

REPORT TO THE HEARING OFFICER

DATE ISSUED: May 7, 2026

HEARING DATE: May 19, 2026 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2024-001529

PERMIT NUMBER(S): Minor Coastal Development Permit (“Minor CDP”)
RPPL2024004252

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 33100 Mulholland Highway, Malibu

OWNER: Scott and Ashley Hunter

APPLICANT: Mark Gee, Vertebrae Architecture, Inc.

CASE PLANNER: Tyler Montgomery, Principal Regional Planner
TMontgomery@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-001529, Minor CDP Number RPPL2024004252, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2024004252 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Minor CDP for engineered grading to restore a natural hillside adjacent to a single-family residence after an occurrence of severe erosion caused by heavy rainfall during December 2022 to January 2023, combined with Woolsey Fire debris flows blocking an existing drainage course (“Project”), in the R-C-20 (Rural Coastal - 20-Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810. This work was previously approved under Emergency CDP Number RPPL2024002282.

B. Project

The 13.3-acre property (“Project Site”), located at 33100 Mulholland Highway, Malibu, is developed with a single-family residence that was rebuilt after the Woolsey Fire in 2018. The Project Site is mapped as H3 (disturbed) Habitat within the Santa Monica Mountains Land Use Plan (“LUP”). The proposed Project consists of engineered grading to restore a 0.13-acre eroded natural hillside area adjacent to and northeast of the residence. The erosion resulted from heavy rains from December 2022 to January 2023, combined with Woolsey Fire debris flows blocking drainage courses above the eroded slope area. At the top of the erosion area, adjacent to the residence, riprap associated with an existing concrete swale was also undermined by the erosion. Restoration work on the eroded slope was previously approved on May 1, 2024, under Emergency CDP Number RPPL2024002282, and is in progress as described below. Condition No. 6 of this approval required that the Emergency CDP be followed by an application for a regular CDP within 90 days. The application for this Minor CDP was submitted on July 29, 2024.

Proposed hillside restorative measures include regrading the eroded hillside per the recommendations of licensed civil and geotechnical engineers. Earthwork will consist of 1,871 cubic yards (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction) to restore the disturbed slope. This work is being implemented in stages and is mostly complete. Drainage pipes and four separate areas of riprap, each three feet by three feet, will be placed south of the eroded slope and a Geogrid will be placed over the restored slope to provide stability and prevent further erosion upon completion of the restoration of the eroded slope area. Upon completion of the slope restoration, the area will be hydroseeded with a native plant seed mix. Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). Therefore, a Minor CDP is required for all activities involved with this request.

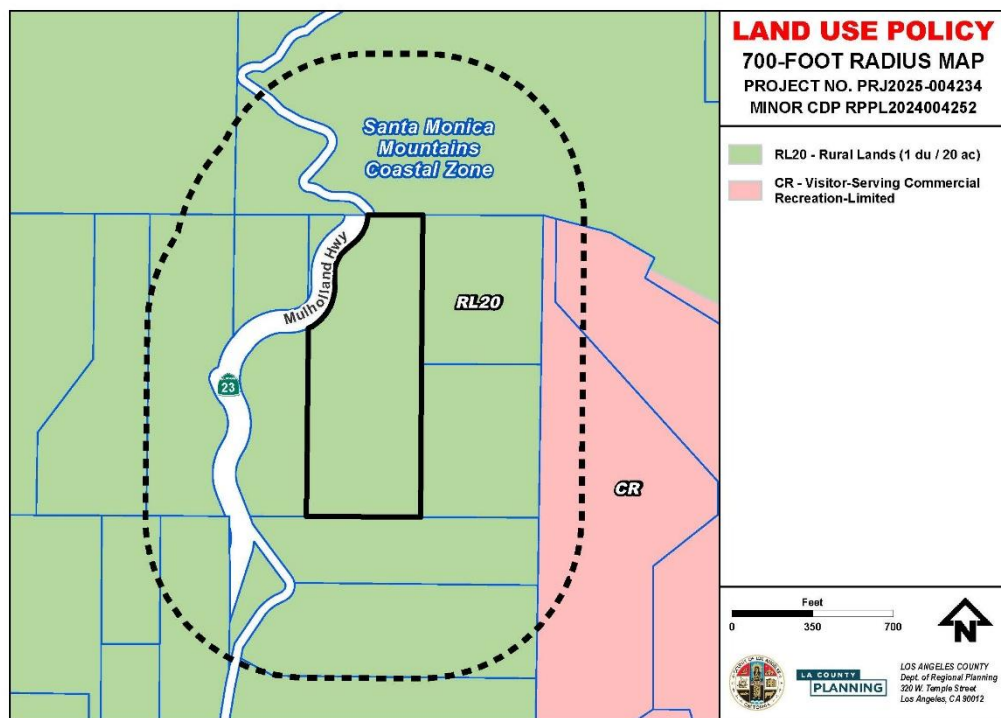
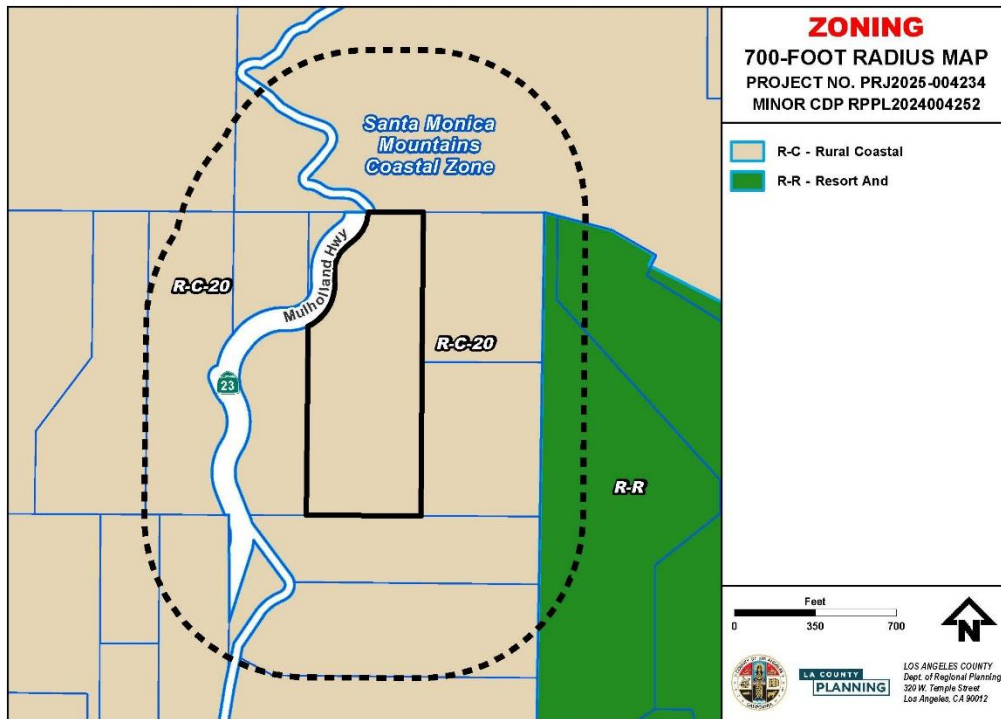
The Project does not require review by the Environmental Review Board or the Staff Biologist. Per the requirements of the LIP, a Project is exempt from these review requirements if it consists of “minor modifications and improvements to properties that contain existing development approved pursuant to a valid, unexpired CDP(s), where the

modifications and improvements themselves are in conformity with the provisions of the LCP, are within the lawfully-established building site area or landscaped area, do not require additional fuel modification in H1 or H2 Habitats, and are not in violation of the conditions of an approved CDP(s)” (County Code Section 22.44.1860.C.2.c). The Project does not require any additional fuel modification. It also consists of repairs within an area of previous grading and landscaping that was authorized by an earlier CDP. Therefore, the Project is exempt from biological review under the LIP.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 - Rural Lands (One dwelling unit per 20 acres maximum density)	R-C-20	Single-family residence
NORTH	RL20	R-C-20	Vacant land
EAST	RL20	R-C-20	Vacant land
SOUTH	RL20	R-C-20	Single-family residence
WEST	RL20	R-C-20	Vacant land



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	M-3	12/6/1956
8281	A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area)	10/2/1962
ZCO-20140055	R-C-20	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
CDP No. 89-1072 / Plot Plan No. 38869	Construction of a single-family residence	Approved 05/12/1995
CDP Exemption No. RPPL2019007511	Reconstruction of a single-family residence destroyed in the 2018 Woolsey Fire	Approved 01/02/2020
Administrative CDP No. RPPL2020005313	The addition of two 5,000-gallon water tanks associated with the reconstruction of a single-family residence	Approved 12/24/2020
Emergency CDP No. RPPL2024002282	Grading and drainage repair to remediate severe erosion	Approved 05/01/2024

C. Violations

The property has not been cited for any zoning violations.

ANALYSIS

A. Land Use Compatibility

The Project is a request to repair slope erosion adjacent to a residential structure previously approved and completed under Emergency CDP Number RPPL2024002282. As proposed, the Project would comply with all applicable development standards for residences and related improvements in the LIP. For further details on this compliance, see the “Zoning Ordinance Consistency” section below or the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable. Therefore, the Project would be in conformity with the certified Local Coastal Program and is not expected to negatively affect the surrounding community.

B. Neighborhood Impact

No neighborhood impact would result from implementation of the Project, as it would consist of repair of a severely eroded slope area adjacent to the main residence in an area that is surrounded by open space and is sparsely developed with residences. The Project improvements are proposed on previously developed portions of the property designated as H3 Habitat. No impacts to the existing neighboring residences, or to any existing H2 Habitat on the subject property, will result from the proposed Project.

C. Design Compatibility

The northwestern portion of the Project Site is bisected by Mulholland Highway, a state-designated County Scenic Highway. As a result, per County Code Section 22.44.2000, the Project Site is within a Scenic Resource Area (“SRA”). Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The proposed slope repair project includes restoring the slope to its pre-erosional condition with the addition of four separate areas of riprap to be placed south of the eroded slope to protect the slope from future erosion occurrences. Therefore, the proposed improvements are in conformance with all SRA development standards.

The proposed restoration of the severely eroded slope is located in an area of the Project Site that is not visible from Mulholland Highway or any nearby residences. The slope repair would also occur in existing H3 Habitat. Therefore, the design and location of the proposed slope repair would be in conformance with all requirements of the LIP and would be compatible with the surrounding community. This compatibility is indicated by the applicant’s submitted engineering and grading plans.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.44.850 and 22.44.1150 D. The Burden of Proof with applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption pursuant to State California Environmental Quality Act (CEQA) Guidelines section 15304 (Class 4 – Minor Alterations to Land Categorical Exemption) under CEQA and the County environmental guidelines. Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the repair of an eroded slope. The proposed Project would not result in the taking of endangered, rare, or threatened plant or animal species, or in significant erosion and sedimentation to surface waters, and therefore qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the Project would occur within an H3 Habitat area with no sensitive biological resources that would be impacted by implementation of the Project, as described in detail below.

