	18.3	6.9	low to moderate
Malibu Coast	B	0.3	6.9	low
Santa Monica	B	3.2	6.7	low
Hollywood	B	16.5	6.4	low
Raymond	B	27.6	6.7	low to moderate
Sierra Madre	B	23.8	6.5	moderate
Santa Susana	B	21.8	6.9	low to moderate
Simi-Santa Rosa	B	19.5	6.5	low
Verdugo	B	23.9	6.7	low
Elysian Park Thrust	B	27.3	6.5	moderate
Palos Verdes	B	9.0	6.5	low
Anacapa Dume	B	2.7	6.7	low
San Cayetano	B	28.0	7.4	low
Unknown fault	?	?	?	moderate

Table I - Active Faults within the Los Angeles - Ventura County area

* Data obtained from Los Angeles County Seismic Safety Element, 1990 and Annual Technical Report, July, 1994, Southern California Earthquake Center.

HISTORIC EARTHQUAKES

1971 San Fernando Earthquake

On February 9, 1971 a Richter Magnitude 6.4 earthquake occurred along a frontal fault system of the San Gabriel Mountains. Local characteristics of the underlying soils played a significant role in structural performance during the earthquake.

1994 Northridge Earthquake

The subject property is located approximately 17.3 miles southwest of the epicenter of the January 17, 1994 Northridge earthquake which measured 6.7 on the Richter magnitude scale.

Seismic Design

The seismic factors listed in the following table can be used in the structural design. The seismic factors were determined based on the findings of the field exploration and in accordance with the U.S.G.S. Design Maps.

Seismic Factors	Value	Reference
Site Class	D	Chapter 20 of ASCE 7
Mapped Spectral Response Acceleration at 0.2 second Period (Ss)	2.314g	Figure 1613.3.1 (1)/ CBC
Mapped Spectral Response Acceleration at 1.0 second Period (S_1)	0.835g	Figure 1613.3.1 (2)/ CBC
Site Coefficient Fa	1.0	Table 1613.3.3 (1)/CBC
Site Coefficient Fv	1.5	Table 1613.3.3 (2)/CBC
Maximum Considered Earthquake Spectral Response Acceleration at 0.2 second Period (Sms)	2.314g	Equation 16-37/CBC
Maximum Considered Earthquake Spectral Response Acceleration at 1.0 second Period (Sm_1)	1.252g	Equation 16-38/CBC
Design Spectral Response Acceleration at 0.2 second Period (Sds)	1.543g	Equation 16-39/CBC
Design Spectral Response Acceleration at 1.0 second Period (Sd_1)	0.835g	Equation 16-40/CBC
Seismic Design Category	E	Section 1613.3.5/CBC

Due to the nature and density of the earth materials underlying the subject property, liquefaction and significant earthquake-induced consolidation or differential settlement are not likely to occur.

SLOPE STABILITY

Gross Stability

The area of the proposed development is grossly stable with a factor of safety in excess of 1.5. The calculations are based upon shear tests of samples believed to represent the weakest alluvial terrace encountered during exploration.

Section 111

Based upon the proposed development plan and the field exploration, the area of the proposed residence and pool is free of any potential geologic hazard such as landslides, mudflows,

liquefaction, active faults and excessive settlement. Construction will not adversely affect the subject property or any of the adjoining properties.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the exploration and review of the referenced development plans, it is the finding of SGI that construction of the proposed project is feasible from a geologic and soils engineering standpoint provided the advice and recommendations contained in this report are included in the plans and are implemented during construction.

The recommended bearing material is the competent alluvial terrace which can be reached with a deepened foundation system. Due to the lack of documentation for the existing fill, it is not suitable for foundation or slab support.

SWIMMING POOL AND SPA

The proposed swimming pool and spa may be constructed using a free-standing shell design. The pool walls should be designed for an inward pressure of 60 pounds per cubic foot. The pool and spa must derive support entirely from the dense alluvial terrace, which will require the use of a deepened foundation system. If the spa is to be attached to the pool, the spa must be founded at the same depth as the portion of the pool it adjoins.

FOUNDATION DESIGN

Deepened Foundations - Friction Piles

Friction piles should be a minimum of 24 inches in diameter and a minimum of 10 feet into alluvial terrace. Piles may be assumed fixed at 3 feet into alluvial terrace. The piles may be designed for a skin friction of 500 pounds per square foot for that portion of pile in contact with the alluvial terrace.

Lateral Design

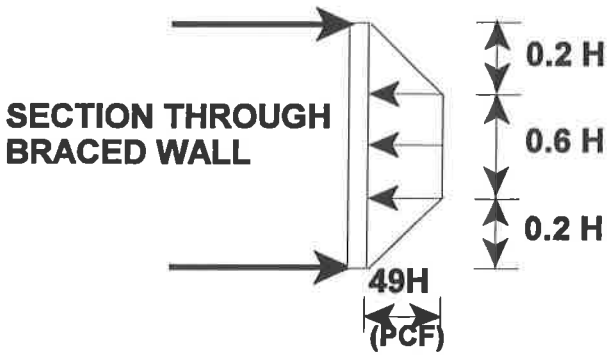
Grading records were not available for the existing fill which was placed to create the level pad and rear yard terraces. Pile shafts are subject to lateral loads due to the creep forces. Pile shafts should be designed for a lateral load of 1,000 pounds per linear foot for each foot of shaft exposed to the existing fill. The friction value is for the total of dead and frequently applied live loads and may be increased by one third for short duration loading, which includes the effects of wind or seismic forces. Resistance to lateral loading may be provided by passive earth pressure within the bedrock. Passive earth pressure may be computed as an equivalent fluid having a density of 350 pounds per cubic foot. The maximum allowable earth pressure is 3,500 pounds per square foot. For design of isolated piles, the allowable passive earth pressure may be increased by 100 percent. Piles spaced more than 3 pile diameters on center may be considered isolated.

RETAINING WALLS

Retaining walls up to 12 feet high are proposed for the proposed residence. The retaining walls may be designed for an equivalent fluid pressure of 77 pounds per cubic foot. Retaining walls must be provided with a subdrain covered with a minimum of 12 inches of 3/4 inch crushed gravel. Subdrains should rest on a bed of gravel about 6 inches thick. Retaining walls are designed to deflect up to 1% their total height upon loading. The deflection can affect nearby hard scape.

Restrained Retaining Wall

Subterraneous basement retaining walls which are restrained at both the top and bottom may be designed for trapezoidal loading, per the diagram. 'H' is the total design height. The equivalent fluid pressure is 49H.



Waterproofing

Walls located below grade are susceptible to moisture penetration and no waterproofing system can guarantee 100% protection. The most effective means of providing protection against moisture penetration is application of a waterproofing system on the backside of the retaining wall, prior to backfilling. It is recommended that the foundation contractor provide recommendations for proven waterproofing systems to be utilized.

Retaining Wall Backfill

Retaining wall backfill should be compacted to a minimum of 90 percent of the maximum density as determined by ASTM D 1557-12 or equivalent. Where access between the retaining wall and the temporary excavation prevents the use of compaction equipment, retaining walls should be backfilled with 3/4-inch crushed gravel to within 2 feet of the ground surface. Where the area between the wall and the excavation exceeds 24 inches, the gravel must be vibrated or wheel-rolled, and tested for compaction. The upper 2 feet of backfill above the gravel should consist of a compacted fill blanket to the surface.

Temporary Retaining Wall Excavations

Temporary excavations will be required to construct the proposed retaining walls. The excavations will be up to 12 feet in height. Excavations may be made up to 5 feet high, then trimmed to a 1:1

gradient (45 degrees). Vertical excavations removing lateral support from any adjacent site will require the use of slot cutting. The slot cutting method uses the earth as a buttress and allows the excavation to proceed in phases.

The slot cuts shall be made in the following sequence:

1. Excavate banks to a 1:1 gradient (45 degrees)
2. Excavate the vertical slots, using the A-B-C-A-B-C sequence, first excavating the "A" slots. Slot cuts may be excavated to a maximum of 8 feet in width.
3. Construct the wall sections in the "A" slots. Provide proper waterproofing and backfill between the wall sections and the bank with gravel or approved compacted fill.
4. Excavate the "B" slots after the wall sections in the "A" slots have been constructed and backfilled.
5. Excavate the "C" slots after the wall sections in the "B" slots have been constructed and backfilled.
6. Backfill the "C" slots with compacted fill.

The geologist should be present during grading to see temporary slopes. All excavations should be stabilized within 30 days of initial excavation.

Foundation Settlement

Settlement of the foundation system is expected to occur on initial application of loading. A settlement of ¼ to ½ inch may be anticipated. Differential settlement should not exceed ¼ inch.

Foundation Setback

The Building Code requires that foundations be a sufficient depth to provide horizontal setback from a descending slope. The required setback is 1/3 the height of the slope with a minimum of five feet and a maximum of 40 feet measured horizontally from the base of the foundation to the slope face. The setback for the proposed pool is 1/6 the height of the descending slope, to a maximum of 20 feet.

Excavation Characteristics

The test pits did not encounter any hard to excavate materials.

FLOOR SLABS AND DECKING

Decking, slabs and walkways are likely to experience cracking as the result of the curing process of the concrete. Shrinkage cracks are very difficult to prevent from occurring. Expansion joints are commonly installed within exterior decks in an effort to control the location of the inevitable cracks. Interior slabs however are typically not provided with expansion joints, making cracking more random. The recommended steel reinforcement is intended to reduce the severity of cracking and must be properly installed to ensure proper performance. Rigid or brittle floor coverings, such as tile or marble may also experience cracking during the curing process of the concrete slab underneath and/or minor settlement. Providing a slip sheet between the slab and floor covering will help to reduce cracking of the floor covering.

Floor Slabs

Floor slabs must be cast over the dense alluvial terrace or supported entirely by the deepened foundation system. The slab must be a minimum of 4 inches thick and reinforced with a minimum of #4 bars on 16 inch centers, each way. Slabs which will be provided with a floor covering should be protected by a polyethylene plastic vapor barrier. The barrier should be sandwiched between two one-inch layers of sand to prevent punctures and aid in the concrete cure.

Decking

Prior to placing decking, the existing fill and soil should be removed, the existing grade should be scarified to a depth of 12 inches, moistened as required to obtain optimum moisture content, and recompacted to 90 percent of the maximum dry density, as determined by ASTM D 1557-12. Decking should be reinforced with a minimum of #4 bars placed 16 inches on center, each way.

DRAINAGE

Roof gutters and downspouts are required for the entire residence. Pad and roof drainage must be collected and transferred to the street or approved location in non-erosive drainage devices. Drainage must not be allowed to pond on the pad or against any foundation or retaining wall. The level pad should be provided with numerous area drains and the drainage conducted to a suitable location. Drainage must not be allowed to flow uncontrolled across the site. The slopes should be provided with erosion resistant vegetation.

PLAN REVIEW

Formal plans ready for submittal to the Building Department should be reviewed by SGI. Any change in scope of the project may require additional geotechnical work.

SITE OBSERVATION

It is required that all foundations excavations and the swimming pool excavation be observed by the geologist prior to placing forms, concrete, or steel. Temporary wall excavations must be observed by the geologist. Should the observations reveal any unforeseen hazard, the geologist will provide additional recommendations. Any fill that is placed must be approved, tested, and verified if used for engineered purposes. The entire length of subdrain behind retaining walls must be observed by a representative of this office. All gravel backfill above the subdrain must be observed by a representative of SGI prior to placing a minimum of two feet of controlled fill as a cap. Please advise SGI at least 24 hours prior to any required site visit. All approved plans and permits must be at the site.

CONSTRUCTION SITE MAINTENANCE

It is the responsibility of the contractor to maintain a safe construction site, per OSHA requirements.

Please call this office with any questions. This report and the exploration are subject to the following NOTICE. Please read the Notice carefully, as it limits our liability.

NOTICE

In the event of any changes in the design or location of any structure, as outlined in this report, the conclusions and recommendations contained herein may not be considered valid unless the changes are reviewed by us and the conclusions and recommendations are modified or reaffirmed after such review. The subsurface conditions described, excavation characteristics, and the earth materials described herein and shown on the enclosed geologic map and cross section have been projected from the previous and recent excavations on the site as indicated and should in no way be construed to reflect the typical variations that may occur between these excavations or that may result from changes in subsurface conditions. Fluctuations in the level of groundwater may occur due to typical variations in rainfall, temperature, irrigation, and other factors not evident at the time of the measurements reported herein. Fluctuations also may occur across the site. High groundwater levels can be extremely hazardous. Saturation of earth materials can cause subsidence of the site.

If conditions encountered during construction appear to differ from those disclosed herein, notify us immediately so we may consider the need for modifications. Compliance with the design concepts, specifications or recommendations during construction requires the review of the engineering geologist and geotechnical engineer during the course of construction.

THIS EXPLORATION WAS PERFORMED ONLY ON A PORTION OF THE SITE, AND CANNOT BE CONSIDERED AS INDICATIVE OF THE PORTIONS OF THE SITE NOT EXPLORED.

This report is issued and made for the sole use and benefit of the client, is not transferable and is as of the exploration date. Any liability in connection herewith shall not exceed the fee for the exploration. No warranty, expressed or implied, is made or intended in connection with the above exploration or by the furnishing of this report or by any other oral or written statement.

THIS REPORT WAS PREPARED ON THE BASIS OF THE PRELIMINARY PLOT PLAN FURNISHED. FINAL PLANS MUST BE REVIEWED BY THIS OFFICE AS ADDITIONAL GEOTECHNICAL WORK MAY BE REQUIRED.

SGI has reviewed, concurs with, and accepts responsibility for the laboratory testing performed by C. Y. Geotech, Inc. The laboratory test results included in Appendix I were used in the preparation of this report.

Respectfully submitted,

CERTIFIED ENGINEERING GEOLOGIST
WAYNE SCHICK
E.G. 1300
Exp. 4-30-2016
STATE OF CALIFORNIA

WAYNE SCHICK
C.E.G. 1300

REGISTERED PROFESSIONAL ENGINEER
TZE-TZONG TSAO
No. C 046886
Exp. 06-30-
CIVIL
STATE OF CALIFORNIA

JOHN TSAO
P.E. 46886

Enc: Appendix I
Vicinity Map
Test Pit Logs
Geologic Map and Sections
Calculations

xc: (4) Addressee

TABLE 1 - LOG OF TEST PITS

Test Pit Number	Depth (Feet)	Description
1	0 - 9	FILL: silty sand, medium brown, mottled, moist, medium dense, contains occasional rock fragments
	9 - 14	ALLUVIAL TERRACE: Sandy clayey silt, clayey sand, and silty clayey sand, medium reddish brown, slightly moist, dense, contains occasional rounded rock fragments
		End at 14 feet; No Water; No Caving
2	0 - 5	FILL: silty sand, medium brown, mottled, moist, medium dense, contains occasional rock fragments
	5 - 12	ALLUVIAL TERRACE: Sandy clayey silt, clayey sand, and silty clayey sand, medium reddish brown, slightly moist, dense, contains occasional rounded rock fragments
		End at 12 feet; No Water; No Caving
3	0 - 9	FILL: silty sand, medium brown, mottled, moist, medium dense, contains occasional rock fragments
	9 - 13	ALLUVIAL TERRACE: Sandy clayey silt, clayey sand, and silty clayey sand, medium reddish brown, slightly moist, dense, contains occasional rounded rock fragments
		End at 13 feet; No Water; No Caving

C. Y. GEOTECH, INC.

Engineering Geology and Geotechnical Engineering

9428 Eton Avenue, Unit M, Chatsworth, California 91311
Tel: (818) 341-1899 Fax: (818) 341-1897 Email: cygeotech@sbcglobal.net

August 28, 2015

P. N. CYG-15-7638

LABORATORY TESTING SERVICES

As requested by Mr. Wayne Schick of Schick Geotechnical (SG), Inc., C. Y. Geotech (CYG) , Inc. has performed the laboratory tests as listed in Table 1 for SG project SG 8812-W, at 41700 Pacific Coast Highway, Malibu, California. The testing procedures of ASTM (American Society for Testing and Materials) Standards were followed in the laboratory tests. The laboratory of CYG is certified by the City of Los Angeles Department of Building and Safety.

Client Name:	Schick Geotechical, Inc.
Project Name:	SG/Jain
SG Project No:	SG 8812-W
Project Address:	41700 Pacific Coast Highway, Malibu, California

The type and quantity of laboratory tests are listed in Table 1. The results of laboratory tests are summarized in Table 2, Plates DS-1 and DS-2, Plates SDC-1 and SDC-2, and Plates CS-1 to CS-4. If you have any questions regarding the laboratory testing, please do not hesitate to call us.

Very truly yours,
C. Y. Geotech, Inc.

John T. Tsao
RCE 46886

TEST PROCEDURES

Moisture-Density Test

Moisture contents are performed in general accordance with ASTM Test Designation D2216. Unit weights were determined in general accordance with ASTM Test Designation D2937. The results of moisture-density tests are listed in Table 2.

Direct Shear Test

Two direct shear tests were performed on selected ring and bulk samples to determine the shear strength parameters of soils. The direct shear tests were performed in accordance with ASTM Standard D-3080 by using a strain control type direct shear machine and under an artificially saturated condition. The samples were submerged into water for one or two days to saturate the samples prior to testing. The samples were tested under the following procedures: 1) the sample is placed in the shear box and then a selected normal stress is applied to the specimen, 2) the sample is compressed by the normal stress until an equilibrium state is reached, 3) the sample is sheared under a constant rate of shear displacement of 0.004 inches per minute, 4) the peak value of shear strength during shearing was recorded as the peak shear strength, 5) back-shear the sample to the original position and then reshear the sample to record the peak value as the ultimate shear strength, and 6) repeat step 5 to repeatedly reshear sample a minimum of 5 times and until a steady shear strength was recorded as a residual shear strength. Three samples were tested with different normal loads following the abovementioned testing procedures. The results were plotted on a normal-stress vs. shearing strength diagram to determine the shear strength parameters: cohesion and angle of internal friction. The results of direct shear tests are presented in Plates DS-1 and DS-2 and Plates SDC-1 and SDC-2.

Consolidation Test

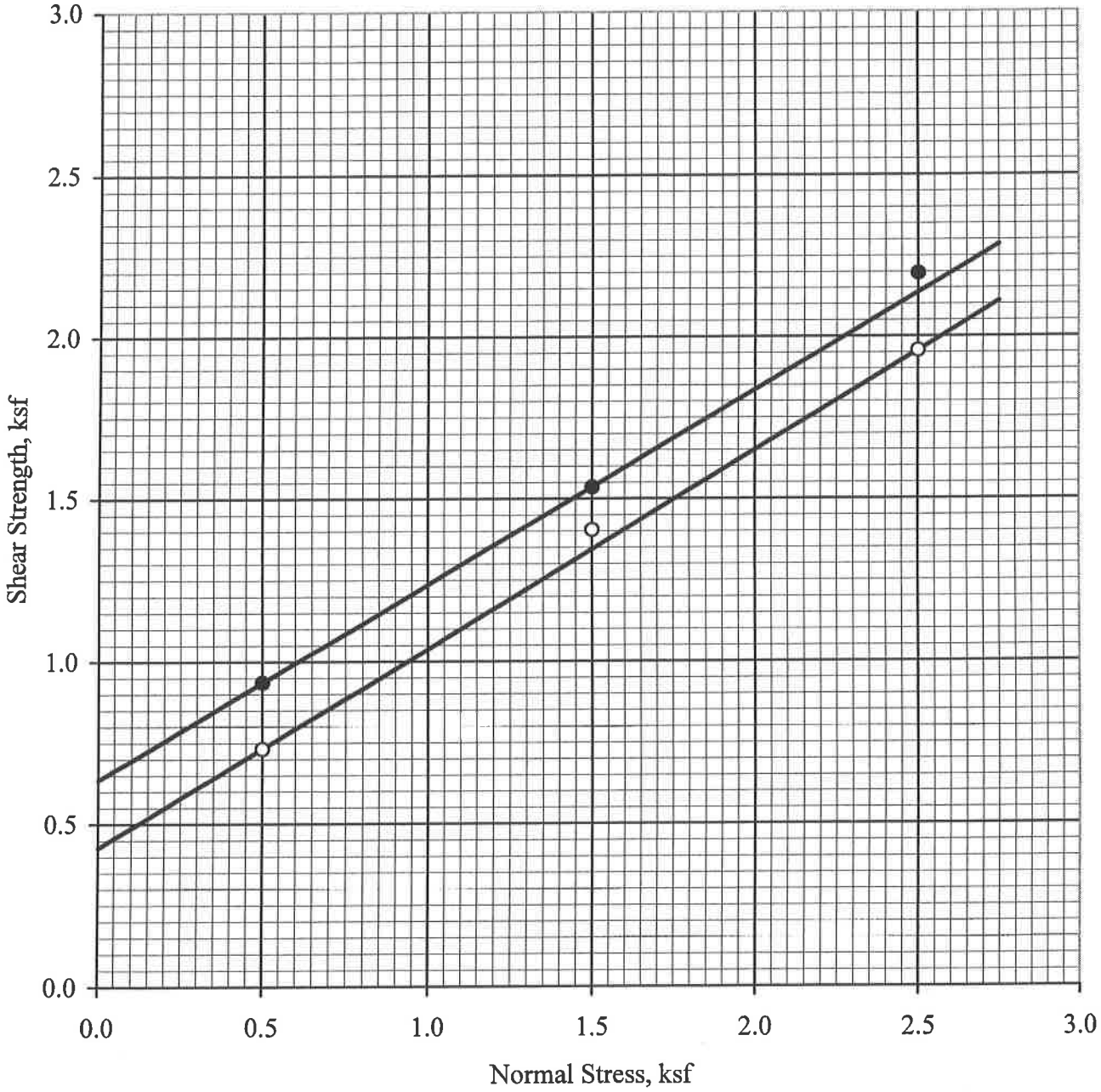
Four consolidation tests were performed on selected ring samples to determine the compressibility and hydroconsolidation potential of soils. The consolidation tests were performed in general accordance with ASTM Standard D-2435. The ring sample was contained in a 2.4-inch-diameter and 1.0-inch-high sampling ring. This test was performed primarily on materials which would be most susceptible to consolidation under anticipated foundation loading. The sample was tested under the following procedures: 1) the sample is placed in a loading frame under a seating pressure of 200 psf, 2) apply vertical loads to the sample in several geometric increments and record the resulting deformations at selected time intervals, 3) adds water to the test cell and records the vertical consolidation when the applied stress reaches a simulated foundation pressure (often 2000 psf) and the sample has consolidated under that pressure, 4) repeat step 2 until a loading pressure of 4000 psf or 8000 psf and record the equilibrium consolidation, 5) unload the sample to an applied stress of 1000 psf and record the rebound of the sample. The results of consolidation tests are presented in terms of percent volume change versus applied vertical stress. The results of consolidation tests are presented in Plates CS-1 to CS-4.

Table 1. Type and Quantity of Laboratory Test

Laboratory Test	Quantity	ASTM Standard
Density and Moisture Content	6	D-2216 & D-2937
Direct Shear Test	2	D-3080
Consolidation Test	4	D-2435

Table 2. Results of the Dry Density-Moisture Content Test

Location	Depth ft	Soils Description	Dry Density pcf	Moisture Content %
TP-2	5	Reddish brown sandy clayey silt	112	17
TP-2	6	Reddish brown sandy clayey silt	109	17
TP-2	7	Reddish brown clay silt	105	20
TP-2	9	Reddish brown clayey sand with rock fragments	113	15
TP-2	11	Reddish brown gravelly clayey sand	110	17
TP-2	13	Reddish brown silty clayey sand	110	19



● Peak - At Saturation Moisture Content C = 630 psf ϕ = 31 °

○ Residual - At Saturation Moisture Content C = 420 psf ϕ = 31 °

Field Dry Density = 112 pcf
Field Moisture Content = 17 %
Saturation Moisture Content = 18 %

Test Pit : TP-2
Depth : 5 feet
Description : Reddish brown sandy clayey silt

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SG/Jain

Date : 08-2015

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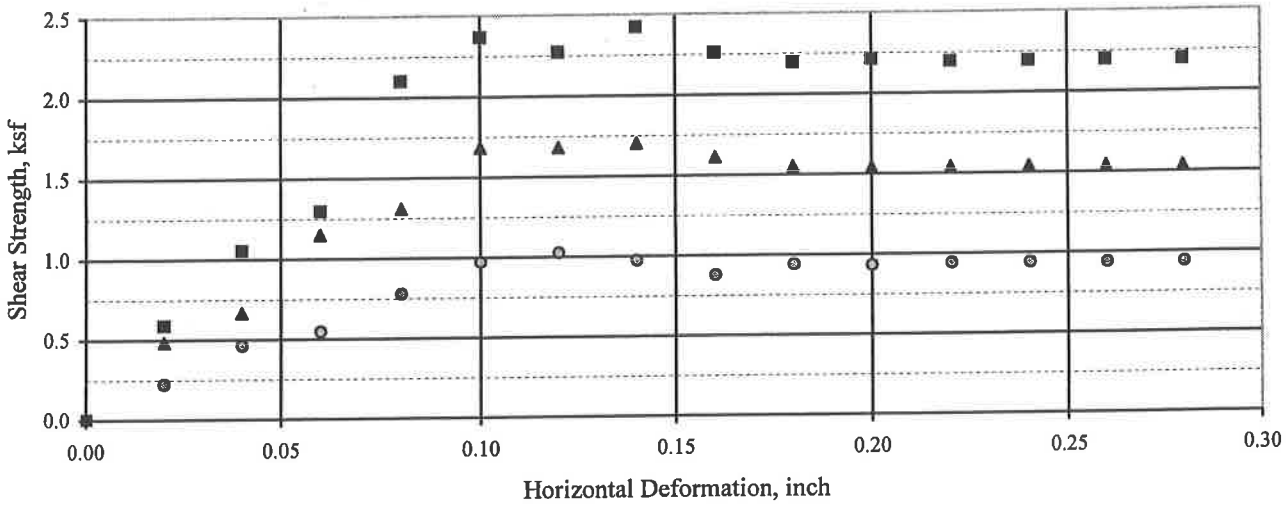
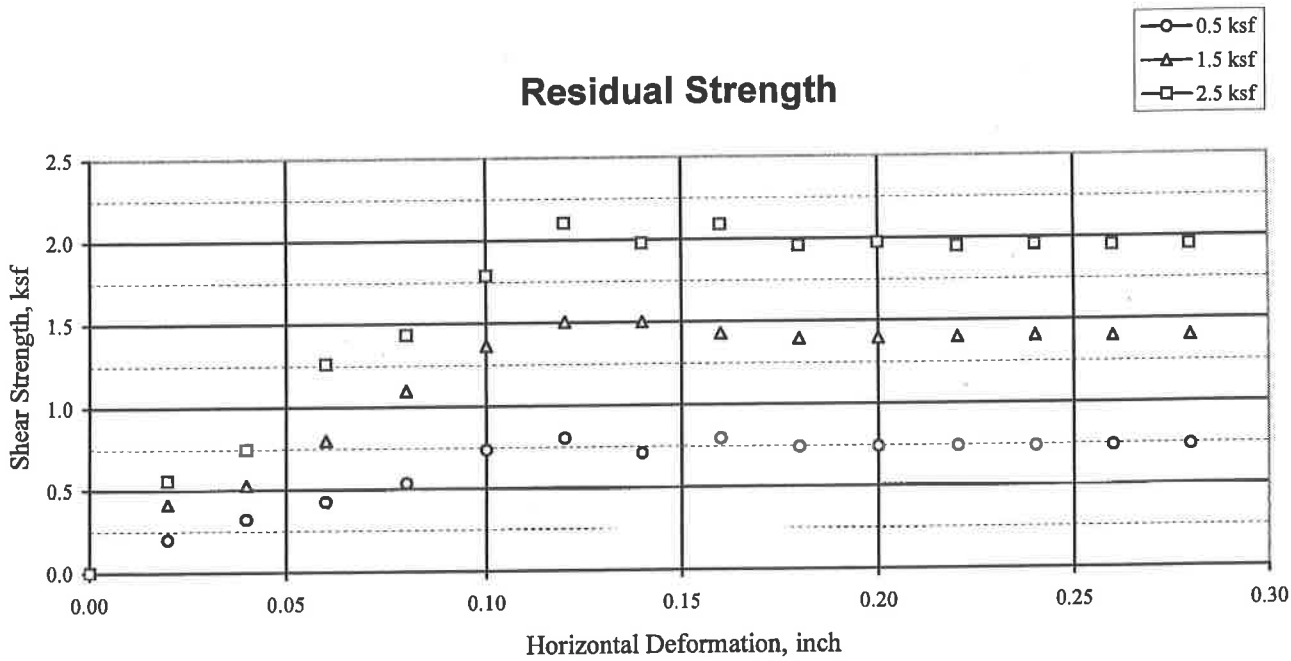
Shear Diagram

Plate DS - 1

Peak Strength



Residual Strength



● Peak - At Saturation Moisture Content C = 630 psf ϕ = 31 °

○ Residual - At Saturation Moisture Content C = 420 psf ϕ = 31 °

Field Dry Density = 112 pcf
Field Moisture Content = 17 %
Saturation Moisture Content = 18 %

Test Pit : TP-2
Depth : 5 feet
Description : Reddish brown sandy clayey silt

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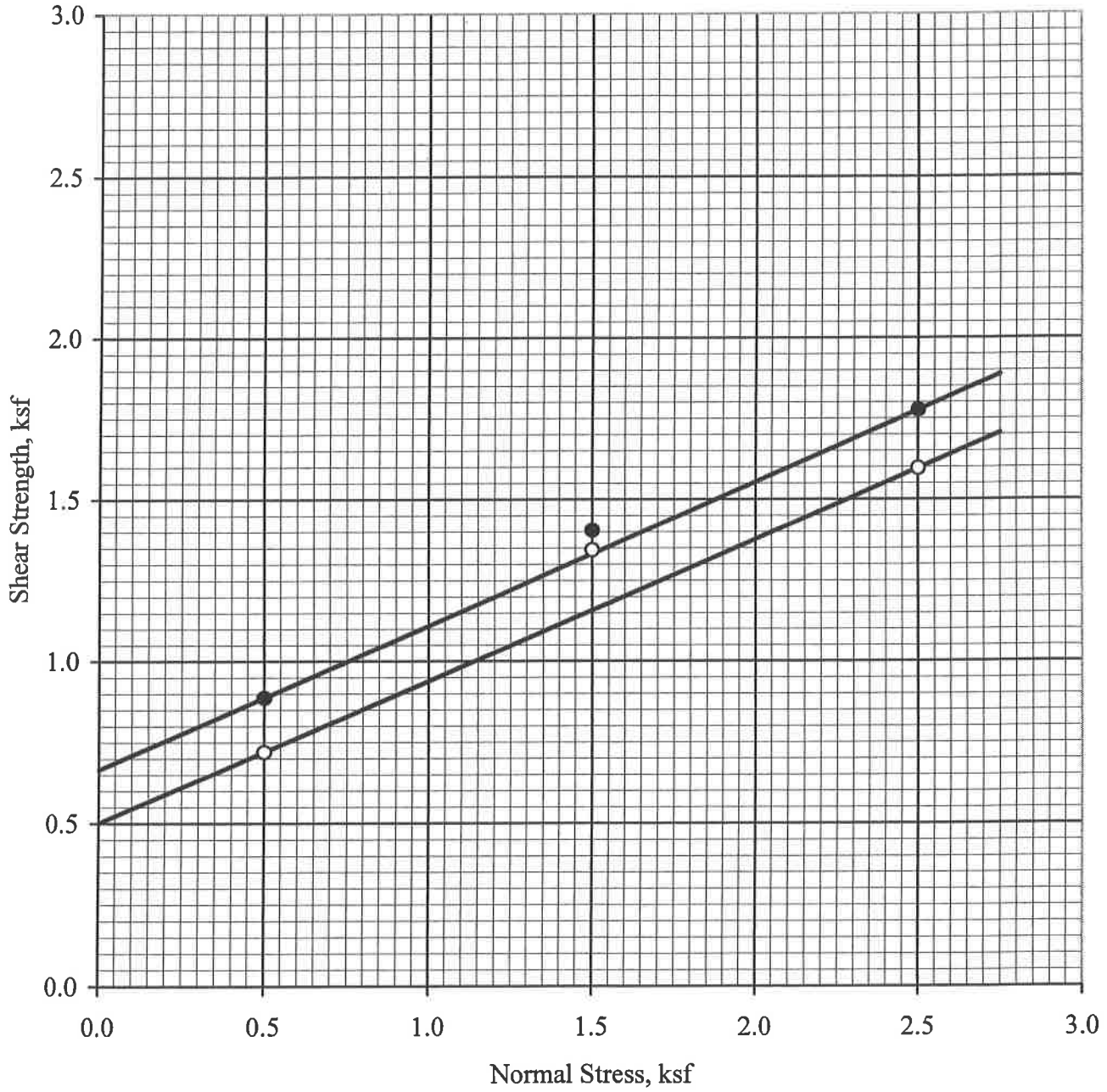
Stress-Displacement Curve

Plate SDC - 1



● Peak - At Saturation Moisture Content C = 660 psf ϕ = 24 °

○ Residual - At Saturation Moisture Content C = 500 psf ϕ = 24 °

Field Dry Density = 105 pcf
Field Moisture Content = 20 %
Saturation Moisture Content = 22 %

Test Pit : TP-2
Depth : 7 feet
Description : Reddish brown clayey silt

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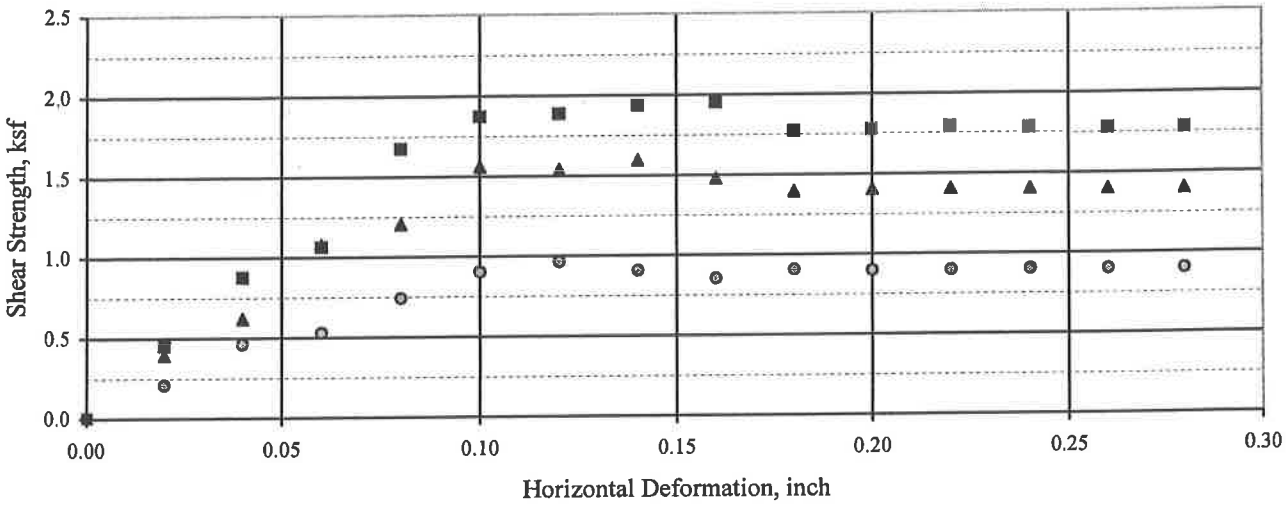
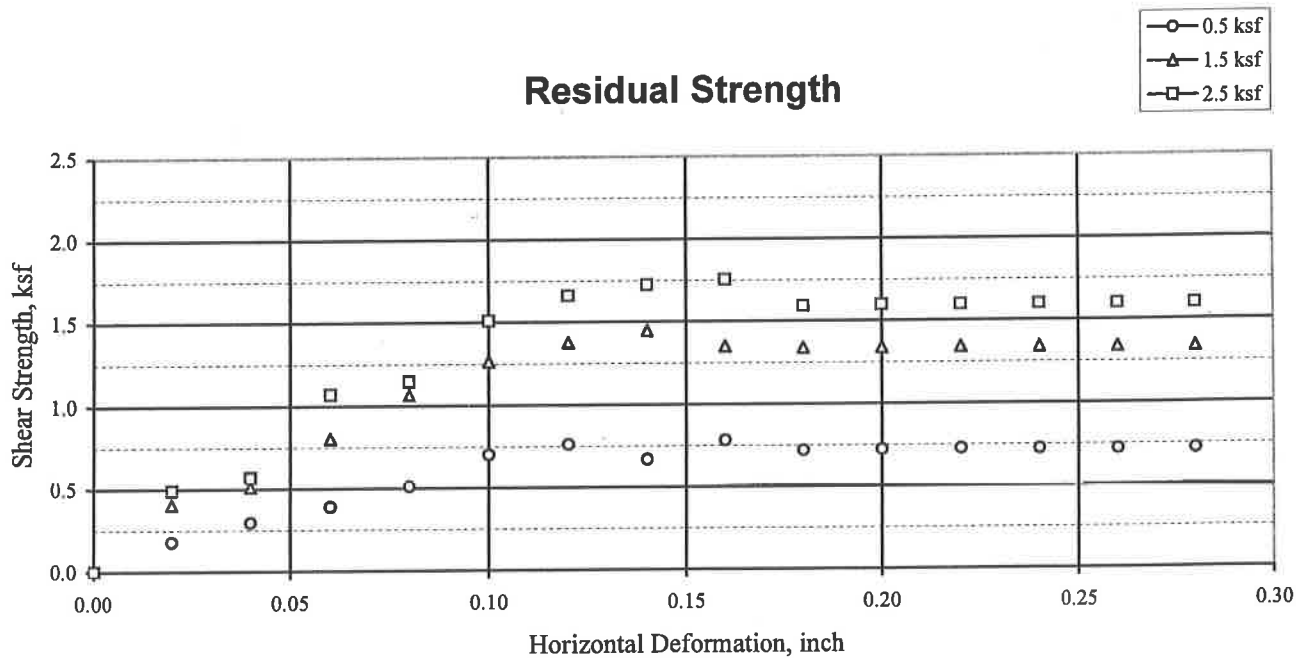
Shear Diagram