All work would occur within H3 Habitat, which is disturbed, and no impacts to H1 or H2 Habitat would occur through restoration of the disturbed slope area. The Project is not expected to impact scenic resources, such as the designated scenic route to the northwest, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of slope restoration, and no hazardous waste sites or historic resources would be affected. Therefore, Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The Department of Parks and Recreation, in a letter dated October 10, 2024, stated that there would be no potential impacts on parks and recreation facilities and recommended that the Project proceed to a public hearing without conditions.
2. The Department of Public Health, in a letter dated December 4, 2024, recommended that the Project proceed to a public hearing without conditions.
3. The Department of Public Works, in a letter dated October 17, 2024, recommended that the Project proceed to a public hearing with a specific condition regarding

compliance with the approved geotechnical report. This condition has been included in the draft conditions of Project approval (Exhibit D – Conditions).

4. The County Fire Department, on October 10, 2024, recommended that the Project proceed to a public hearing without conditions. This clearance was issued through the County’s EPIC-LA permit tracking system. No letter was provided.

All the letters cited above are attached to this report (Exhibit I – Agency Correspondence).

B. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

C. Public Comments

Staff has not received any public comments regarding the Project at this time.

Report
Reviewed By: *Rob Glaser*
Robert Glaser, Supervising Regional Planner

Report
Approved By: *M. Glaser*
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant’s Burden of Proof
EXHIBIT F	Informational Maps
EXHIBIT G	Photos
EXHIBIT H	Agency Correspondence
EXHIBIT I	Public Correspondence
EXHIBIT J	Environmental Determination

GENERAL NOTES:

- 1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE 2023 COUNTY OF LOS ANGELES BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADIE MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, FIELD ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR THEIR AGENT IS RESPONSIBLE FOR ARRANGING THE PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO THE PROPOSED PRE-GRADE MEETING.
4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH COUNTY OF LOS ANGELES CODE, TITLE 12, SECTION 12.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
a. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED,AND
b. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
9. IF CONTAMINATED SOILS ARE ENCOUNTERED AT ANY TIME DURING GRADING ACTIVITIES, PERMITTEE SHALL STOP WORK UNTIL AN OVERSIGHT AGENCY APPROVAL IS RECEIVED. CONTACT LA COUNTY FIRE SITE MITIGATION UNIT AT (323) 890-4045 IMMEDIATELY.
10. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
11. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
12. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY PROTECTED TREE SPECIES AS REQUIRED PER PLANNING APPROVAL.
13. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.
NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.
14. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
15. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
16. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

ENGINEER'S/SURVEYOR'S STATEMENT REGARDING THE PRESENCE OF MONUMENTS WITHIN PROJECT LIMITS

I HEREBY ATTEST THAT I HAVE LOCATED AND REFERENCED ON THESE PLANS THE MONUMENTS EXISTING PRIOR TO CONSTRUCTION TO ENSURE PERPETUATION OF THEIR LOCATION IN ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. I FURTHER ATTEST THAT I HAVE PERFORMED A RECORD SEARCH AND FIELD INSPECTION TO IDENTIFY EXISTING MONUMENTS; SHALL SET SUFFICIENT CONTROLLING, WITNESS, AND PERMANENT MONUMENTS; AND SHALL FILE THE REQUISITE CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES WITH THE COUNTY SURVEYOR.

ENGINEER/SURVEYOR SEAL & SIGNATURE DATE

PRECISE GRADING AND DRAINAGE PLAN

HIGHWAY HOUSE
33100 MULHOLLAND HIGHWAY
MALIBU, CA 90265

PROJECT INFORMATION:

OWNER'S INFORMATION: ASHLEY & SCOTT HUNTER, 427 PALISADES AVENUE, SANTA MONICA, CA 90402
ARCHITECT: VERTEBRAE, 505 W PICO BLVD, LOS ANGELES, CA 90015

SOILS ENGINEER: SUBSURFACE DESIGNS INC., 12872 FOOTHILL BOULEVARD, SYLMAR, CA 91342, PIN NO. 4758, DATED: MARCH 31, 2005
CIVIL ENGINEER: C.W. HOWE PARTNERS, INC., 4358 SEPULVEDA BLVD, CULVER CITY, CA 90230, KATHERINE BAAD, PE, PROJECT NO. C-19V01, 310-838-0383

SURVEY INFORMATION:

SURVEYOR'S INFORMATION: LC ENGINEERING GROUP, INC, 889 PIERCE COURT, SUITE 101, THOUSAND OAKS, CA, JOB NO.: 7366
BENCHMARK: THE BENCH MARK USED FOR THIS PROJECT IS DESIGNATED DY7567 ELEV.= 1739.92

BASIS OF BEARINGS: THE BEARING OF N89°52'20"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 10 AS SOWN ON A RECORD OF SURVEY FILED IN BOOK 111 PAGE 42 OF RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGAL DESCRIPTION: THE WEST 495 FEET OF THE EAST 990 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 10, 1900. EXCEPT THEREFROM THAT PORTION OF SAID LAND IN DECKER ROAD, AS CONVEYED TO THE COUNTY OF LOS ANGELES, BY A DEED RECORDED IN BOOK 2544, PAGE 277, OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND IS ALSO SHOWN IN THE CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 27, 1980, AS INSTRUMENT NO. 80-200941, OF OFFICIAL RECORDS.

INSPECTION NOTES:

- 16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)
(A) PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.
(B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
(C) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
(D) FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.
17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS AS REQUIRED UNDER SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE. THESE REPORTS, KNOWN AS 'REPORT OF GRADING ACTIVITIES'; SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:
1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
2. MONTHLY, AT ALL OTHER TIMES; AND
3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.
SUCH 'REPORT OF GRADING ACTIVITIES' SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: HTTPS://DPW.LACOUNTY.GOV/BSD/CONTENT/PUBLICATIONS.ASPX . 'REPORT OF GRADING ACTIVITIES' MAY BE SCANNED AND UPLOADED IN THE ATTACHMENTS TAB AS A 'RGA (REPORTING OF GRADING ACTIVITY)' DOCUMENT TYPE FOR PERMITS IN EPICLA OR ON THE WEBSITE HTTPS://DPW.LACOUNTY.GOV/BSD/DC/DEFAULT.ASPX FOR ALL OTHER GRADING PROJECTS. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A 'STOP WORK ORDER.'
19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.
22. A PROPERTY LINE SURVEY, PREPARED BY A CA LICENSED LAND SURVEYOR OR A CIVIL ENGINEER WITH A LICENSE NUMBER BELOW C33966, MAY BE REQUIRED BY THE BUILDING OFFICIAL BASED UPON SITE CONDITIONS IN ACCORDANCE WITH LACBC SECTION 108.1.

SHEET INDEX

Table with 2 columns: SHEET NO. and DESCRIPTION. Includes entries for C1 (TITLE SHEET AND GENERAL NOTES), C1.1 (GENERAL NOTES CONTINUED), C2 (PRECISE GRADING PLAN - SLOPE FAILURE), C2.1 (CROSS SECTION), C3 (HYDROLOGY EXHIBIT), C3.1 (STORM DRAIN PLAN - MAIN RESIDENCE), C4 (EROSION CONTROL PLAN), and C4.1 (EROSION CONTROL DETAILS).

LEGEND AND SYMBOLS:

Table mapping symbols to descriptions: PROPERTY LINE, CENTERLINE, STORM DRAIN, SUB DRAIN, DAYLIGHT LINE, PROP ELEVATION, EXIST ELEVATION.

ABBREVIATIONS:

Table mapping abbreviations to full names: BW (BOTTOM OF WALL), EXIST (EXISTING), EG (EDGE OF GUTTER), FG (FINISHED GRADE), FS (FINISHED SURFACE), FL (FLOW LINE), INV (INVERT), PROP (PROPOSED), ROW (RIGHT OF WAY), SD (STORM DRAIN), STD (STANDARD), TC (TOP OF CURB), TG (TOP OF GRATE).

DRAINAGE NOTES:

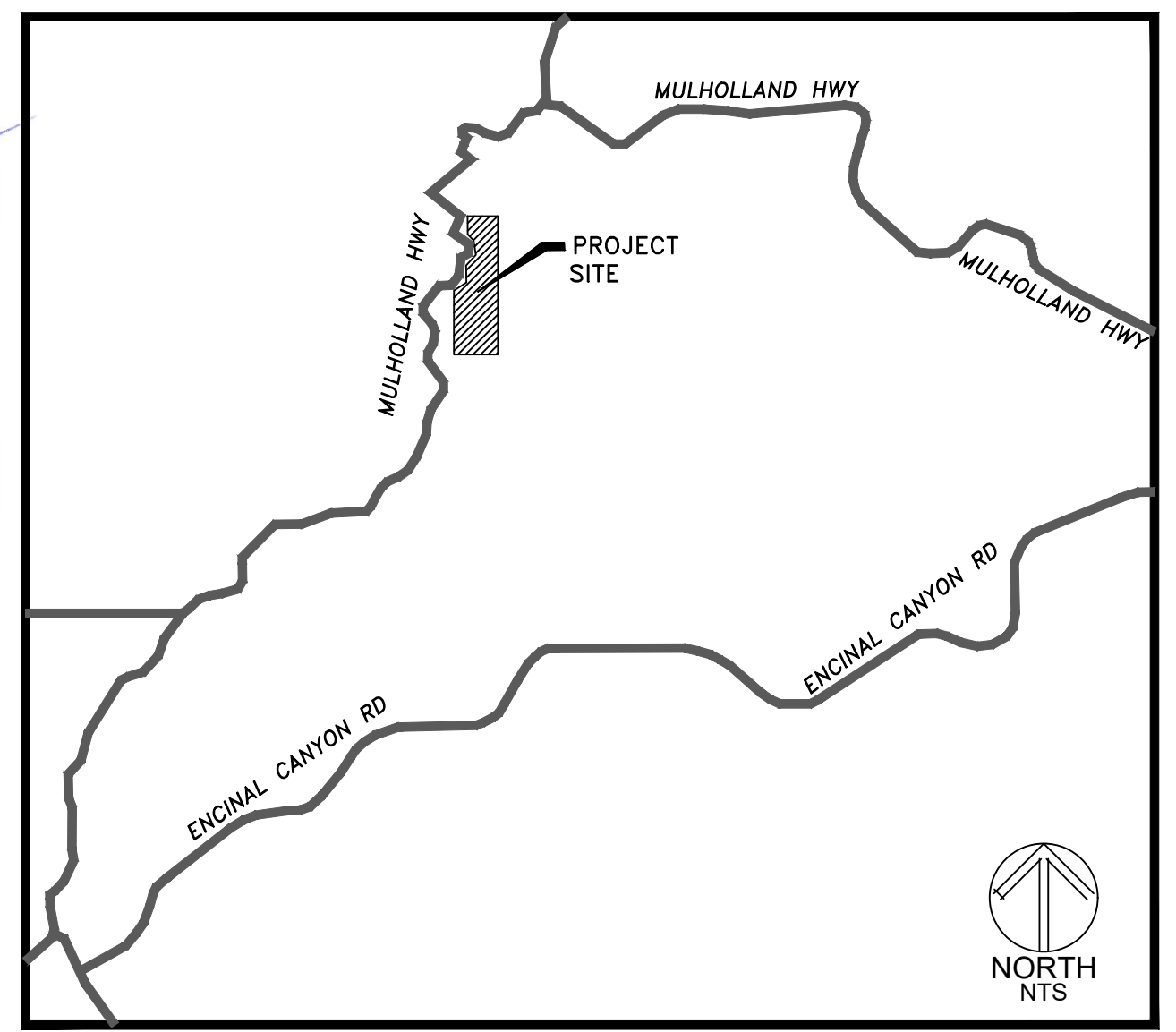
- 23. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
24. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
25. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. OR MISCELLANEOUS TRANSFER DRAIN MTD NO.
26. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES:

- 27. AN ENCROACHMENT PERMIT FROM (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS)(CALTRANS) (CITY OF) ENCROACHMENT PERMIT.
28. AN FLOOD CONSTRUCTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.
29. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.
30. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO:
- ARMY CORP 404 PERMIT NUMBER:
- CALIFORNIA FISH & WILDLIFE PERMIT NO.:
31. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE HTTP://WWW.AVAQMD.COM.

GEOTECHNICAL NOTES:

- 32. ALL WORK MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL CONSULTANT'S REPORT(S) AND THE APPROVED GRADING PLANS AND SPECIFICATIONS.
33. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC INSPECTIONS BY THE GEOTECHNICAL CONSULTANTS WITH MONTHLY INSPECTION REPORTS TO BE SUBMITTED TO THE GEOLOGY AND SOILS SECTION. (900 S. FREMONT, ALHAMBRA CA 91803 -3RD FLOOR)
34. THE SOIL ENGINEER SHALL PROVIDE SUFFICIENT INSPECTIONS DURING THE PREPARATION OF THE NATURAL GROUND AND THE PLACEMENT AND COMPACTION OF THE FILL TO BE SATISFIED THAT THE WORK IS BEING PERFORMED IN ACCORDANCE WITH THE PLAN AND APPLICABLE CODE REQUIREMENTS.
35. ROUGH GRADING MUST BE APPROVED BY A FINAL ENGINEERING GEOLOGY AND SOILS ENGINEERING REPORT. AN AS-BUILT GEOLOGIC MAP MUST BE INCLUDED IN THE FINAL GEOLOGY REPORT. PROVIDE A FINAL REPORT STATEMENT THAT VERIFIES WORK WAS DONE IN ACCORDANCE WITH REPORT RECOMMENDATIONS AND CODE PROVISIONS (SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE). THE FINAL REPORT(S) MUST BE SUBMITTED TO THE GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION FOR REVIEW AND APPROVAL.
36. FOUNDATION, WALL AND POOL EXCAVATIONS MUST BE INSPECTED AND APPROVED BY THE CONSULTING GEOLOGIST AND SOIL ENGINEER, PRIOR TO THE PLACING OF STEEL OR CONCRETE.
37. BUILDING PADS LOCATED IN CUT/FILL TRANSITION AREAS SHALL BE OVER-EXCAVATED A MINIMUM OF THREE (3) FEET BELOW THE PROPOSED BOTTOM OF FOOTING.



VICINITY MAP LOS ANGELES COUNTY

GENERAL INFORMATION:

- 1. GRADING PERMIT APPLICATION NO. GR UNC-GRAD240530000250
2. EARTHWORK VOLUMES: CUT 43 (CY), FILL 59 (CY), OVER EXCAVATION/ALLUVAL REMOVAL & COMPACTION 1753 (CY), IMPORT 16 (CY), EXPORT LOCATION:
3. TOTAL DISTURBED AREA 0.133 (ACRES).
4. TOTAL PROPOSED LANDSCAPE AREA 19,000 FT² UNDER SEPARATE PERMIT
5. TOTAL TURF AREA % (PERCENT OF TOTAL PROPOSED LANDSCAPING).
6. TOTAL DROUGHT TOLERANT LANDSCAPING AREA 75% (PERCENT OF TOTAL PROPOSED LANDSCAPING)
7. PRE-DEVELOPMENT: IMPERVIOUS AREA (ACRES).
8. POST-DEVELOPMENT: IMPERVIOUS AREA (ACRES).
9. CONSTRUCTION & DEMOLITION DEBRIS RECYCLING AND REUSE PLAN (RPP ID) TBD
10. POST-CONSTRUCTION BMP FEATURE(S) GPS COORDINATES X Y

PROPERTY INFORMATION:

- 1. PROPERTY ADDRESS 33100 MULHOLLAND HIGHWAY MALIBU, CA 90625
2. TRACT/PARCEL MAP NO. 800406, LOT/PARCEL NO. 2644
3. PROPERTY OWNER SCOTT & ASHLEY HUNTER
4. ASSESSOR ID NUMBER(S) 4471-001-031

ZONING, REGIONAL PLANNING, AND OTHER AGENCY INFORMATION:

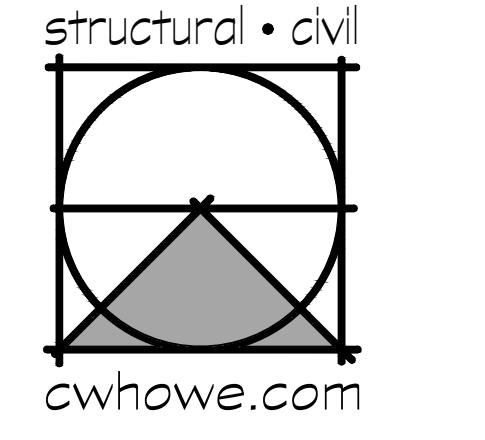
- 1. PROPERTY ZONING R-C-20
2. INTENDED LAND USE RESIDENTIAL
3. CERTIFICATE OF COMPLIANCE: CC NO. N/A
4. PLOT PLAN NUMBER: PP NO. N/A
5. CONDITIONAL USE PERMIT: CUP NO. N/A, EXPIRATION DATE:
6. OAK TREE PERMIT NUMBER: OTP NO. N/A, EXPIRATION DATE:
7. COMMUNITY STANDARDS DISTRICT:
8. CALIFORNIA COASTAL COMMISSION AREA: X YES, NO APPROVED VOLUME:
9. COASTAL DEVELOPMENT PERMIT CDP: 4-94-121, EXPIRATION DATE: N/A
10. FISH & WILDLIFE, ARMY CORP OF ENGINEERS, REGIONAL WATER CONTROL BOARD, AQMD & OTHER AGENCY PERMITS SHOULD BE ADDED AS APPLICABLE. (PERMIT NUMBER N/A EXPIRATION DATE N/A)

NOTE: ITEMS MARKED * ARE REQUIRED ON ALL GRADING PLAN.

ANY PROPOSED WORK WITHIN A PRIVATE EASEMENT REQUIRES PERMISSION LETTERS AND/OR COVENANTS FROM EASEMENT HOLDER. PERMISSION FROM THE EASEMENT HOLDER MAY NOT BE REQUIRED IF IT CAN BE SHOWN THE PROPOSED CONSTRUCTION WORK IS CONSISTENT AND IN CONFORMANCE WITH THE INTENDED EASEMENT USE. COPIES OF RECORDED EASEMENTS SHALL BE SUBMITTED FOR REVIEW. GRADING PLANS MUST SHOW ALL BEARINGS, DISTANCES, (LINEAR AND CURVE DATA) FOR THE ENTIRE EASEMENT(S). THE FOLLOWING NOTE SHALL BE ADDED TO THE GRADING PLAN:

AS CIVIL ENGINEER /LAND SURVEYOR OF THIS PROJECT, I HAVE IDENTIFIED THE LOCATION OF ALL EASEMENTS WHICH ARE DEPICTED ON THESE plans. I HAVE REVIEWED THE EASEMENT DOCUMENTS AND VERIFIED THE PROPOSED CONSTRUCTION DOES NOT CONFLICT OR INTERFERE WITH THE INTENDED EASEMENT USE.

CIVIL ENGINEER/LAND SURVEYOR (STAMP AND SIGNATURE) DATE



C. W. Howe Partners Inc. Structural and Civil Engineering 4358 Sepulveda Blvd. Culver City, CA 90230 (310) 838-0383 office@cwhowe.com

NOT FOR CONSTRUCTION UNTIL SIGNED BY ENGINEER



PROJECT ADDRESS: HIGHWAY HOUSE 33100 MULHOLLAND HWY MALIBU, CA 90265

Table with 2 columns: SUBMITTALS and DATE. Includes entries for 1ST (19 JAN 2024) and PC SET (24 JULY 2024).