Plate DS - 2

Peak Strength



Residual Strength



● Peak - At Saturation Moisture Content C = 660 psf ϕ = 24 °

○ Residual - At Saturation Moisture Content C = 500 psf ϕ = 24 °

Field Dry Density = 105 pcf
Field Moisture Content = 20 %
Saturation Moisture Content = 22 %

Test Pit : TP-2
Depth : 7 feet
Description : Reddish brown clayey silt

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Stress-Displacement Curve

Plate SDC - 2

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Consolidation Test

Test Pit	Depth (feet)	Water Content (%) Before	After	Height (inches)	Diameter (inches)
TP-2	5	17	18	1.0	2.4

Classification : Reddish brown sandy clayey silt

Swelling = 0 %

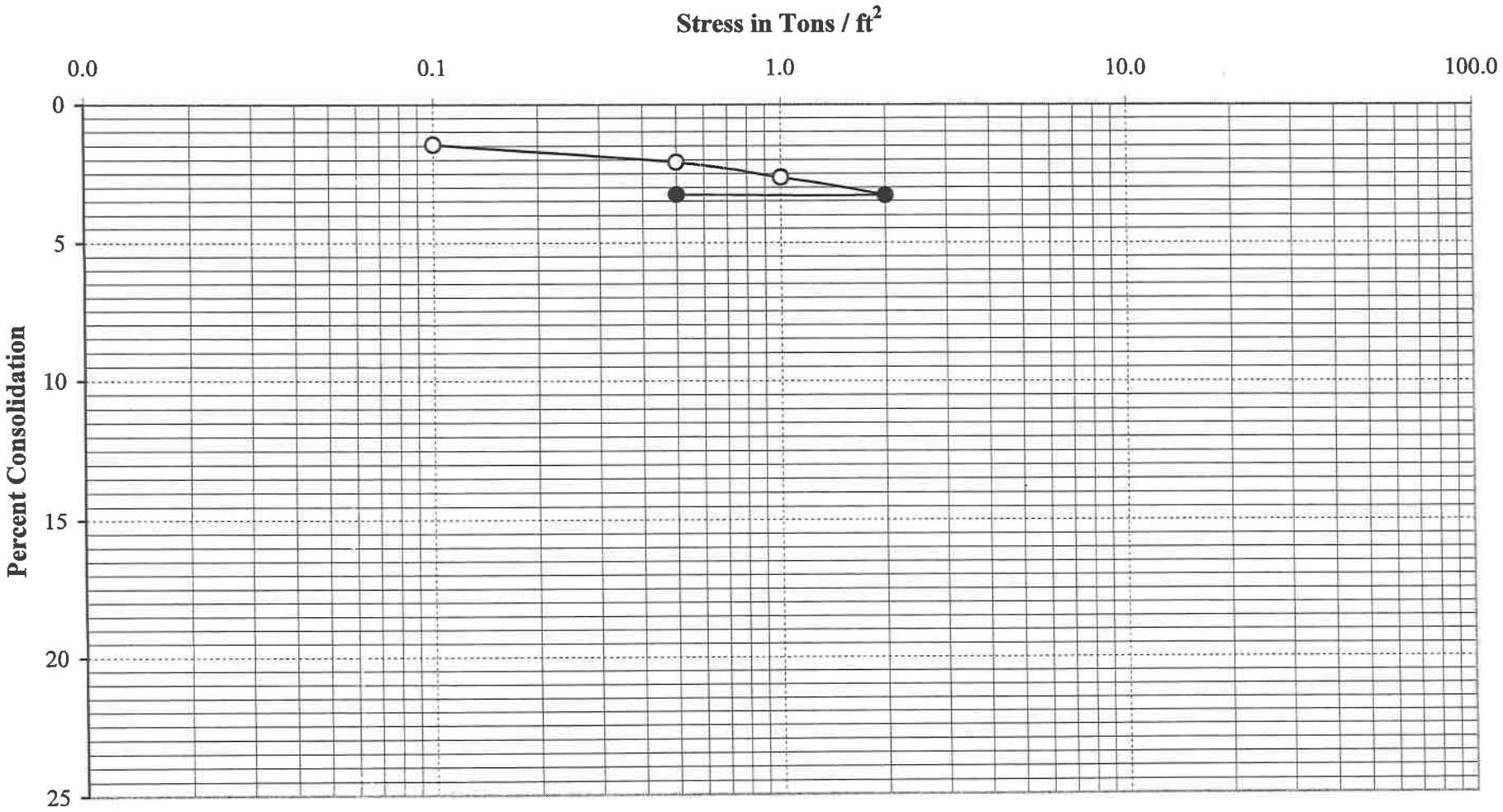

Plate CS - 1

C. Y. GEOTECH, INC.

Geotechnical Engineering and Engineering Geology

SG/Jain

Date : 08-2015

P.N. No: CYG-15-7638

Consolidation Test

Test Pit	Depth (feet)	Water Content (%) Before	Water Content (%) After	Height (inches)	Diameter (inches)
TP-2	6	17	21	1.0	2.4

Classification : Reddish brown sandy clayey silt

Hydroconsolidation = 0.4 %

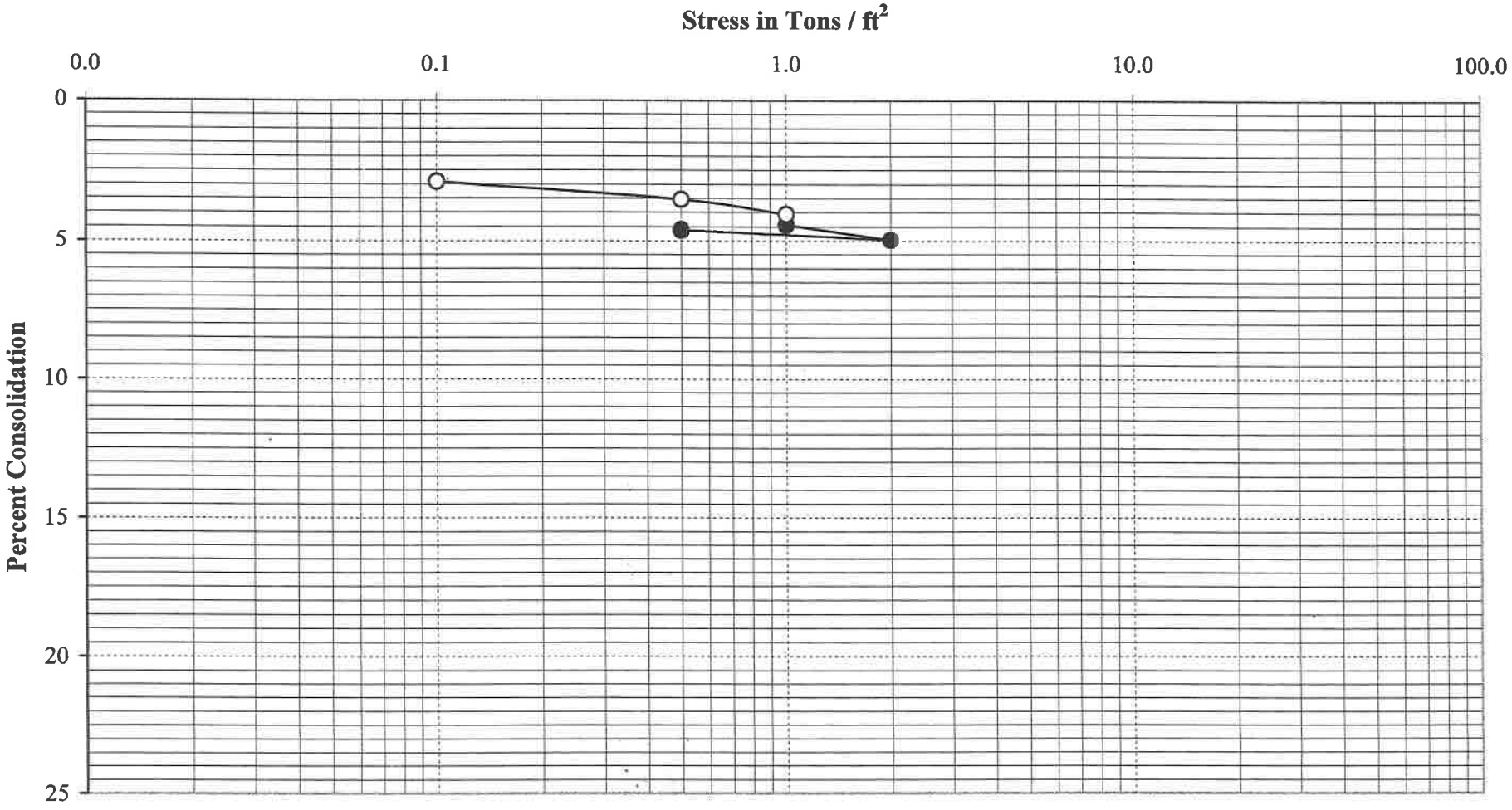

Plate CS - 2

C. Y. GEOTECH, INC.

Geotechnical Engineering and Engineering Geology

SG/Jain

Date : 08-2015 | P.N. No: CYG-15-7638

Consolidation Test

Test Pit	Depth (feet)	Water Content (%) Before	After	Height (inches)	Diameter (inches)
TP-2	9	15	18	1.0	2.4

Classification : Reddish brown clayey sand with rock fragments

Swelling = 0.4 %

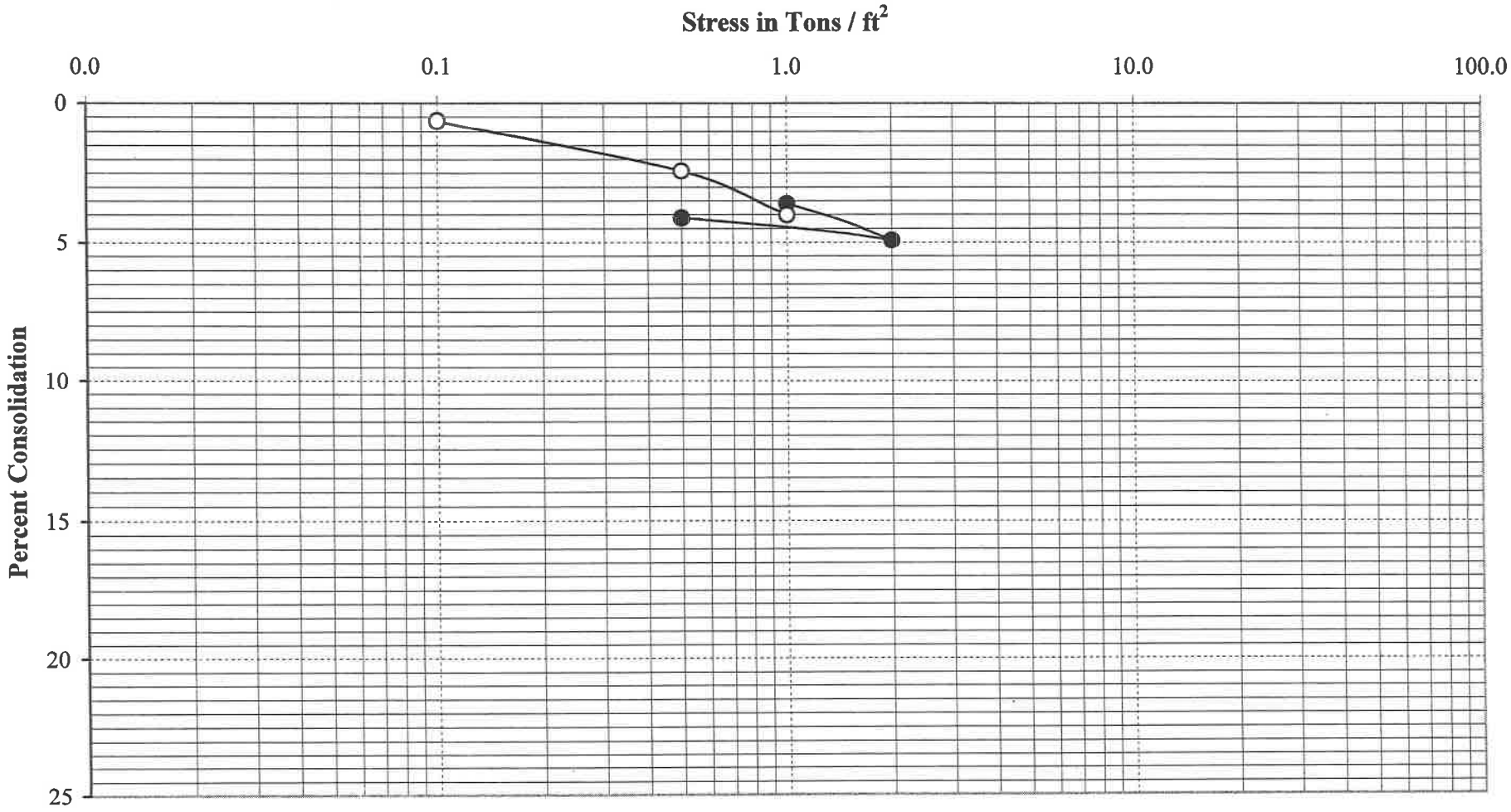

Plate CS - 3

C. Y. GEOTECH, INC.

Geotechnical Engineering and Engineering Geology

SG/Jain

Date : 08-2015 | P.N. No: CYG-15-7638

Consolidation Test

Test Pit	Depth (feet)	Water Content (%) Before	After	Height (inches)	Diameter (inches)
TP-2	11	17	19	1.0	2.4

Classification : Reddish brown gravelly clayey sand

Swelling = 0.4 %

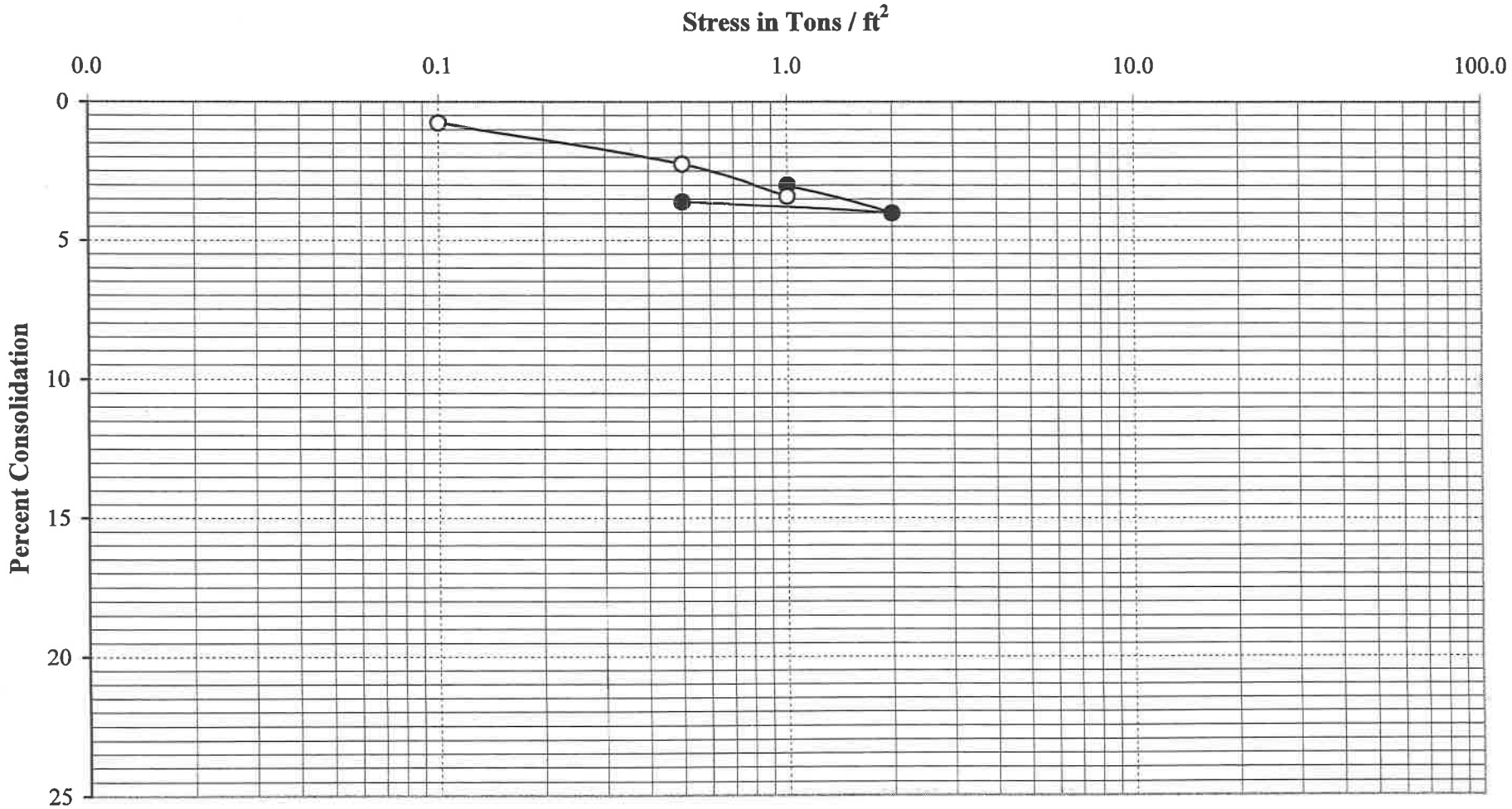

Plate CS - 4

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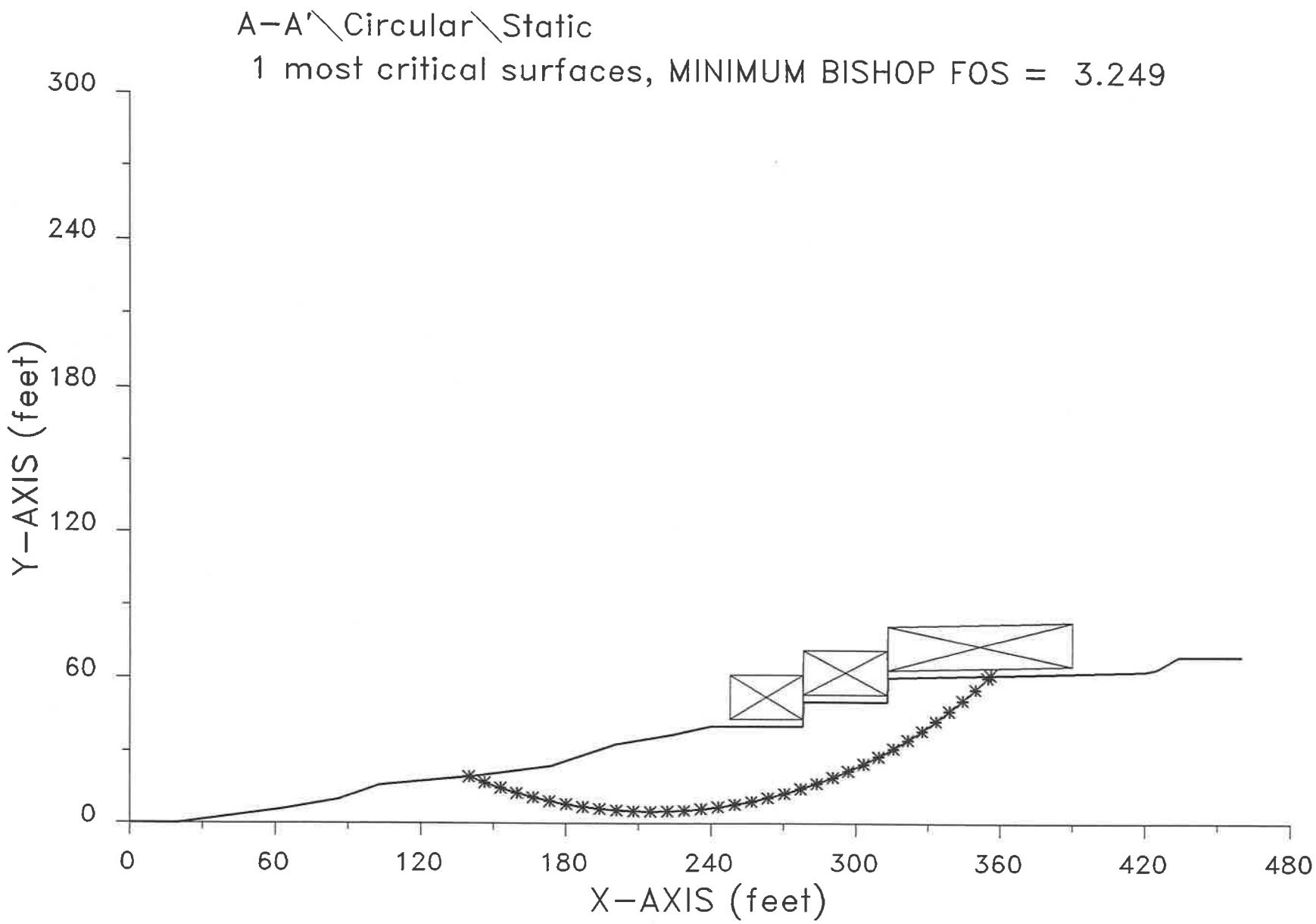

Problem Description : A-A'\Circular\Static

SEGMENT BOUNDARY COORDINATES

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17 SURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	.0	20.0	.0	1
2	20.0	.0	63.0	6.0	1
3	63.0	6.0	86.0	10.0	1
4	86.0	10.0	103.0	16.0	1
5	103.0	16.0	144.0	20.0	1
6	144.0	20.0	174.0	24.0	1
7	174.0	24.0	201.0	33.0	1
8	201.0	33.0	224.0	37.0	1
9	224.0	37.0	240.0	40.5	1
10	240.0	40.5	278.0	40.5	1
11	278.0	40.5	278.1	50.5	1
12	278.1	50.5	313.0	50.5	1
13	313.0	50.5	313.1	60.5	1
14	313.1	60.5	420.0	63.0	1
15	420.0	63.0	425.0	64.0	1
16	425.0	64.0	434.0	69.0	1
17	434.0	69.0	460.0	69.0	1

ISOTROPIC Soil Parameters

---

1 Soil unit(s) specified

Soil Unit No.	Unit Weight Moist (pcf)	Unit Weight Sat. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Parameter Ru	Pore Pressure Constant (psf)	Water Surface No.
1	129.0	129.0	500.0	24.00	.000	.0	0

BOUNDARY LOADS

1 load(s) specified

Load No.	x-left (ft)	x-right (ft)	Intensity (psf)	Direction (deg)
1	248.0	390.0	200.0	.0

NOTE - Intensity is specified as a uniformly distributed force acting on a HORIZONTALLY projected surface.

A critical failure surface searching method, using a random technique for generating CIRCULAR surfaces has been specified.
5000 trial surfaces will be generated and analyzed.
500 Surfaces initiate from each of 10 points equally spaced along the ground surface between x = 20.0 ft
and x = 200.0 ft
Each surface terminates between x = 240.0 ft
and x = 460.0 ft
Unless further limitations were imposed, the minimum elevation at which a surface extends is y = .0 ft

Factors of safety have been calculated by the :

* * * * * SIMPLIFIED BISHOP METHOD * * * * *

The most critical circular failure surface
is specified by 35 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	140.00	19.61
2	146.54	17.12
3	153.16	14.85
4	159.86	12.81
5	166.62	11.01
6	173.45	9.44
7	180.32	8.10
8	187.23	7.01
9	194.18	6.15
10	201.15	5.53
11	208.14	5.15
12	215.14	5.02
13	222.14	5.12
14	229.13	5.47
15	236.10	6.06
16	243.06	6.88
17	249.97	7.95
18	256.85	9.26
19	263.68	10.80
20	270.45	12.57
21	277.16	14.58
22	283.79	16.82
23	290.34	19.28
24	296.80	21.97
25	303.17	24.88
26	309.43	28.01
27	315.58	31.36
28	321.61	34.91
29	327.52	38.67
30	333.29	42.63
31	338.92	46.78
32	344.41	51.13
33	349.74	55.67
34	354.91	60.38
35	356.06	61.50

**** Simplified BISHOP FOS = 3.249 ****

The following is a summary of the TEN most critical surfaces
Problem Description : A-A'\Circular\Static

	FOS (BISHOP)	Circle Center x-coord (ft)	Circle Center y-coord (ft)	Radius (ft)	Initial x-coord (ft)	Terminal x-coord (ft)	Resisting Moment (ft-lb)
1.	3.249	215.58	208.02	203.01	140.00	356.06	8.417E+07
2.	3.256	217.96	190.74	188.06	140.00	354.50	8.209E+07
3.	3.259	220.50	203.70	200.92	140.00	362.55	9.224E+07
4.	3.261	220.56	193.94	192.04	140.00	359.71	8.852E+07
5.	3.264	215.93	184.28	181.34	140.00	349.19	7.581E+07
6.	3.264	215.03	185.67	182.23	140.00	348.19	7.465E+07
7.	3.265	211.73	198.87	193.08	140.00	347.20	7.353E+07
8.	3.268	212.41	191.95	186.94	140.00	346.06	7.218E+07
9.	3.269	206.36	230.10	229.32	120.00	361.95	1.120E+08
10.	3.270	221.19	183.87	183.23	140.00	357.60	8.595E+07

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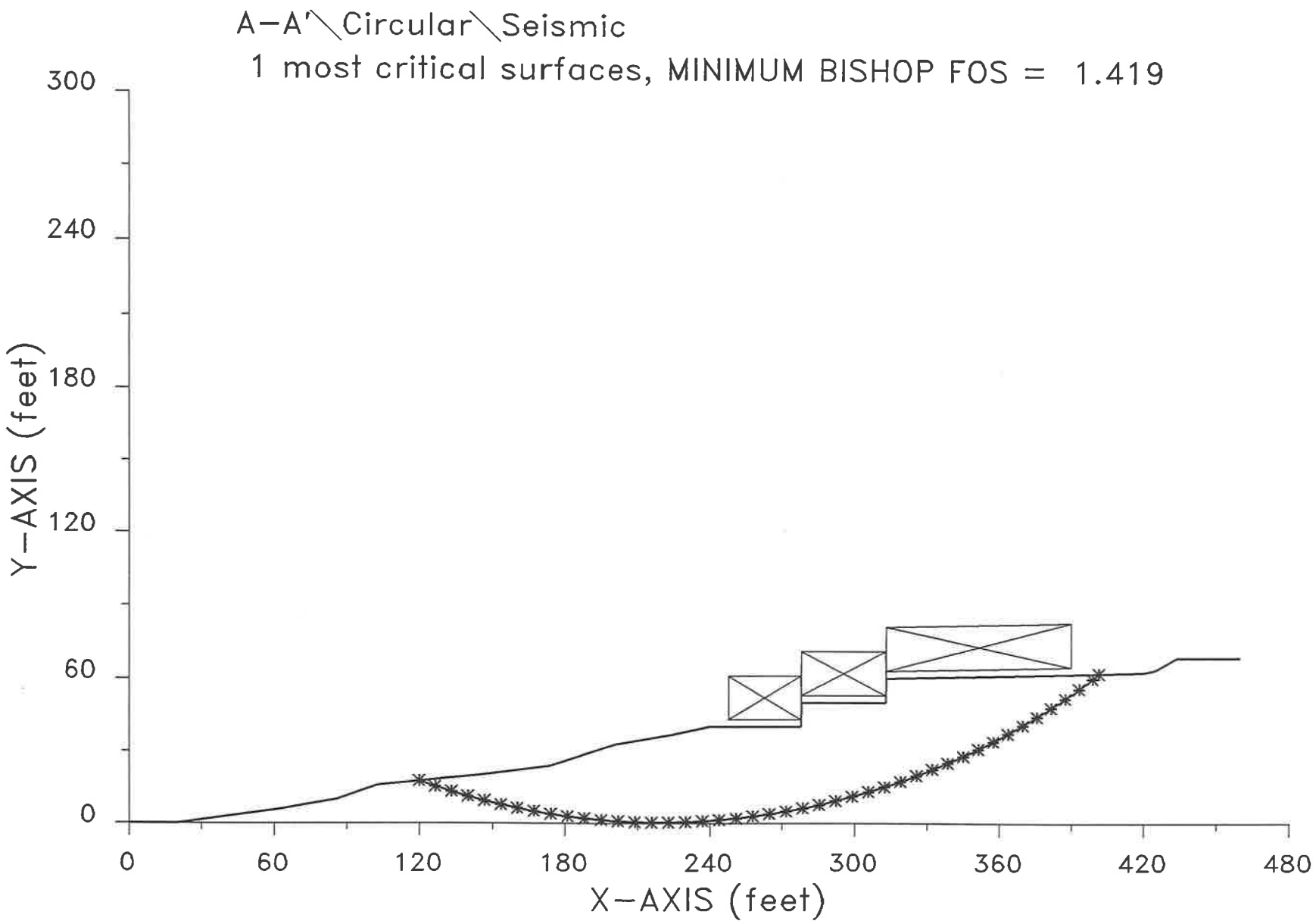


Problem Description : A-A'\Circular\Seismic

SEGMENT BOUNDARY COORDINATES

17 SURFACE boundary segments

Segment No.	x-left (ft)	y-left (ft)	x-right (ft)	y-right (ft)	Soil Unit Below Segment
1	.0	.0	20.0	.0	1
2	20.0	.0	63.0	6.0	1
3	63.0	6.0	86.0	10.0	1
4	86.0	10.0	103.0	16.0	1
5	103.0	16.0	144.0	20.0	1
6	144.0	20.0	174.0	24.0	1
7	174.0	24.0	201.0	33.0	1
8	201.0	33.0	224.0	37.0	1
9	224.0	37.0	240.0	40.5	1
10	240.0	40.5	278.0	40.5	1
11	278.0	40.5	278.1	50.5	1
12	278.1	50.5	313.0	50.5	1
13	313.0	50.5	313.1	60.5	1
14	313.1	60.5	420.0	63.0	1
15	420.0	63.0	425.0	64.0	1
16	425.0	64.0	434.0	69.0	1
17	434.0	69.0	460.0	69.0	1

ISOTROPIC Soil Parameters

1 Soil unit(s) specified

Soil Unit No.	Unit Weight Moist (pcf)	Unit Weight Sat. (pcf)	Cohesion Intercept (psf)	Friction Angle (deg)	Pore Pressure Parameter Ru	Pore Pressure Constant (psf)	Water Surface No.
1	126.0	129.0	660.0	24.00	.000	.0	0

A horizontal earthquake loading coefficient
of .305 has been assigned
A vertical earthquake loading coefficient
of .000 has been assigned

BOUNDARY LOADS

1 load(s) specified

Load No.	x-left (ft)	x-right (ft)	Intensity (psf)	Direction (deg)
1	248.0	390.0	200.0	.0

NOTE - Intensity is specified as a uniformly distributed force acting on a HORIZONTALLY projected surface.

A critical failure surface searching method, using a random technique for generating CIRCULAR surfaces has been specified.
5000 trial surfaces will be generated and analyzed.

500 Surfaces initiate from each of 10 points equally spaced along the ground surface between x = 20.0 ft
and x = 200.0 ft

Each surface terminates between x = 240.0 ft
and x = 460.0 ft
Unless further limitations were imposed, the minimum elevation at which a surface extends is y = .0 ft

* * * * * DEFAULT SEGMENT LENGTH SELECTED BY XSTABL * * * * *

7.0 ft line segments define each trial failure surface.
Factors of safety have been calculated by the :
* * * * * SIMPLIFIED BISHOP METHOD * * * * *

The most critical circular failure surface
is specified by 44 coordinate points

Point No.	x-surf (ft)	y-surf (ft)
1	120.00	17.66
2	126.62	15.39
3	133.29	13.27
4	140.01	11.31
5	146.78	9.51
6	153.58	7.87
7	160.43	6.39
8	167.30	5.07
9	174.20	3.92
10	181.13	2.93
11	188.08	2.10
12	195.05	1.43
13	202.03	.93
14	209.03	.60
15	216.02	.42
16	223.02	.42
17	230.02	.58
18	237.02	.90
19	244.00	1.39
20	250.97	2.04
21	257.92	2.86
22	264.85	3.84
23	271.76	4.98
24	278.63	6.29
25	285.48	7.75
26	292.29	9.38
27	299.05	11.17
28	305.78	13.12
29	312.45	15.22
30	319.08	17.48
31	325.65	19.90
32	332.16	22.47
33	338.61	25.19
34	344.99	28.07
35	351.30	31.09
36	357.54	34.26
37	363.71	37.58
38	369.79	41.04
39	375.79	44.65
40	381.71	48.39
41	387.53	52.28
42	393.26	56.30
43	398.89	60.45
44	401.63	62.57

**** Simplified BISHOP FOS = 1.419 ****

The following is a summary of the TEN most critical surfaces
Problem Description : A-A'\Circular\Seismic

	FOS (BISHOP)	Circle Center x-coord (ft)	Circle Center y-coord (ft)	Radius (ft)	Initial x-coord (ft)	Terminal x-coord (ft)	Resisting Moment (ft-lb)
1.	1.419	219.79	297.53	297.13	120.00	401.63	1.876E+08
2.	1.419	173.87	509.46	509.23	80.00	418.74	3.514E+08
3.	1.420	223.42	313.78	313.66	120.00	411.53	2.087E+08
4.	1.420	223.89	316.20	316.11	120.00	412.91	2.118E+08
5.	1.422	223.19	321.69	321.06	120.00	413.14	2.130E+08
6.	1.422	207.86	400.41	400.27	100.00	424.63	2.848E+08
7.	1.423	214.46	281.59	280.33	120.00	389.03	1.632E+08
8.	1.423	199.75	359.43	358.64	100.00	400.95	2.269E+08
9.	1.423	233.23	380.70	380.29	120.00	451.06	2.926E+08
10.	1.424	195.98	318.81	318.67	100.00	384.87	1.888E+08

Equivalent Fluid Pressure (Free Body Diagram Method)

Program Made by C. Y. Geotech, Inc. (Version 15.4)

Project Name:

SG 8812-W 10 feet Subterraneous Wall / Level / Static (Alluvium)

GEOMETRY OF CRITICAL ACTIVE WEDGE:

Height of the Subterraneous Wall	=	10 feet
Angle of Slope Above Subterraneous Wall	=	0 degree
Dip Angle of Critical Wedge	=	56 degree

SHEAR STRENGTH PARAMETERS:

Unit Weight	=	133 pcf
Cohesion	=	420 psf
Friction Angle	=	31 degree
Mobilized Cohesion	=	280 psf
Mobilized Friction Angle	=	21.8 degree

REQUIRED FACTOR OF SAFETY = 1.5

RESULTS

Dip Angle of Critical Slip Surface	= 56 degree
Total Weight of Active Wedge	= 4485 lbs
Frictional Resistance (Cm * L)	= 3377 lbs
Required External Force for Wall	= -744 lbs
Required Equivalent Fluid Pressure	= -14.9 psf/ft
Triangular-Distributed EFP (Using Jaky Formula)	= 133 x [1 - sin (31)] = 65 psf/ft

RECOMMENDED EFP AND LF :

Triangular-Distributed EFP	= 65 psf/ft
Trapezoidal-Distributed LF	= [EFP(Tri) / 1.6] x H = 41 H psf/ft

WEDGE SLOPE STABILITY FOR LATERAL FORCE

Program Made by C. Y. Geotech, Inc.

Project Name:
SG 8812-W 10 feet Basement Wall / Level / Seismic (Alluvium)

GEOMETRY OF CRITICAL ACTIVE WEDGE:

Height of Retaining Wall	=	10 feet
Angle of Slope Above Retaining Wall	=	0 degree
Dip Angle of Critical Wedge	=	55 degree
Length of Slip Surface	=	12.21 ft

SHEAR STRENGTH PARAMETERS:

Unit Weight	=	131 pcf
Cohesion (C)	=	630 psf
Friction Angle (ϕ)	=	31 degree
Mobilized Cohesion (Cm)	=	630 psf
Mobilized Friction Angle (ϕm)	=	31.0 degree

Required Factor of Safety = 1.0

Seismic Coefficient = 0.319
(Half of $S_{DS}/2.5$)

Calculations:

Dip Angle of Critical Slip Surface = 55 degree

Total Weight of Critical Wedge = 4586 lbs

Frictional Resistance (Cm × L) = 630×12.21 = 7691 lbs

Unbalanced Lateral Force (Static + Seismic)

= [4586 - 7691 × Cos(35)] × Tan(55 - 31) - 7691 × Sin(35) + 4586 × 0.319 x 1
= -3711 lbs

Stabilization Force for Seismic Stability < 0
EFP for Static + Seismic Stability with FS of 1.0 < 0
(EFP Recommended for Static Stability = 65 psf/ft)

EFP recommended for static stability is more critical than seismic stability

Equivalent Fluid Pressure (Free Body Diagram Method)

Program Made by C. Y. Geotech, Inc. (Version 15.4)

Project Name:

SG 8812-W 10 feet Subterraneous Wall / Level / Static (Alluvium)

GEOMETRY OF CRITICAL ACTIVE WEDGE:

Height of the Subterraneous Wall	=	10 feet
Angle of Slope Above Subterraneous Wall	=	0 degree
Dip Angle of Critical Wedge	=	53 degree

SHEAR STRENGTH PARAMETERS:

Unit Weight	=	129 pcf
Cohesion	=	500 psf
Friction Angle	=	24 degree
Mobilized Cohesion	=	333 psf
Mobilized Friction Angle	=	16.5 degree

REQUIRED FACTOR OF SAFETY = 1.5

RESULTS

Dip Angle of Critical Slip Surface	= 53 degree
Total Weight of Active Wedge	= 4860 lbs
Frictional Resistance (Cm * L)	= 4174 lbs
Required External Force for Wall	= -1383 lbs
Required Equivalent Fluid Pressure	= -27.7 psf/ft
Triangular-Distributed EFP (Using Jaky Formula)	= 129 x [1 - sin (24)] = 77 psf/ft

RECOMMENDED EFP AND LF :

Triangular-Distributed EFP	= 77 psf/ft
Trapezoidal-Distributed LF	= [EFP(Tri) / 1.6] x H = 49 H psf/ft

WEDGE SLOPE STABILITY FOR LATERAL FORCE

Program Made by C. Y. Geotech, Inc.

Project Name:
SG 8812-W 10 feet Basement Wall / Level / Seismic (Alluvium)

GEOMETRY OF CRITICAL ACTIVE WEDGE:

Height of Retaining Wall	=	10 feet
Angle of Slope Above Retaining Wall	=	0 degree
Dip Angle of Critical Wedge	=	52 degree
Length of Slip Surface	=	12.69 ft

SHEAR STRENGTH PARAMETERS:

Unit Weight	=	126 pcf
Cohesion (C)	=	660 psf
Friction Angle (ϕ)	=	24 degree
Mobilized Cohesion (Cm)	=	660 psf
Mobilized Friction Angle (ϕm)	=	24.0 degree

Required Factor of Safety = 1.0

Seismic Coefficient = 0.319
(Half of $S_{DS}/2.5$)

Calculations:

Dip Angle of Critical Slip Surface = 52 degree

Total Weight of Critical Wedge = 4922 lbs

Frictional Resistance (Cm × L) = 660×12.69 = 8376 lbs

Unbalanced Lateral Force (Static + Seismic)

= [4922 - 8376 × Cos(38)] × Tan(52 - 24) - 8376 × Sin(38) + 4922 × 0.319 x 1
= -4479 lbs

Stabilization Force for Seismic Stability < 0
EFP for Static + Seismic Stability with FS of 1.0 < 0
(EFP Recommended for Static Stability = 77 psf/ft)

EFP recommended for static stability is more critical than seismic stability

Equivalent Fluid Pressure (Free Body Diagram Method)

Program Made by C. Y. Geotech, Inc.

Project Name:

SG 8812-W 5' Temporary Cut with 7' High 1:1 Ascending Slope Above

GEOMETRY OF CRITICAL ACTIVE WEDGE:

Height of the Temporary Cut	=	5 feet
Height of the Slope Above Cut	=	7 feet
Slope Angle of Retained Slope	=	45 degree
Dip Angle of Critical Wedge	=	52 degree

SHEAR STRENGTH PARAMETERS:

Unit Weight	=	131 pcf
Cohesion	=	630 psf
Friction Angle	=	31 degree
Mobilized Cohesion	=	504 psf
Mobilized Friction Angle	=	25.7 degree

REQUIRED FACTOR OF SAFETY = 1.25

Change of Weight for Irregular Geometry	=	0 lbs
Additional Lateral Resistance From Front Wedge	=	0 lbs

RESULTS

Dip Angle of Critical Slip Surface	=	52 degree
Total Weight of Active Wedge	=	4160 lbs
Frictional Resistance (Cm * L)	=	7675 lbs
Required External Force for FS = 1.25	=	-5660 lbs
Required Equivalent Fluid Pressure	=	-452.8 psf/ft

** Rankine Wedge is not the most critical wedge **

Equivalent Fluid Pressure (Free Body Diagram Method)

Program Made by C. Y. Geotech, Inc.

Project Name:

SG 8812-W 5' Temporary Cut with 7' High 1:1 Ascending Slope Above

GEOMETRY OF CRITICAL ACTIVE WEDGE:

Height of the Temporary Cut	=	5 feet
Height of the Slope Above Cut	=	7 feet
Slope Angle of Retained Slope	=	45 degree
Dip Angle of Critical Wedge	=	49 degree

SHEAR STRENGTH PARAMETERS:

Unit Weight	=	126 pcf
Cohesion	=	660 psf
Friction Angle	=	24 degree
Mobilized Cohesion	=	528 psf
Mobilized Friction Angle	=	19.6 degree

REQUIRED FACTOR OF SAFETY = 1.25

Change of Weight for Irregular Geometry	=	0 lbs
Additional Lateral Resistance From Front Wedge	=	0 lbs

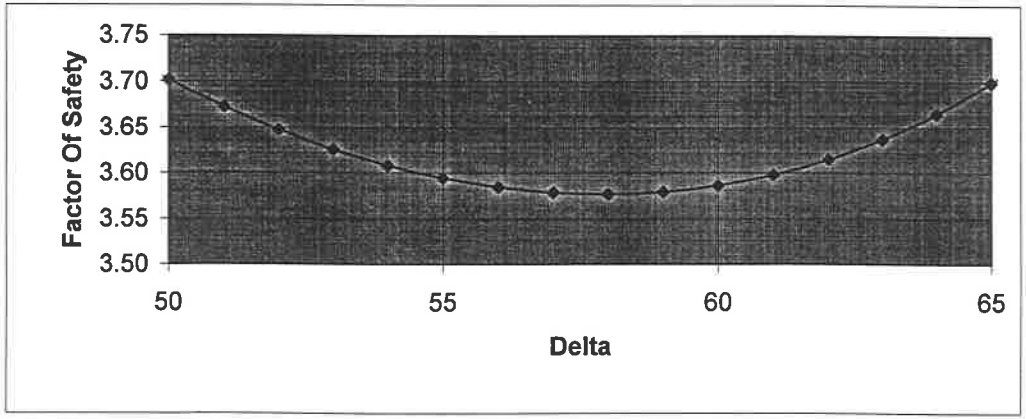
RESULTS

Dip Angle of Critical Slip Surface	=	49 degree
Total Weight of Active Wedge	=	4799 lbs
Frictional Resistance (Cm * L)	=	8395 lbs
Required External Force for FS = 1.25	=	-6374 lbs
Required Equivalent Fluid Pressure	=	-509.9 psf/ft

** Rankine Wedge is not the most critical wedge **

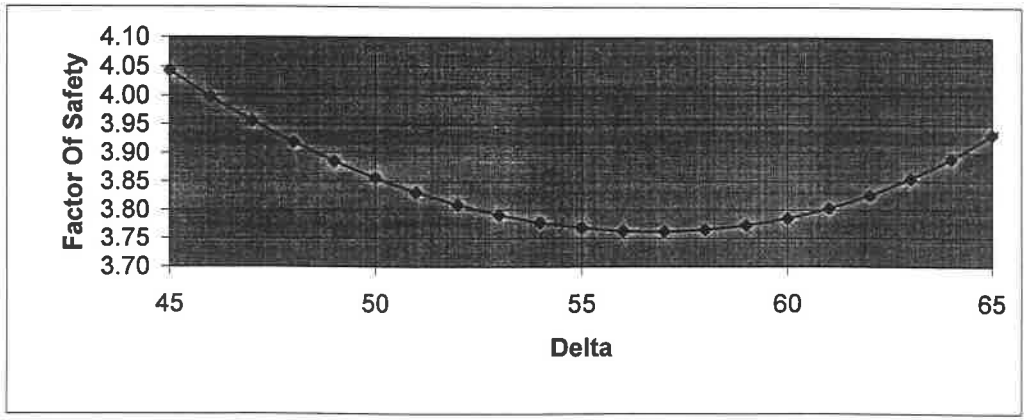
SG 8812-W **12 ft high / 8 ft wide / 0 lbs/ft surcharge / A-B-C Slot Cut** **Minimum Factor of Safety = 3.58**

Height	Spacing	Surcharge	Unit Wt.	Cohesion	Friction Angle	Delta	Length	Weight	Sliding Force	RF1	RF2	RF3	FS
H = ft	*S = ft*	*q = lbs/ft*	*pcf*	*C = psf*	*ϕ = degree*	*δ = degree*	*L = ft*	*W = lbs*	*SF = lbs*	*lbs*	*lbs*	*lbs*	
12	8	0	131	630	31	45	17.0	75456	53355	32059	85532	90720	3.90
12	8	0	131	630	31	46	16.7	72867	52416	30414	84077	87607	3.86
12	8	0	131	630	31	47	16.4	70364	51461	28834	82696	84598	3.81
12	8	0	131	630	31	48	16.1	67941	50490	27316	81384	81685	3.77
12	8	0	131	630	31	49	15.9	65593	49504	25857	80137	78862	3.73
12	8	0	131	630	31	50	15.7	63315	48502	24454	78951	76123	3.70
12	8	0	131	630	31	51	15.4	61103	47486	23105	77823	73464	3.67
12	8	0	131	630	31	52	15.2	58953	46455	21808	76750	70878	3.65
12	8	0	131	630	31	53	15.0	56860	45411	20561	75729	68362	3.63
12	8	0	131	630	31	54	14.8	54822	44352	19362	74757	65912	3.61
12	8	0	131	630	31	55	14.6	52835	43280	18209	73832	63523	3.59
12	**8**	**0**	**131**	**630**	**31**	**56**	**14.5**	**50896**	**42194**	**17101**	**72952**	**61191**	**3.58**
12	**8**	**0**	**131**	**630**	**31**	**57**	**14.3**	**49002**	**41096**	**16036**	**72114**	**58914**	**3.58**
12	**8**	**0**	**131**	**630**	**31**	**58**	**14.2**	**47150**	**39986**	**15013**	**71317**	**56688**	**3.58**
12	**8**	**0**	**131**	**630**	**31**	**59**	**14.0**	**45339**	**38863**	**14031**	**70558**	**54510**	**3.58**
12	8	0	131	630	31	60	13.9	43565	37728	13088	69836	52377	3.59
12	8	0	131	630	31	61	13.7	41826	36582	12184	69150	50287	3.60
12	8	0	131	630	31	62	13.6	40121	35424	11318	68498	48237	3.61
12	8	0	131	630	31	63	13.5	38447	34256	10488	67878	46224	3.64
12	8	0	131	630	31	64	13.4	36802	33078	9694	67290	44247	3.67
12	8	0	131	630	31	65	13.2	35186	31889	8935	66732	42303	3.70
12	8	0	131	630	31	66	13.1	33595	30691	8210	66204	40391	3.74
12	8	0	131	630	31	67	13.0	32029	29483	7520	65703	38508	3.79
12	8	0	131	630	31	68	12.9	30486	28266	6862	65230	36653	3.85
12	8	0	131	630	31	69	12.9	28965	27041	6237	64783	34824	3.91
12	8	0	131	630	31	70	12.8	27464	25807	5644	64361	33019	3.99
12	8	0	131	630	31	71	12.7	25982	24566	5083	63965	31237	4.08
12	8	0	131	630	31	72	12.6	24517	23317	4552	63592	29477	4.19
12	8	0	131	630	31	73	12.5	23069	22061	4053	63243	27736	4.31
12	8	0	131	630	31	74	12.5	21637	20798	3583	62917	26014	4.45



SG 8812-W **12 ft high / 8 ft wide / 0 lbs/ft surcharge / A-B-C Slot Cut** **Minimum Factor of Safety = 3.76**

Height	Spacing	Surcharge	Unit Wt.	Cohesion	Friction Angle	Delta	Length	Weight	Sliding Force	RF1	RF2	RF3	FS
H = ft	*S = ft*	*q = lbs/ft*	*pcf*	*C = psf*	*ϕ = degree*	*δ = degree*	*L = ft*	*W = lbs*	*SF = lbs*	*lbs*	*lbs*	*lbs*	
12	8	0	126	660	24	45	17.0	72576	51319	22849	89605	95040	4.04
12	8	0	126	660	24	46	16.7	70086	50416	21676	88081	91779	4.00
12	8	0	126	660	24	47	16.4	67678	49497	20550	86634	88626	3.96
12	8	0	126	660	24	48	16.1	65348	48563	19468	85259	85574	3.92
12	8	0	126	660	24	49	15.9	63089	47614	18428	83953	82617	3.89
12	8	0	126	660	24	50	15.7	60898	46651	17428	82711	79748	3.86
12	8	0	126	660	24	51	15.4	58771	45674	16467	81529	76962	3.83
12	8	0	126	660	24	52	15.2	56703	44682	15543	80405	74253	3.81
12	8	0	126	660	24	53	15.0	54690	43677	14654	79335	71618	3.79
12	8	0	126	660	24	54	14.8	52730	42659	13799	78317	69051	3.78
12	8	0	126	660	24	55	14.6	50818	41628	12978	77348	66548	3.77
12	**8**	**0**	**126**	**660**	**24**	**56**	**14.5**	**48953**	**40584**	**12188**	**76426**	**64105**	**3.76**
12	**8**	**0**	**126**	**660**	**24**	**57**	**14.3**	**47131**	**39528**	**11429**	**75548**	**61720**	**3.76**
12	8	0	126	660	24	58	14.2	45351	38459	10700	74713	59388	3.77
12	8	0	126	660	24	59	14.0	43608	37379	10000	73918	57106	3.77
12	8	0	126	660	24	60	13.9	41902	36288	9328	73162	54871	3.79
12	8	0	126	660	24	61	13.7	40230	35186	8684	72443	52682	3.80
12	8	0	126	660	24	62	13.6	38589	34072	8066	71760	50534	3.83
12	8	0	126	660	24	63	13.5	36979	32949	7475	71111	48425	3.85
12	8	0	126	660	24	64	13.4	35398	31815	6909	70494	46354	3.89
12	8	0	126	660	24	65	13.2	33843	30672	6368	69910	44318	3.93
12	8	0	126	660	24	66	13.1	32313	29519	5852	69356	42315	3.98
12	8	0	126	660	24	67	13.0	30807	28358	5359	68832	40342	4.04
12	8	0	126	660	24	68	12.9	29323	27187	4891	68336	38399	4.11
12	8	0	126	660	24	69	12.9	27859	26009	4445	67868	36482	4.18
12	8	0	126	660	24	70	12.8	26416	24822	4022	67426	34592	4.27
12	8	0	126	660	24	71	12.7	24990	23628	3622	67011	32725	4.37
12	8	0	126	660	24	72	12.6	23581	22427	3244	66621	30880	4.49
12	8	0	126	660	24	73	12.5	22189	21219	2888	66255	29057	4.63
12	8	0	126	660	24	74	12.5	20811	20005	2554	65913	27252	4.78



Calculation of Allowable Skin Friction

Program Made by C.Y. Geotech, Inc. (Version 15.1)

Field Density	(γ) =	131	psf	Depth of Overlying Soil	=	0	feet
Cohesion	(C) =	630	psf	Depth to Fixed Point	=	3	feet
Friction Angle	(ϕ) =	31	degrees				

Skin Friction at Depth D_t = $(\gamma \times D_t \times \text{Tan}(\phi) + C) \times P$

Total Skin Friction = $(0.5 \times \gamma \times (D_t^2 - D_f^2) \times \text{Tan}(\phi) + C \times D_e) \times P$

Allowable Skin Friction
= $(0.5 \times \gamma \times (D_t^2 - D_f^2) \times \text{Tan}(\phi) + C \times D_e) \times P / FS$

Average Allowable Skin Friction Per Unit Area
= $(0.5 \times \gamma \times (D_t^2 - D_f^2) \times \text{Tan}(\phi) + C \times D_e) \times P / (FS \times D_e \times P)$

where: D_e: Embedment Depth (ft)
D_t: Total Pile Depth (ft)
D_f: Overburden Depth (Depth of Overlying Soil + Depth to Fixed Point)
P: Perimeter of Pile (ft^2)

Minimum Embedment Depth = 8 feet
Overburden Depth = 3 feet below ground surface
Factor of Safety (F.S.) = 2 is used

While Embedment Depth = 8 feet
Total Pile Length = 8 + 3 = 11 feet
Total Skin Friction = (0.5 x 131 x (11^2 - 3^2) x Tan(31) + 630 x 8) x P = 9448 x P
Average Allowable Skin Friction per Unit Area = 9448 x P / (2 x 8 x P) = 591 psf > 550 psf O.K

While Embedment Depth = 10 feet
Total Pile Length = 10 + 3 = 13 feet
Total Skin Friction = (0.5 x 131 x (13^2 - 3^2) x Tan(31) + 630 x 10) x P = 12597 x P
Average Allowable Skin Friction per Unit Area = 12597 x P / (2 x 10 x P) = 630 psf > 550 psf O.K

While Embedment Depth = 12 feet
Total Pile Length = 12 + 3 = 15 feet
Total Skin Friction = (0.5 x 131 x (15^2 - 3^2) x Tan(31) + 630 x 12) x P = 16061 x P
Average Allowable Skin Friction per Unit Area = 16061 x P / (2 x 12 x P) = 669 psf > 550 psf O.K

While Embedment Depth = 14 feet
Total Pile Length = 14 + 3 = 17 feet
Total Skin Friction = (0.5 x 131 x (17^2 - 3^2) x Tan(31) + 630 x 14) x P = 19840 x P
Average Allowable Skin Friction per Unit Area = 19840 x A / (2 x 14 x A) = 709 psf > 550 psf O.K

Calculation of Allowable Skin Friction

Program Made by C.Y. Geotech, Inc. (Version 15.1)

Field Density	(γ) =	126 psf	Depth of Overlying Soil	=	0 feet
Cohesion	(C) =	660 psf	Depth to Fixed Point	=	3 feet
Friction Angle	(ϕ) =	24 degrees			

Skin Friction at Depth D_t = $(\gamma \times D_t \times \text{Tan}(\phi) + C) \times P$

Total Skin Friction = $(0.5 \times \gamma \times (D_t^2 - D_f^2) \times \text{Tan}(\phi) + C \times D_e) \times P$

Allowable Skin Friction
= $(0.5 \times \gamma \times (D_t^2 - D_f^2) \times \text{Tan}(\phi) + C \times D_e) \times P / FS$

Average Allowable Skin Friction Per Unit Area
= $(0.5 \times \gamma \times (D_t^2 - D_f^2) \times \text{Tan}(\phi) + C \times D_e) \times P / (FS \times D_e \times P)$

where: D_e: Embedment Depth (ft)
D_t: Total Pile Depth (ft)
D_f: Overburden Depth (Depth of Overlying Soil + Depth to Fixed Point)
P: Perimeter of Pile (ft^2)

Minimum Embedment Depth = 8 feet
Overburden Depth = 3 feet below ground surface
Factor of Safety (F.S.) = 2 is used

While Embedment Depth = 8 feet
Total Pile Length = 8 + 3 = 11 feet
Total Skin Friction = (0.5 x 126 x (11^2 - 3^2) x Tan(24) + 660 x 8) x P = 8422 x P
Average Allowable Skin Friction per Unit Area = 8422 x P / (2 x 8 x P) = 526 psf > 500 psf O.K

While Embedment Depth = 10 feet
Total Pile Length = 10 + 3 = 13 feet
Total Skin Friction = (0.5 x 126 x (13^2 - 3^2) x Tan(24) + 660 x 10) x P = 11088 x P
Average Allowable Skin Friction per Unit Area = 11088 x P / (2 x 10 x P) = 554 psf > 500 psf O.K

While Embedment Depth = 12 feet
Total Pile Length = 12 + 3 = 15 feet
Total Skin Friction = (0.5 x 126 x (15^2 - 3^2) x Tan(24) + 660 x 12) x P = 13979 x P
Average Allowable Skin Friction per Unit Area = 13979 x P / (2 x 12 x P) = 582 psf > 500 psf O.K

While Embedment Depth = 14 feet
Total Pile Length = 14 + 3 = 17 feet
Total Skin Friction = (0.5 x 126 x (17^2 - 3^2) x Tan(24) + 660 x 14) x P = 17094 x P
Average Allowable Skin Friction per Unit Area = 17094 x A / (2 x 14 x A) = 611 psf > 500 psf O.K

PASSIVE EARTH PRESSURE CALCULATION

Shear Strength Parameters of Earth Material:

Effective Density	=	131 psf
Cohesion	=	630 psf
Friction Angle	=	31 degrees
Surrounding Ground	=	Level Ground
Depth of Overlying Soil	=	0 ft
Depth to Fixed Point	=	3 ft
Kp	=	3.124
$Kp^{1/2}$	=	1.767
Recommended Passive Earth Pressure	=	350 psf/ft
Recommended Maximum Passive Earth Pressure	=	3500 psf/ft

Passive Earth Pressure from the Passive Wedge above Fixity Point
= $0.5 \times 131 \times 3 \times 3 \times 3.124 + 2 \times 630 \times 3 \times 1.767 = 8521$ psf/ft

Embedment Depth = 1 ft Passive Earth Pressure = 350 psf/ft
Overburden = 1 + 0 + 3 = 4 ft
Pp = $0.5 \times 131 \times 4 \times 4 \times 3.124 + 2 \times 630 \times 4 \times 1.767 = 12180$ lbs/ft
Net Total Lateral Resistance = 12180 - 8521 = 3659 lbs/ft
Recommended Lateral Resistance = $0.5 \times 350 \times 1 \times 1 = 175$ lbs/ft
F.S. for Recommended Lateral Resistance = 3659 / 175 = 20.91 O.K.

Embedment Depth = 8 ft Passive Earth Pressure = 2800 psf/ft
Overburden = 8 + 0 + 3 = 11 ft
Pp = $0.5 \times 131 \times 11 \times 11 \times 3.124 + 2 \times 630 \times 11 \times 1.767 = 49250$ lbs/ft
Net Total Lateral Resistance = 49250 - 8521 = 40729 lbs/ft
Recommended Lateral Resistance = $0.5 \times 350 \times 8 \times 8 = 11200$ lbs/ft
F.S. for Recommended Lateral Resistance = 40729 / 11200 = 3.64 O.K.

Embedment Depth = 15 ft Passive Earth Pressure = 3500 psf/ft
Overburden = 15 + 0 + 3 = 18 ft
Pp = $0.5 \times 131 \times 18 \times 18 \times 3.124 + 2 \times 630 \times 18 \times 1.767 = 106373$ lbs/ft
Net Total Lateral Resistance = 106373 - 8521 = 97852 lbs/ft
Recommended Lateral Resistance = $0.5 \times 350 \times 10 \times 10 + 3500 \times 5 = 35000$ lbs/ft
F.S. for Recommended Lateral Resistance = 97852 / 35000 = 2.8 O.K.

Embedment Depth = 16 ft Passive Earth Pressure = 3500 psf/ft
Overburden = 16 + 0 + 3 = 19 ft
Pp = $0.5 \times 131 \times 19 \times 19 \times 3.124 + 2 \times 630 \times 19 \times 1.767 = 116171$ lbs/ft
Net Total Lateral Resistance = 116171 - 8521 = 107650 lbs/ft
Recommended Lateral Resistance = $0.5 \times 350 \times 10 \times 10 + 3500 \times 6 = 38500$ lbs/ft
F.S. for Recommended Lateral Resistance = 107650 / 38500 = 2.8 O.K.

Embedment Depth = 17 ft Passive Earth Pressure = 3500 psf/ft
Overburden = 17 + 0 + 3 = 20 ft
Pp = $0.5 \times 131 \times 20 \times 20 \times 3.124 + 2 \times 630 \times 20 \times 1.767 = 126377$ lbs/ft
Net Total Lateral Resistance = 126377 - 8521 = 117856 lbs/ft
Recommended Lateral Resistance = $0.5 \times 350 \times 10 \times 10 + 3500 \times 7 = 42000$ lbs/ft
F.S. for Recommended Lateral Resistance = 117856 / 42000 = 2.81 O.K.

REGIONAL GEOLOGIC MAP

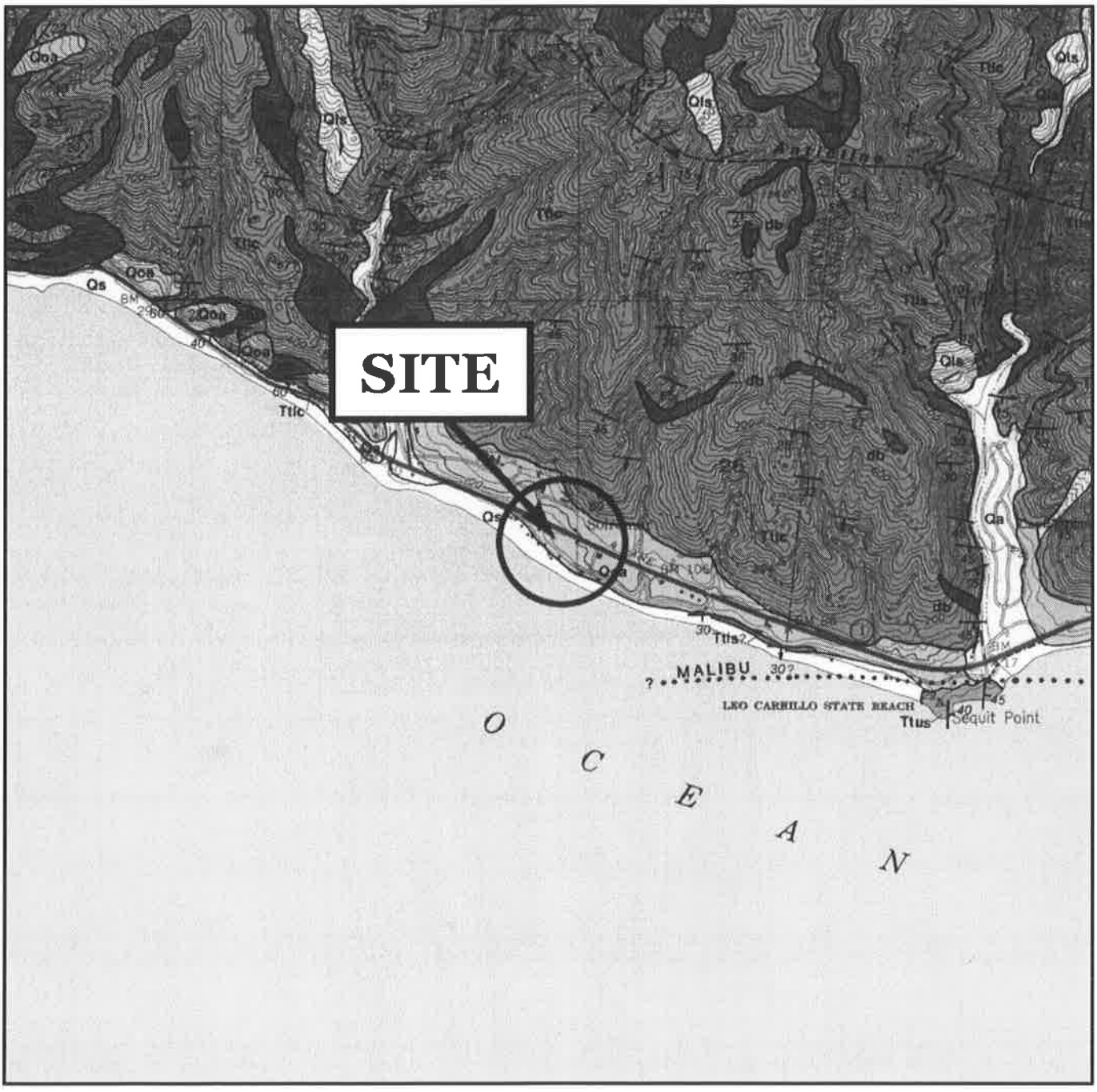
GEOTECHNICAL, INC.
Schick

REFERENCE: Geologic Map of the Triunfo Pass Quadrangle, Los Angeles, California, by Thomas W. Dibblee, Jr., 1990.

ADDRESS: 41700 Pacific Coast Highway

CLIENT: Jain

JOB: SG 8812-W



SEISMIC HAZARD MAP

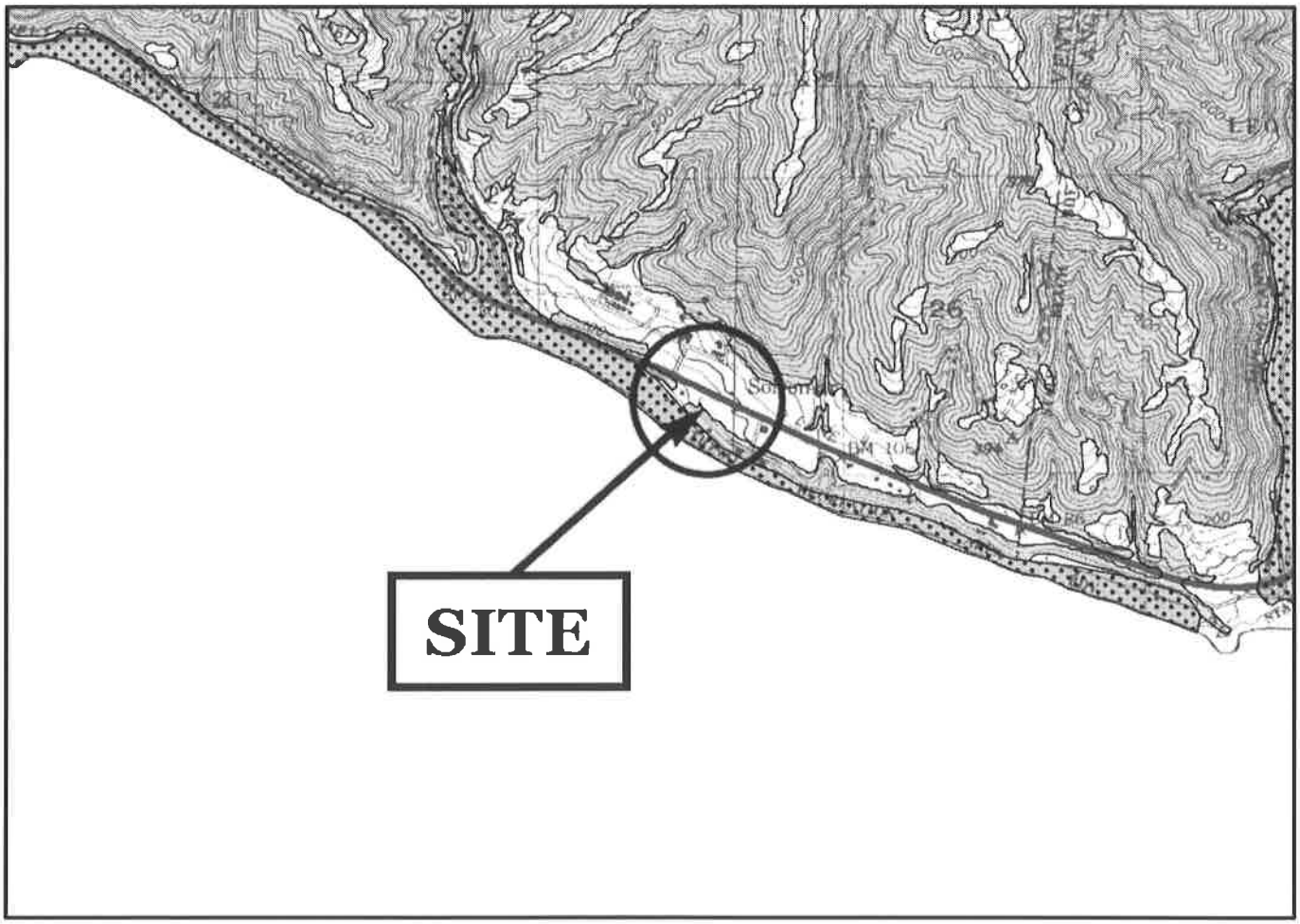
GEOTECHNICAL, INC.
Schick

REFERENCE: State of California, Seismic Hazard Zones, Triunfo Pass Quadrangle, California Department of Conservation, Division of Mines and Geology, 2002

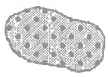
ADDRESS: 41700 Pacific Coast Highway

CLIENT: Jain

JOB: SG 8812-W



ZONES OF REQUIRED INVESTIGATION



LIQUEFACTION
Areas where historic occurrences of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693 would be required.

EARTHQUAKE-INDUCED LANDSLIDES
Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693 would be required.