REVISIONS DATE

PROJECT INFO: APN: 4471-011-031 BENCHMARK: BENCH MARK THE BENCH MARK USED FOR THIS PROJECT IS DESIGNATED DY7567 ELEV.= 1739.92

SHEET NAME:

TITLE SHEET AND GENERAL NOTES

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF C.W. HOWE PARTNERS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO C.W. HOWE PARTNERS, INC. COPYRIGHT ©2018



PROJ. ENG. / DRAWN: GG SHEET: C1 PROJECT No.: C-19V01

FILL NOTES:

- 38. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:
 - A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.
 - B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE. WHERE APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)
 - C. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.
- 39. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.
- 40. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:
 - A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
 - B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
 - C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
 - D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
- 41. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - E. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.
 - F. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.
 - G. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.
- 42. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-B7 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNER THAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND THE SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.
- 43. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- 44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
- 45. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
- 46. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.
- 47. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

PLANTING AND IRRIGATION NOTES:

- 48. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:
 - A. THE SURFACE OF ALL CUT SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUND COVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS; OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING, IN ADDITION TO THE GRASS OR GROUND COVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
 - NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.
 - B. SLOPES REQUIRED TO BE PLANTED BY SECTION J110.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
 - C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.
- 49. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
- 50. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES. (TITLE 31, SECTION 5.407.2.1)
- 51. PRIOR TO ROUGH GRADE APPROVAL THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVE, ALHAMBRA - 3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

EARTHWORK QUANTITIES:

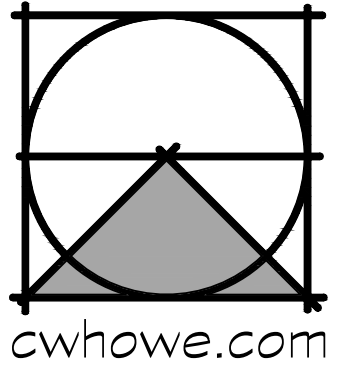
**EARTHWORK CALCULATIONS
BREAKDOWN**

Project Name: Highway House Prepared for: County of Los Angeles
Project Number: C-19V01 Date: 15-Sep-23

TOTAL SITE GRADING					
	BENCHING	SITE GRADING	UNDERLAYING STRUCTURE	STRUCTURAL	TOTAL
CUT	797	43	0	0	840 CY
FILL + 20% Shrinkage	956	59	0	0	1015 CY
CUT + FILL	1753	102	0	0	1854 CY
EXPORT					0 CY
IMPORT					175 CY

SUMMARY:	
EXPORT (CY)=	0
IMPORT (CY)=	175

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE ACTUAL VOLUMES OF MATERIAL CUT AND FILLED. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR CONTRACT PURPOSES.



NOT FOR CONSTRUCTION UNTIL SIGNED BY ENGINEER



PROJECT ADDRESS:

HIGHWAY HOUSE
33100 MULHOLLAND HWY
MALIBU, CA 90265

SUBMITTALS	DATE
1ST	19 JAN 2024
PC SET	24 JULY 2024

REVISIONS	DATE

PROJECT INFO:

APN: 4471-011-031
BENCHMARK:
BENCH MARK THE BENCH MARK USED FOR THIS PROJECT IS DESIGNATED DY7567 ELEV. = 1739.92'

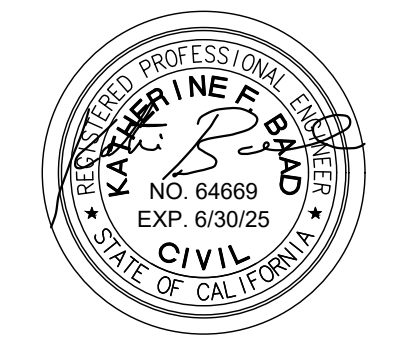
SHEET NAME:

**GENERAL NOTES
CONTINUED**

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PROJ. ENG. / DRAWN:	SHEET:
GG	C1.1
REVIEWED <input type="checkbox"/>	
PROJECT No.:	C-19V01



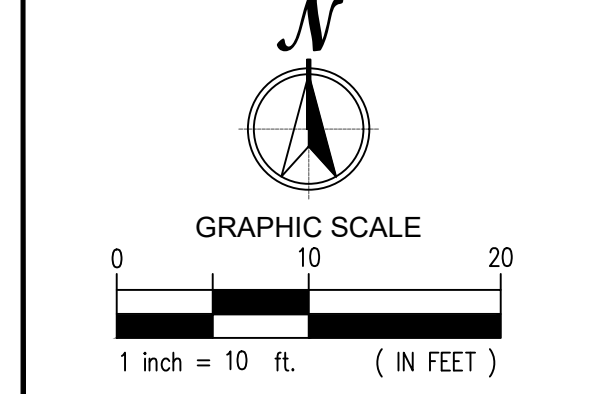
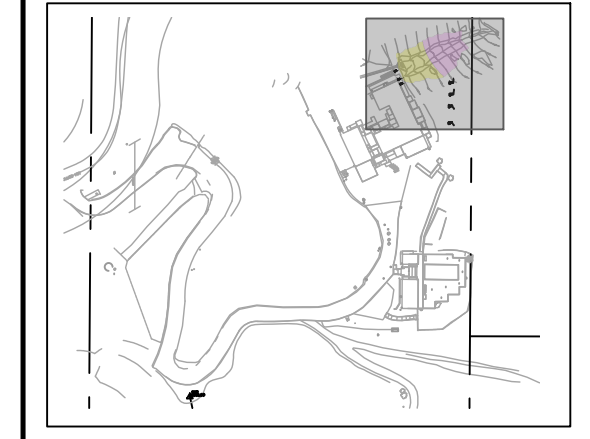
SUBMITTALS	DATE
1ST	19 JAN 2024
PC SET	24 JULY 2024

NO.	DATE	DESCRIPTION

APN: 4471-011-031
BENCHMARK: BENCH MARK THE BENCH MARK USED FOR THIS PROJECT IS DESIGNATED D77567 ELEV. = 1739.92'

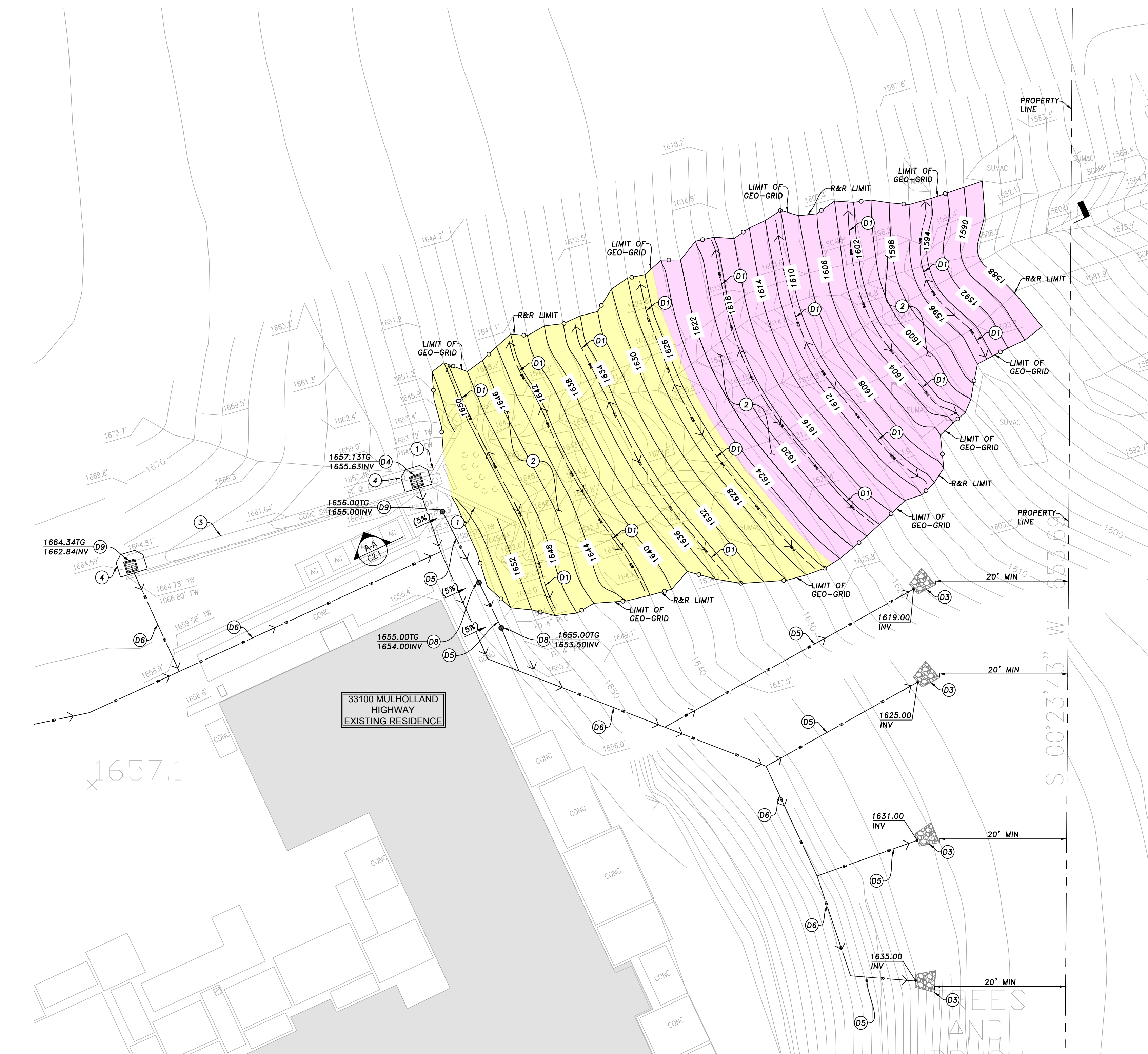
PRECISE GRADING PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF C.W. HOWE PARTNERS, INC. NO PART THEREOF SHALL BE REPRODUCED, COPIED, ADAPTED, OR DISTRIBUTED BY OTHERS, PUBLISHED, SOLD OR OTHERWISE USED WITHOUT THE PRIOR WRITTEN CONSENT OF AND APPROPRIATE COMPENSATION TO C.W. HOWE PARTNERS, INC. COPYRIGHT © 2018



SOILS REPORT GRADING NOTES:

- PRIOR TO COMMENCEMENT OF WORK, A PREGRADING MEETING SHALL BE HELD. PARTICIPANTS AT THIS MEETING WILL BE THE CONTRACTOR, THE OWNER OR HIS REPRESENTATIVE, AND THE SOILS ENGINEER. THE PURPOSE OF THIS MEETING IS TO AVOID ANY MISUNDERSTANDING OF ANY RECOMMENDATIONS SET FORTH IN THIS REPORT THAT COULD CAUSE DELAYS IN THE PROJECT.
- PRIOR TO THE COMMENCEMENT OF GRADING A SURVEYOR SHOULD BE RETAINED TO LAYOUT THE PROPOSED GRADING. THIS SHOULD, AS A MINIMUM, CONSIST OF LOCATING ALL PROPOSED KEYS, TOPS OF CUTS, TOE OF FILLS, STABILITY FILLS, SETBACKS, EASEMENTS AND AREAS REQUIRING OVER EXCAVATION OF THE CUT PORTIONS OF ANY BUILDING PADS. ALL STAKING SHALL BE SETBACK FROM THE PROPOSED GRADING AREA AT LEAST FIVE FEET (5').
- SIDEHILL FILLS SHOULD HAVE A KEY PLACED AT THE TOE OF THE PROPOSED FILL SLOPE. THIS KEY SHOULD BE CUT A MINIMUM OF THREE FEET (3') INTO THE BEDROCK. THE BASE OF THE KEY SHALL BE SLOPED BACK INTO THE HILL. THE KEY SHOULD BE A MINIMUM OF TEN FEET (10') WIDE. WHERE SLOPES ARE STEEPER THAN 5:1 (5 HORIZONTAL TO 1 VERTICAL), HORIZONTAL BENCHES SHALL BE CUT INTO BEDROCK IN ORDER TO PROVIDE BOTH LATERAL AND VERTICAL STABILITY.
- SIDEHILL FILLS SHALL HAVE BACKDRAINS INSTALLED AT THE COMPACTED FILL/BEDROCK CONTACT TO PREVENT FUTURE POREWATER PRESSURE BUILDUP. BACKDRAINS SHALL BE PLACED IN ACCORDANCE WITH THE BACKDRAINS SECTION BELOW.
- ALL AREAS TO RECEIVE COMPACTED FILL, INCLUDING ALL REMOVAL AREAS, KEYS, AND BENCHES, SHALL BE REVIEWED AND APPROVED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACING COMPACTED FILL.
- THE GRADE THAT IS DETERMINED TO BE SATISFACTORY FOR THE SUPPORT OF THE FILLED GROUND SHALL THEN BE SCARIFIED TO A DEPTH OF AT LEAST SIX INCHES (6") AND MOISTENED AS REQUIRED. THE SCARIFIED GROUND SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DENSITY. MATERIALS EXCAVATED UPHILL FROM WHERE FILLS ARE TO BE PLACED, SHALL NOT BE CAST OVER THE SLOPE INTO THE FILL AREA. MATERIALS SHALL BE CHANNELLED DOWN A RAMP TO THE AREA TO RECEIVE COMPACTED FILL AND THEN SPREAD IN HORIZONTAL LAYERS. AS COMPACTED FILLS ARE PLACED, THIS RAMP WILL BE TRIMMED OUT TO EXPOSE THE DENSE, TIGHT MATERIALS APPROVED BY THE SOILS ENGINEER. THE MINIMUM VERTICAL HEIGHT OF BENCH IN APPROVED MATERIALS SHALL BE THREE FEET (3'). THIS WILL MAINTAIN THE PROPER BENCHING, AS FILL IS PLACED UP THE SLOPE. THE RAMP WILL BE SHIFTED PERIODICALLY DURING THE GRADING OPERATIONS TO ALLOW FOR COMPLETE REMOVAL OF THE LOOSE FILL MATERIALS AND FOR THE PROPER BENCHING.
- THE FILL SOILS SHALL CONSIST OF SELECT MATERIALS APPROVED BY THE PROJECT SOILS ENGINEER OR HIS REPRESENTATIVE. THESE MATERIALS MAY BE OBTAINED FROM THE EXCAVATION AREAS AND ANY OTHER APPROVED SOURCES, AND BY BLENDING SOILS FROM ONE OR MORE SOURCES. THE MATERIAL USED SHALL BE FREE FROM ORGANIC VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCES, AND SHALL NOT CONTAIN ROCKS GREATER THAN EIGHT INCHES (8") IN DIAMETER NOR OF A QUANTITY SUFFICIENT TO MAKE COMPACTION DIFFICULT.
- THE SUITABLE FILL MATERIAL SHALL BE PLACED IN APPROXIMATELY LEVEL LAYERS SIX INCHES (6") THICK, AND MOISTENED AS REQUIRED. EACH LAYER SHALL BE THOROUGHLY MIXED TO ENSURE UNIFORMITY OF MOISTURE IN EACH LAYER. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THE OPTIMUM MOISTURE CONTENT, AS SPECIFIED BY THE SOILS ENGINEER, WATER SHALL BE ADDED AND THOROUGHLY MIXED IN UNTIL THE MOISTURE CONTENT IS WITHIN THREE PERCENT (3%) ABOVE THE OPTIMUM MOISTURE CONTENT. WHEN THE MOISTURE CONTENT OF THE FILL IS MORE THAN THREE PERCENT (3%) ABOVE THE OPTIMUM MOISTURE CONTENT, AS SPECIFIED BY THE SOILS ENGINEER, THE FILL MATERIAL SHALL BE AERATED BY SCARIFYING OR SHALL BE BLENDED WITH ADDITIONAL MATERIALS AND THOROUGHLY MIXED UNTIL THE MOISTURE CONTENT IS WITHIN THREE PERCENT (3%) ABOVE THE OPTIMUM MOISTURE CONTENT. EACH LAYER SHALL BE COMPACTED TO 90 OR 95 PERCENT OF THE MAXIMUM DENSITY, AS DETERMINED BY THE LATEST VERSION OF ASTM D 1557, USING ACCEPTABLE COMPACTION EQUIPMENT. THE HIGHER COMPACTION IS REQUIRED FOR FILL MATERIAL THAT HAS LESS THAN FIFTEEN PERCENT (15%) OF THE MATERIAL FINER THAN 0.005MM.
- REVIEW OF THE FILL PLACEMENT SHOULD BE PROVIDED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE DURING THE PROGRESS OF GRADING. IN GENERAL, DENSITY TESTS WILL BE MADE AT INTERVALS NOT EXCEEDING TWO FEET (2') OF FILL HEIGHT OR EVERY 500 CUBIC YARDS OF FILL PLACED.
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A MINIMUM COMPACTION OF 95 PERCENT OUT TO THE FINISH FACE OF THE SLOPE REPAIR. COMPACTION ON SLOPES MAY BE ACHIEVED BY OVER BUILDING THE SLOPE AND CUTTING BACK TO THE COMPACTED CORE OR BY DIRECT COMPACTION OF THE SLOPE FACE WITH SUITABLE EQUIPMENT. DIRECT COMPACTION ON THE SLOPE FACES SHALL BE ACCOMPLISHED BY BACK-ROLLING THE SLOPES IN THREE FOOT (3') TO FOUR FOOT (4') INCREMENTS OF ELEVATION GAIN.
- THE ON-SITE MATERIALS MAY EXPERIENCE A SHRINKAGE OF FIFTEEN TO TWENTY PERCENT (15-20%).
- DURING THE INCLEMENT PART OF THE YEAR, OR DURING PERIODS WHEN RAIN IS THREATENING, ALL FILL THAT HAS BEEN SPREAD AND AWAITS COMPACTION SHALL BE COMPACTED BEFORE STOPPING WORK FOR THE DAY OR BEFORE STOPPING BECAUSE OF INCLEMENT WEATHER. THESE FILLS, ONCE COMPACTED, SHALL HAVE THE SURFACES SLOPED TO DRAIN TO AN AREA WHERE WATER CAN BE REMOVED. WORK MAY START AGAIN, AFTER THE RAINY PERIOD, ONCE THE SITE HAS BEEN REVIEWED BY THE SOILS ENGINEER AND HE HAS GIVEN HIS AUTHORIZATION TO RESUME. LOOSE MATERIALS NOT COMPACTED PRIOR TO THE RAIN SHALL BE REMOVED AND AERATED SO THAT THE MOISTURE CONTENT OF THESE FILLS WILL BE WITHIN THREE PERCENT (3%) ABOVE THE OPTIMUM MOISTURE CONTENT. SURFACE MATERIALS PREVIOUSLY COMPACTED BEFORE THE RAIN SHALL BE SCARIFIED, BROUGHT TO THE PROPER MOISTURE CONTENT AND RECOMPACTED PRIOR TO PLACING ADDITIONAL FILL, IF DEEMED NECESSARY BY THE SOILS ENGINEER.
- IF SEPTIC TANKS, SEEPAGE PITS, OR LEACH FIELDS ARE ENCOUNTERED ON SITE, THESE FEATURES SHALL BE PROTECTED OR ABANDONED AS NECESSARY. IF ENCOUNTERED, THESE SHOULD BE DRAINED OF EFFLUENT OR DRILLED OUT IF THEY HAVE BEEN BACKFILLED. THE CLEANED-OUT AREA SHOULD BE INSPECTED BY THE SOILS ENGINEER AND GOVERNING INSPECTOR PRIOR TO BACKFILL. THE EXCAVATION MAY BE FILLED WITH APPROVED COMPACTED FILL, LEAN CONCRETE, OR GRAVEL. WHATEVER BACKFILL MATERIAL IS SELECTED, AT LEAST FIVE FEET (5') OF APPROVED MANMADE FILL PLACED AT 90 PERCENT RELATIVE COMPACTION SHOULD CAP THE EXCAVATION.
- BACKDRAINS. TO MINIMIZE THE POTENTIAL FOR FUTURE POREWATER PRESSURE BUILDUP BEHIND THE PROPOSED COMPACTED FILL BACKDRAINS SHALL BE INSTALLED AT THE COMPACTED FILL/BEDROCK. BACKDRAINS SHALL CONSIST OF FOUR INCH (4") PERFORATED PIPES; PLACED WITH PERFORATIONS DOWN. THE PIPE SHOULD BE ENCASED WITH AT LEAST ONE FOOT (1') OF GRAVEL AROUND THE PIPE. THE MINIMUM COVER ON THE PIPE SHOULD BE ONE FOOT (1'). THE GRAVEL SHOULD CONSIST OF THREE-QUARTER INCH (¾") TO ONE INCH (1") CRUSHED ROCK. THE FIRST DRAIN SHALL BE PLACED NO HIGHER THAN THREE FEET (3') ABOVE THE FRONT CUT OF THE KEY EXCAVATION. ADDITIONAL BACKDRAINS SHALL BE PLACED AT INTERVALS ROUGHLY EQUIVALENT TO TEN FEET (10') OF VERTICAL RISE IN ELEVATION OR WHERE DEEMED NECESSARY BY THE PROJECT SOILS ENGINEER. EACH DRAIN SHALL BE PLACED INTO A TRENCH EXCAVATED ALONG THE BACK OF A HORIZONTAL BENCH AT THE COMPACTED FILL/BEDROCK CONTACT. THE TRENCH BOTTOM SHALL SLOPE DOWNWARD TO EACH EXIT DRAIN WITH A MINIMUM GRADIENT OF TWO PERCENT (2%). THE EXIT PIPE SHALL CONSIST OF A FOUR-INCH (4") DIAMETER NON-PERFORATED PIPE. THIS PIPE NEED NOT BE ENCASED IN GRAVEL. IT SHALL EXIT AT A MINIMUM GRADIENT OF TWO PERCENT (2%) TO THE FINISH FACE OF THE FILL SLOPE. EXIST DRAINS SHALL BE PLACED AT INTERVALS NOT EXCEEDING FIFTY FEET (50'). A CUTOFF WALL CONSISTING OF CONCRETE OR SOIL CEMENT SHALL BE PLACED AT THE JUNCTION OF THE PERFORATED PIPE AND THE EXIT DRAINS TO STOP SEEPAGE AND FORCE THE WATER BEING REMOVED INTO THE PERFORATED PIPE.
- IT IS RECOMMENDED THAT A LANDSCAPE ARCHITECT BE CONSULTED REGARDING PLANTING ADJACENT TO THE DEVELOPMENT AND ON ANY SLOPES. PLANTS SURROUNDING THE DEVELOPMENT SHALL BE OF A VARIETY THAT REQUIRES A MINIMUM OF WATERING. SLOPE LANDSCAPING SHALL CONSIST OF PLANTS WITH DENSE AND DEEP ROOT STRUCTURES THAT REQUIRE A MINIMUM OF WATERING. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE PLANTING. ALTERATIONS OF PLANTING SCHEMES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.



STORM DRAIN CONSTRUCTION NOTES:

- (D1) CONTRACTOR TO INSTALL 4" PERFORATED PIPE BACKDRAINS WITH 1FT GRAVEL AROUND AND DAYLIGHT AT GROUND SURFACE PER SOILS RECOMMENDATION.
- (D2) CONTRACTOR TO INSTALL 4" PVC STORM DRAIN, SCHEDULE 40 ASTM D1785. SLOPE AT 2% MINIMUM.
- (D3) CONTRACTOR TO CONSTRUCT RIP-RAP. REFER TO DETAIL ON SHEET C3.1
- (D4) CONTRACTOR TO INSTALL 18" CATCH BASIN NDS PART NO. 1811 OR APPROVED EQUIVALENT. REFER TO DETAIL ON SHEET C3.1
- (D5) CONTRACTOR TO INSTALL 8" HDPE STORM DRAIN, PE4710 ASTM D3350. SLOPE AT 2% MINIMUM.
- (D6) CONTRACTOR TO INSTALL 12" HDPE STORM DRAIN, PE4710 ASTM D3350. SLOPE AT 2% MINIMUM.
- (D8) CONTRACTOR TO INSTALL 6" ROUND DRAIN NDS PART NO. 40 OR APPROVED EQUIVALENT. REFER TO DETAIL ON SHEET C3.1
- (D9) CONTRACTOR TO INSTALL RECESSED 24" CATCH BASIN NDS PART NO. 2400 OR APPROVED EQUIVALENT. REFER TO DETAIL HEREON.

CONSTRUCTION NOTES:

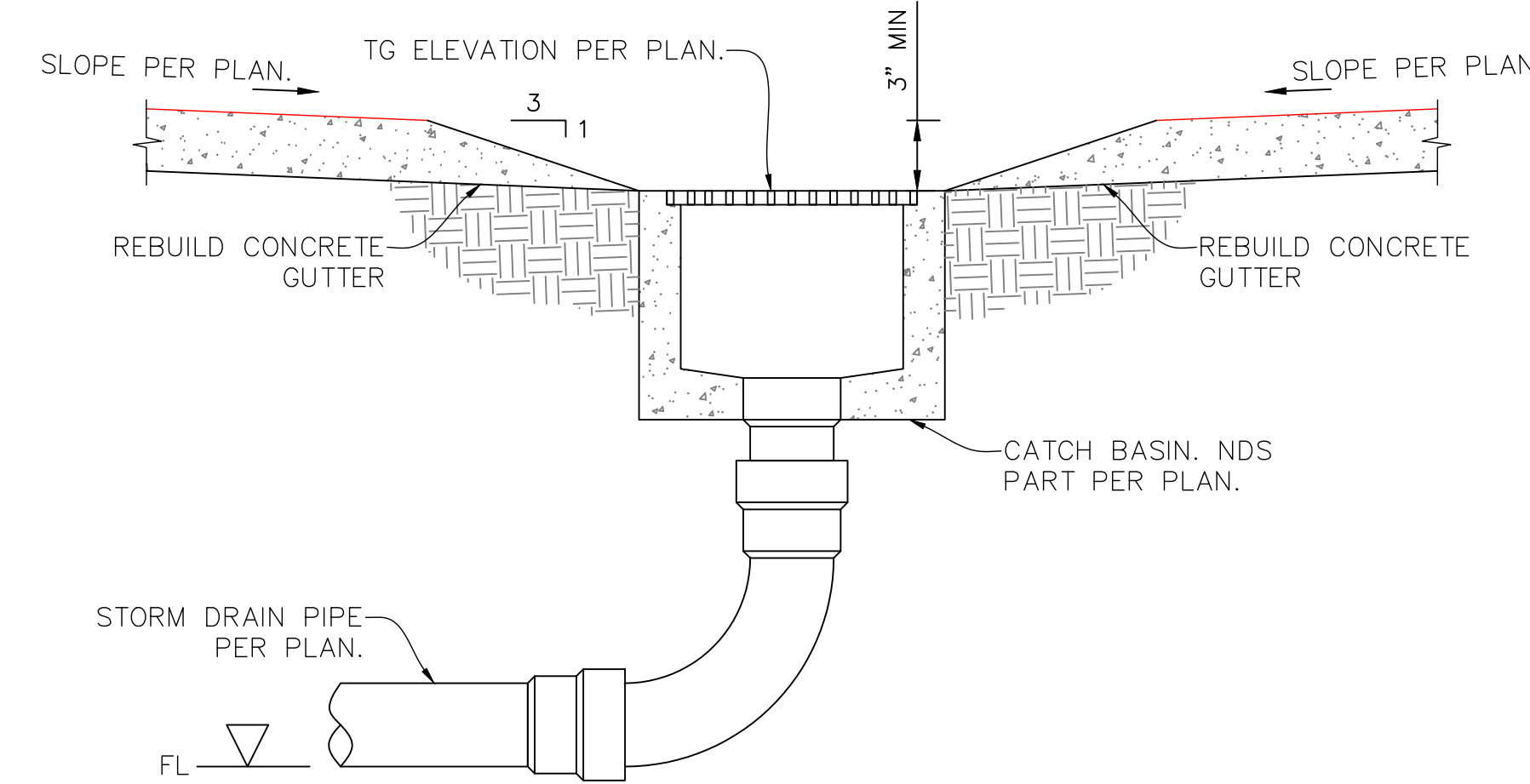
- (1) EXISTING DISPERSAL WALL. CONTRACTOR TO VERIFY EXISTING CONDITION AND RETROFIT PER SOILS RECOMMENDATIONS.
- (2) PROPOSED SLOPE REPAIR AT 1.3:1 MAX WITH PLANTING ON THE SLOPE PER SOILS RECOMMENDATIONS.
- (3) EXISTING CONCRETE GUTTER. PROTECT-IN-PLACE. CONTRACTOR TO VERIFY POSITIVE FLOW.
- (4) CONTRACTOR TO REBUILD GUTTER TO CREATE DEPRESSION.

LEGEND AND SYMBOLS:

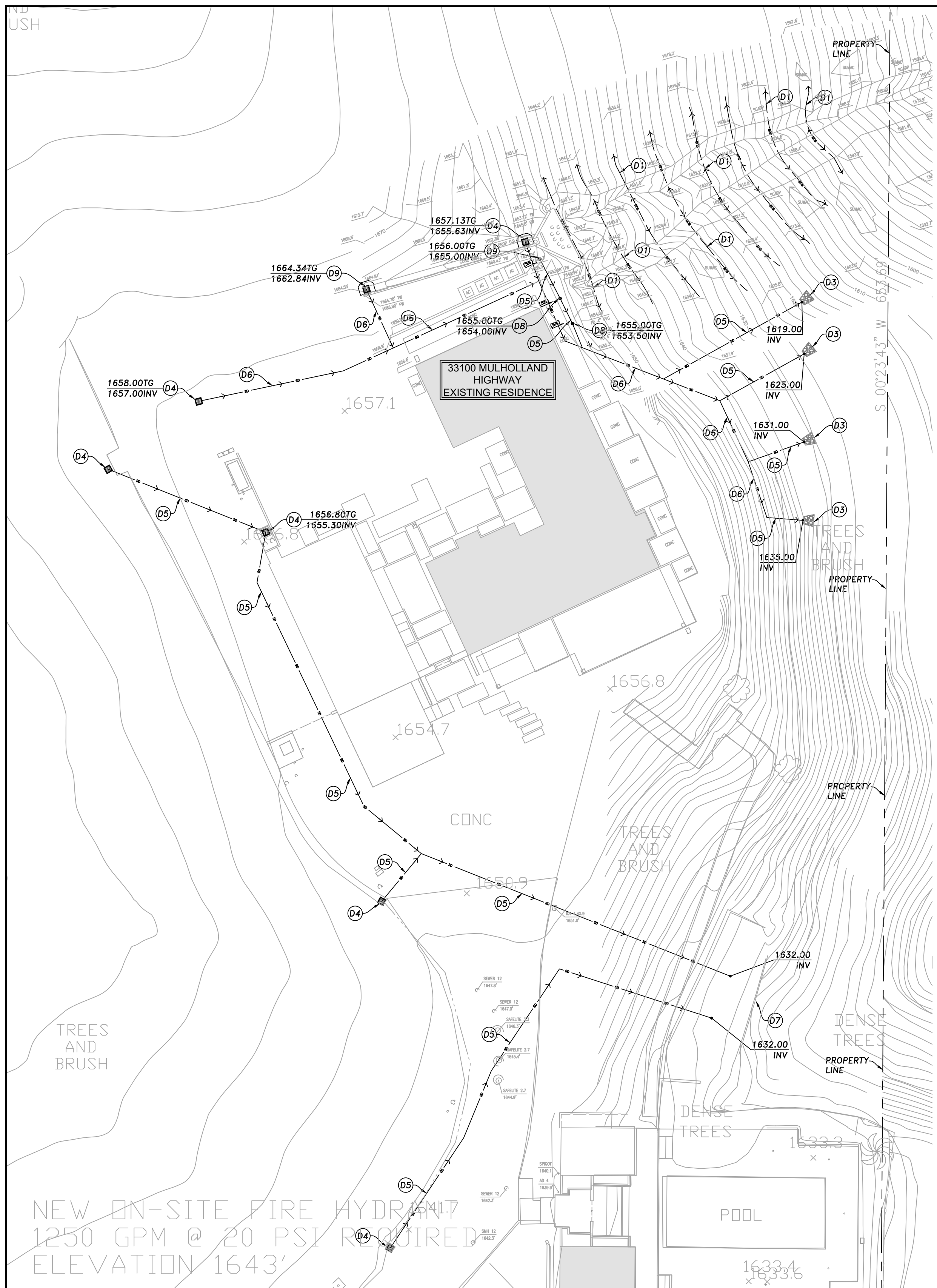
PROPERTY LINE	---	CUT	
CENTERLINE	---	FILL	
STORM DRAIN	---		
SUB DRAIN	---		
DAYLIGHT LINE	---		
PROP ELEVATION	52.39		
EXIST ELEVATION	52.39		