VICINITY MAP

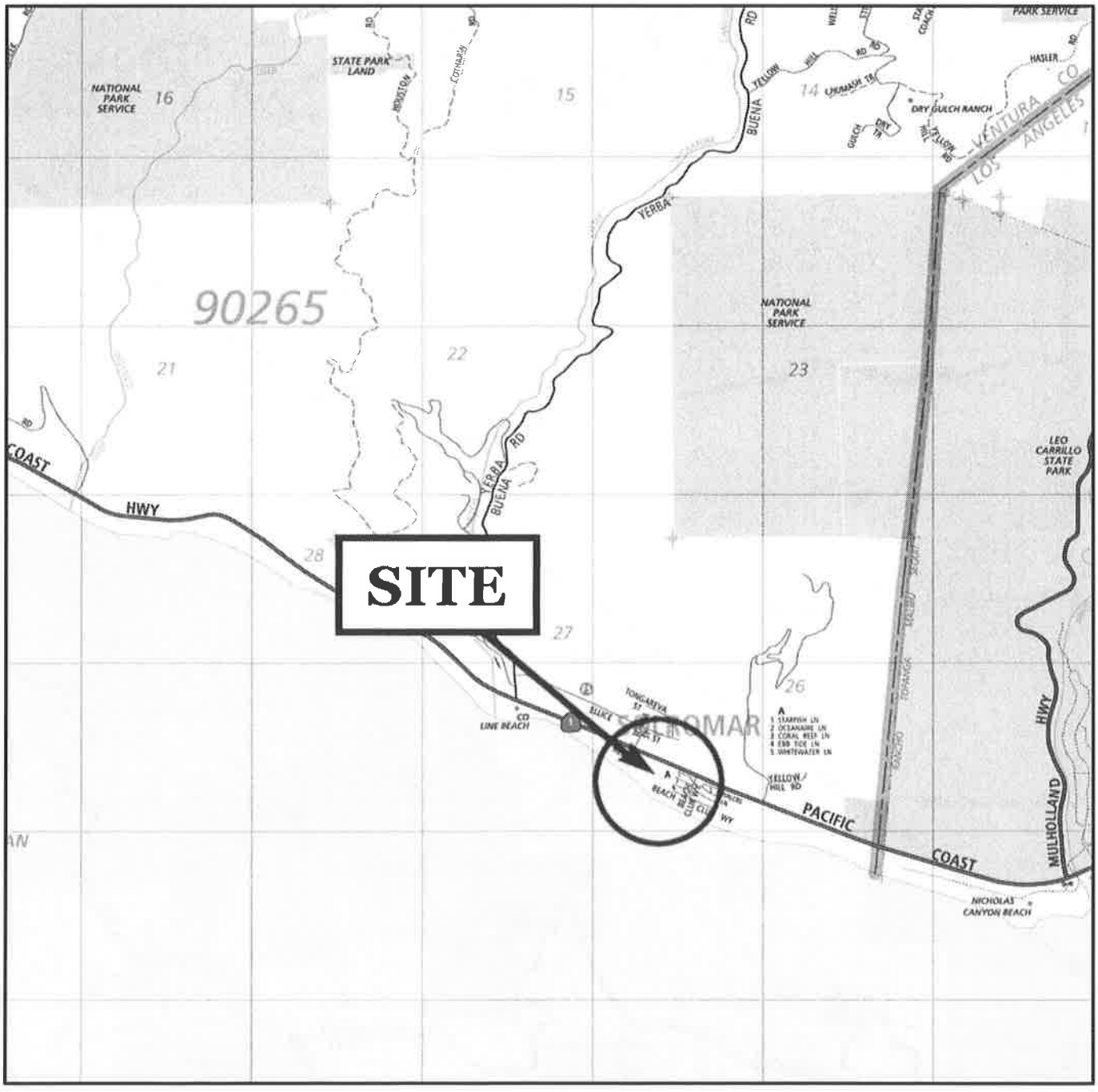
GEOTECHNICAL, INC.
Schick

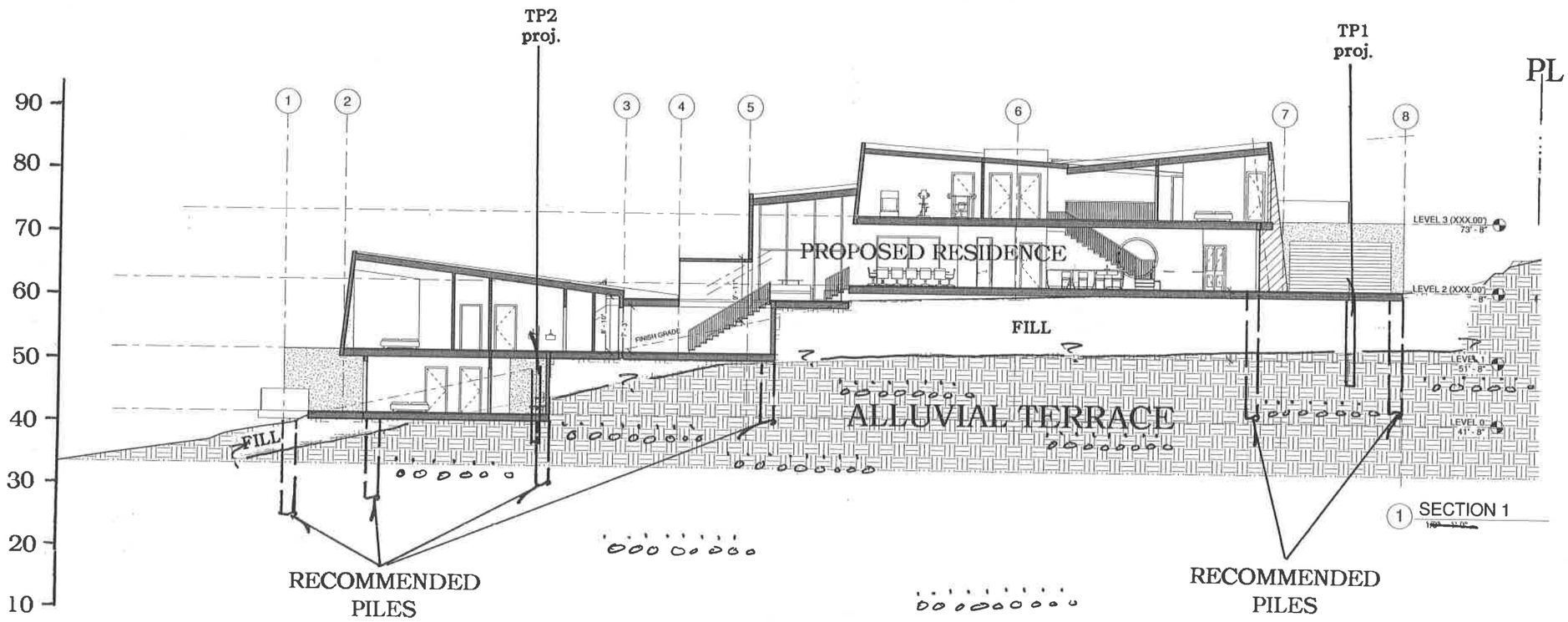
REFERENCE: Thomas Bros. Maps, 2010, Page 625, Section F5.
SCALE: 1" = 2400'

ADDRESS: 41700 Pacific Coast Highway

CLIENT: Jain

JOB: SG 8812-W





SECTION A–A

SCHICK GEOTECHNICAL, INC.
Geology and Soils Engineering

DATE: SEP 2015
SCALE: 1"=20'
JOB: JAIN

SG 8812–W

December 7, 2018
SG 8812-W

Shubha and Sanjiv Jain
41700 Pacific Coast Highway
Ventura County, California

Subject
Response to County of Ventura
Determination of Application Incompleteness
41700 Pacific Coast Highway
Ventura County, California

References:
"Geologic and Soils Engineering Exploration, Proposed Residence and Pool, APN 700-00-2000-655 41700 Pacific Coast Highway, Ventura County, California," dated September 20, 2015;
County of Ventura Determination of Application Incompleteness, dated March 6, 2017;
County of Ventura Second Determination of Application Incompleteness, dated October 11, 2017;
Geologic and Soils Engineering Response to County of Ventura, Determination of Application Incompleteness, 41700 Pacific Coast Highway, Ventura County, California, dated November 2, 2017;
"Geologic Report, Proposed Seepage Pit(s), 41700 Pacific Coast Highway, Ventura County, California," prepared by Schick Geotechnical, Inc., dated September 27, 2018;
Third County of Ventura Determination of Application Incompleteness, dated November 14, 2018.

Dear Mr. and Mrs. Jain:

Per your request, SGI is providing the following responses to the referenced "County of Ventura Determination of Application Incompleteness," dated October 11, 2018.

Response to Item 1.
The recommendations contained in the referenced reports remains applicable, with the exception of the enclosed Seismic Design Table.

Response to Item 2.
The plans prepared by the architect should follow the recommendations contained herein. As recommended in the referenced report, the floor slab be designed as a structural slab, to be supported entirely by the recommended foundation system.

Response to Item 3.
The survey provided does not contain detailed topographic data between the residence and Pacific Ocean. The slope below the area of development is gently sloping to nearly level at the beach area.

No grading is proposed for the proposed development. The enclosed revised section shows the revised seepage pit cap depth, to prevent infiltration into the existing fill.

Response to Item 4.
The alluvial terrace deposits are massive to horizontally layered., with horizontal layers of imbricated gravel and pebbles.

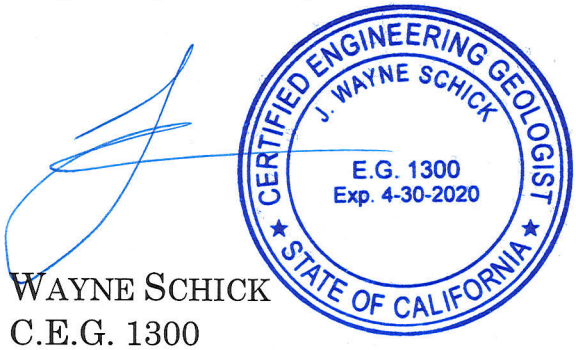
Response to Item 5.
Based upon the dense, horizontally layered, nature of the alluvial terrace and the bedrock located at depth, the site is not considered to be subject to liquefaction.

Response to Item 6.
The near surface earth materials consist of silty sand with very low clay content, therefore, the expansion index is considered to be very low.

Response to Item 7.
SGI does not prepare hydrology/hydraulic studies. The civil engineer or a hydrologist will provide the requested the site hydrology.

Response to Item 8.
Due to the depth of existing uncertified fill and proximity to the adjoining sites, grading consisting of removal and recompaction is not recommended. A deepened foundation system consisting of friction piles to penetrate the fill was recommended for support of the residence. Sheet 2 of 3 of the G6 plans should be revised to indicate a deepened foundation system.

Respectfully submitted,



WAYNE SCHICK
C.E.G. 1300

Enc:
Geologic Map and Section
County of Ventura Determination of Application Incompleteness, dated November 14, 2018
Seismic Design Table

xc: (3) Addressee

Seismic Design

The seismic factors were determined based on the findings of the field exploration and in accordance with the U.S.G.S. Design Maps.

Seismic Factors	Value	Reference
Site Class	D	Chapter 20 of ASCE 7
Mapped Spectral Response Acceleration at 0.2 second Period (Ss)	2.408g	Figure 1613.3.1 (1)/ CBC
Mapped Spectral Response Acceleration at 1.0 second Period (S_1)	0.906g	Figure 1613.3.1 (2)/ CBC
Site Coefficient Fa	1.0	Table 1613.3.3 (1)/CBC
Site Coefficient Fv	1.5	Table 1613.3.3 (2)/CBC
Maximum Considered Earthquake Spectral Response Acceleration at 0.2 second Period (Sms)	2.408g	Equation 16-37/CBC
Maximum Considered Earthquake Spectral Response Acceleration at 1.0 second Period (Sm_1)	1.359g	Equation 16-38/CBC
Design Spectral Response Acceleration at 0.2 second Period (Sds)	1.605g	Equation 16-39/CBC
Design Spectral Response Acceleration at 1.0 second Period (Sd_1)	0.906g	Equation 16-40/CBC
Seismic Design Category	E	Section 1613.3.5/CBC

Due to the nature and density of the earth materials underlying the subject property, liquefaction and significant earthquake-induced consolidation or differential settlement are not likely to occur.

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Kimberly L. Prillhart
Director

November 14, 2018

Mr. Luke Tarr
Amit Apel Design, Inc.
25001 Pacific Coast Highway
Malibu, CA 90265

Subject: Third Determination of Application Incompleteness
Jain Residence – Planned Development (PD) Permit
Case No. PL17-0005
41700 Pacific Coast Highway, Malibu, CA 90265
Assessor's Parcel Number 700-0-200-655

Dear Mr. Tarr:

Ventura County agencies reviewed your application as submitted on January 19, 2017, along with the additional application materials submitted on September 11, 2017 and October 2, 2018 and find that it is incomplete as of November 14, 2018. The date of this determination reflects a voluntary time extension to the 30-day review granted on November 1, 2018. The information required to complete the application is as follows:

Incompleteness Items

Public Works Agency, Engineering Services Department, Development & Inspection Services Division: Jim O'Tousa, (805) 654-2034, Jim.OTousa@ventura.org

The responses provided were not from Schick Geotechnical and the Geology Report for the proposed Seepage pit did not address the comments. If there is another updated report, please provide. The following comments are provided for application completeness:

1. The Geologic and Soils report is greater than one year old and a new Building Code is in effect. Please update the geologic and soil engineering report. The September 27, 2018 report only addresses the Proposed Seepage Pits.

2. Please verify the type of foundation slab that will be utilized. The response provided by Michael B. Maclaren, Architect, (letter undated and not signed) indicates two possible type of slabs with very different requirements based on the Schick Geotechnical Report.

3. Please provide a cross-section that extends from Pacific Coast Highway on the north to the Pacific Ocean on the south and at a minimum include proposed grades, subsurface geology, and septic system design layout. Cross Section provided in report dated September 27, 2018 shows seepage pit infiltrates into fill.

4. Are the Alluvial Terrace deposits layered?

5. Is the site subject to hazard from Liquefaction?

6. What is the expansion index of the near surface materials?

7. Please provide a preliminary Hydrology/Hydraulics report to discuss and evaluate the pre-project runoff to the post project runoff and provide recommendations to maintain the change in runoff quantity. Report on plans addresses stormwater and not hydrology.

8. Provide recommendations for the placement of fill beneath the residence as shown on Sheet 2 of 3 of the G6 plans.

9. Additional comments may be present upon submittal of above information.

When you have gathered all of the information requested above, please submit the information to Pearl Suphakarn, the case planner, to begin the next 30-day review period. Submittal directly to another department or agency may not start the third 30-day review period, resulting in processing delays for your permit application.

This determination of incompleteness may be appealed to the Ventura County Planning Commission provided the appeal is filed with the Planning Division by November 26, 2018 (i.e., within 10 calendar days from the date of this letter), and is accompanied by the appropriate fee and appeal form. Appeal forms are available at the Planning Division public counter and on-line at http://www.ventura.org/rma/planning/Permits/appeals.html.

Ventura County Agencies Comments

Attached to this letter is a copy of the draft conditions of approval for the project, which are available at this time. However, please be aware that although some agencies have prepared draft conditions of approval for the project, County staff has not formulated a recommendation as to whether or not the decision-maker should grant the requested PD Permit.

If you have any questions about this letter, please contact Pearl Suphakarn at (805) 654-2453 or pearl.suphakarn@ventura.org.

Sincerely,

Jennifer Welch, Manager
Residential Permits Section
Ventura County Planning Division

Encl.: Draft Conditions of Approval

c: Dr. Sanjiv and Shubha Jain, 1925 Royal Avenue, Simi Valley, CA 93065
Case File

DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT (PD) PERMIT CASE NO. PL17-0005

RESOURCE MANAGEMENT AGENCY CONDITIONS

Environmental Health Division

1. OWTS Abandonment

Purpose: To demonstrate compliance with State and local regulations related to the proper removal/abandonment of a septic tank.

Requirements: Permittee shall obtain the approval of the Ventura County Environmental Health Division (EHD) before the septic tank is removed or abandoned/filled with slurry.

Documentation: Submit all applicable documentation, including permit to construct application and site plan to EHD for review and approval.

Timing: The septic tank shall be properly removed/abandoned at the same time the onsite waste water treatment system for the new structure(s) is certified by EHD.

Monitoring: EHD shall review and approve the permit to construct application and conduct site inspections, to assure compliance with state and local requirements.

2. New OWTS Installation

Purpose: To demonstrate the feasibility for the installation of an onsite wastewater treatment system (OWTS), also known as a septic system or individual sewage disposal system. To demonstrate compliance with state and local regulations related to the design and installation of an OWTS. Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system.

Requirement: Permittee shall submit a soils/geotechnical report and OWTS system design satisfactory to the Ventura County Environmental Health Division, Liquid Waste Program (EHD). Permittee shall also obtain the approval of the EHD to install an OWTS on the property.

Documentation: Submit soils/geotechnical report, OWTS design, and OWTS application to the EHD for review and approval. Submit all applicable documentation, including permit application, site plan, system design, bedroom and fixture unit equivalent worksheet, etc., to EHD for review and approval.

Timing: Prior to the issuance of a building permit pertaining to the project, OWTS design approval and permit to construct the septic systems shall be obtained from EHD.

Monitoring: To assure compliance with this condition, EHD staff shall review and verify all

relevant documentation, including but not limited to: geotechnical report, system design calculations, building codes, and historic geological data for the area. Once the OWTS design has been evaluated to the satisfaction of EHD, the OWTS plans will be approved and EHD shall issue a permit to construct, conduct site inspections, and give final approval of the OWTS.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

3. CSA 32 for Commercial OWTS or Alternate OWTS

Purpose: To assure protection of groundwater quality and prevent public health hazards from failing onsite wastewater treatment systems (OWTS), also known as septic systems.

Requirement: The Permittee shall execute an offer to grant easement agreement to County Service Area 32 (CSA 32), a septic system monitoring and maintenance district.

Documentation: The Permittee shall submit an application for CSA 32 to the Environmental Health Division (EHD) for review and approval.

Timing: Prior to the issuance of a zone clearance or building permit, or at the time of OWTS certification, the Permittee shall obtain written confirmation from EHD that the condition has been satisfied.

Monitoring and Reporting: EHD shall review and approve the adequacy of the CSA 32 application to assure compliance with this condition.

PUBLIC WORKS AGENCY CONDITIONS

Engineering Services Division

4. Floodplain Clearance (Development proposed outside of the 1% annual chance floodplain)

Purpose: To comply with the Ventura County Flood Damage Mitigation Ordinance and Ventura County General Plan Goals, Policies and Programs Policies 2.10.2-2 and 2.10.2-3.

Requirement: The Permittee shall obtain a Floodplain Clearance from the County Floodplain Manager. The Clearance will be verified by the County Floodplain Manager that the proposed development is located outside the mapped boundaries of the 1% annual chance floodplain as determined from the latest available Digital Flood Insurance Rate Map (DFIRM) provided by the Federal Emergency Management Agency (FEMA).

Documentation: A Floodplain Clearance issued by the County Floodplain Manager.

Timing: The Floodplain Clearance shall be obtained prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: A copy of the approved Floodplain Clearance shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency. (EWP-6)

Integrated Waste Management Division

5. Waste Diversion and Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpublicworks.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.2, requires the Permittee to work with a County-franchised solid waste hauler who will determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to: www.vcpublicworks.org/commercialhaulers.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill. (IWMD -1)

6. Construction and Demolition Debris Recycling Plan (Form B)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: www.vcpublicworks.org/ord4421. Further, the 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

Requirement: The Permittee must submit a comprehensive recycling plan (Form B – Recycling Plan) to the IWMD for any proposed construction and/or demolition projects that require a building permit.

Documentation: The Form B – Recycling Plan must ensure a minimum of 65% of the recyclable C&D debris generated by the project will be diverted from the landfill by recycling, reuse, or salvage. A copy of Form B is available at: www.vcpublicworks.org/formsB&C.

A comprehensive list of permitted recyclers, County-franchised haulers, and solid waste & recycling facilities in Ventura County is available at: www.vcpublicworks.org/C&D. A list of local facilities permitted to recycle soil, wood, and greenwaste is available at: www.vcpublicworks.org/greenwaste. A complete list of County-franchised solid waste haulers is available at: www.vcpublicworks.org/commercialhaulers.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Form B – Recycling Plan to the IWMD for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form B – Recycling Plan until Building and Safety Division's issuance of final permit. (IWMD–2)

7. Construction and Demolition Debris Reporting Form (Form C)

Purpose: Ordinance 4421 requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, greenwaste, soil, concrete, paper, cardboard, plastic containers, etc.) from local landfills through recycling, reuse, or salvage. Review Ordinance 4421 at: www.vcpublicworks.org/ord4421. The 2016 California Green Building Code Sections 4.408 and 5.408 require a minimum of 65% diversion of construction and demolition materials from landfill disposal.

Requirement: The Permittee must submit a Form C – Reporting Form to the IWMD for approval upon issuance of their final Building and Safety Division permit. A copy of Form C – Reporting Form is available at: www.vcpublicworks.org/recycling/greenbuildingCD.

Documentation: The Permittee must submit original recycling facility receipts and/or documentation of reuse with their Form C – Reporting Form to verify a minimum of 65% of the recyclable C&D debris generated by their project was diverted from the landfill.

Timing: A completed Form C – Reporting Form, with required recycling facility receipts and/or documentation or reuse, must be submitted to the IWMD for approval at the time of Building and Safety Division's issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Form C – Reporting Form until Building and Safety Division's issuance of final permit. (IWMD–3)

Water Quality Section

8. Post-construction Stormwater Management Plan (PCSMP) Management Plan and Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board

NPDES Municipal Stormwater Permit No.CAS004002 (Permit) Part 4.E., "Planning and Land Development Program" and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures July 2011 (TGM).

Requirement: The Applicant shall provide design verification, a Maintenance Plan, and annual verification of ongoing maintenance provisions for the proposed post-construction stormwater device(s).

Documentation: The Applicant shall submit the following items to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval:

I. Design sizing calculations and worksheets for the drainage area of the proposed post-construction stormwater device(s) consistent with Section 6 and Appendix E of the TGM.

II. Maintenance Plan (Exhibit "C" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available at http://onestop.vcpublicworks.org/stormwater-forms) for proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall include but not limited to the following:

(1) the location of each device;

(2) the maintenance processes and procedures necessary to provide for continued operation and optimum performance;

(3) a timeline for all maintenance activities; and

(4) any technical information that may be applicable to ensure the proper functionality of this device.

III. Maintenance Agreement (County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form is available at http://onestop.vcpublicworks.org/stormwater-forms) signed by the Property Owner including a signed statement accepting responsibility for maintenance for the PCSMP. The statement must include written verification that all PCSMP will be properly maintained. At a minimum, this statement shall include the following:

(1) written conditions in the sales or lease agreement, which require the Property Owner or tenant to assume responsibility for PCSMP maintenance and annual maintenance inspection;

(2) written text in project covenants, conditions and restrictions ("CCRs") to the Home Owners Association; or

(3) any other legally enforceable agreement or mechanism that assigns PCSMP

maintenance responsibility.

IV. Completed and signed Annual Maintenance Verification Report (Exhibit "D" of the County's "Covenant for Maintenance of Post-Construction Stormwater Management Control System" form available in the Surface Water Quality Section tab at http://onestop.vcpublicworks.org/stormwater-forms)

Timing: The above listed items (i,ii and iii) shall be submitted to the CSWP for review and approval prior to issuance of Zoning Clearance for Construction. In addition, the Annual Maintenance Verification Report (iv) shall be submitted to CSWP annually prior to September 15th each year after sign off for occupancy and issuing the Certificate of Occupancy.

Monitoring and Reporting: CSWP staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on-site for periodic review by CSWP staff. (CSWP-2)

9. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit No.CAS004002 (Permit) the proposed project will be subject to the construction requirements for surface water quality and storm water runoff in accordance with Part 4.F., "Development Construction Program" of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F. "Development Construction Program" of the Permit through the inclusion of effective implementation of the Construction BMPs during all ground disturbing activities.

Documentation: The Permittee shall submit to the Watershed Protection District – County Stormwater Program Section (CSWP) for review and approval a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre), which can be found at http://onestop.vcpublicworks.org/stormwater-forms.

Timing: The above listed item shall be submitted to the CSWP for review and approval prior to issuance of a Zoning Clearance for Construction.

Monitoring and Reporting: CSWP will review the submitted materials for consistency with the NPDES Municipal Stormwater Permit. Building Permit Inspectors will conduct inspections during construction to ensure effective installation of the required BMPs. (CSWP-3)

OTHER VENTURA COUNTY AGENCIES CONDITIONS

Ventura County Fire Protection District

10. Address Numbers (Single-Family Homes)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 4 inch (4") address numbers that are a contrasting color to the background and readily visible at night. Brass or gold plated numbers shall not be used. Where structures are setback more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install approved address numbers before final occupancy.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form. (VCFPD-41a)

11. Private Driveway Widths, Single Family Dwellings (Up to Four Parcels)
Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall design all private driveways in accordance with Ventura County Fire Protection District access standards. Driveways serving three to four (3-4) R-3 structures shall be a minimum paved width of 20 feet. Private driveways and required fire access turnarounds serving 2 or more lots shall be located in a common area lot or easement. The common area lot or easement shall be a minimum of 5 feet wider than the required driveway and turnaround area widths (2-1/2 feet each side).

Signs prohibiting obstruction and parking along the shared driveway shall be posted at the discretion of the Fire Department. The Permittee shall install the required access improvements, or provisions to guarantee the installation, shall be completed prior to map recordation. If the improvements are bonded for, all improvements shall be installed prior to occupancy of any structure within the development. Note: Improvements only serving one (1) lot are required to be installed at time of development of that lot. No bond is required for improvement(s) serving only one (1) lot.]

Parking is prohibited within the required width of access driveways and Fire Department turnarounds.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior to issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development. (VCFPD-11)

12. Vertical Clearance

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum vertical clearance of 13 feet 6 inches (13'-6") along all access roads/driveways.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the Fire Prevention Bureau for approval before the issuance of building permits. All required access shall be installed before the start of combustible construction.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the access for the life of the development. (VCFPD-11.a)

13. Fire Flow

Purpose: To ensure that adequate water supply is available to the project for firefighting purposes.

Requirement: The Permittee shall verify that the water purveyor can provide the required volume and duration at the project. The minimum required fire flow shall be determined as specified by the current adopted edition of the Ventura County Fire Code and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 1000 gallons per minute at 20 psi for a minimum 2 hour duration. A minimum flow of 1000 gallons per minute shall be provided from any one hydrant.

Note: For Commercial, Industrial, Multi-family buildings, a minimum fire flow of 1,000 GPM shall be provided from each hydrant when multiple hydrants are flowing at the same time.

Documentation: A signed copy of the water purveyor's fire flow certification.

Timing: Prior to map recordation, the Permittee shall provide to the Fire District, verification from the water purveyor that the purveyor can provide the required fire flow. If there is no map recordation, the Permittee shall submit a signed copy of the water purveyor's certification to

the Fire Prevention Bureau for approval before the issuance of building permits.

Monitoring and Reporting: A copy of the fire flow certification shall be kept on file with the Fire Prevention Bureau. (VCFPD-32)

14. Fire Sprinklers

Purpose: To comply with current California Codes and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall be responsible to have an automatic fire sprinkler system installed in all structures as required by the VCFPD. The fire sprinkler system shall be designed and installed by a properly licensed contractor under California State Law.

Documentation: A stamped copy of the approved fire sprinkler plans.

Timing: The Permittee shall submit fire sprinkler plans to the Fire Prevention Bureau for approval before the installation of the fire sprinkler system.

Monitoring and Reporting: A copy of the approved fire sprinkler plans shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct on-site inspections to ensure that the fire sprinkler system is installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the fire sprinkler system for the life of the development. (VCFPD-40)

15. Hazardous Fire Area

Purpose: To advise the Permittee that the project is located within a Hazardous Fire Area and ensure compliance with California Building and Fire Codes.

Requirement: The Permittee shall construct all structures to meet hazardous fire area building code requirements.

Documentation: A stamped copy of the approved building plans to be retained by the Building Department.

Timing: The Permittee shall submit building plans to the Building Department for approval before the issuance of building permits.

Monitoring and Reporting: The Fire Prevention Bureau shall conduct a final inspection to ensure that the structure is constructed according to the approved hazardous fire area building code requirements. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the approved construction for the life of the structure. (VCFPD-46)

Notice: For purposes of these conditions and application of Building and Fire Codes, the term

"Hazardous Fire Area" includes the following as referenced in the CBC and VCFPD Ordinance: State SRA - Fire Hazard Severity Zone, Local Agency - Very-High Fire Hazard Severity Zone, Local Agency - Wildland-Urban Interface Fire Area (WUI Area), Local Agency - Hazardous Fire Area.

16. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #126 Application to the Fire Prevention Bureau for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances. (VCFPD-51)

17. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the Fire Prevention Bureau for approval before final occupancy, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the Fire Prevention Bureau, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development. (VCFPD-53)

18. Inspection Authority

Purpose: To ensure on-going compliance with all applicable codes, ordinances and project conditions.

Requirement: The Permittee, by accepting these project conditions of approval, shall acknowledge that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.

Documentation: A copy of the approved entitlement conditions.

Timing: The Permittee shall allow on-going inspections by the fire code official (Fire District) for the life of the project.

Monitoring and Reporting: A copy of the approved entitlement conditions shall be kept on file with the Fire Prevention Bureau. The Fire Prevention Bureau shall ensure ongoing compliance with this condition through on-site inspections. (VCFPD-60)

Air Pollution Control District

19. APCD Rules and Regulations for Project Grading and Construction

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation, grading and construction activities are minimized (Per Item F.10d of project description).

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provisions:

I. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities;

II. All trucks shall cover their loads as required by California Vehicle Code §23114.

III. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.

IV. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout project construction.

Reporting and Monitoring: The Lead Agency shall monitor all dust control measures during grading activities.

20. Construction Equipment

Purpose: In order to ensure that ozone precursor and diesel particulate emissions from mobile construction equipment are reduced to the greatest amount feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD ROC and NOx Construction Mitigation Measures, which include but are not limited to, provisions of Section 7.4.3 of the Ventura County Air Quality Assessment Guidelines.

a. Construction equipment shall not have visible emissions, except when under load.

b. Construction equipment shall not idle for more than five (5) consecutive minutes. The idling limit does not apply to: (1) idling when queuing; (2) idling to verify that the vehicle is in safe operating condition; (3) idling for testing, servicing, repairing or diagnostic purposes; (4) idling necessary to accomplish work for which the vehicle was designed (such as operating a crane); (5) idling required to bring the machine system to operating temperature, and (6) idling necessary to ensure safe operation of the vehicle.

Documentation: The Lead Agency shall ensure the applicant informs operators of the vehicles and equipment that idling is limited to five consecutive minutes or less.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: The Lead Agency shall refer to the written idling policy to ensure compliance.

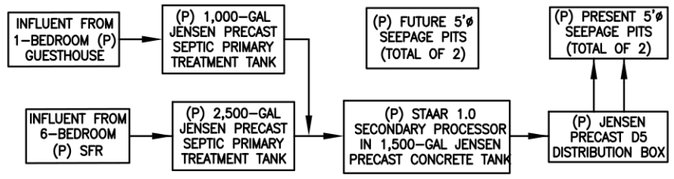
SCHICK GEOTECHNICAL, INC.

LEGEND:

- PROPERTY LINE
- (E) WATER SERVICE (VIF)
- (E) RESIDENCE
- (P) RESIDENCE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (AIR)
- (P) SS PIPES (ELECTRICAL)
- GEOLOGIC TEST BORING (B–X) APPROXIMATE PER SCHICK GEOTECHNICAL
- (P) SEEPAGE PIT (PRESENT)
- (P) SEEPAGE PIT (FUTURE)

ABBREVIATIONS:

ABS.	ABSORPTION
BI	BELOW INLET
(E)	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
ISDS	INDIVIDUAL SEWAGE DISPOSAL SYSTEM
MFR	MANUFACTURER
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
SFR	SINGLE FAMILY RESIDENCE
SS	SANITARY SEWER
VCoEHD	VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION
VIF	VERIFY IN FIELD
VPC	VENTURA COUNTY PLUMBING CODE



1 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. JENSEN PRECAST MODEL JS2500 2,500–GALLON CONCRETE PRIMARY SEPTIC TREATMENT TANK, W/ CORRUGATED PVC LIDS/RISERS PROVIDED PREASSEMBLED BY THE MANUFACTURER, 2–CHAMBERED, SPECIFIED GAS & WATERTIGHT. VENT TO ROOF PER VPC.
2. JENSEN PRECAST MODEL JS1000 1,000–GALLON CONCRETE PRIMARY SEPTIC TREATMENT TANK, W/ CORRUGATED PVC LIDS/RISERS PROVIDED PREASSEMBLED BY THE MANUFACTURER, 2–CHAMBERED, SPECIFIED GAS & WATERTIGHT. VENT TO ROOF PER VPC.
3. SEPTITECH STAAR 1.0UV SECONDARY PROCESSOR HOUSED IN JENSEN PRECAST MODEL JS1500 CONCRETE TREATMENT TANK PROVIDED PREASSEMBLED BY THE MANUFACTURER W/ CUSTOM BAFFLE PENTETRATIONS, DUPLEX LOW HEAD DISCHARGE PUMPS, INTEGRATED UV DISINFECTION, SPECIFIED GAS & WATERTIGHT, VENT TO ROOF PER VPC.
4. SEPTITECH TELEMETRY CONTROL PANEL W/ DUPLEX EFFLUENT PUMPS CONTROL OPTION. REQUIRES DEDICATED PHONE LINE, OR I.P. ADDRESS, AND POWER TO PANEL.
5. (P) GRAVITY CLEANOUT TO GRADE. CONSTRUCT EVERY 100' OF DRAINAGE PIPE, PER VPC.
6. (P) PRESSURE CLEANOUT TO GRADE. CONSTRUCT EVERY 100' OF DRAINAGE PIPE, PER VPC.
7. PRESSURE TO GRAVITY CLEANOUT.
8. JENSEN PRECAST MODEL D5 DISTRIBUTION BOX. NUMBER OF OUTLETS PER PLAN.
9. TWO (2) (P) 5'ø X 29' BI PRESENT SEEPAGE PITS W/ 5–FT CAP DEPTHS.
10. TWO (2) (P) 5'ø X 29' BI FUTURE SEEPAGE PITS W/ 5–FT CAP DEPTHS.
11. 3"ø SCH 40 AIR VENT TO ROOF PER VPC.
12. AIR VENT INTAKE.

2 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

TOTAL BEDROOMS:	7
TOTAL DRAINAGE FIXTURE UNITS (DFU):	81
PEAK DESIGN DAILY FLOWRATE (GPD):	1,200
AVERAGE DESIGN DAILY FLOWRATE (GPD):	600
STRENGTH OF SEPTIC TANK EFFLUENT (mg/L BOD):	≤200
MIN SEPTIC TANK CAPACITY (VPC APPENDIX H–2): (BASED UPON BEDROOM COUNT ONLY)	1,650–GAL
MIN SEPTIC TANK CAPACITY (VPC APPENDIX H–2): (BASED UPON DFU COUNT ONLY)	3,000–GAL
MIN SEEPAGE PIT REQUIRED CAPACITY (PRESENT & FUTURE): (BASED UPON OVERALL BEDROOM COUNT)	2,650–GAL
MIN SEEPAGE PIT REQUIRED CAPACITY (PRESENT & FUTURE): (BASED UPON OVERALL DFU COUNT)	3,000–GAL

EFFLUENT DISPERSAL

MEASURED ABSORPTION RATE:	(11.9 GPD/SF)
(P) DESIGN ABS. RATE PRESENT:	P–1 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) P–2 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) TOTAL = 4,555 GPD/(2–5'ø PIT)
(P) DESIGN ABS. RATE FUTURE:	F–1 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) F–2 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) TOTAL = 4,555 GPD/(2–5'ø PIT)

(EPD CONSULTANTS, INC. 9/12/18 PIT PERFORMANCE TEST REPORT)

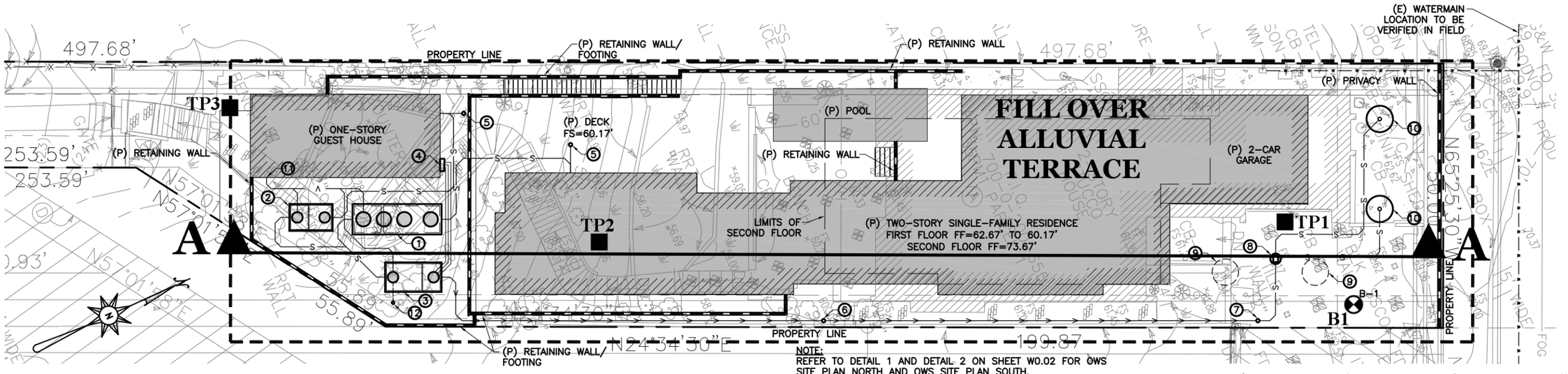
(P) PRESENT SEEPAGE PITS: 2 TOTAL (5'ø X 29' BI PIT W/ 5' CAP FROM EG)

(P) FUTURE SEEPAGE PITS: 2 TOTAL (5'ø X 29' BI PIT W/ 5' CAP FROM EG)

PEAK DESIGN DISPERSAL LOADING RATE:	1.48 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE:	0.74 GPD/SF

3 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.



4 ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN

Scale: 1"=20'

GEOLOGIC MAP

TP3 ■ LOCATION AND NUMBER OF HAND-DUG TEST PITS

B1 ⊗ LOCATION AND NUMBER OF BORINGS

PRELIMINARY - NOT FOR CONSTRUCTION

EPD 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
Exp 06–30–20
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:

ADDRESS:

APN 700-0-020-655
41700 PACIFIC COAST HIGHWAY
MALIBU, VENTURA COUNTY, CA 90265

SHEET TITLE:
ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT:
41700 PACIFIC COAST HIGHWAY

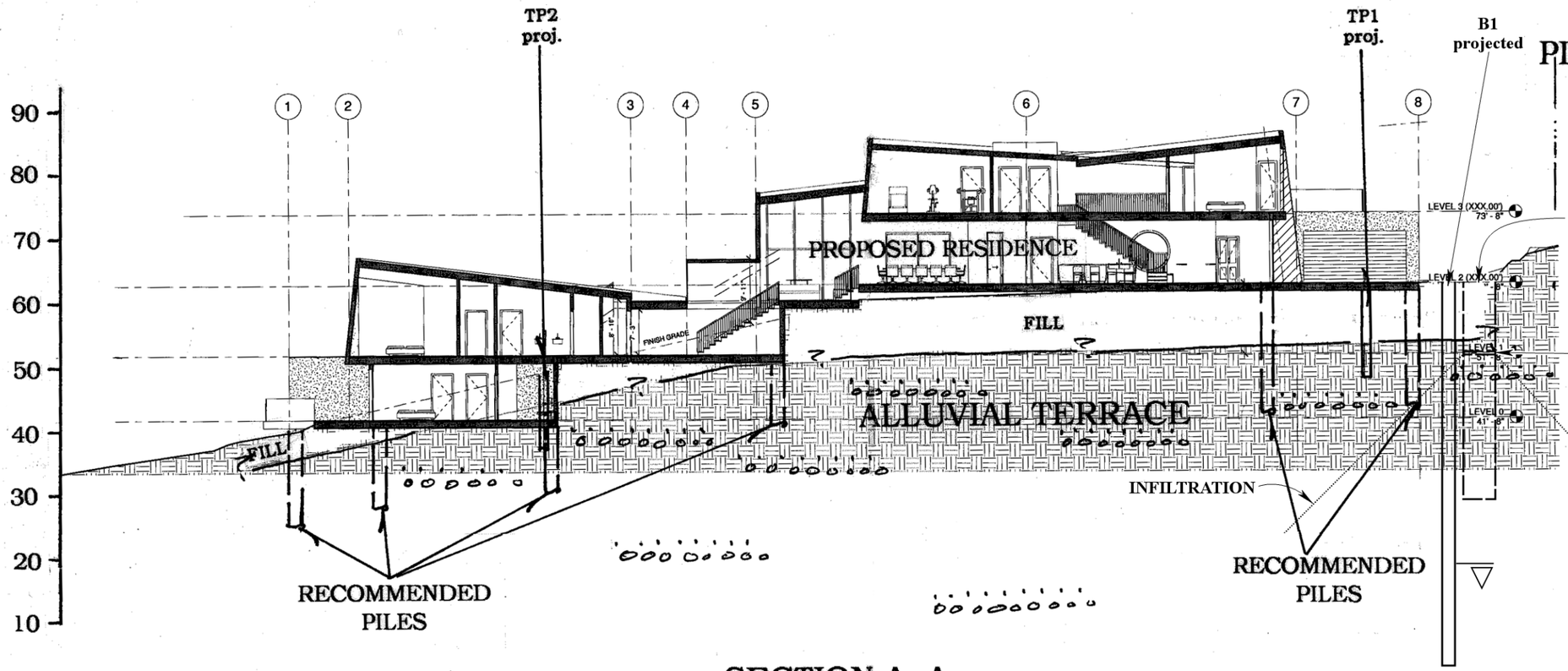
DATE	SCALE	DRAWN BY
9/13/18	AS SHOWN	WHA

PROJECT NO.
W464

DRAWING NO.
W0.01

SHEET 2 OF 3 SHEETS

Sep 2018 Jain SG 8812-W



SECTION A–A

SCHICK GEOTECHNICAL, INC.

Geology and Soils Engineering

REVISED
DEC 2018

REVISED
SEP 2018

DATE: SEP 2015
SCALE: 1"=20'
JOB: JAIN

SG 8812–W

SCHICK GEOTECHNICAL, INC.

~

Specializing in Residential
Hillside Properties

September 27, 2018
SG 8812-W

Shubha and Sanjiv Jain
41700 Pacific Coast Highway
Ventura County, California

Subject
Geologic Report
Proposed Seepage Pit(s)
41700 Pacific Coast Highway
Ventura County, California

References:
"Geologic and Soils Engineering Exploration, Proposed Residence and Pool, APN 700-00-2000-655 41700 Pacific Coast Highway, Ventura County, California," dated September 20, 2015;
County of Ventura, Determination of Application Incompleteness, dated March 6, 2017.
County of Ventura, Second Determination of Application Incompleteness, dated October 11, 2017;
"Geologic and Soils Engineering, Response to County of Ventura, Determination of Application Incompleteness, 41700 Pacific Coast Highway, Ventura County, California," dated November 2, 2017;
"Pit Performance Testing Report for a Seepage Pit Dispersal System, APN 700-0-200-655, 41700 Pacific Coast Highway, Malibu, CA 90265,"performed by EDP Consultants, dated September 12, 2018.

Dear Mr. and Mrs. Jain:

Per your request, SGI is providing the following recommendations for the proposed seepage pit. The site was visited on July 31, 2018 and August 2, 2018 to observe the boring drilled in the driveway area north of the residence, as shown on the enclosed Map. The boring was visually logged utilizing the samples obtained at 5 feet intervals, as downhole logging equipment was not provided and the boring considered unsafe.

The seepage pit is to be located north of the residence, as shown on the enclosed Geologic Map. The test boring encountered groundwater at 44 feet. The natural alluvial terrace was encountered to a the total boring depth of 60 feet. Bedrock was not encountered.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the referenced exploration, it is the finding of SGI that the proposed seepage pit(s) are feasible from a geologic standpoint, provided the advice and recommendations contained in this report and referenced report prepared by EDP Consultants.

Provided the recommendations in this report and the referenced report are properly incorporated into design and implemented during construction, the proposed single family residence will be safe from future geologic hazards such as landsliding, settlement or slippage, the proposed development will not adversely affect the geologic stability of adjacent properties.

PRIVATE SEWERAGE SYSTEM

A private sewerage disposal system, consisting of a septic tank and seepage pit(s) is proposed and shown on the enclosed Geologic Map. The pits should be sealed in the upper portion to provide the required minimum 15-foot horizontal setback from the soil/bedrock contact or a minimum of 5 feet below existing grade. Based upon the nearly level area south of the proposed pit, the required 15-foot setback may be achieved with a 5-foot cap depth. The cap depth will be verified in the field during drilling.

The seepage pit(s) should be designed per the recommendations contained in the referenced report prepared by EDP Consultants.

The use of a private sewerage disposal system on the subject property will not adversely affect the stability of the site or adjoining properties, due to the competent nature of the dense alluvium. The system should be designed per the recommendations contained in the referenced report. Seepage pits should be observed by the project geologist prior to bricking and prior to placing the cap. A private sewerage disposal system will require periodic maintenance and pumping to remain effective.

Respectfully submitted,

WAYNE SCHICK
C.E.G. 1300

Enc:
Geologic Map and Section
Boring Log

xc: (3) Addressee

Boring #1

PROJECT: Jain DRILLING DATE : August 1, 2018

Sample Depth (feet)	Blow Count (SPT)	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	Description
				0 --	**Fill**: SM, Silty sand, medium brown, mottled, moist, medium dense
				--	
				2 --	**Alluvial Terrace**: SM, Silty sand with clay binder, contains numerous angular and rounded pebble and gravel size bedrock fragments, medium reddish brown, moist, dense
2.5				--	
				4 --	
5				--	SM, Silty sand with clay binder, contains numerous angular and rounded gravel and pebble and gravel size bedrock fragments, medium reddish brown, moist, medium dense
				6 --	
				--	
7.5				8 --	
				--	
10				10 -	SM, Silty sand with minor clay binder, contains numerous angular and rounded pebble and gravel size fragments, medium brown, moist, dense
				--	
				12 -	
12.5				--	
				14 -	
15				--	SM, Silty sand with clay binder, contains angular and rounded pebble and gravel size bedrock fragments, medium brown, moist, dense
				16 -	
				--	
17.5				18 -	
				--	SM, Silty sand with clay binder, contains numerous angular and rounded gravel and pebble size bedrock fragments, medium brown, moist, dense
20				20 -	

Boring #1

PROJECT: Jain DRILLING DATE : August 1, 2018

Sample Depth (feet)	SPT Blow Count (N Values)	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	**Description**
20				20 --	SM, Silty sand with clay binder, contains numerous angular and rounded gravel and pebble-size bedrock fragments, medium brown, moist, dense
				--	
				22 --	
22.5				--	
				24 --	
25				--	SM, Silty sand with clay binder, contains numerous angular and rounded gravel and pebble-size bedrock fragments, medium/dark reddish brown, moist, dense
				26 --	
				--	
27.5				28 --	
				--	
30				30 -	SM, Silty sand with clay binder, contains numerous angular and rounded gravel and pebble-size bedrock fragments, medium/dark brown, moist, dense
				--	
				32 -	
32.5				--	
				34 -	
35				--	SC, clayey silty sand, contains occasional angular and rounded gravel and pebble-size bedrock fragments, dark grayish brown, wet, dense
				36 -	
				--	
37.5				38 -	
				--	SC, clayey silty sand, contains occasional angular and rounded gravel and pebble-size bedrock fragments, dark grayish brown and dark brown, wet, dense
40				40 -	

Boring #1

PROJECT: Jain DRILLING DATE : August 1, 2018

Sample Depth (feet)	SPT Blows Count (N Values)	Moisture Content (%)	Dry Unit Weight (pcf)	Depth (feet)	**Description**
40				40 ––	SC, clayey silty sand, contains occasional angular and rounded gravel and pebble size bedrock fragments, dark grayish brown and dark brown, wet, dense
				––	
				42 ––	
42.5				––	
				44 ––	groundwater at 44feet
45				––	ML, clayey silt, contains occasional angular and rounded gravel and pebble size bedrock fragments, medium reddish brown, wet, dense
				46 ––	
				––	
47.5				48 ––	
				––	
50				50 –	ML, clayey silt, contains occasional angular and rounded gravel and pebble size bedrock fragments, reddish brown, wet, dense
				––	
				52 –	
52.5				––	ML, clayey silt, contains occasional angular and rounded gravel and pebble size bedrock fragments, reddish brown, wet, dense
				54 –	
				––	
55					SP, sand, medium reddish brown, wet, dense
				56 –	
				––	
57.5				58 –	
				––	SP, sand, medium reddish brown, wet, dense
60				60 –	Boring terminated at 60'; Groundwater at 44'

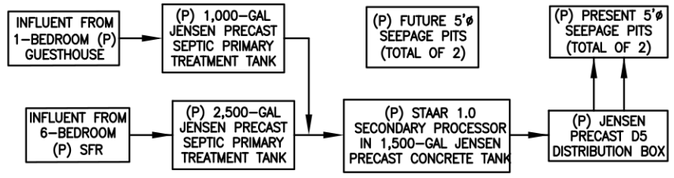
SCHICK GEOTECHNICAL, INC.

LEGEND:

- PROPERTY LINE
- (E) WATER SERVICE (VIF)
- (E) RESIDENCE
- (P) RESIDENCE
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (AIR)
- (P) SS PIPES (ELECTRICAL)
- GEOLOGIC TEST BORING (B–X) APPROXIMATE PER SCHICK GEOTECHNICAL
- (P) SEEPAGE PIT (PRESENT)
- (P) SEEPAGE PIT (FUTURE)

ABBREVIATIONS:

ABS.	ABSORPTION
BI	BELOW INLET
(E)	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
ISDS	INDIVIDUAL SEWAGE DISPOSAL SYSTEM
MFR	MANUFACTURER
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
SFR	SINGLE FAMILY RESIDENCE
SS	SANITARY SEWER
VCoEHD	VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION
VIF	VERIFY IN FIELD
VPC	VENTURA COUNTY PLUMBING CODE



1 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. JENSEN PRECAST MODEL JS2500 2,500–GALLON CONCRETE PRIMARY SEPTIC TREATMENT TANK, W/ CORRUGATED PVC LIDS/RISERS PROVIDED PREASSEMBLED BY THE MANUFACTURER, 2–CHAMBERED, SPECIFIED GAS & WATERTIGHT. VENT TO ROOF PER VPC.
2. JENSEN PRECAST MODEL JS1000 1,000–GALLON CONCRETE PRIMARY SEPTIC TREATMENT TANK, W/ CORRUGATED PVC LIDS/RISERS PROVIDED PREASSEMBLED BY THE MANUFACTURER, 2–CHAMBERED, SPECIFIED GAS & WATERTIGHT. VENT TO ROOF PER VPC.
3. SEPTITECH STAAR 1.0UV SECONDARY PROCESSOR HOUSED IN JENSEN PRECAST MODEL JS1500 CONCRETE TREATMENT TANK PROVIDED PREASSEMBLED BY THE MANUFACTURER W/ CUSTOM BAFFLE PENTETRATIONS, DUPLEX LOW HEAD DISCHARGE PUMPS, INTEGRATED UV DISINFECTION, SPECIFIED GAS & WATERTIGHT, VENT TO ROOF PER VPC.
4. SEPTITECH TELEMETRY CONTROL PANEL W/ DUPLEX EFFLUENT PUMPS CONTROL OPTION. REQUIRES DEDICATED PHONE LINE, OR I.P. ADDRESS, AND POWER TO PANEL.
5. (P) GRAVITY CLEANOUT TO GRADE. CONSTRUCT EVERY 100' OF DRAINAGE PIPE, PER VPC.
6. (P) PRESSURE CLEANOUT TO GRADE. CONSTRUCT EVERY 100' OF DRAINAGE PIPE, PER VPC.
7. PRESSURE TO GRAVITY CLEANOUT.
8. JENSEN PRECAST MODEL D5 DISTRIBUTION BOX. NUMBER OF OUTLETS PER PLAN.
9. TWO (2) (P) 5'ø X 29' BI PRESENT SEEPAGE PITS W/ 5–FT CAP DEPTHS.
10. TWO (2) (P) 5'ø X 29' BI FUTURE SEEPAGE PITS W/ 5–FT CAP DEPTHS.
11. 3"ø SCH 40 AIR VENT TO ROOF PER VPC.
12. AIR VENT INTAKE.

2 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

TOTAL BEDROOMS:	7
TOTAL DRAINAGE FIXTURE UNITS (DFU):	81
PEAK DESIGN DAILY FLOWRATE (GPD):	1,200
AVERAGE DESIGN DAILY FLOWRATE (GPD):	600
STRENGTH OF SEPTIC TANK EFFLUENT (mg/L BOD):	≤200
MIN SEPTIC TANK CAPACITY (VPC APPENDIX H–2): (BASED UPON BEDROOM COUNT ONLY)	1,650–GAL
MIN SEPTIC TANK CAPACITY (VPC APPENDIX H–2): (BASED UPON DFU COUNT ONLY)	3,000–GAL
MIN SEEPAGE PIT REQUIRED CAPACITY (PRESENT & FUTURE): (BASED UPON OVERALL BEDROOM COUNT)	2,650–GAL
MIN SEEPAGE PIT REQUIRED CAPACITY (PRESENT & FUTURE): (BASED UPON OVERALL DFU COUNT)	3,000–GAL

EFFLUENT DISPERSAL

MEASURED ABSORPTION RATE:	(11.9 GPD/SF)
(P) DESIGN ABS. RATE PRESENT:	P–1 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) P–2 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) TOTAL = 4,555 GPD/(2–5'ø PIT)
(P) DESIGN ABS. RATE FUTURE:	F–1 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) F–2 = 2,278 GPD/5'ø PIT (5.0 GPD/SF) TOTAL = 4,555 GPD/(2–5'ø PIT)

(EPD CONSULTANTS, INC. 9/12/18 PIT PERFORMANCE TEST REPORT)

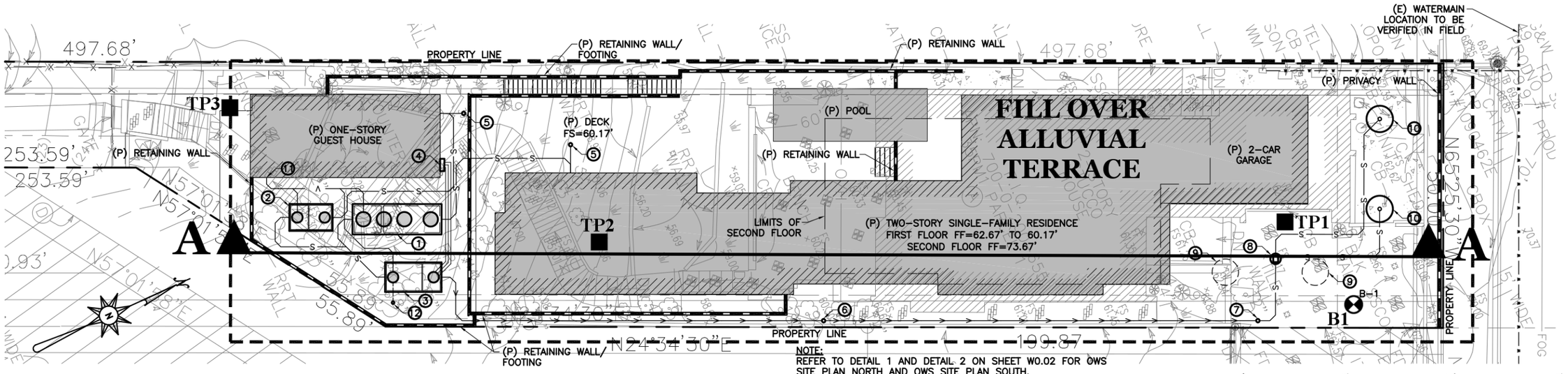
(P) PRESENT SEEPAGE PITS: 2 TOTAL (5'ø X 29' BI PIT W/ 5' CAP FROM EG)

(P) FUTURE SEEPAGE PITS: 2 TOTAL (5'ø X 29' BI PIT W/ 5' CAP FROM EG)

PEAK DESIGN DISPERSAL LOADING RATE:	1.48 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE:	0.74 GPD/SF

3 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.



4 ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN

Scale: 1"=20'

GEOLOGIC MAP

TP3 ■ LOCATION AND NUMBER OF HAND-DUG TEST PITS

B1 ⊗ LOCATION AND NUMBER OF BORINGS

PRELIMINARY - NOT FOR CONSTRUCTION

EPD 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
Exp 06–30–20
No. 69089
CIVIL
STATE OF CALIFORNIA

▽ NO.	REVISIONS:	DATE:	BY:

ADDRESS:

APN 700-0-020-655
41700 PACIFIC COAST HIGHWAY
MALIBU, VENTURA COUNTY, CA 90265

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT: 41700 PACIFIC COAST HIGHWAY

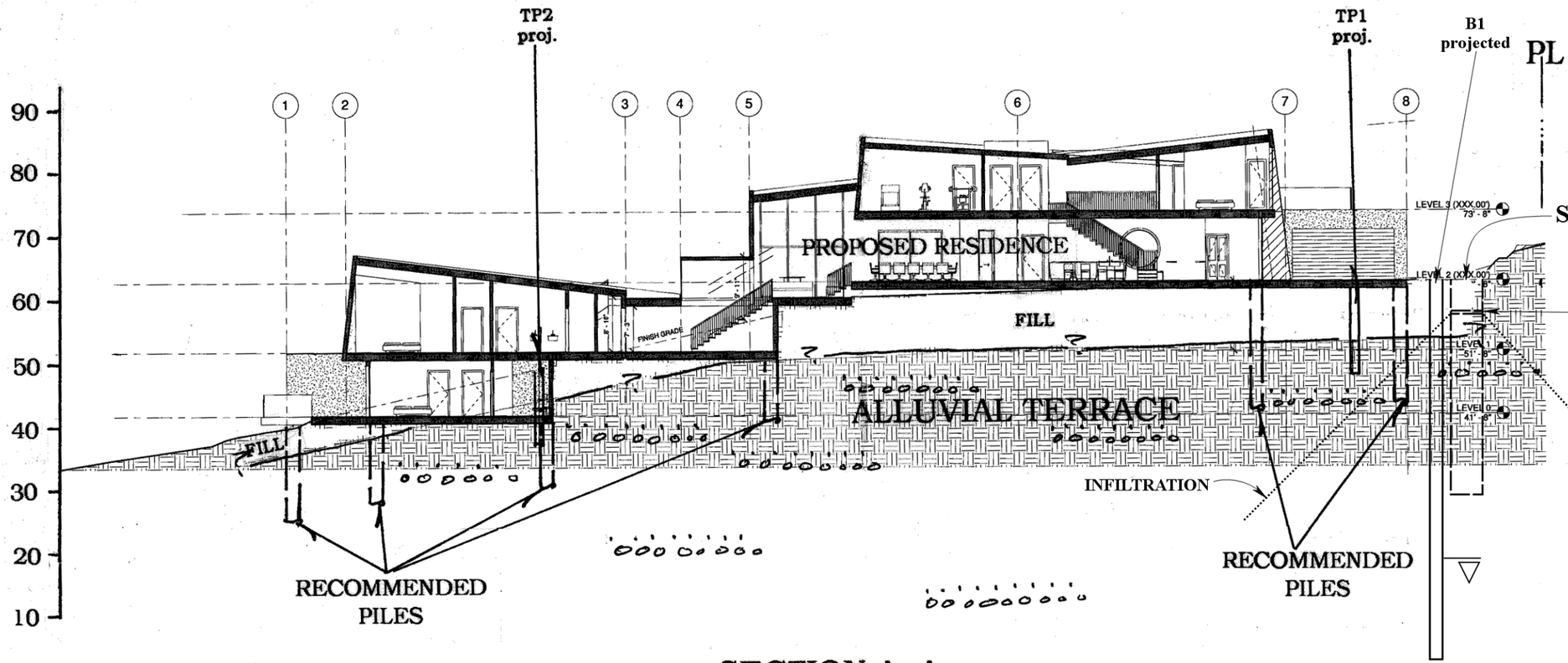
DATE	SCALE	DRAWN BY
9/13/18	AS SHOWN	WHA

PROJECT NO. W464

DRAWING NO. W0.01

SHEET 2 OF 3 SHEETS

Sep 2018 Jain **SG 8812-W**



SCHICK GEOTECHNICAL, INC.

Geology and Soils Engineering

SECTION A–A

REVISED
SEP 2018

DATE: SEP 2015
SCALE: 1"=20'
JOB: JAIN

SG 8812–W

AMIT APEL DESIGN INC.
In Association with Michael Maclaren, AIA-Architect
25001 Pacific Coast Highway
Malibu, CA 902658
Tel: 310.317.0500
Email: apeldesign@apeldesign.com
Website: www.apeldesign.com

6/20/2019

HYDROLOGY & HYDRAULIC CALCULATIONS

The subject property is located at 41700 Pacific Coast Highway. Existing on 41700 Pacific Coast Highway is a single family residence. The Legal description and other information about the lot of the lot is as follows:

Site Address 41700 Pacific Coast Highway
ZIP Code 90265
Lot/Parcel Area (Calculated) 16,552 SQFT (0.38 Acres)
Assessor Parcel No. (APN) 700-0-200-655

Proposed is a Multi Level Single Family Dwelling building with a Street level parking. Numeric values of the proposed site and building are as follows:

AI = Impervious Area (acres) =0.097 acres

AP = Pervious Area (acres) =0.2834 acres

AU = Contributing Undeveloped Upstream Area (acres) =0.00 acres

A_{Total} = Total Area of Development =0.38 acres

The area for impervious hardscape is the sum of all the roof and deck area of the proposed building and area surrounding the building. The impervious area is being treated with a combination of 6 planter boxes adding up to 585 SF.

The foundation for the proposed building covers most of the site, and according to Project Soils Engineer, infiltration around and near the building foundation should be avoided. Therefore, the method of infiltration was ruled out for this site.

The second step in feasibility was to look at a capture and use system. The calculations attached show that lack of adequate landscape eliminates the feasibility of this BMP.

Attached landscape plan shows that other than proposed planter boxes (BMP's), other landscaping on the site includes planted pots placed throughout the site. Therefore, capture and use was ruled out for this site.

Development of the site requires the implementation of Biofiltration planters to mitigate pollutants from the project site. All of the rainfall runoff from most storm events over the project site portion of the lot is collected and transported to the Biofiltration Planter. The Planter is sized to treat the volume of runoff resulting from a 100 year storm. After approximately seven hours of percolation through the Planter's biologically active filtration media, the treated runoff exits the bottom of the Planter and sheet flows across the descending slope at a rate equal to or less than the existing rate – thereby resuming the lot's pre-development, sheet flow drainage patter. Runoff from statistically very infrequent storm events that exceed the Planter's treatment capacity is routed via planter overflow inlets and a 6" pipe to a stilling well energy dissipater located at the existing natural watercourse at the lots south westerly boundary.

Hydrology Calculations:

Hydrology calculations were prepared for purposes of sizing the catch basins and storm drain pipes for a Capital Floor (100-year frequency storm event) and for ensuring that the proposed project's development has a negligible effect on the Capital Flood water surface elevation in the natural watercourse.

Peak Flow Hydrologic Analysis

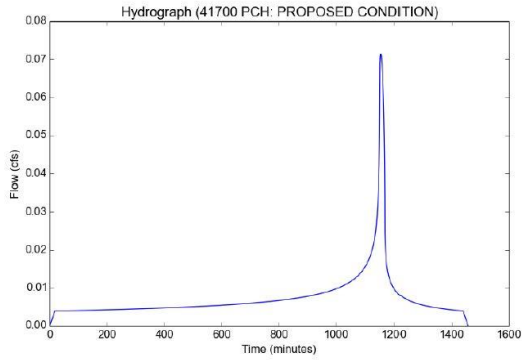
File location: W:/PROJECTS (W)/15-0006 41700 PCH. Malibu (Dr. Sanjay)(Shubha Jain)/DOCUMENTS/Sanitation Calcs/Hydrology Calcs
Version: HydroCalc 1.0.3

Input Parameters

Project Name	41700 PCH
Subarea ID	PROPOSED CONDITION
Area (ac)	0.38
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.115
50-yr Rainfall Depth (in)	0.75
Percent Impervious	0.56
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	0.8415
Peak Intensity (in/hr)	0.275
Undeveloped Runoff Coefficient (Cu)	0.4079
Developed Runoff Coefficient (Cd)	0.6835
Time of Concentration (min)	18.0
Clear Peak Flow Rate (cfs)	0.0714
Burned Peak Flow Rate (cfs)	0.0714
24-Hr Clear Runoff Volume (ac-ft)	0.0148
24-Hr Clear Runoff Volume (cu-ft)	645.041



Peak Flow Hydrologic Analysis

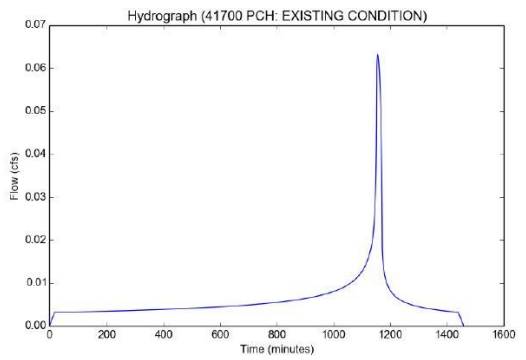
File location: W:/PROJECTS (W)/15-0006 41700 PCH. Malibu (Dr. Sanjay)(Shubha Jain)/DOCUMENTS/Sanitation Calcs/Hydrology Calcs
Version: HydroCalc 1.0.3

Input Parameters

Project Name	41700 PCH
Subarea ID	EXISTING CONDITION
Area (ac)	0.38
Flow Path Length (ft)	400.0
Flow Path Slope (vft/hft)	0.115
50-yr Rainfall Depth (in)	0.75
Percent Impervious	0.44
Soil Type	2
Design Storm Frequency	100-yr
Fire Factor	0
LID	False

Output Results

Modeled (100-yr) Rainfall Depth (in)	0.8415
Peak Intensity (in/hr)	0.2681
Undeveloped Runoff Coefficient (Cu)	0.4015
Developed Runoff Coefficient (Cd)	0.6208
Time of Concentration (min)	19.0
Clear Peak Flow Rate (cfs)	0.0632
Burned Peak Flow Rate (cfs)	0.0632
24-Hr Clear Runoff Volume (ac-ft)	0.0124
24-Hr Clear Runoff Volume (cu-ft)	538.2336



$$T_C = \frac{0.31 \text{ x } L^{0.483}}{(C_d \text{ x } I_t)^{0.519} \text{ x } S^{0.135}}$$ Equation 7.3.5

$$I_t = I_{1440}\, x\, \left(\frac{1440}{t}\right)^{0.47}$$ Equation 5.1.2

$$C_d = (0.9\, x\, IMP) + (1.0 - IMP)\, x\, C_u$$ Equation 6.3.2

$$Q = C_d\, x\, I_t\, x\, A$$

T_c = Time of concentration
L = Longest flow path length from watershed boundary to outlet
C_d = Soil specific Development Runoff Coefficient, ratio of runoff rate t rainfall intensity, in/in
I_t – Rainfall intensity at time t, in/hr
S = Slope of longest flow path, ft/ft
C_u = Soil specific Undeveloped runoff coefficient, ratio of runoff rate to rainfall intensity, in/in
A = Watershed Area, acres

Predevelopment Runoff: 0.6208 x 0.2681 x 0.38 = 0.0632 cfs
Post Development Runoff: 0.6835 x 0.275 x 0.38 = 0.0714 cfs

Difference: 0.0082 cfs

Orifice Sizing:

The Detention Basin outlet pipe uses submerged orifice methodology:

$Q = C\ A\ (2g\ h)^{1/2}$
C = 0.6 circular orifice
A = area of orifice (pipe)
G = gravity 32.2 ft/sec

Ws inv pipe = 342.0
Max ws in det basin = 346.0
h = difference in water surface elevations; 4'
Q = 100 year flow rate for runoff area, 0.0632 cfs

$A = Q / C\ (2gh)^{1/2}$

$= 0.0714$ cfs / $0.6\ (\ 2 \times 32.2 \times 3)^{1/2}$

$= 0.0714 / 8.34$
= 0.00856 sf

Orifice Diameter (max.)
$A = 3.14\ D^2 / 4$

$D = (.00856\ (4) / 3.14\ )^{1/2}$

D = 0.104 ft or 1.25 inch diameter orifice plate or a 1.5" exit pipe

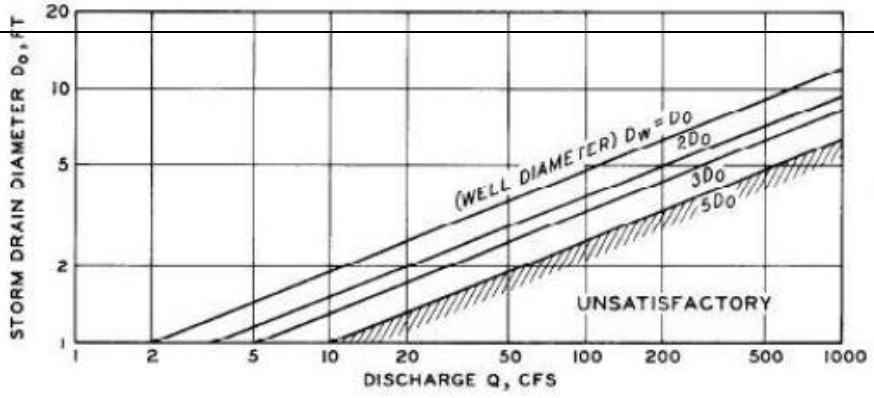
Capture & Use Calculations:

V_{Design} = 3,787.5 x (1.09/12) = 344 cu. ft.

0.0 acres of pervious area
Medium Planting Type → Planting Factor = 0.4

i. Determine the Design Volume in Gallons:

V_{Design} (gallons) = 344 cu. ft. x 7.48 gal/cu. ft. = 2,573 gal.