ABBREVIATIONS:

BW	BOTTOM OF WALL
EXIST	EXISTING
EG	EDGE OF GUTTER
FG	FINISHED GRADE
FS	FINISHED SURFACE
FL	FLOW LINE
INV	INVERT
PROP	PROPOSED
ROW	RIGHT OF WAY
SD	STORM DRAIN
STD	STANDARD
TC	TOP OF CURB
TG	TOP OF GRATE



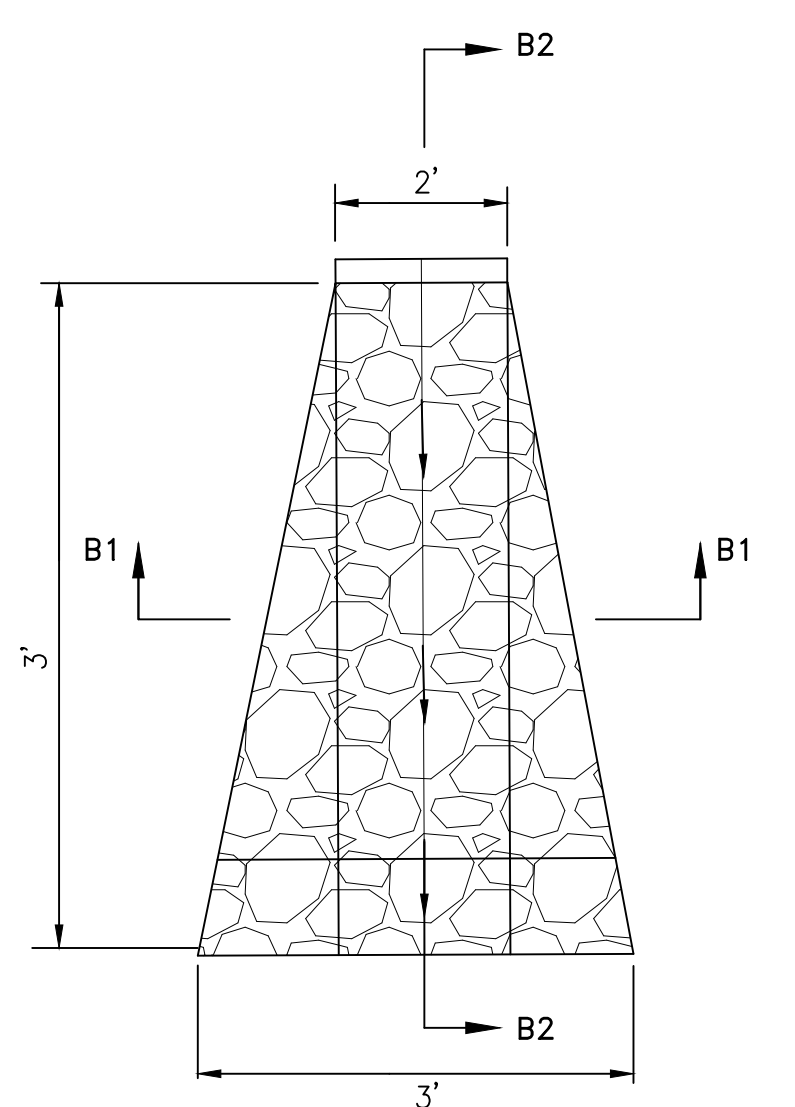
TYP RECESSED CATCH BASIN DETAIL



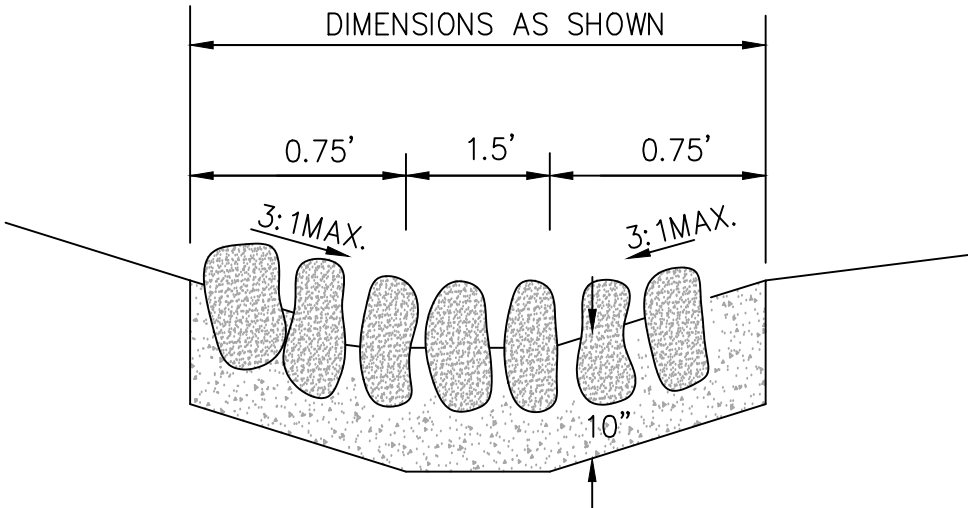
NEW ON-SITE FIRE HYDRANT
1250 GPM @ 20 PSI REQUIRED
ELEVATION 1643'

STORM DRAIN CONSTRUCTION NOTES:

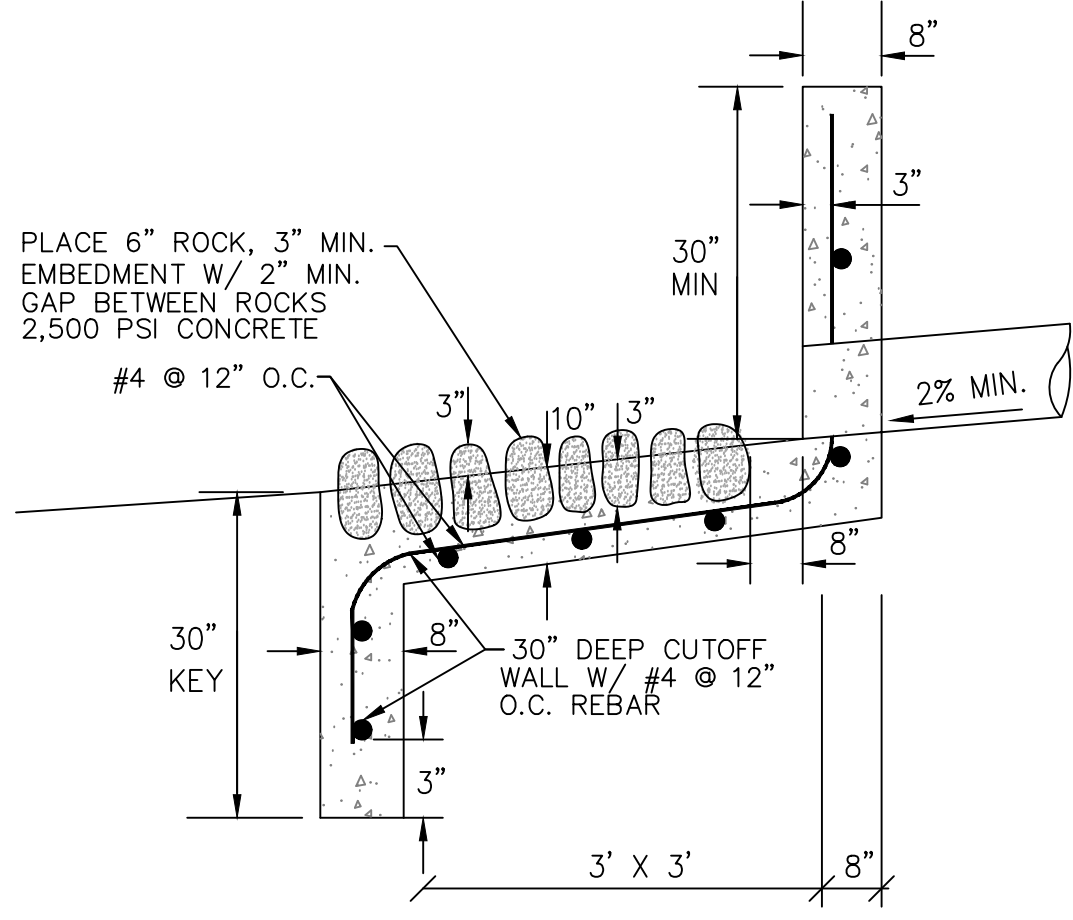
- (D1) CONTRACTOR TO INSTALL 4" PERFORATED PIPE BACKDRAINS WITH 1FT GRAVEL AROUND AND DAYLIGHT AT GROUND SURFACE PER SOILS RECOMMENDATION.
- (D2) CONTRACTOR TO INSTALL 4" PVC STORM DRAIN, SCHEDULE 40 ASTM D1785. SLOPE AT 2% MINIMUM.
- (D3) CONTRACTOR TO CONSTRUCT RIP-RAP. REFER TO DETAIL HEREON
- (D4) CONTRACTOR TO INSTALL 18" CATCH BASIN NDS PART NO. 1811 OR APPROVED EQUIVALENT. REFER TO DETAIL HEREON
- (D5) CONTRACTOR TO INSTALL 8" PVC STORM DRAIN, SCHEDULE 40 ASTM D1785. SLOPE AT 2% MINIMUM.
- (D6) CONTRACTOR TO INSTALL 12" PVC STORM DRAIN, SCHEDULE 40 ASTM D1785. SLOPE AT 2% MINIMUM.
- (D7) CONTRACTOR TO PROTECT-IN-PLACE EXISTING RIP-RAP.
- (D8) CONTRACTOR TO INSTALL 6" ROUND DRAIN NDS PART NO. 40 OR APPROVED EQUIVALENT. REFER TO DETAIL HEREON.
- (D9) CONTRACTOR TO INSTALL RECESSED 24" CATCH BASIN NDS PART NO. 2400 OR APPROVED EQUIVALENT. REFER TO DETAIL ON SHEET C2.