BASIC EQUATION

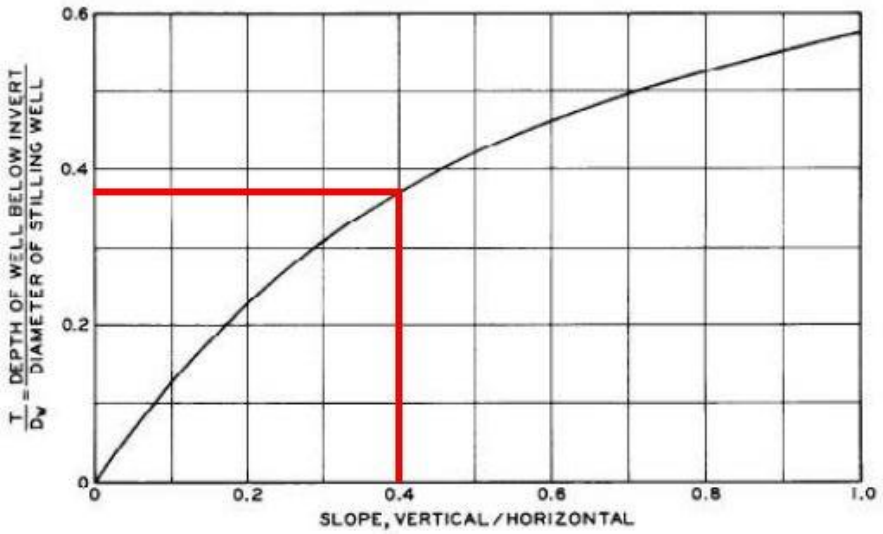
$$\frac{D_W}{D_0} = 0.53\left(\frac{Q}{D_0^{2.5}}\right) \text{ FOR } \frac{Q}{D_0^{2.5}} \leq 10$$

WHERE:
D_W = STILLING WELL DIAMETER, FT
D_0 = DRAIN DIAMETER, FT
Q = DESIGN DISCHARGE, CFS

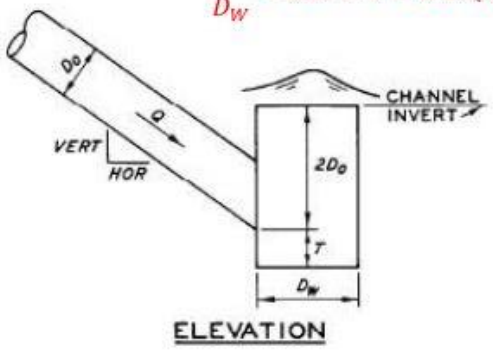
$$\frac{Q}{D_0^{2.5}} = \frac{1.45}{0.5^{2.5}} = 8.20$$

$$\therefore \frac{D_W}{D_0} = 0.53\left(\frac{Q}{D_0^{2.5}}\right) = 0.53(8.20) = 4.35$$

$$\therefore D_W = D_0(4.35) = 0.5(4.35) = 2.17'$$



$$\frac{T}{D_W} = 0.37 \therefore T = 0.37(D_W) = 0.37(2.17') = 0.80'$$



STORM DRAIN OUTLETS
ENERGY DISSAPATORS
STILLING WELL

HYDRAULIC DESIGN CHART 722-1

WES 7-73

ii. Determine Planting Area within project limits:
Planting Area (sq. ft.) = 683

iii. Determine Planter Factor (PF), sq. ft.:

Planter Factor (sq. ft.) = 0.4 x 683 = 273 sq. ft.

iv. Determine the 7-month (Oct. 1-April 30) Estimated Total Water Usage (ETWU):

$ETWU_{(7months)} = ET_{7} \times 0.62 \times PF$

$ETWU_{(7months)} = 21.7 \times 0.62 \times 133.6 = 1{,}797$ gal. $< 5{,}811$ gal.

v. $ETWU_{(7months)}$ is less than V_{Design}, therefore, Capture and Use is not feasible.

BioPlanter Box Calculations:

V_m = 344. ft. (*from previous step*)
Soil media infiltration rate, $K_{sat.\ Media}$: 5 in./hr. (Table 4.3)

Time to fill 3 feet of media (24" soil & 12" gravel) to ponding depth, T Fill = 3 hrs (Table 4.3)

Drawdown time, T (hr.) = 48 hrs (Table 4.3)
Ponding Depth = 1 ft. $_{MAX}$ (Table 4.3)

i. Determine the design volume:

V_{Design} (cu. ft.) = 1.5 x V m
V_{Design} (cu. ft.) = 1.5 x 344 = 516 cu. ft.

ii. Determine the design infiltration rate, K Sat Design

$$K_{Sat.\ Design} = K_{Sat.\ Media} / FS = 5\ (in./hr.) / 2 = 2.5\ in./hr.$$

iii. Calculate the BMP Surface Area, A min.:

$A_{min.}$ (sq. ft.) = V Design / [(T Fill x K sat. design / 12 in./ft.) + dp]
$A_{min.}$ (sq. ft.) = 516 / [(3 hrs. x 2.5 in./hr.) / 12 in./ft.) + 1 ft.]
$A_{min.}$ (sq. ft.) = 317.5 sq. ft.

Tributary Area Calcs

Total Lot Area: 16,552 SQFT
Total Lot Area: 0.38 Acres
[**D_{SD}**] Design Storm Depth (ft3): 0.75

Impervious Area (SF): 4,208 SQFT
Impervious Area (Acres): 0.0966
Pervious Area (SF): 12,344 SQFT
[P_A] Pervious Area (Acres): 0.2834

% Impervious: 25.4%
% Pervious: 74.6%

A (0.9) + (P_A) x 0.1 = Catch Area [T] =

Capture Volume (V_m)= T x D_{SD}
Required Planter SF = V_m / 1.625

41700 PCH			
Total Lot Area (SF):	16552	Impervious Area (SF)	4279
Total Lot Area (Acres):	0.3800	Impervious Area (Acres)	0.0982
Design Storm Depth (ft3)	0.0901	Pervious Area (SF)	12273
		Pervious Area (Acres)	0.2817
		% Impervious	25.9%
		% Pervious	74.1%

DMA Designation	Square Footage (sf)	CATCH AREA (SF)	CAPTURE Vm (FT3)	PLANTER SF (REQ.) SF	PLANTER SF (REQ.) SF	PLANTER SF PROVIDED	PLANTER #
1	925	832.5	75.0	46.2		72	1
2a	86	77.4	7.0	4.3		28	2
		0.0					
3	1017	915.3	82.5	50.8		107	3
		0.0					
2b	650	585.0	52.7	32.4		75	4
		0.0					
4	1112	1000.8	90.2	55.5		129	5
		0.03					
5	489	440.1	39.7	24.4		174	6
TOTAL	**4279**	3851.4	347.0	213.5		585.0	

PLANTERS	585	
Rear Stairs	0	Routed to Sump Pump in front of property
Driveway	0	
Site Walls	0	
Total Site Area	4864	

Summary Conclusion:
All Rain Water from roof areas, will be diverted to downspouts, which will lead to planters. BMPs provided are to include six (6) planter boxes for a total of 585 SQFT of planter area.

ADDENDUM I ENGINEERING REPORT
FOR A NEW
ONSITE WASTEWATER SYSTEM

APN 700-0-200-655
41700 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

Prepared for:
Dr. Sanjiv Jain
c/o Amit Apel Design, Inc.
25001 Pacific Coast Highway
Malibu, CA 90265

Prepared By:
EPD Consultants, Inc.
20722 Main Street
Carson, CA 90745
Phone: (310) 241-6565
Fax: (310) 241-6566

Project Number: W464 41700 Pacific Coast Highway

EPD consultants
sustainable water systems & solutions

20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

April 12, 2022

Prepared for:
Dr. Sanjiv Jain
c/o Amit Apel Design, Inc.
25001 Pacific Coast Highway
Malibu, CA 90265

Subject: **Addendum I Engineering Report for a New Onsite Wastewater System, APN 700-0-200-655, 41700 Pacific Coast Highway, Malibu, Ventura County, CA 90265.**

References:

1. **Heathcote Geotechnical: Soil Engineering Investigation, dated November 23, 2016.**
2. **H.J. Burke, Inc.: Partial Topographic Survey, dated November 10, 2016.**
3. **Amit Apel Design, Inc.: (a) Architectural Plans, dated November 10, 2016; (b) Revised Architectural Plans, dated March 15, 2022.**
4. **California Civil and Things, Inc.: Civil Grading Plan, dated April 11, 2022.**
5. **Ventura County Environmental Health Division: (a) OWTS Technical Manual, dated June 17, 2015; (b) Independent Sewage Disposal System Approval, dated May 3, 1982.**
6. **EPD Consultants, Inc.: (a) Pit Performance Testing Report, dated September 12, 2018; (b) Preliminary Engineering Report, dated September 13, 2018.**
7. **Schick Geotechnical, Inc.: (a) Geologic and Soils Engineering Exploration, dated September 20, 2015; (b) Addendum Geologic and Soils Engineering Exploration, dated August 2, 2018.**
8. **County of Ventura Resource Management Agency: (a) Letter of Termination of Incomplete Application, dated September 5, 2018; (b) Letter of Termination of Incomplete Application, dated October 11, 2017; (c) Comments transmitted by email, dated February 1, 2022.**
9. **David C. Weiss Structural Engineer & Associates, Inc.: Coastal Engineering Report, Revised September 30, 2021.**

Dear Dr. Jain:

Following is a Addendum I Engineering Report for a New Onsite Wastewater System at the subject property.

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20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

1.0 Introduction

The subject property is located in the City of Malibu, Ventura County, California. EPD Consultants, Inc. (EPD) understands that you (Client) propose to construct a new single family residence with detached guest house, which will require a New Onsite Wastewater System (OWS) to be designed in accordance with the current Ventura County Environmental Health Division (VCoEHD) and Resource management Agency (RMA) policy.

The subject property is currently developed with a single family residence served by an existing OWS. The existing OWS will be partially or totally demolished as required, in accordance with current VCoEHD policy. Refer to Section 4.7 for Worker Safety and Abandonment of Existing OWS. This report summarizes the results of the geologic investigation(s) and provides the engineering design basis for the proposed OWS at the subject property.

The proposed Onsite Wastewater System (OWS) Site Plan Revision 2, dated April 12, 2022 (Attachment 1) represents the OWS that will serve the proposed single-family, two (2) structure, seven (7) bedroom residence with a total of 81 drainage fixture units (DFU) at the subject property per the Architectural Plans, dated March 15, 2022 (Reference 3(b)) prepared by Amit Apel Design, Inc. Refer to Section 2.1 for Design Summary.

1.01 Plan Review Response

The following items detail our responses or direct you to others on the project team who have provided their responses to the County of Ventura Resource Management Agency comments transmitted by email, dated February 1, 2022 (Reference 8(c), Attachment 4). Note – Incompleteness items related to location of planters are directed to the project Architect, who shall respond under separate cover.

Incompleteness Item:
Provide additional documentation related to the design of the proposed seepage pit onsite wastewater treatment system (OWTS) that demonstrates the proposed system can perform under the future projected conditions (future still water level and the critical wave design) described in the report prepared by David C. Weiss Structural Engineer & Associates, Inc., dated September 2021. The septic tanks are located within the horizontal limit of the wave uprush elevation for the most critical design wave (see Weiss,

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20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

Page 8). The plans show the septic tanks at 214 feet 7 inches from the right-of-way limit of Pacific Coast Highway; however, the Coastal Engineer's report indicates this limit is located at 211 feet. The information provided by the applicant to address this comment may take the form of recommendations included as an addenda to the Preliminary Engineering Feasibility Report (EPD Consultants, September 2018).

Response:
EPD revised the OWS design to encompass a smaller footprint on the ocean side of the main residence building. OWS Site Plan Revision 2, dated April 12, 2022 shows a new OWS layout that does not encroach into the 211.0-ft wave uprush limit for the critical design wave (see Attachment 1). As shown to-scale on this revised plan, the distance from the right-of-way limit of Pacific Coast Highway to the seaward extent of the OWS is 204.9-ft. Design parameters for the revised OWS plan are provided in the remainder of this Addendum I Engineering Report.

1.1 Findings

1.1.1 Soils and Geology

Supporting geologic and soils engineering investigations were conducted for the subject project by Project Soils Engineer, Schick Geotechnical, Inc. (SGI) (Reference 7). According to the Pit Performance Test Report prepared by EPD Consultants, Inc. (EPD), dated September 12, 2018 (Reference 6(a)), pit performance testing was performed on the subject property in boring B-1. One (1) total test boring was excavated on the subject property and pit performance testing was conducted in this boring. This test was conducted in general compliance with VCoEHD requirements. Attachment 3 summarizes the results of the pit performance, soil and geology testing. The referenced supporting soils and geology report(s) shall provide the following required information in support of the proposed OWS design:

- Geology/Soils Description
- Groundwater Statement
- Anticipated Path of Effluent
- Cap Depth Statement
- Stability Statement

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P: 310.241.6565
F: 310.241.6566

1.1.2 Groundwater

According to the above referenced soils engineering investigation, SGI excavated to a maximum depth of 54.0-ft below existing grade in B-1, and encountered groundwater at a depth of 44.0-ft below ground surface (bgs). SGI recommends that the constructed seepage pits shall be capped at a minimum of 5.0-ft below existing grade, with bottom depths above approximate elevation 18.0-ft NAVD'88. (Reference 7(b)).

1.1.3 Wastewater Source and Fixture Unit Worksheets

The wastewater source is to be the proposed single-family, two (2) structure, seven (7) bedroom residence with a total of 81 DFU at the subject property per the Architectural Plans, dated March 15, 2022 (Reference 3(b)) prepared by Amit Apel Design, Inc. The OWS is designed to accommodate full occupancy based on the number of bedrooms and potential use, although actual occupancy is anticipated to be considerably less. Modern conservation fixtures are to be used throughout. A DFU count was performed for the proposed development at the subject property, in accordance with the VCoEHD Bedroom Equivalents and Fixture Units Worksheet and Table 702.1 of the VPC. Attachment 2, "EPD Engineering Tables" summarizes the results of the DFU count.

In accordance with the current VCoEHD Policy, the minimum septic tank size is determined based on the total number of bedrooms, the estimated waste/sewage design flow rate, or the number of plumbing fixture units, whichever is greater. Per Table H-2 of the Ventura County Plumbing Code (VPC), minimum conventional septic tank size for a seven (7) bedroom residence is 1,650-gallons. Minimum septic tank size for a residence with 81 DFU is 3,000-gallons. This is also the minimum volume of required seepage pit capacity (each) for present and future (1,650-gallons or 3,000-gallons).

1.1.4 Design Flow

The proposed development consists of two (2) independent structures: the proposed single-family main residence with six (6) total bedroom equivalents and the proposed guest house, with one (1) bedroom. Allowing a peak design criteria of 300 gallons per day (gpd) for the first bedroom of each independent structure, and allocating 150 gpd for each additional bedroom,

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Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

peak design wastewater flow for the OWS is 1,350 gpd. Average design wastewater flow for the OWS is 700 gpd.

To increase the long-term performance of the Treatment and Dispersal System and lower the strength of the water discharged from the tanks, the use of the garbage disposal should be limited and discouraged, and a simple vermicomposting container system is recommended for converting food wastes to high-quality soil amendment. Likewise, excess fats, oils, and greases should not be disposed of down the sink but should also be treated as solid waste. Greasy pans should be wiped with paper towels prior to washing. It is recommended that a lint trap be added to the washer to limit refractory solids buildup in the primary clarifier chamber of the primary tank.

2.1 Design

Advanced treatment with a seepage pit dispersal system is proposed. The proposed wastewater treatment tank system will need to be approved as an Alternate System by special permission of the Authority Having Jurisdiction under Appendix Chapter H 1.0 (J) of the VPC. The proposed OWS consists of the following elements:

- One (1) proposed gravity fed MicroSepTec Enviroserver ES13.5 tertiary treatment tank housed in a 4,483-gallon fiberglass reinforced plastic (FRP) tank with effluent filter, and low head duplex effluent pumps provided as part of the MicroSepTec system with telemetry controls. The treatment tank shall be constructed with three (3) W/ 24-inch diameter FRP lids/risers to grade, specified gas and water-tight. Vent to the roof per LACoPC.
- One (1) proposed MicroSepTec Telemetry Control Panel (CP-1) provided by manufacturer. Connect CP-1 to CP-2 for alternating duplex pump relay in treatment tank. Requires dedicated "unblocked" phone line and power to panel and/or dedicated IP address, internet connections to be verified by the manufacturer. Licensed Electrician to determine number and sizing of wires.
- One (1) proposed Geoflow Control Relay Panel (CP-2) Model GOPS1-DUP-MAN. Connect CP-2 to CP-1 for alternating duplex pump relay in treatment tank. Licensed Electrician to determine number and sizing of wires.
- Two (2) proposed MicroSepTec Hiblow HP-150 above ground air compressors provided in enclosure by MicroSepTec.

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P: 310.241.6565
F: 310.241.6566

- One (1) proposed gravity fed Jensen Precast model D5 distribution box with one (1) 24-inch diameter fiberglass watertight lid, riser and manhole to grade, or engineer's approved equal. Number of outlets to the seepage pit dispersal system per plan.
- Two (2) proposed gravity cleanout to grade. Construct every 100.0-ft of drainage pipe per VPC – contractor to verify final required number of cleanouts.
- Two (2) proposed pressure cleanouts to grade. Construct every 100.0-ft of drainage pipe per VPC – contractor to verify final required number of cleanouts.
- One (1) proposed pressure to gravity cleanout to grade
- Two (2) proposed gravity fed Present Seepage Pits 5.0-ft diameter, 29.0-ft depth below inlet (BI) with 5.0-ft cap depth below existing grade. Construct with 8-inch diameter access port in enclosure to grade.
- Two (2) proposed gravity fed Present Seepage Pits 5.0-ft diameter, 29.0-ft depth below inlet (BI) with 5.0-ft cap depth below existing grade.

2.2 Secondary Treatment

The Secondary Treatment system is MicroSepTec Enviroserver ES13.5 housed in a 4,483-gallon FRP tank with effluent filter, and low head duplex effluent pumps provided as part of the MicroSepTec system with telemetry controls. The ES13.5 treatment tank will effectively treat a peak design daily flow rate of up to 1,350 gpd. As detailed in Section 1.1.4 of this report, peak design daily flow rate for this site is 1,350 gpd and the average daily design flow rate is 700 gpd. All SeptiTech components are to be installed in accordance with the manufacturer's recommended installation instructions.

2.3 Dispersal

The proposed OWS will disperse treated effluent into a seepage pit dispersal system. Per VPC requirements, seepage pit dispersal system capacity shall be equal to the required septic tank capacity. As presented in Section 1.1.3, the minimum septic tank capacities are 1,650-gallons (bedrooms) and 3,000-gallons (DFU). Therefore minimum total seepage pit capacity should be 3,000-gallons for both present and future seepage pit dispersal systems. To find the number of required present and future seepage pits, the minimum total seepage pit capacity (3,000-gallons) should be divided by the proposed present seepage pit capacity (4,555-gallons) and the

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P: 310.241.6565
F: 310.241.6566

proposed future seepage pit capacity (4,555-gallons) as summarized in the Table below. Based on the results of the pit performance test data, EPD proposes two (2) present seepage pits and two (2) future seepage pits to meet the minimum total seepage pit capacity due to the overall size of the property, relatively high percolations rates in two-foot diameter borings being extrapolated to five-foot diameter seepage pits, and typical long term acceptance rates (LTAR) for seepage pits. Further seepage pit calculations are provided in Attachment 3, "Soils Testing and Geology."

Seepage Pit / Boring Number	Cap Depth from EG (ft)	Below Inlet (BI) Seepage Pit Depth (ft)	Percolation Capacity for Fully Developed 6-ft dia. Tested Pit (gpd)
Proposed Present Seepage Pits			**4,555**
P-1 /	5.00	29.00	2,278
P-2 /	5.00	29.00	2,278
Proposed Future Seepage Pits			**4,555**
F-1 / B-1	5.00	29.00	2,278
F-2 /	5.00	29.00	2,278

The proposed present seepage pits will consist of two (2) total 5.0-ft diameter pits with 5.0-ft cap depths below existing grade and 29.0-ft BI, located in the vicinity of boring B-1. The proposed 100% future replacement seepage pits will consist of two (2) total 5.0-ft diameter pits 5.0-ft cap depths below existing grade and 29.0-ft BI, located in the vicinity of boring B-1. All proposed present and future seepage pit locations are detailed on the OWS Site Plan Revision 2, dated April 12, 2022 (Attachment 1).

All dispersal components are to be installed in accordance with the VPC. The Project Geologist shall observe all seepage pit excavations prior to placement of rock to ensure that encountered geologic conditions do not differ from those encountered during the original exploratory work. The Project Contractor shall obtain a field observation memorandum from the Project Geologist documenting the observation.

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F: 310.241.6566

3.1 Homeowners General Guidelines for using an Advanced Onsite Wastewater System:

a. The primary tank should be inspected a minimum of once annually for scum and sludge levels and pumped as necessary.
b. The tertiary treatment system should be inspected a minimum of once every six months per the manufacturer's requirements.
c. The owner of the property shall at all times maintain in force a maintenance agreement with an approved servicing company.
d. An active telephone line shall at all times be connected to the OWS control panel while in use.
e. At all times only biodegradable household products approved for private septic system should be used (i.e. cleaning products, toilet paper, laundry soaps).
f. All discharging water fixtures in the dwelling should be designed for low flow devices.
g. Never dispose of coffee grounds, grease, paint, caustic, or oily liquids, flues, cooking fats, motor oils, sanitary napkins, tampons, condoms, cigarettes, plastics, or disposable diapers into the septic system.
h. Always be water wise and train all family members, residents, and employees on ways to save water.
i. Spread the laundry cleaning over several days. Generally, three wash loads discharging into the septic system can be greater than the water use for one person per day. Additionally, the surge of chemicals causes damage to the bacteria in the septic tank.
j. Repair any leaky plumbing fixtures as soon as possible. One leaky plumbing fixture has the potential to exceed the entire peak design daily flowrate of the entire residence.
k. Dispose of waste products as much as possible by using the garbage solid waste disposal rather than the septic system. Do not use sink garbage disposals.
l. Be sure to notify the service provider prior to any parties or large events. Under the direction of the service provider, schedule a septic pump company to pump the tanks prior to these events. Do not exceed the peak design daily flowrate at any time.

4.1 Coastal Engineering Report

This is being submitted under separate cover, by project Coastal Engineer, David C. Weiss. According to the Coastal Engineering Report by David C. Weiss dated September 30, 2021, the

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20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

location of the wave uprush limit for the critical design wave is 211-ft south from the northern property line (Reference 9).

4.2 Final OWTS Design and Specifications

Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a Final Engineering Report with Onsite Wastewater Plans and Specifications shall be required to be submitted.

4.3 Operations and Maintenance Manual

Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a copy of detailed Operations and Maintenance Manual for the proposed OWS shall be required to be submitted.

4.4 Maintenance Contract

Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a maintenance contract with a factory-certified service provider shall be required to be submitted.

4.5 Proof of Ownership

Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, proof of ownership in the form of a copy of the Grant Deed shall be required to be submitted.

4.6 Covenant

Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a certified copy of the necessary recorded covenant shall be required to be submitted.

4.7 Worker Safety and Abandonment of Existing OWS

All existing septic system components shall be abandoned or demolished as necessary by the contractor per the VPC. Existing septic system components locations are approximate per the Partial Topographic Survey of the subject property, provided by H.J. Burke, Inc., dated November 10, 2016 (Reference 2), and the Ventura County Environmental Health Division Independent Sewage Disposal System Approval, dated May 3, 1982 (Reference 5(b)). The contractor shall verify locations of all existing septic components during construction and abandon or

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20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

demolish as necessary. Removal of all septic system components shall follow ASTM D1557 and be executed in accordance with applicable OSHA and CAL/OSHA standards for biological hazards, including the use of personal protective equipment. Prior to commencing work to abandon, remove or replace existing OWS components an "OWS Abandonment Permit" shall be obtained from the County of Ventura. All work performed in the OWS abandonment, removal, or replacement area shall be performed in strict accordance with all applicable federal, state, and local environmental and occupational safety and health 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.

4.8 Public Works Approval
Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a copy of the County of Ventura Public Works final approval of a grading and drainage plan showing the AOWTS shall be required to be submitted.

4.9 County of Ventura Geologist/Geotechnical Approval
Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a copy of the County of Ventura Geologist and Geotechnical Engineer final approval shall be required to be submitted.

4.10 County of Ventura Biologist Approval
Upon receipt of Conformance Review and prior to issuance of Final Approval and commencement of construction, a copy of the County of Ventura Biologist final approval shall be required to be submitted.

4.11 Engineers' Certification for Reduction in Setbacks to Buildings or Structures
Not required for this project.

4.12 Owner Acknowledgment for New Construction over OWS
Not required for this project.

4.13 Owner Covenant to Forfeit 100% Expansion Effluent Dispersal Area
Not required for this project.

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20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

5.0 Limitations

Consultant has performed these services within the limits described by Client. This report completes our scope of services in accordance with our agreement. This Report has been prepared in accordance with generally accepted practice. This Report relates only to the requirements of the Ventura County Plumbing Code. The conclusions and recommendations in this Report are based upon data obtained from the reports provided which document field pit performance / percolation testing performed according to the County agencies' standards and requirements. It should not be assumed or expected that the conditions between tested locations are similar to those encountered at the individual locations. It is possible that conditions between sampling locations may vary. Should conditions be encountered in the field that appears different from those described in this Report, Consultant should be contacted immediately in order that Consultant might evaluate their effect. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of the agreement and included in this report.

The data and conditions presented herein are generally considered valid for one year from the date of this Report. Reports and system designs older than one year can be updated to assure compliance with current regulations. Consultant will be available to make a final review of the project plan and specifications to assist in assuring correct interpretation of this Report's recommendations for use in applicable sections. It is the responsibility of Client and/or Clients' Contractor to ensure that all recommendations are carried out properly and all backfill of trenches and excavations are periodically checked as well as restored to acceptable conditions.

If this Report or portions here of are provided to contractors or included in specifications, it should be understood by all parties that they are provided for preliminary information only and should be used as such. Any variance from Consultants prescribed requirements and/or recommendations would nullify this Report and Client and/or Clients' Contractor would indemnify Consultant and its representatives from any and all liabilities and/or obligations.

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20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

This report has been prepared for Dr. Sanjiv and Shubha Jain's exclusive use and that of their authorized agents and is not intended for transfer or use by other parties without written review by Consultant. Please contact the undersigned if there are any questions concerning this Report or the recommendations included herein.

Respectfully submitted,
EPD Consultants, Inc.

Kevin Poffenbarger, PE
RCE 69089
Senior Project Engineer

Figures:
1. Area Map
2. Vicinity Map

Attachments:
1. Onsite Wastewater System (OWS) Site Plan Revision 1, dated April 12, 2022
2. EPD Engineering Tables
3. Soils Testing and Geology
4. County of Ventura Resource Management Agency comments transmitted by email, dated February 1, 2022

xc:
Addressee (1 Report in PDF via email)
Amit Apel Design, Inc. (Attn: Luke Tarr & Elchin Sadigov) (1 Report in PDF via email)
Schick Geotechnical, Inc. (Attn: Wayne Schick) (1 Report in PDF via email)
File (1 Report)

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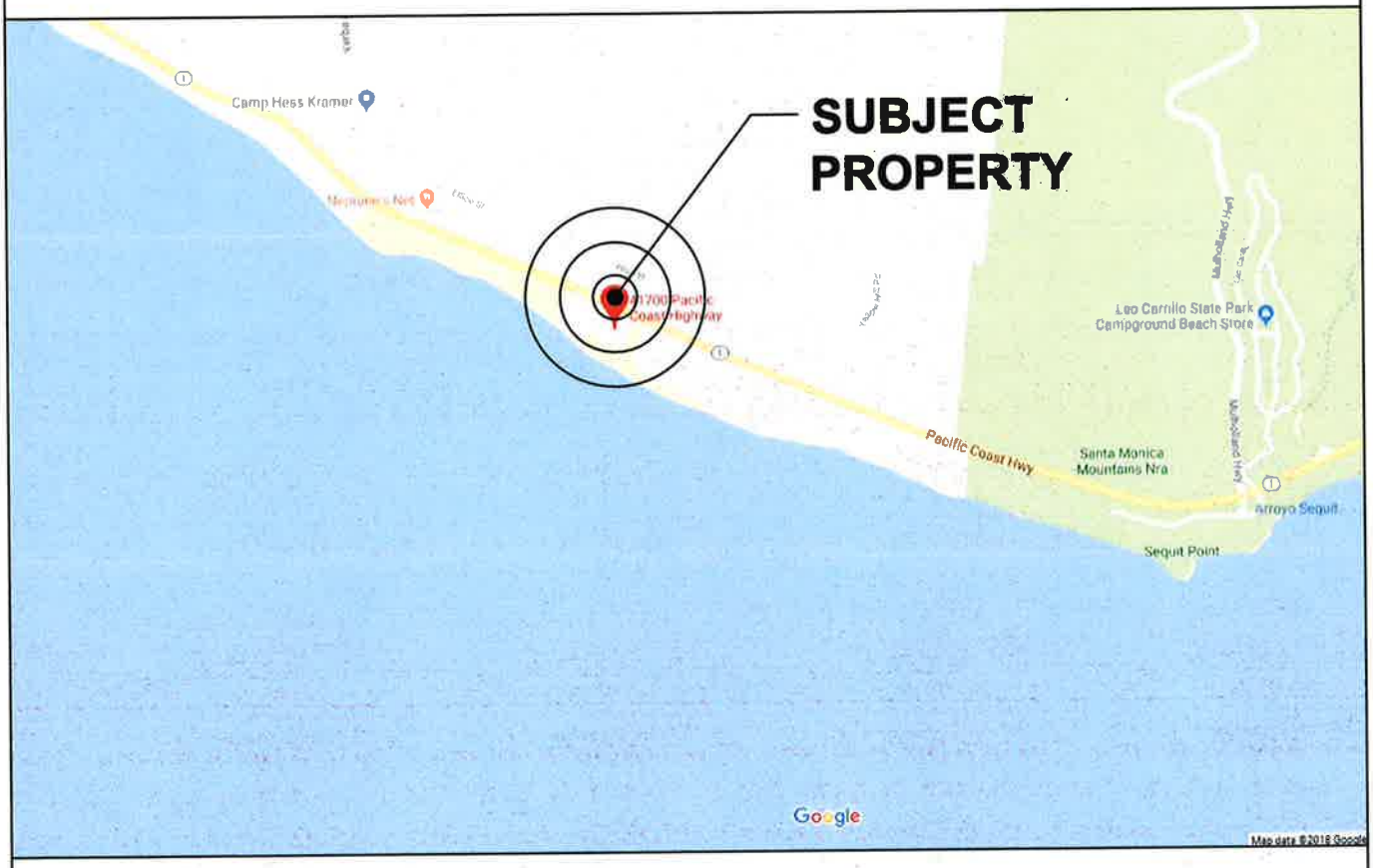
FIGURE 1

AREA MAP



GOOGLE MAPS 2018

consultants
Sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

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FIGURE 1

DESIGNED BY: WHA
DRAWN BY: WHA
CHECKED BY: KP

DATE: 9/12/18
JOB NO: W464
1 OF 1 SHEETS

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FIGURE 2

VICINITY MAP

GOOGLE MAPS 2018

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Sustainable water systems & solutions
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CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

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MALIBU, CA 90265
FIGURE 2

DESIGNED BY: WHA
DRAWN BY: WHA
CHECKED BY: KP

DATE: 9/12/18
JOB NO: W464
1 OF 1 SHEETS

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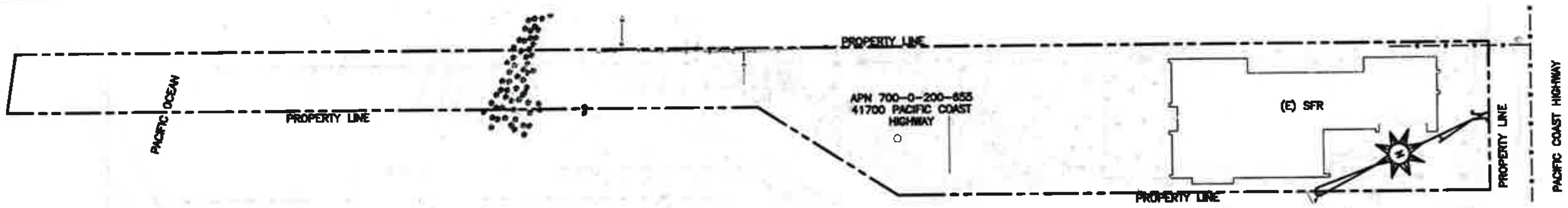
ATTACHMENT 1

ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN REVISION 1, DATED APRIL 12, 2022

LEGEND:

— — — — (line)	PROPERTY LINE
——— (line)	(E) RESIDENCE
(hatched area)	(P) DEMOLITION AREA
○	(E) SEEPAGE PIT APPROXIMATE PER REFERENCES 2 & 5(b)
⊕	GEOLOGIC TEST BORING (B-X) APPROXIMATE PER SCHICK GEOTECHNICAL



(1) EXISTING CONDITIONS PLAN

Scale: 1"=40'

ABBREVIATIONS:

(E)	EXISTING
BI	BELOW INLET
ED	EXISTING GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
ISDS	INDIVIDUAL SEWAGE DISPOSAL SYSTEM
MFR	MANUFACTURER
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
SFR	SINGLE FAMILY RESIDENCE
SS	SANITARY SEWER
VCoEHD	VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION
VIF	VERIFY IN FIELD
VPC	VENTURA COUNTY PLUMBING CODE

1. PLANS ON THIS SHEET ARE ACCURATE FOR EXISTING CONDITIONS & EXISTING ONSITE WASTEWATER SYSTEM DEMOLITION PLAN ONLY. SEE DETAILS 1 & 2 ON SHEET W0.02 FOR ~~ONSITE WASTEWATER SYSTEM SITE PLAN~~
2. (△2) ARCHITECTURAL PLANS PROVIDED BY AMIT APEL DESIGNS, INC. DATED MARCH 15, 2022. CIVIL GRADING PLAN BY CALIFORNIA CIVIL AND THINGS, INC., DATED APRIL 11, 2022. ELEVATIONS ARE APPROXIMATE PER THE REFERENCED PLANS. CONTRACTOR TO VERIFY EXACT LOCATION OF PROPERTY LINES.
3. ~~PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY H.J. BURKE, INC., DATED NOVEMBER 10, 2018.~~
4. ALL GEOLOGIC BORING (B-X) LOCATIONS ARE APPROXIMATE PER REFERENCE 1 AND REFERENCE 7(b).
5. CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF FINAL APPROVED PROJECT FULL SIZE PLANS & SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE FINAL FULL SIZE PLANS & SPECIFICATIONS FROM THE SYSTEM ENGINEER PRIOR TO PROCEEDING WITH WORK.
6. (E) OWS COMPONENTS SHALL BE ABANDONED OR DEMOLISHED AS NECESSARY BY CONTRACTOR PER THE VPC. (E) OWS COMPONENTS LOCATIONS ARE APPROXIMATE PER REFERENCE 2 AND REFERENCE 5(b). REMOVAL OF ALL SEPTIC COMPONENTS SHALL FOLLOW ASTM D1557 AND BE EXECUTED IN ACCORDANCE WITH APPLICABLE OSHA AND CAL/OSHA STANDARDS. PRIOR TO COMMENCING WORK TO ABANDON, REMOVE, OR REPLACE EXISTING OWS COMPONENTS AN "OWS ABANDONMENT PERMIT" SHALL BE OBTAINED FROM THE CITY OF MALIBU. ALL WORK PERFORMED IN THE OWS ABANDONMENT, REMOVAL, OR REPLACEMENT AREA SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ENVIRONMENTAL AND OCCUPATIONAL SAFETY AND HEALTH 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.
7. ALL SEPTIC PIPING SHOWN HEREIN IS APPROXIMATE.

(2) GENERAL NOTES

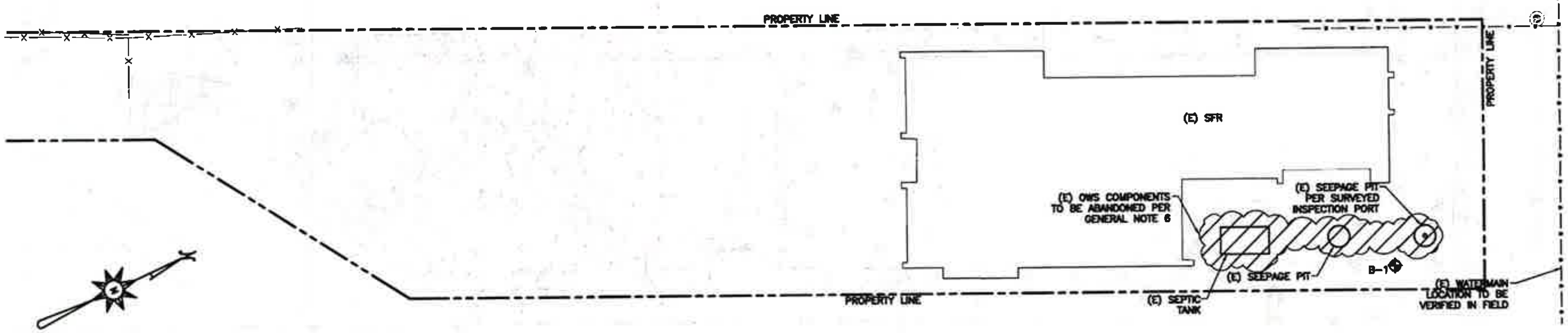
Scale: N.T.S.

REFERENCES:

1. HEATHCOTE GEOTECHNICAL: SOIL ENGINEERING INVESTIGATION, DATED NOVEMBER 23, 2018.
2. H.J. BURKE, INC.: PARTIAL TOPOGRAPHIC SURVEY, DATED NOVEMBER ~~10, 2018.~~
3. (△1) AMIT APEL DESIGN, INC.:(a) ARCHITECTURAL PLANS, DATED NOVEMBER 10, 2018.
4. (△2) CALIFORNIA CIVIL AND THINGS, INC.: CIVIL GRADING PLAN, DATED APRIL 11, 2022.
5. VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION: (a) OWTS TECHNICAL MANUAL, DATED JUNE 17, 2016; (b) INDEPENDENT SEWAGE DISPOSAL SYSTEM APPROVAL, DATED MAY 3, 1982.
6. EPD CONSULTANTS, INC.: PIT PERFORMANCE TESTING REPORT, DATED SEPTEMBER 12, 2018;(b) PRELIMINARY ENGINEERING REPORT, DATED SEPTEMBER 13, 2018
7. SCHICK GEOTECHNICAL, INC.: (a) GEOLOGIC AND SOILS ENGINEERING EXPLORATION, DATED SEPTEMBER 20, 2015; (b) ADDENDUM GEOLOGIC AND SOILS ENGINEERING EXPLORATION, DATED AUGUST 2, 2018.
8. COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY: (a) LETTER OF TERMINATION OF INCOMPLETE APPLICATION, DATED SEPTEMBER 5, 2018; (b) LETTER OF TERMINATION OF INCOMPLETE APPLICATION, DATED OCTOBER 11, 2017, (c) COMMENTS TRANSMITTED BY EMAIL, DATED FEBRUARY 1, 2022
9. DAVID C. WEISS STRUCTURAL ENGINEER & ASSOCIATES, INC.: COSTAL ENGINEERING REPORT, REVISED SEPTEMBER 30, 2021.

PRELIMINARY - NOT FOR CONSTRUCTION

(△1) **SPECIAL NOTE:**
THE PROPOSED WASTEWATER TREATMENT TANK SYSTEM WILL NEED TO BE APPROVED AS AN ALTERNATE SYSTEM BY SPECIAL PERMISSION OF THE AUTHORITY HAVING JURISDICTION UNDER APPENDIX CHAPTER H 1.0 (J) OF THE VENTURA COUNTY PLUMBING CODE.



(3) EXISTING ONSITE WASTEWATER SYSTEM (OWS) DEMOLITION PLAN

Scale: 1"=20'

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	MOVE TANK LANDWARD	3/4/22	AS
2	UPDATE GRADING & TANK	4/12/22	AS

ADDRESS:
APN 700-0-200-655
41700 PACIFIC COAST HIGHWAY
MALIBU, VENTURA COUNTY, CA 90265

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT: 41700 PACIFIC COAST HIGHWAY

DATE	SCALE	DRAWN BY
9/13/18	AS SHOWN	WHA

PROJECT NO. W464

DRAWING NO. W0.00

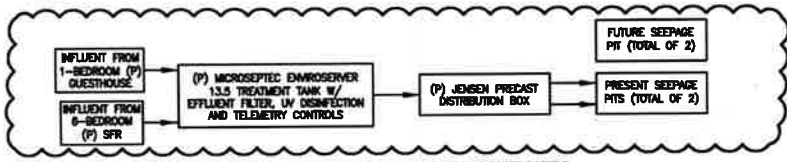
SHEET 1 OF 3 SHEETS

LEGEND:

(line symbol)	PROPERTY LINE
(line symbol)	(E) WATER SERVICE (VIF)
	(E) RESIDENCE
(hatch)	(P) RESIDENCE
(line symbol)	(P) SS PIPES (GRAVITY)
(line symbol)	(P) SS PIPES (PRESSURE)
(line symbol)	(P) SS PIPES (VENTILATION)
(line symbol)	(P) SS PIPES (AIR)
(line symbol)	(P) SS PIPES (ELECTRICAL)
(line symbol)	(P) ROOF LINE
(symbol)	GEOLOGIC TEST BORING (B-X) APPROXIMATE PER SCHICK GEOTECHNICAL
(circle)	(P) SEEPAGE PIT (PRESENT)
(dashed circle)	(P) SEEPAGE PIT (FUTURE)

ABBREVIATIONS:

ABS.	ABSORPTION
BI	BELOW INLET
(E)	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
ISDS	INDIVIDUAL SEWAGE DISPOSAL SYSTEM
MFR	MANUFACTURER
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
SFR	SINGLE FAMILY RESIDENCE
SS	SANITARY SEWER
VCoEHD	VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION
VIF	VERIFY IN FIELD
VPC	VENTURA COUNTY PLUMBING CODE



1 ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC

Scale: N.T.S.

1. (P) MICROSEPTEC ENVIROSERVER ES13.5 TREATMENT TANK HOUSED IN A 4,483-GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR. LOW HEAD DUPLEX EFFLUENT DISCHARGE PUMPS, EFFLUENT FILTER, UV DISINFECTION AND TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). CONNECT TO CP-2 FOR ALTERNATING DUPLEX PUMP RELAY IN TREATMENT TANK. REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL AND/OR DEDICATED IP ADDRESS. INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) GEOFLOW CONTROL RELAY PANEL (CP-2) MODEL GOPS1-DUP-MAN. CONNECT CP-2 TO CP-1 FOR ALTERNATING DUPLEX PUMP RELAY IN TREATMENT TANK. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
4. (P) TWO MICROSEPTEC HIBLOW HP-150 AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES PER MFR.
5. (P) ENVIROSERVER ES13.5 AIR VENT W/ 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE.
7. (P) JENSEN PRECAST CONCRETE MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
8. (P) TWO (2) 5'ø X 29' BI PRESENT SEEPAGE PITS W/ 5-FT CAP DEPTHS.
9. (P) TWO (2) 5'ø X 29' BI FUTURE SEEPAGE PIT W/ 5-FT CAP DEPTHS.
10. (P) PRESSURE TO GRAVITY CLEANOUT TO GRADE.
11. (P) PRESSURE CLEANOUT TO GRADE.

2 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

TOTAL BEDROOMS:	7
TOTAL DRAINAGE FIXTURE UNITS (DFU):	81
PEAK DESIGN DAILY FLOWRATE (GPD):	1,350
AVERAGE DESIGN DAILY FLOWRATE (GPD):	700
STRENGTH OF SEPTIC TANK EFFLUENT (mg/L BOD):	≤200
MIN SEPTIC TANK CAPACITY (VPC APPENDIX H-2): (BASED UPON BEDROOM COUNT ONLY)	1,650-GAL
MIN SEPTIC TANK CAPACITY (VPC APPENDIX H-2): (BASED UPON DFU COUNT ONLY)	3,000-GAL
MIN SEEPAGE PIT REQUIRED CAPACITY (PRESENT & FUTURE): (BASED UPON OVERALL BEDROOM COUNT)	2,650-GAL
MIN SEEPAGE PIT REQUIRED CAPACITY (PRESENT & FUTURE): (BASED UPON OVERALL DFU COUNT)	3,000-GAL

EFFLUENT DISPERSAL

MEASURED ABSORPTION RATE: (11.9 GPD/SF)

(P) DESIGN ABS. RATE PRESENT:
P-1 = 2,278 GPD/5'ø PIT (5.0 GPD/SF)
P-2 = 2,278 GPD/5'ø PIT (5.0 GPD/SF)
TOTAL = 4,555 GPD/(2-5'ø PIT)

(P) DESIGN ABS. RATE FUTURE:
F-1 = 2,278 GPD/5'ø PIT (5.0 GPD/SF)
F-2 = 2,278 GPD/5'ø PIT (5.0 GPD/SF)
TOTAL = 4,555 GPD/(2-5'ø PIT)

(EPD CONSULTANTS, INC. 9/12/18 PIT PERFORMANCE TEST REPORT)

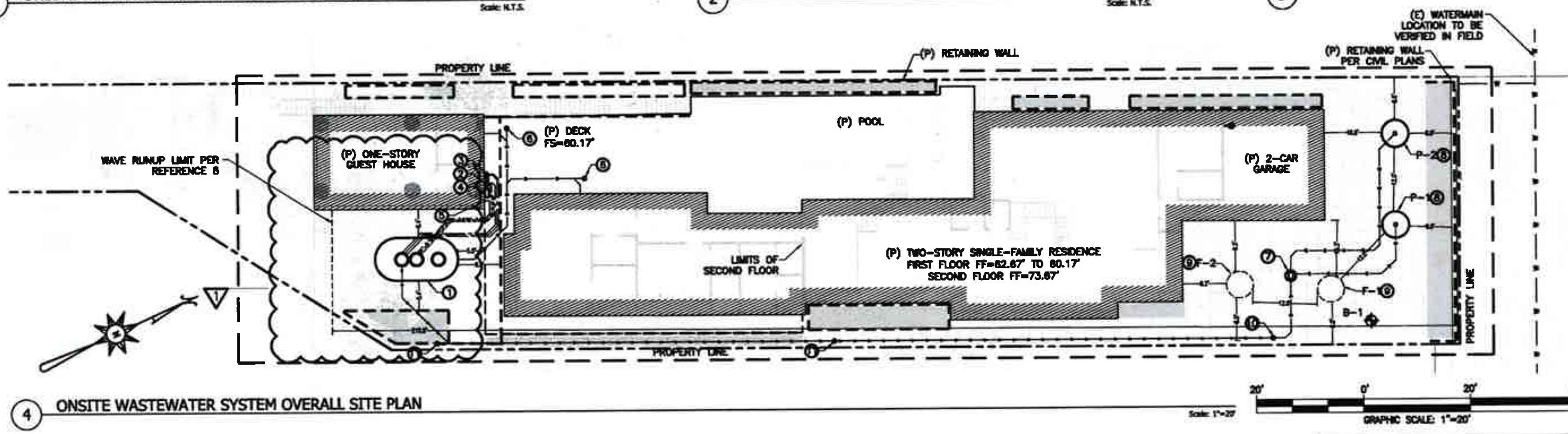
(P) PRESENT SEEPAGE PITS: 2 TOTAL (5'ø X 29' BI PIT W/ 5' CAP FROM EG)

(P) FUTURE SEEPAGE PITS: 2 TOTAL (5'ø X 29' BI PIT W/ 5' CAP FROM EG)

PEAK DESIGN DISPERSAL LOADING RATE:	1.48 GPD/SF
AVERAGE DESIGN DISPERSAL LOADING RATE:	0.77 GPD/SF

3 ONSITE WASTEWATER SYSTEM CALCULATIONS

Scale: N.T.S.



4 ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN

Scale: 1"=20'

PRELIMINARY - NOT FOR CONSTRUCTION

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	MOVE TANK LANDWARD	3/4/22	AS
2	UPDATE GRADING & TANK	4/12/22	AS

ADDRESS:
APN 700-0-200-655
41700 PACIFIC COAST HIGHWAY
MALIBU, VENTURA COUNTY, CA 90265

SHEET TITLE: ONSITE WASTEWATER SYSTEM (OWS) SITE PLAN

PROJECT: 41700 PACIFIC COAST HIGHWAY

DATE	SCALE	DRAWN BY
9/13/18	AS SHOWN	WHA

PROJECT NO. W464

DRAWING NO. W0.01

SHEET 2 OF 3 SHEETS

LEGEND:

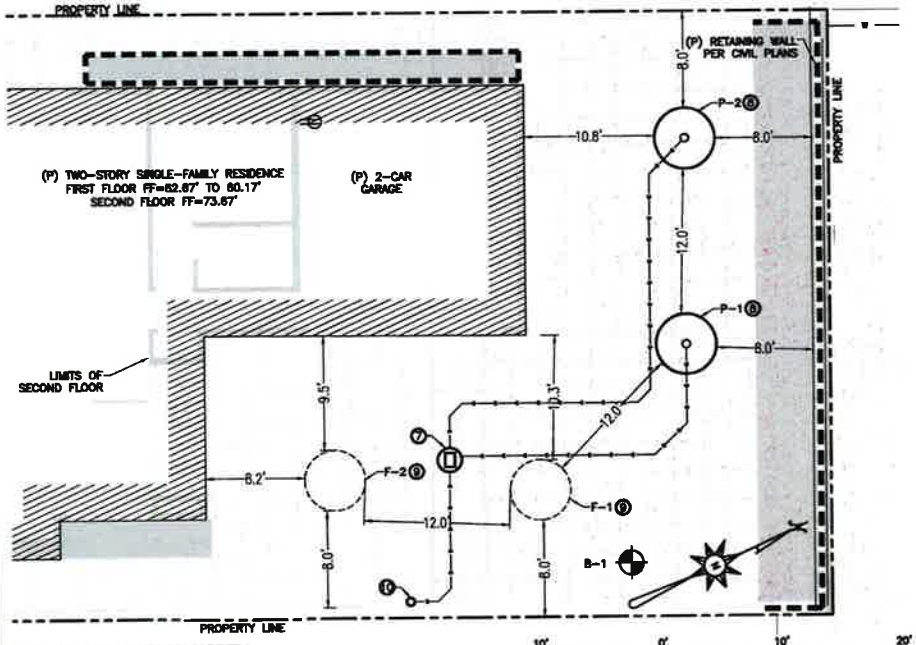
- PROPERTY LINE
- (E) WATER SERVICE (WS)
- (P) SS PIPES (PRESSURE)
- (P) SS PIPES (GRAVITY)
- (P) SS PIPES (AIR)
- (P) SS PIPES (VENTILATION)
- (P) SS PIPES (ELECTRICAL)
- (P) ROOF LINE
- (E) RESIDENCE
- (P) RESIDENCE
- GEOLOGIC TEST BORING (B-X) APPROXIMATE PER SCHICK GEOTECHNICAL
- (P) SEEPAGE PIT (PRESENT)
- (P) SEEPAGE PIT (FUTURE)

ABBREVIATIONS:

(E)	EXISTING
BI	BELOW INLET
EG	EXISTING GRADE
FF	FINISHED FLOOR
FS	FINISHED SURFACE
SDS	INDIVIDUAL SEWAGE DISPOSAL SYSTEM
MFR	MANUFACTURER
OWS	ONSITE WASTEWATER SYSTEM
(P)	PROPOSED
SFR	SINGLE FAMILY RESIDENCE
SS	SANITARY SEWER
VCoEHD	VENTURA COUNTY ENVIRONMENTAL HEALTH DIVISION
VIF	VERIFY IN FIELD
VPC	VENTURA COUNTY PLUMBING CODE

NOTES:

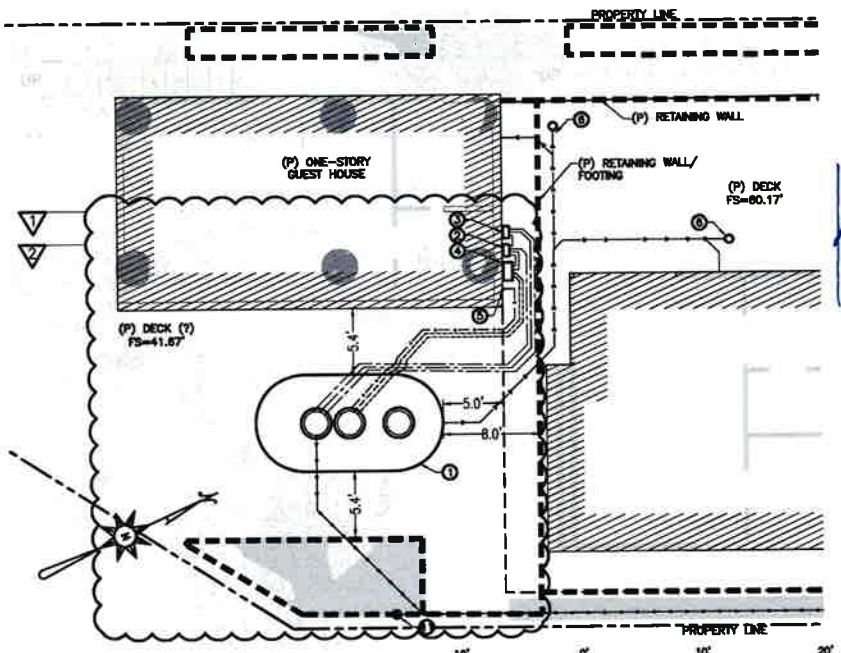
1. EXISTING ONSITE WASTEWATER SYSTEM DEMOLITION PLAN PER DETAIL 3, SHEET W0.00.
2. EXISTING CONDITIONS PLAN PER DETAIL 1, SHEET W0.00.
3. ONSITE WASTEWATER SYSTEM OVERALL SITE PLAN PER DETAIL 4, SHEET W0.01.
4. ONSITE WASTEWATER SYSTEM PROCESS FLOW SCHEMATIC PER DETAIL 1, SHEET W0.01.
5. GENERAL NOTES PER DETAIL 2, SHEET W0.00.
6. ONSITE WASTEWATER SYSTEM KEYNOTES PER DETAIL 2, SHEET W0.01 & DETAIL 3, THIS SHEET.
7. ONSITE WASTEWATER SYSTEM CALCULATIONS PER DETAIL 3, SHEET W0.01.



2 OWS SITE PLAN NORTH

Scale: 1"=10'-0"

GRAPHIC SCALE: 1"=10'



1 OWS SITE PLAN SOUTH

Scale: 1"=10'-0"

GRAPHIC SCALE: 1"=10'

1. (P) MICROSEPTEC ENVIROSERVER ES13.5 TREATMENT TANK HOUSED IN A 4,463-GALLON FRP TANK PROVIDED BY THE MFR W/ THREE (3) 24"ø FRP LIDS/RISERS TO GRADE PER MFR. LOW HEAD DUPLEX EFFLUENT DISCHARGE PUMPS, EFFLUENT FILTER, AND TELEMETRY CONTROLS, SPECIFIED GAS AND WATERTIGHT. VENT TO THE ROOF PER MPC.
2. (P) MICROSEPTEC TELEMETRY CONTROL PANEL (CP-1). CONNECT TO CP-2 FOR ALTERNATING DUPLEX PUMP RELAY IN TREATMENT TANK. REQUIRES DEDICATED "UNBLOCKED" PHONE LINE AND POWER TO PANEL AND/OR DEDICATED IP ADDRESS, INTERNET CONNECTIONS TO BE VERIFIED BY THE MFR. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
3. (P) SEEDFLOW CONTROL RELAY PANEL (CP-2) MODEL GOPS1-DUP-WAN. CONNECT CP-2 TO CP-1 FOR ALTERNATING DUPLEX PUMP RELAY IN TREATMENT TANK. LICENSED ELECTRICIAN TO DETERMINE NUMBER AND SIZING OF WIRES.
4. (P) TWO MICROSEPTEC HIBLOW HP-150 AIR COMPRESSORS IN ABOVE GROUND ENCLOSURES PER MFR.
5. (P) ENVIROSERVER ES13.5 AIR VENT W/ 4"ø SCH 40 PVC AIR VENT LINE TO ROOF PER MPC.
6. (P) GRAVITY CLEANOUT TO GRADE.
7. (P) JENSEN PRECAST CONCRETE MODEL D5 DISTRIBUTION BOX INSTALLED WITH ONE (1) 24"ø WATERTIGHT LID, RISER AND MANHOLE TO GRADE OR APPROVED EQUAL. NUMBER OF OUTLETS PER PLAN.
8. (P) PRESENT TWO (2)(P)5'ø X 29' BI PRESENT SEEPAGE PITS W/ 5-FT CAP DEPTHS.
9. (P) FUTURE TWO (2)(P) 5'ø X 29' BI FUTURE SEEPAGE PIT W/ 5-FT CAP DEPTHS.
10. (P) PRESSURE TO GRAVITY CLEANOUT TO GRADE.
11. (P) PRESSURE CLEANOUT TO GRADE.

3 ONSITE WASTEWATER SYSTEM KEYNOTES

Scale: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION

EPD consultants
Sustainable water systems & solutions
20722 MAIN STREET
CARSON, CA 90745
Phone (310) 241-6565
Fax (310) 241-6566

REGISTERED PROFESSIONAL ENGINEER — ANDREW S. JEFFERSON — No. 56080 — CIVIL — STATE OF CALIFORNIA

NO.	REVISIONS:	DATE:	BY:
1	MOVE TANK LANDWARD	3/4/22	AS
2	UPDATE GRADING & TANK	4/12/22	AS

SHEET TITLE: ONSITE WASTEWATER SYSTEM SITE PLANS

PROJECT: 41700 PACIFIC COAST HIGHWAY MALIBU, CA 90265

DATE	SCALE	DRAWN BY
9/13/18	AS SHOWN	WHA

PROJECT NO. W464

DRAWING NO. W0.02

SHEET 3 OF 3 SHEETS

EPD consultants
sustainable water systems & solutions

ATTACHMENT 2

EPD ENGINEERING TABLES

EPD consultants
sustainable water systems & solutions

20722 Main Street
Carson, CA 90745
Phone (310) 241.6565
Fax (310) 241.6566

41700 PACIFIC COAST HIGHWAY WASTEWATER CALCULATIONS

Proposed Development	Single-Family Residence	
Address	41700 Pacific Coast Highway, Malibu CA 90265	
Name of Property	Jain Residence	
APN	700-0-200-655	
CDP	--	
Bedroom Count	7	
Number of Independent Structures	2	
Min. Septic Tank Bdr (VCoEHD)	1,650	
DFU Inventory	81	
Min. Septic Tank DFU (VCoEHD)	3,000	
Design Peak Flow Rate	1,350	
Design Average Flow Rate	700	
Pit Performance Test Results EPD Consultants, Inc. 9/12/2018	Boring / Seepage Pit	Seepage Pit Capacity
	/ P-1	2,278 gallons/day
	/ P-2	2,278 gallons/day
	B-1 / F-1	2,278 gallons/day
	/ F-2	2,278 gallons/day
Proposed Wastewater Treatment System	Microseptec ES13.5	
Proposed Present Seepage Pits	(1) 5'dia x 29.0' BI x 5.0' Cap from EG	
	(1) 5'dia x 29.0' BI x 5.0' Cap from EG	
Proposed Present Seepage Capacity	**4,555 gallons/day**	
Proposed Future Seepage Pits	(1) 5'dia x 29.0' BI x 5.0' Cap from EG	
	(1) 5'dia x 29.0' BI x 5.0' Cap from EG	
Proposed Future Seepage Capacity	**4,555 gallons/day**	
Add'l Percolation Testing Req'd	No	

Ventura County Environmental Health Division
Telephone: 805/654-2802 or 662-6520

800 S. Victoria Ave., Ventura CA 93009-1730
Website: www.ventura.org/rma/envhealth

On-site Wastewater Treatment System (OWTS)

BEDROOM EQUIVALENTS AND FIXTURE UNITS WORKSHEET

APPLICANT: Use this worksheet to identify the number of rooms and plumbing fixture units in a structure ***before and after*** *your proposed construction is completed.* Complete the information requested below and submit this worksheet to the Environmental Health Division with each OWTS application for a new system or "full" certification of an existing system. For a "new system", only complete the "proposed" column.

Applicant Name Dr. Sanjiv Jain

Site St. addr., City, Zip 41700 Pacific Coast Highway, Malibu, 90625

Assessor's Parcel Number 7 0 0 - 0 - 2 0 0 - 6 5 5

Bedroom Equivalent Rooms						Core Rooms			Office Use Only
	Existing	Proposed		Existing	Proposed		Existing	Proposed	Verified by _____ Date _____
Bedroom		6	Work shop		0	Kitchen		1	
Library		0	Studio		0	Living		1	Comments by reviewer:
Study		0	Pool Cabaña		0	Dining		1	
Office		0	Recreation		0	Bath		6	
Exercise		1	Other:			Utility		0	
Game Room		0				Family		1	**A "family room" is defined as "a room with an unobstructed opening into a living room, dining room, or kitchen, or a room where at least 1/2 of the area of the common wall is open and unobstructed".*
Den		0				Garage/ Carport		1	
Loft		0							

TOTAL BEDROOM EQUIVALENTS = Existing _____ **+ Proposed** 7 **= Total** 7

FIXTURE UNITS GUIDE ***Plumbing fixture units are determined by multiplying the number of each fixture by the unit value.***

Type of Plumbing Fixture	Existing Fixtures	+	Proposed Fixtures	=	Total Fixtures	x	Unit Value	=	Total Fixture Units
Bathtub		+	5	=	5	X	2	=	10
Clothes Washer/Laundry Tub		+	0	=	0	X	2	=	0
Tub/Shower Combination		+	0	=	0	X	2	=	0
Shower		+	5	=	5	X	2	=	10
Kitchen Sink and/or Dishwasher		+	2	=	2	X	2	=	4
Bar Sink		+	1	=	1	X	1	=	1
Flush Toilet		+	7	=	7	X	6	=	42
Utility Sink		+	0	=	0	X	3	=	0
Bidet		+	2	=	2	X	2	=	4
Floor Drains		+	0	=	0	X	3	=	0
Wash Basin (Lavatory)		+	10	=	10	X	1	=	10
Other		+		=		X		=	

TOTAL FIXTURE UNITS = Existing _____ **+ Proposed** 81 **= Total** 81

ja S:\Tech Services\Liquid Waste\OWTS(formerly ISDS) & G:\Admin\Tech Services\Office Forms\Forms\Forms PDF\Fixture Units 9 20 13

EPD consultants
sustainable water systems & solutions

Main Residence: Level 1

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "A+B"	x	Unit Value "C"	=	Existing Fixture Units "(A x C)"	Total Fixture Units "(A+B) x C"
Bathtub	0	+	2	=	2	x	2	=	0	4
Clothes Washer / Laundry Tub	0	+	0	=	0	x	2	=	0	0
Tub / Shower Combination	0	+	0	=	0	x	2	=	0	0
Shower	0	+	3	=	3	x	2	=	0	6
Kitchen Sink and / or Dishwasher	0	+	2	=	2	x	2	=	0	4
Bar Sink	0	+	0	=	0	x	1	=	0	0
Flush Toilet	0	+	4	=	4	x	6	=	0	24
Utility Sink	0	+	0	=	0	x	3	=	0	0
Bidet	0	+	1	=	1	x	2	=	0	2
Floor Drains	0	+	0	=	0	x	3	=	0	0
Wash Basin (Lavatory)	0	+	5	=	5	x	1	=	0	5
Other	-	+	-	=	-	x	-	=	-	-

TOTAL EXISTING FIXTURE UNITS	0
TOTAL EXISTING BEDROOMS	0

TOTAL FUTURE FIXTURE UNITS	45
TOTAL FUTURE BEDROOMS	3

Main Residence: Level 2

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "A+B"	x	Unit Value "C"	=	Existing Fixture Units "(A x C)"	Total Fixture Units "(A+B) x C"
Bathtub	0	+	2	=	2	x	2	=	0	4
Clothes Washer / Laundry Tub	0	+	0	=	0	x	2	=	0	0
Tub / Shower Combination	0	+	0	=	0	x	2	=	0	0
Shower	0	+	1	=	1	x	2	=	0	2
Kitchen Sink and / or Dishwasher	0	+	0	=	0	x	2	=	0	0
Bar Sink	0	+	0	=	0	x	1	=	0	0
Flush Toilet	0	+	2	=	2	x	6	=	0	12
Utility Sink	0	+	0	=	0	x	3	=	0	0
Bidet	0	+	1	=	1	x	2	=	0	2
Floor Drains	0	+	0	=	0	x	3	=	0	0
Wash Basin (Lavatory)	0	+	4	=	4	x	1	=	0	4
Other	-	+	-	=	-	x	-	=	-	-

TOTAL EXISTING FIXTURE UNITS	0
TOTAL EXISTING BEDROOMS	0

TOTAL FUTURE FIXTURE UNITS	24
TOTAL FUTURE BEDROOMS	2

EPD consultants
sustainable water systems & solutions

Guest House

Type of Plumbing Fixture	Existing Fixtures "A"	+	Proposed Fixtures "B"	=	Total Fixtures "A+B"	x	Unit Value "C"	=	Existing Fixture Units "(A x C)"	Total Fixture Units "(A+B) x C"
Bathtub	0	+	1	=	1	x	2	=	0	2
Clothes Washer / Laundry Tub	0	+	0	=	0	x	2	=	0	0
Tub / Shower Combination	0	+	0	=	0	x	2	=	0	0
Shower	0	+	1	=	1	x	2	=	0	2
Kitchen Sink and / or Dishwasher	0	+	0	=	0	x	2	=	0	0
Bar Sink	0	+	1	=	1	x	1	=	0	1
Flush Toilet	0	+	1	=	1	x	6	=	0	6
Utility Sink	0	+	0	=	0	x	3	=	0	0
Bidet	0	+	0	=	0	x	2	=	0	0
Floor Drains	0	+	0	=	0	x	3	=	0	0
Wash Basin (Lavatory)	0	+	1	=	1	x	1	=	0	1
Other	-	+	-	=	-	x	-	=	-	-

TOTAL EXISTING FIXTURE UNITS	0
TOTAL EXISTING BEDROOM	0

TOTAL FUTURE FIXTURE UNITS	12
TOTAL FUTURE BEDROOMS	1

NOTES 1

[illegible]

GENERAL NOTES

[illegible]

GREEN BUILDING NOTES

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50% INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED
a)CITY OF LOS ANGELES CERTIFIED HAULER
b)SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY START COMPLAINT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE
CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL
BE VISIBLY MARKED "EV CAPABLE"

NOTES 2

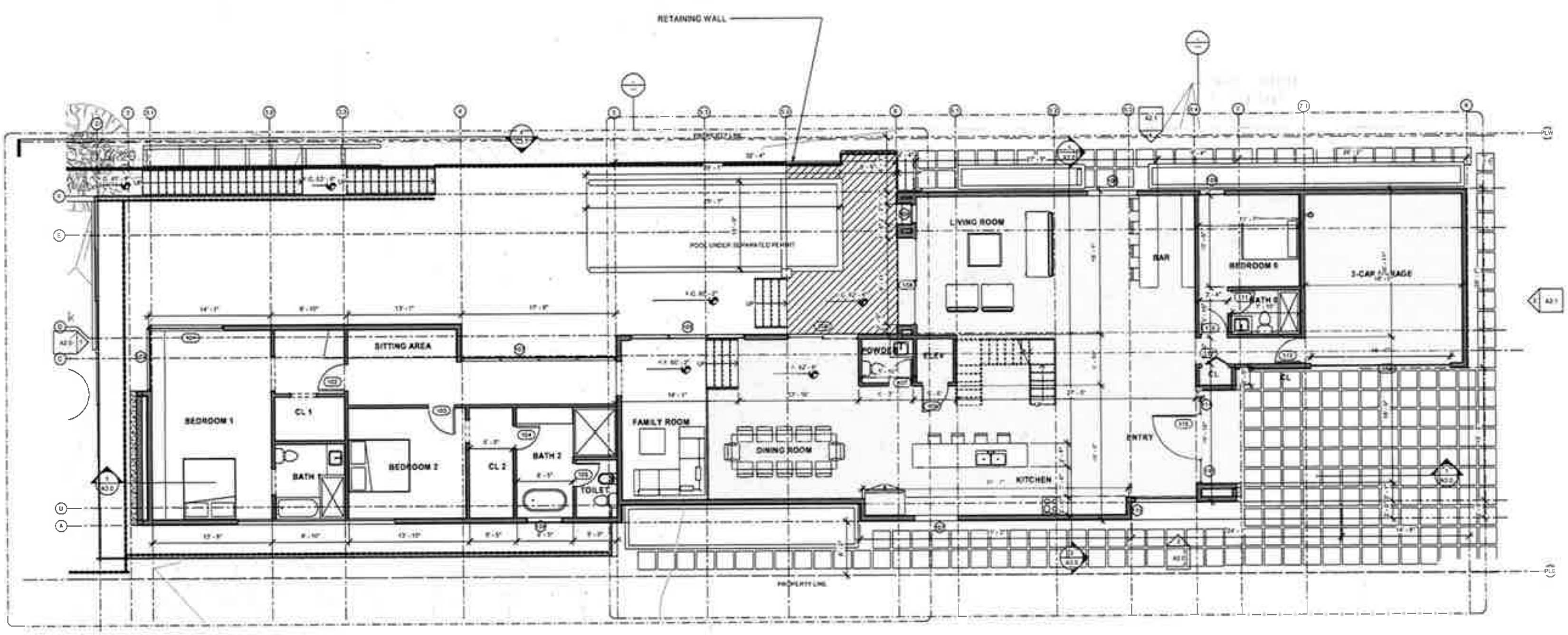
[illegible]
(4 504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4 504 1-4 504 3 (4 504 2 1-4 504 2 3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING
I CARPET AND RUG INSTITUTE S GREEN LABEL PLUS PROGRAM
II CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III NSF/ANSI 140 AT THE GOLD LEVEL
IV SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD

10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (4 504 3 1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
I VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
II PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM
III CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
IV MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION (4 504 5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR (4 505 3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D 2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36 S MANUAL S-2004 (4 507 2)
15. THE VOC Content Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION (4 504 2 4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION (4 504 5)

[illegible]

GREEN BUILDING NOTES

[illegible]



1 FLOOR PLAN LEVEL 1
3/16" = 1'-0"

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- FLUSH CEILING EXHAUST FAN ENERGY STAR & HUMIDISTAL DUCTED TO OUTSIDE
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- PATH OF TRAVEL
- FLOOR DRAIN
- TACTILE EXIT SIGN
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION

ROOM CALLOUT
STUDY ← ROOM NAME
1.02 ← ROOM NUMBER

- WOOD STUD WALL
- 1HR FIRE RATED CONSTRUCTION

FIRE PROTECTION.
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV PRIOR TO INSTALLATION

BUILDING PAPER.
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD. UBC SEC 2501 4

NOTE. SMOKE DETECTORS
1. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS (310 9 1 3 4)
2. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY PACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCA[illegible] AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON [illegible]S WITH MORE THAN ONE STORY
3. AN APPROVED [illegible]AGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM
4. ELEVATION SHALL NOT DISCHARGE THROUGH THE BACK WATER VALVE (UPC 710 1) (NON-OCCURING, NOT REQUIRED)
5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000) (R314 6 2)
6. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING INIT OR SLEEPING UNITS FOR WHICH THE PERMIT WAS OBTAINED (R315 2 2)

NOTES 3
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POOLS, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170 158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10 000) SEPARATE PLUMBING PERMIT IS REQUIRED

3. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED (R303 1)

4. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED (R303 1)

Revision Schedule

PROGRESS

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

LEVEL 1 OVERALL PLAN

A1.0

AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL S. MACLAREN AIA

NOTES 1
CSS Color Coat and CSS Clear Coat anti-graffiti coatings
By American Polymer Corp
RESEARCH REPORT: RR [illegible] (CSI [illegible]9980)

ALL THE TOILETS ARE DUAL FLUSH. SEE ITEM 4 ON SUSTAINABILITY CHECK LIST FOR INFORMATION

1. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313 [illegible] OR NFPA 13D [illegible]
2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
3. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE IN ACCORDANCE WITH UL 325 [illegible]
4. WOOD AND WOOD BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN THE LOCATIONS SPECIFIED PER SECTION R317.1

GENERAL NOTES

1. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM [illegible]
2. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY [illegible]
3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR [illegible]
4. NEW CONSTRUCTION SHALL PROVIDE ULTRA LOW FLUSH WATER CLOSETS AND EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
6. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
7. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED) [illegible]

GREEN BUILDING NOTES

1. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
[illegible] CITY OF LOS ANGELES CERTIFIED HAULER
[illegible] SOURCE SEPARATED ON SITE [illegible] WASTE MANAGEMENT PALN ONTO PLANS)
2. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
3. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATING SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL
4. "FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL" (STATE ASSEMBLY BILL NO 1881)
5. SUFFICIENT CONDUCT SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
6. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT
7. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
8. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS
9. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
10. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDED A 40A MINIMUM DEDICATED DEVICE SPACE ON THE PANEL AND THE RACEWAY TERMINATION SHALL BE VISIBLY MARKED "EV CAPABLE"

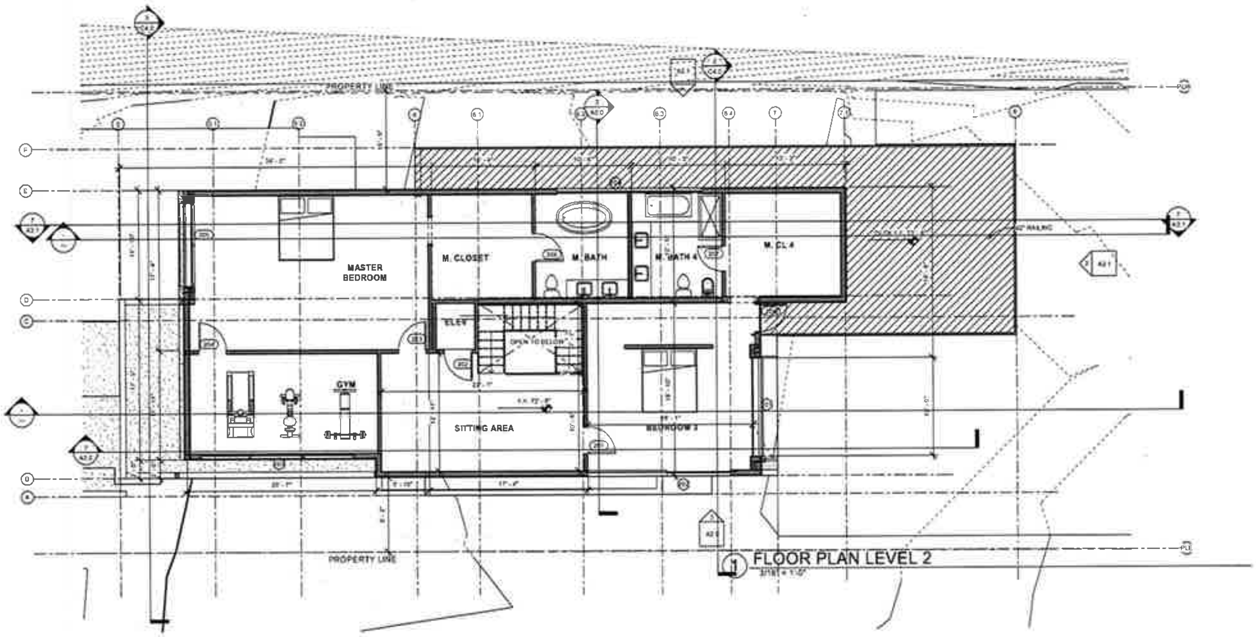
NOTES 2.

1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENRGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
2. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION FORM GRN 12, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL (STATE ASSEMBLY BILL NO. 1881)
3. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)
4. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION (4.410.1)
5. THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS (4.503.1)
6. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
7. ALL DUCT AND OTHER RELATED AIR DISTTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT. (4.504.2.4)
8. ARCHITECTURAL PAINTS AND COATING, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
9. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
III. NSF/ANSI 140 AT THE GOLD LEVEL
IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD

10. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM (4.504.3.1)
11. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING
I. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
II. PRODUCTS COMPLAINT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN AND SCHOOLS PROGRAM
III. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
12. NEW HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILES INSPECTOR FOR VERIFICATION. (4.504.5)
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNIT IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
14. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, NSI/ACCA 29-D 2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004 (4.507.2)
15. THE VOC Control Verification Checklist, form GRN 2, SHALL BE COMPLETED AND VERIFIED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
16. THE Formaldehyde Emissions Verification Checklist, FORM GRN 3, SHALL BE COMPLETED PERIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FIR VERIFICATION. (4.504.5)

17. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPEINGS WITH CEMENT MORTAR, CONCRETE MASONARY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BE MEANS OF EXTERIOR GLAZED OPENING IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE ARE OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
19. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
20. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.10)
21. WATER HEATER MUST BE STRAPPED TO WALL. (Sec. 507.3, LAPC)

GREEN BUILDING NOTES
[illegible]



FLOOR PLAN LEVEL 2
3/16" = 1'-0"

SYMBOLS

- CARBON MONOXIDE DETECTOR
- SOMKE DETECTOR
- FLUSH CEILING EXHAUST FAN ENERGY STAR & HUMIDISTAL DUCTED TO OUTSIDE
- DOOR MARK CALLOUT
- WINDOW MARK CALLOUT
- EXIT PATH OF TRAVEL
- FLOOR DRAIN
- TACTILE EXIT SIGN
- DENOTES GENERAL LOCATION OF DIRECTIONAL EXIT SIGNAGE AS REQUIRED PER 2010 CBC SECTION 1011. PROVIDE WEATHER PROOF SIGNS AT EXTERIOR LOCATIONS SEE ELECTRICAL PLANS FOR MORE INFORMATION
- ROOM CALLOUT: STUDY ← ROOM NAME; 1.02 ← ROOM NUMBER
- WOOD STUD WALL
- 1 HR FIRE RATED CONSTRUCTION

FIRE PROTECTION
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMING DIV. PRIOR TO INSTALLATION

BUILDING PAPER
USE 2-15# FELT BACKING WHEN STUCCO IS APPLIED OVER PLYWOOD. UBC SEC 2501.4

NOTE: SMOKE DETECTORS
[illegible]

NOTES 3.
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM ASIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING" (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND IT WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED

3. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) (BATHROOMS) BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AB AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. (R303.1)

4. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. ARTIFICIAL LIGHTING MAY BE PERMITTED (R303.1)

PROGRESS

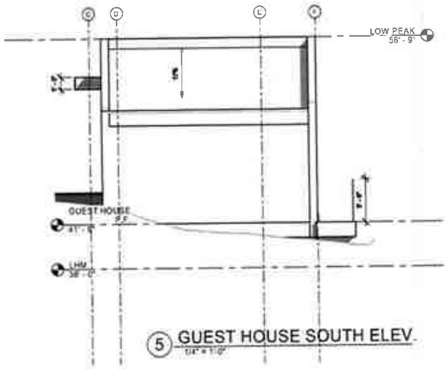
JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

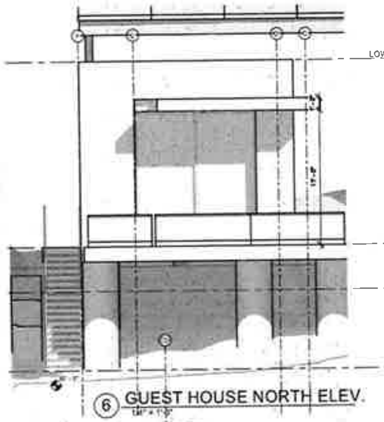
LEVEL 2

A1.3

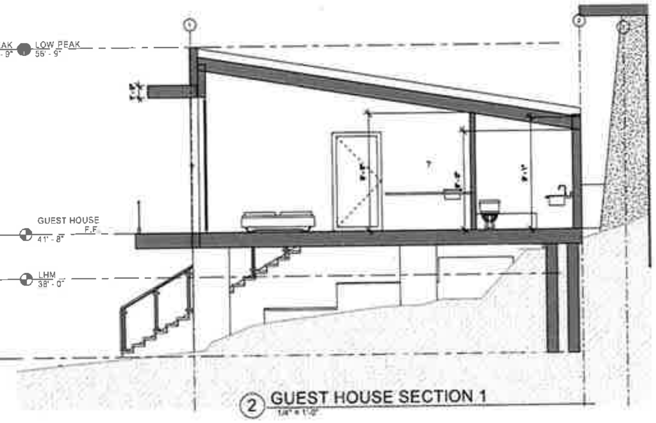
AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL B. MACLAREN AIA



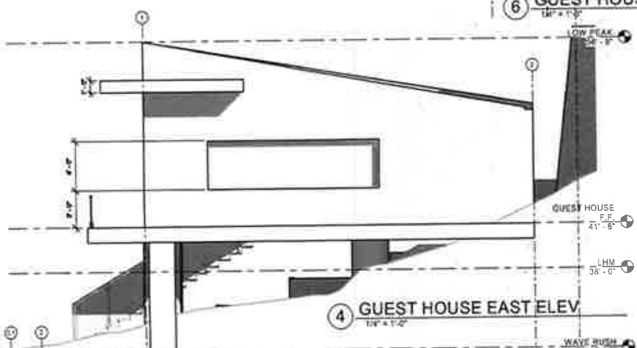
5 GUEST HOUSE SOUTH ELEV.
1/4" = 1'-0"



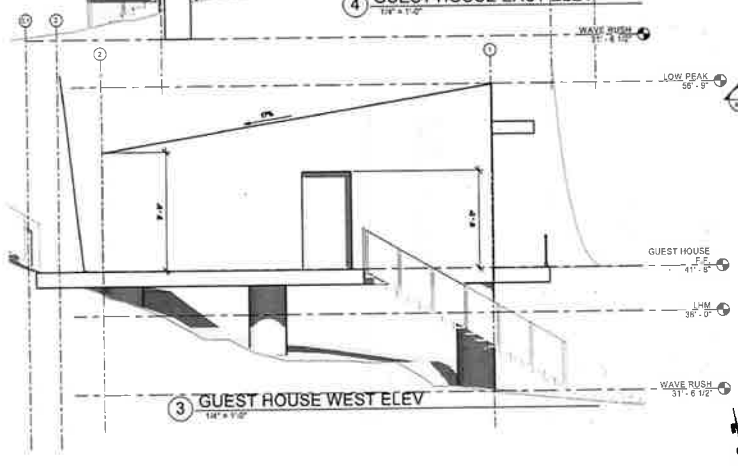
6 GUEST HOUSE NORTH ELEV.
1/4" = 1'-0"



2 GUEST HOUSE SECTION 1
1/4" = 1'-0"



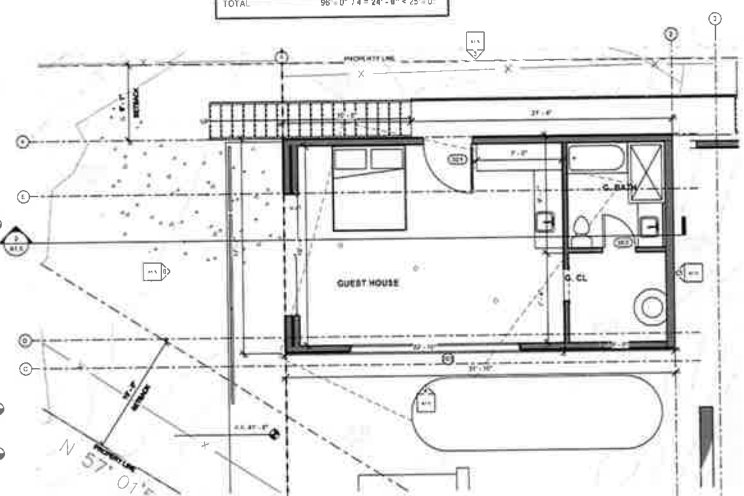
4 GUEST HOUSE EAST ELEV
1/4" = 1'-0"



3 GUEST HOUSE WEST ELEV
1/4" = 1'-0"

GUEST HOUSE HEIGHT TABLE

WEST ELEVATION	24' - 9"
NORTH ELEVATION	26' - 4"
SOUTH ELEVATION	18' - 7"
EAST ELEVATION	26' - 4"
TOTAL	96' - 0" / 4 = 24' - 0" < 25' - 0"



1 FLOOR PLAN LEVEL 0
1/4" = 1'-0"

VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES.

ALL EXTERIOR OPENINGS, VENTS AND CRAWL SPACES SHALL HAVE MESH COVERING OF 1/16" TO 1/9" MAX OPENINGS

A MINIMUM OF 1 IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING

30) ROOF VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANE METAL INSTALLED OVER A MINIMUM 36 INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY.

31) ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1

32) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (RESIDENTIAL CODE R327.1534 AND BUILDING CODE 705A.4)

33) ALL EXTERIOR LIGHTING SHALL BE DOWNWARD FACING.

34) WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALRAMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5

35) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDIGN WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. WEHRE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.1.2, BUILDING CODE 420.4.1

36) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERES AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH.

37) VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

PLANNING/FIRE CORRECTIONS
PLANNING CORRECTIONS
UPDATED HEIGHTS

PROGRESS

JAIN RESIDENCE

41700 PCH
MALIBU CA 90265

GUEST HOUSE

A1.5

AMIT APEL DESIGN INC.
ASSOCIATED WITH
MICHAEL S. MACLAREN AIA

EPD consultants
sustainable water systems & solutions

ATTACHMENT 3

SOILS TESTING AND GEOLOGY

ONSITE WASTEWATER DISPERSAL SYSTEM CALCULATIONS

Project: W464
Address: 41700 Pacific Coast Highway, Malibu CA 90265
Date: 4/12/2022

Bedrooms Count:	7
Minimum SepticTank Capacity Based upon Bedrooms:	1,650
Minimum Seepage Pit Capacity based upon Bedrooms:	1,650
Drainage Fixture Unit Inventory:	81
Minimum Septic Tank Capacity Based upon DFU:	3,000
Minimum Percolation based upon DFU:	3,000
Peak Flow:	1,350
Average Flow:	700
Peak Dispersal Loading Rate (GPD/SF):	1.48
Average Dispersal Loading Rate (GPD/SF):	0.77

Seepage / Test Pit Number	Existing Grade (E.G.)	Finished Grade (F.G.)	Test Pit Total Depth from E.G.	G.W Elevation[1]	Seepage Pit Depth from E.G.	Seepage Pit Depth from F.G.	Seepage Pit Bottom Elevation	Separation to G.W.[1]	Cap Depth from E.G	Proposed Seepage Pit Cap Elevation	Cap Depth from F.G.	Proposed Seepage Pit Cap Elevation	15-ft Horizontal Downhill Elevation	Below Inlet (BI) Seepage Pit Depth	Absorption Rate for Fully Developed Pit
Proposed Present Seepage Pits															
P-1 /	62.50	62.50	N/A	N/A	34.00	34.00	28.50	10.50	5.00	57.50	5.00	57.50	62.00	29.00	2,278
P-2 /	62.50	62.50	N/A	N/A	34.00	34.00	28.50	10.50	5.00	57.50	5.00	57.50	62.00	29.00	2,278
														TOTAL (GPD):	4,555
Proposed Future Seepage Pits															
F-1 / B-1	62.00	62.00	60.00	18.00	34.00	34.00	28.00	10.00	5.00	57.00	5.00	57.00	62.00	29.00	2,278
F-2 /	62.50	62.50	N/A	N/A	34.00	34.00	28.50	10.50	5.00	57.50	5.00	57.50	62.00	29.00	2,278
														TOTAL (GPD):	4,555

1. Project Geologist logged depth to groundwater as 44.0-ft below existing grade (Reference 6). For separation to groundwater calculations, a flat groundwater elevation of 18.0-ft was used.

20722 Main Street
Carson, CA 90745
P: 310.241.6565
F: 310.241.6566

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SEEPAGE PIT PERFORMANCE TEST DATA

Location 41700 Pacific Coast Highway
Test Performed by EPD Consultants
Date Presaturated 8/9/2018
Date Tested 8/10/2018
Hole Depth
(Before resaturation) 34
Hole Diameter 24 2.00 ft
Cap Depth 5 ft

Time	Elapsed Time (Minutes)	Depth to Water from Ground Surface (feet)	Water Drop (feet)	Depth of Water Left in Hole (feet)	Average Head (feet)	Absorption Rate (gal/s.f./day)	Comments
13:00	Start fill	5.00	0.00	29.00	29.00		
13:00	0:00:30	6.25	1.25	27.75	28.38	466.3	
13:01	0:00:30	7.42	1.17	26.58	27.17	455.5	
13:02	0:01:00	9.58	2.16	24.42	25.50	447.4	
13:03	0:01:00	11.50	1.92	22.50	23.46	431.6	
13:03	0:00:30	12.42	0.92	21.58	22.04	439.6	
13:04	0:00:30	13.25	0.83	20.75	21.17	412.7	
13:04	0:00:30	14.00	0.75	20.00	20.38	387.0	
13:05	0:00:30	14.75	0.75	19.25	19.63	401.4	
13:05	0:00:30	15.42	0.67	18.58	18.92	371.7	
13:06	0:00:30	16.08	0.66	17.92	18.25	379.1	
13:08	0:02:00	18.25	2.17	15.75	16.84	337.1	
13:10	0:02:00	19.16	0.91	14.84	15.30	155.1	
13:19	0:09:00	20.00	0.84	14.00	14.42	33.7	
13:30	0:11:00	20.67	0.67	13.33	13.67	23.2	
13:35	0:05:00	20.92	0.25	13.08	13.54	19.2	
13:40	0:05:00	21.08	0.16	12.92	13.13	12.6	
13:45	0:05:00	21.33	0.25	12.67	12.80	20.3	
13:50	0:05:00	21.50	0.17	12.50	12.59	14.0	
14:00	0:10:00	21.92	0.42	12.08	12.29	17.7	
14:15	0:15:00	22.33	0.41	11.67	11.88	11.9	
14:30	0:15:00	22.83	0.50	11.17	11.42	15.1	
14:45	0:15:00	23.50	0.67	10.50	10.84	21.2	
15:00	0:15:00	24.08	0.58	9.92	10.21	19.4	
15:15	0:15:00	24.58	0.50	9.42	9.67	17.7	
15:30	0:15:00	25.17	0.59	8.83	9.13	22.0	
15:45	0:15:00	25.83	0.66	8.17	8.50	26.3	

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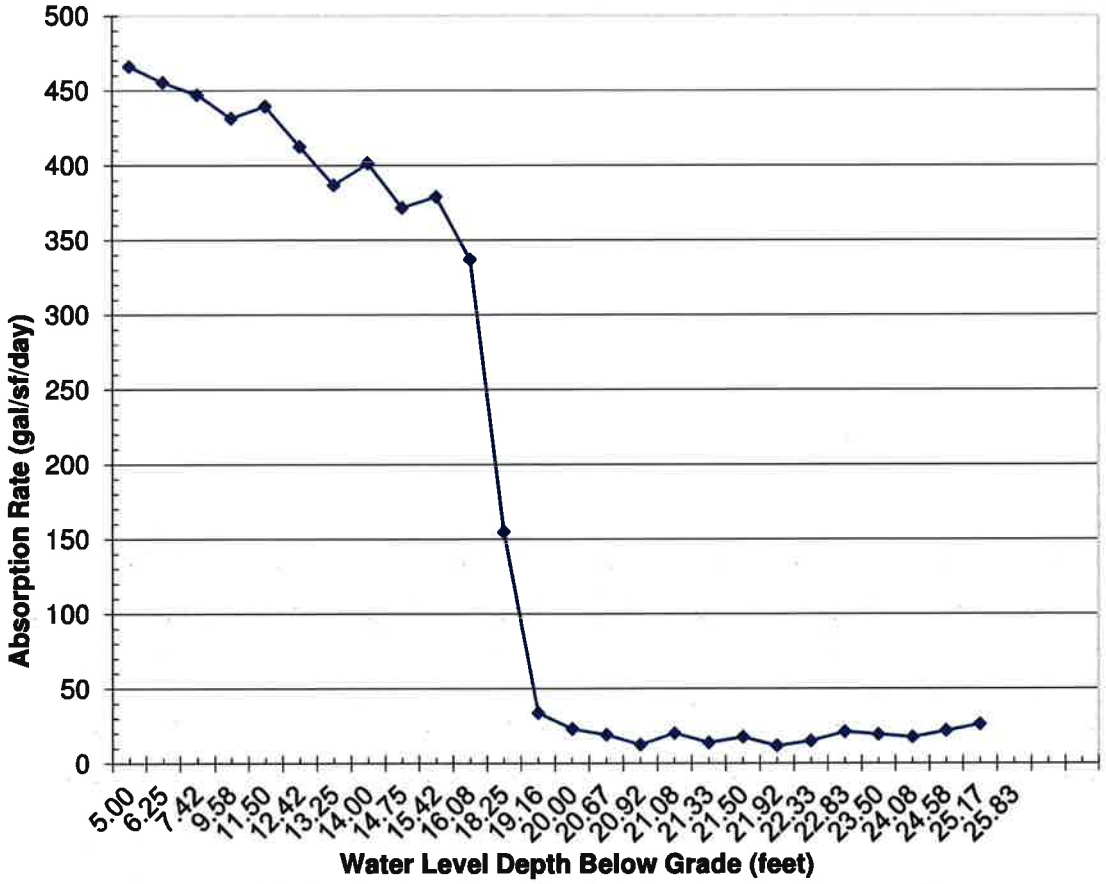

CHART 1: PIT PERFORMANCE RATES

SOIL IDENTIFICATION REPORT

Location of Property: 41700 Pacific Coast Highway, Malibu (*Job Address*) Nearest Cross Street: Tonga

Owner/Builder: Dr. Jain Address: 41700 PCH, Malibu

Method of Drilling: Flight Auger Drilled by: AWD Services

Date Tested: 8/1/18 Weather Conditions: Sunny

LOG OF BORING NO: B-1

DEPTH (*Feet*)	SOIL TYPE TABLE 1-4 UPC	MOISTURE CONTENT %	HYDROMETER ANALYSES			SOIL DESCRIPTION	SOIL TYPE CLASSIFICATION (Indicate in the space provided below, the cumulative total, in terms of feet, for each soil type encountered in the boring. If a specific soil type was not encountered, place a 0 in the space next to that soil type.)
			% SAND	% SILT	% CLAY		
0	2	8.2	85	8	7	SM SILTY SAND, medium brown	Total feet of type 1 0
5	2	11.4	78	18	4	SM - SC SILTY SAND, medium reddish brown	Total feet of type 2 15
10	3	12.8	61	17	22	SM - SC SILTY SAND, w/ clay, medium brown	Total feet of type 3 35
15	4	12.2	57	21	22	SM - SC SILTY SAND, w/ clay, medium brown	Total feet of type 4 10
20	3	15.1	57	26	17	SM - SC SILTY SAND, w/ clay, medium brown	Total feet of type 5 0
25	3	15.4	68	25	7	SM - SC SILTY SAND, w/ clay, med/dark reddish brown	
30	3	14.4	65	17	18	SM - SC SILTY SAND, w/ clay, med/dark brown	
35	3	19.8	64	12	24	SC - SM CLAYEY SILTY SAND, dark gray grayish brown	
40	3	20.4	62	22	15	SC - SM CLAYEY SILTY SAND, dark gray brown, dark brown	
45	3	19.8	51	33	16	ML CLAYEY SILT medium reddish brown	
50	4	18.2	35	44	21	ML CLAYEY SILT reddish brown	
55	2	12.2	86	9	5	SP SAND medium reddish brown	
60	2	12.2	84	12	4	SP SAND medium reddish brown	
70							

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ATTACHMENT 4

COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY: COMMENTS TRANSMITTED BY EMAIL, DATED FEBRUARY 1, 2022

From: Oquendo, John <John.Oquendo@ventura.org>
Sent: Tuesday, February 1, 2022 6:18 PM
To: Luke Tarr <luke@apeldesign.com>
Cc: SJC Office <sjcindiaoffice@gmail.com>
Subject: RE: 41700 PCH - Correction Comments (2nd Reminder)

Hi Luke,

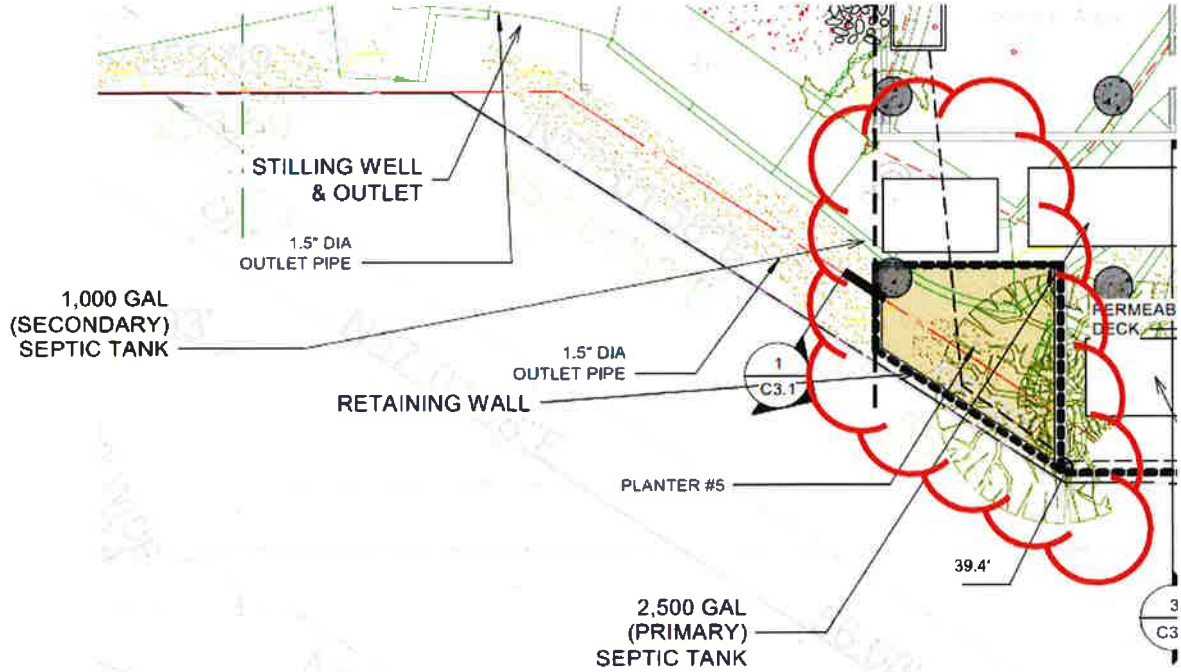
I appreciate your help. It seems like were going back and forth and the main issue is not being addressed. I recognize that you are stating that all planters and the tanks are outside of the wave uprush elevation, and I am stating that portions of Planter 5 and the 1,000 Gal Secondary Septic Tank are within the wave uprush limit.

Regardless, to be clear, I need additional information in the record to demonstrate that the Coastal Commissions comments have been addressed and that includes fully describing the most seaward site improvements. Let's conduct a teleconference to discuss.

Currently, I don't have enough information in the record to determine that there are no coastal-related impacts associated with the location of the retaining wall structure for Planter 5 and the location of the septic tanks.

I still don't know how Planter 5 is configured - see the cloud on the drawing below - there is not enough information on the details and sections provided on the preliminary grading plan that describes the actual wall height, depth of footings, etc.. Also, there is a pile located in the right within the planter somehow.

On the septic tanks, if the Coastal Engineer can affirm for the record that the Design Wave and Future Tidal Conditions will have no significant impacts on the location of the septic tanks, and no specific design measures are necessary, that would be sufficient, they should affirm that they have evaluated based on current plan configuration and the proposed specifications of the tanks. A letter report addendum for the record would be sufficient. However, If the septic tanks require features to address the future conditions associated with the Design Wave, the Coastal Engineer can tell me simply what measures are recommended (i.e. should the tanks be sealed, should the tank anchored to counter sealed tank buoyancy, do vent terminations and service manhole need to be at least two feet above the base flood elevation or fitted with covers to prevent the in inflow of floodwater and outflow of tank contents.) So we are clear, this item was specifically identified by the Planning Director as being critical to review of the Project.



Sincerely,

John Oquendo, AICP | Senior Planner
John.Oquendo@ventura.org
P. (805)654-3588

COUNTY of VENTURA
Resource Management Agency

COUNTY of VENTURA
RESOURCE MANAGEMENT AGENCY
DAVE WARD, AICP
Planning Director

SUSAN CURTIS
Assistant Planning Director

MEMORANDUM

DATE: September 8, 2022

TO: Dave Ward, Planning Director and other interested Parties

FROM: John Oquendo, Case Planner

SUBJECT: Addendum to Planning Director Staff Report for Coastal Planned Development Permit Case No. PL17-0005 (Sanjiv and Shuba Jain) Response to Public Comments

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This memo has been prepared to address comments received during the public hearing process for Coastal Planned Development (PD) Permit Case No. PL17-0005, a request to demolish an existing single-family dwelling and construct a new single-family dwelling and accessory dwelling unit (ADU) for the property located at 41700 Pacific Coast Highway, Malibu. Jaqueline Phelps, District Supervisor with the California Coastal Commission South Central Coast District Office, submitted a comment letter to the Ventura County Planning Division prior to the scheduled hearing for the Project on August 18, 2022 (Exhibit 11a). The hearing for the Project has been continued to September 8, 2022, to permit the preparation of a response to comments. The comments within the California Coastal Commission letter have been assigned reference numbers for ease of discussion. A response from Ventura County Planning Division Staff follows a short summary of the comments identified in the letter.

1. **Response to Comment 1:** The commenter lists the Project description. The Project as described by the commenter is consistent with the description in the Planning Director Staff Report. The Planning Division has modified the proposed conditions of approval to require that the rear structure be appropriately labeled on all subsequent submittals as an Accessory Dwelling Unit (ADU), consistent with the definition within the Ventura County Coastal Zoning Ordinance. References to “guest house” within the Applicant’s supporting background reports or the Coastal Commission comment letter are interpreted to mean ADU.

2. **Response to Comment 2:** The commenter states that the site is located in an area extremely vulnerable to coastal hazards and flooding. The commenter references Section 30253 of the Coastal Act which requires the minimization of risks to life and property. The commenter states that the staff report for the Project indicates the structural members of the proposed ADU would be subject to wave action. As analyzed in the Planning Director Staff Report (Exhibit 6, Item 6), the area is suitable for the proposed development and free of significant risk from the range of considerable hazards (flooding, wave attack, geological hazards, fire, etc.). With respect to the ADU being subject to wave action, as disclosed in the response to comments document attached to the MND (Exhibit 4, Revised ISMND Item 17b-14) the piles upon which the ADU will be built will be subject to wave action at the end

of the 75 year design life of the structure with a negligible wave force of 4.94 lbs. per square foot at a depth of 0.31 feet per the Coastal Engineer of record for the proposed Project (Exhibit 7). Other solid improvements have been removed from the landward extent of the third wave condition (B.W. Uprush H'o = 4.0', T + 18 Sec) uprush elevation, located 211.4 feet from the right-of-way for Pacific Coast Highway. No further revisions to the Project are required to address this comment.

3. **Response to Comment 3:** The commenter states that the degree of risk posed by existing and projected coastal hazards in this highly vulnerable area warrants analysis of siting and design alternatives, including relocation of the development, reduction of footprint and other options that would reduce risk. As stated in the Planning Division Staff Report and its Exhibits (See Exhibit 6, Item 6 and Exhibit 4, Responses B-2 and B-3), the proposed Project appropriately minimizes risk for the design life of the proposed project, as the development envelop is located completely outside of areas of concern. The development envelope is located outside of the Federal Emergency Management Flood Special Flood Hazard Area, outside of sandy beach areas and 231 feet from the October 28, 2016 surveyed Mean High Tide Line. Additionally, solid site improvements are landward of the third critical wave design condition for the design life of the project as stated in the Revised Coastal Engineering Report (Exhibit 7) with the exception noted above related to the face of the piles supporting the ADU at the end of the design life of the structure. The Project site is suitable for construction over the slope areas as the soils have been found to be stable and no shoreline protection will be necessary for the design life of the Project as the development envelope is appropriately landward of and above the wave uprush elevation established for the site. The Project is in an area designated Existing Community by the Ventura County General Plan (Ventura County Geographic Information System 2022) and zoned Coastal Planned Residential Development (CRPD). The purpose of the CRPD zone is to provide a method whereby land may be designated and developed as a unit for residential use by taking advantage of innovative site planning techniques. The site is located outside of any Environmentally Sensitive Habitat Area (ESHA). Due to the identified absence of significant hazards and the absence of impacts to ESHA, the development of alternatives to the proposed project is not warranted for the proposed Coastal PD Permit. The supporting documentation analyzed within the staff report adequately demonstrates compliance with all applicable provisions of the Local Coastal Program, including policies related to Hazards and Conservation. Further, the Project meets the minimum development standards defined by the Ventura County Coastal Zoning Ordinance (CZO) including setbacks, lot coverage limitation, and height limit.

4. **Response to Comment 4:** The commenter states that the ISMND for the Project (Exhibit 4) was revised to address the stability of the slope area occurring on the site but failed to clarify if analysis by a qualified professional was completed in order to determine if this site constitutes a bluff, and to determine potential blufftop setbacks. In response to this item the Planning Division consulted with the Ventura County Public Works Agency (PWA) Engineering Geologist, Jim O'Tousa Certified Engineering Geologist CEG1393. Mr. O'Tousa previously conducted agency review of the Project on behalf of PWA for review of preliminary grading, geotechnical reports, and structural design. Mr. O'Tousa determined that based upon his review of the submitted project Plans (Exhibit 3) and the Geological and Soils Engineering Investigation (Exhibit 8), the site is stable, including manufactured slope areas. The Geological and Soils Engineering Investigation indicates that the subject property has been modified through previous grading activities and indicates the presence of fill material at a depth of 5 to 9 feet within the proposed

development envelop (See Drawing W0-01 for test pit locations, Exhibit 8). Mr. O'Tousa has reviewed the Geological and Soils Engineering Investigation and concurred with the determination in the report that the proposed Project is grossly stable to a factor of safety in excess of 1.5 (static) and 1.1 (pseudo static). Consistent with the applicable requirements of the Local Coastal Program and the January 16, 2003 Memorandum from Mark Johnson, Staff Geologist to the California Coastal Commission[1], the slope areas present on the Project site are stable, do not constitute bluff, and no slope setback is necessary for the Proposed project. As analyzed by Mr. O'Tousa, while the site contains sloping segments with flat segments (4 segments measured on Exhibit 3, Sheet C2.3), it does not contain any sheer or defined bluff face and is not presently subject to retreat or erosion. The toe of the manufactured sloping segment defined by Mr. O'Tousa is approximately 235 feet landward of the October 28, 2016 surveyed Mean High Tide Line and outside of the areas determined to be subject to Coastal Hazards (Exhibit 7). Consistent with the findings and analysis with the Planning Director Staff Report and its exhibits, the proposed single-family dwelling and ADU may be constructed as proposed consistent with the requirements of the Local Coastal Program and Coastal Act.

5. **Response to Comment 5:** The commenter states that due to projections related to sea level rise and the location of the proposed development envelope, the analysis supporting the Project shall include analysis of the removal of an existing rock revetment located across the subject parcel. The Planning Division has not determined the provenance of the existing rock revetement, which is located across the subject property and the adjacent neighboring properties. Staff has determined that the subject property would not qualify for any repairs, replacement or reconstruction once the new dwelling is constructed. However, the requirement for removal of the existing improvements is not presently part of the Project description.

6. **Response to Comment 6:** The commenter states that other existing site improvements (fencing, walls, shade structure and railroad ties) should be analyzed to determine if these improvements have been appropriately permitted. Planning Staff was unable to determine if these various improvements were depicted on the Project plans were appropriately permitted. Building permit history for the subject site is limited and only indicates the construction of the dwelling and retaining walls. The applicant indicates that improvements within the development envelope of the proposed Project will be demolished (i.e. shade structure, retaining walls, and railroad ties). Fencing securing the site will be maintained and permitted as part of Coastal PD Case No. PL17-0005).

7. **Response to Comment 7:** The commenter reiterates statements related to the formulation of siting and design alternatives to avoid impacts from coastal hazards to the maximum extent feasible, and states inconsistency with the policies and provisions of the certified LCP. As stated previously, staff determined that the analysis performed for the Project is consistent with the requirements of the LCP and no additional alternatives analysis is necessary. In confirmation of the commenters final statement, the commenter will be notified of all actions taken on the Project.

[1]With the attached Preprint of manuscript entitled "Establishing development setbacks from coastal bluffs," by Mark J Johnson, to appear in Proceedings, California and the World Ocean, ' 02 Orville Magoon, ed., 21 p.