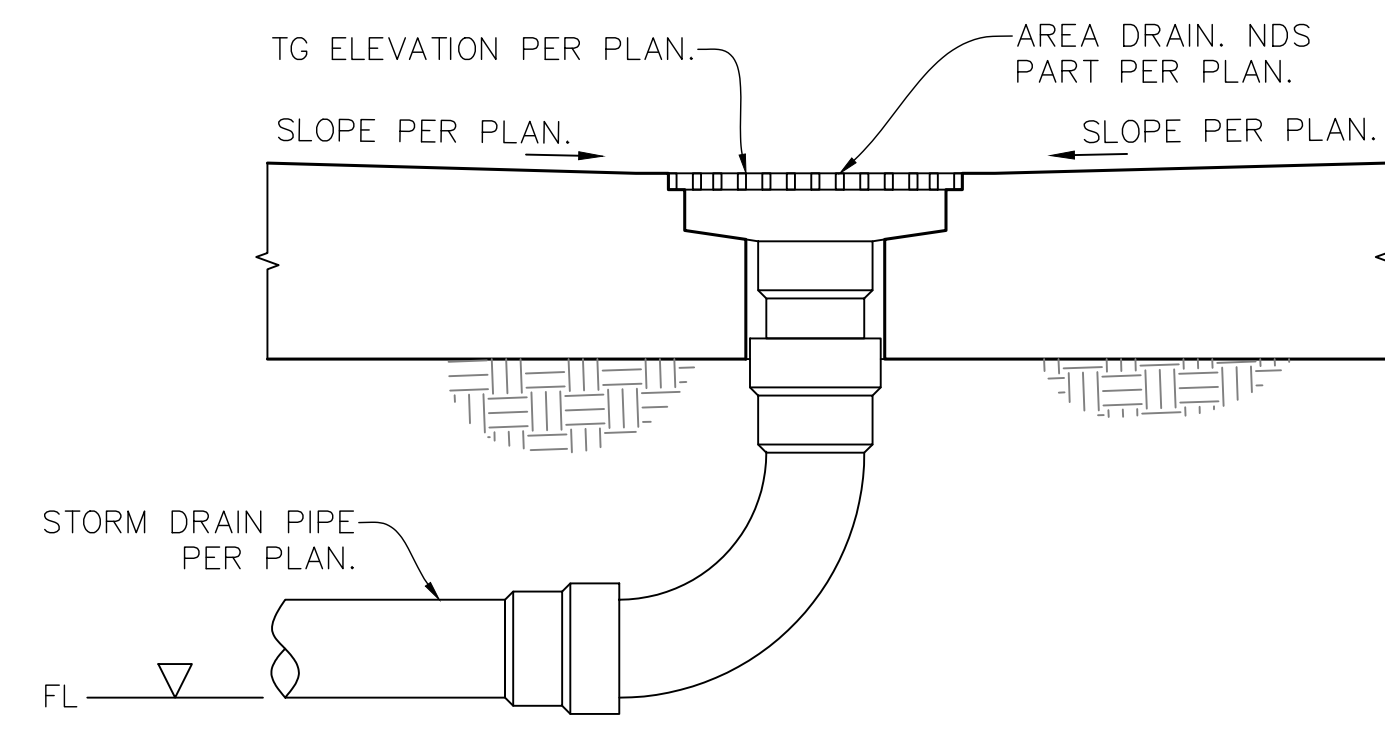
DETAIL B2
RIP-RAP AT OUTLET PLAN
NTS



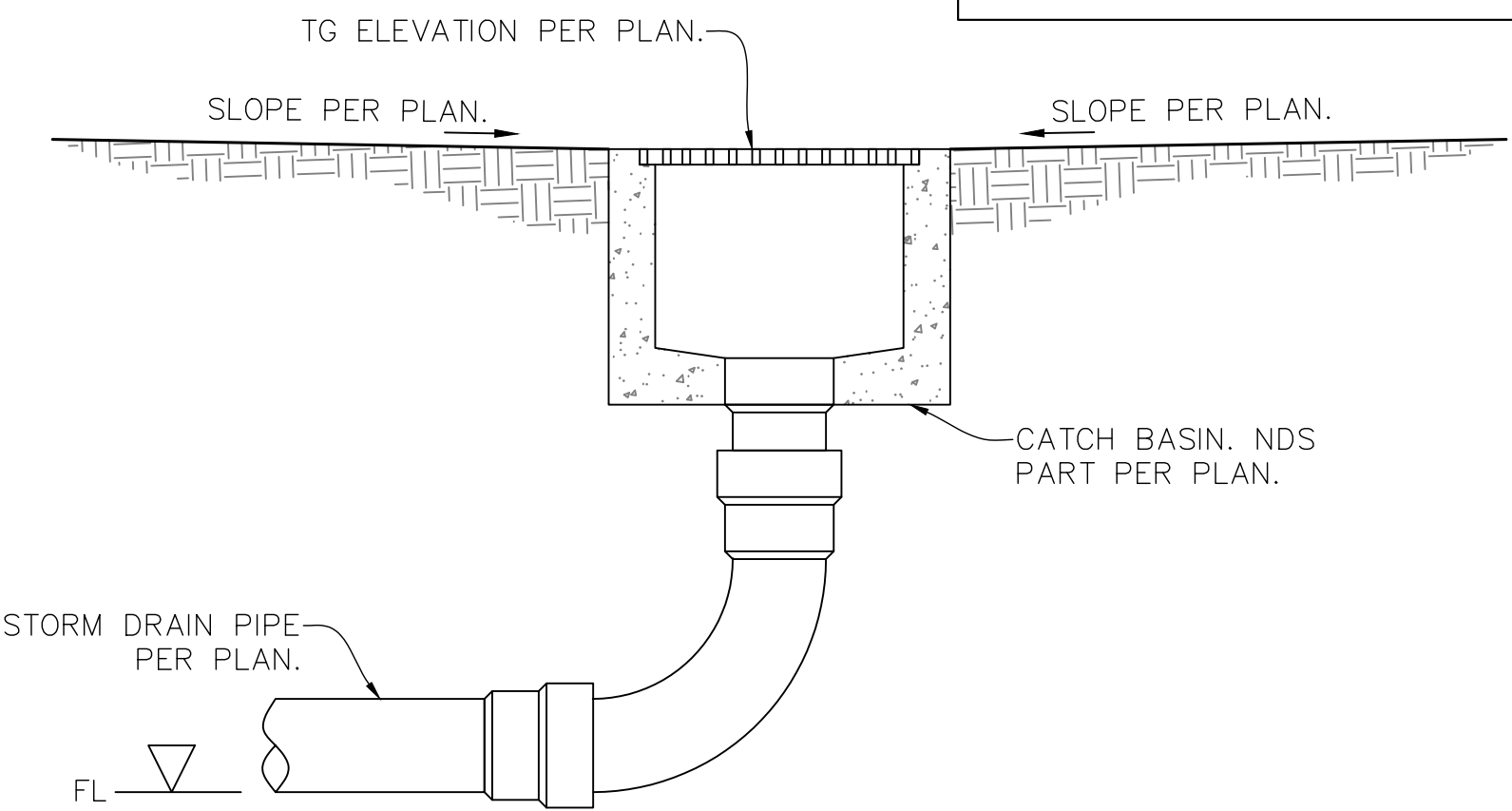
SECTION B1-B1
RIP-RAP AT OUTLET SECTION
NTS



SECTION B2-B2
RIP-RAP AT OUTLET SECTION
NTS



TYP AREA DRAIN DETAIL



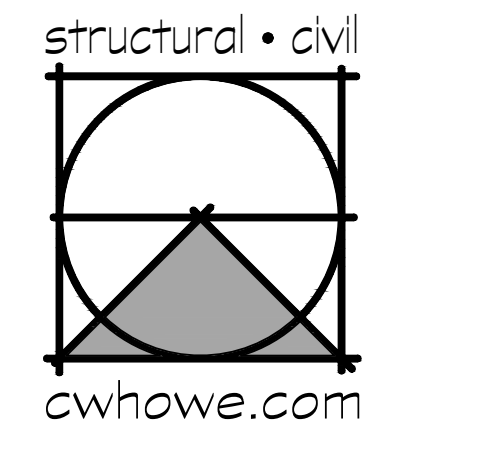
TYP CATCH BASIN DETAIL

D3 - Rip Rap	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.033
Channel Slope	0.33000 ft/ft
Normal Depth	0.25 ft
Left Side Slope	0.33 ft/ft (H:V)
Right Side Slope	0.33 ft/ft (H:V)
Bottom Width	3.00 ft
Results	
Discharge	7.23 ft ³ /s
Flow Area	0.77 ft ²
Wetted Perimeter	3.53 ft
Hydraulic Radius	0.22 ft
Top Width	3.17 ft
Critical Depth	0.55 ft
Critical Slope	0.02617 ft/ft
Velocity	9.38 ft/s
Velocity Head	1.37 ft
Specific Energy	1.62 ft
Froude Number	3.35
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.00 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	0.00 ft
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.25 ft
Critical Depth	0.55 ft
Channel Slope	0.33000 ft/ft

D3 - Rip Rap	
GVF Output Data	
Critical Slope	0.02617 ft/ft

D3 - Rip Rap	
Project Description	
Friction Method	Manning Formula
Solve For	Discharge
Input Data	
Roughness Coefficient	0.033
Channel Slope	0.33000 ft/ft
Normal Depth	0.25 ft
Left Side Slope	0.33 ft/ft (H:V)
Right Side Slope	0.33 ft/ft (H:V)
Bottom Width	3.00 ft
Discharge	7.23 ft ³ /s
Cross Section Image	

- RIP-RAP NOTES:**
- ROCKS FOR GROUTED RIPRAP SHALL BE NATURAL OR RIVER RUN ROCK. THE SMALLEST DIMENSIONS SHALL EXCEED 6 INCHES AND THE LARGEST DIMENSION SHALL NOT EXCEED 18 INCHES. THE LARGEST DIMENSION SHALL NOT EXCEED 4 TIMES THE SMALLEST DIMENSION.
 - THERE SHALL BE A GROUT BED OF AT LEAST 2 INCHES BENEATH THE FIRST LAYER OF ROCKS. ALL THE VOIDS BETWEEN THE ROCKS SHALL BE FILLED WITH GROUT. MAXIMUM SPACING BETWEEN ROCKS SHALL BE 2 INCHES.
 - SURFACE ROCKS SHALL BE IMBEDDED FROM 1/2 TO 2/3 OF THE MAXIMUM DIMENSION.
- NOTE: CONCRETE MAY BE SUBSTITUTED FOR GROUT.



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PROJECT ADDRESS:
HIGHWAY HOUSE
33100 MULHOLLAND HWY
MALIBU, CA 90265

SUBMITTALS	DATE
1ST	19 JAN 2024
PC SET	24 JULY 2024

REVISIONS DATE

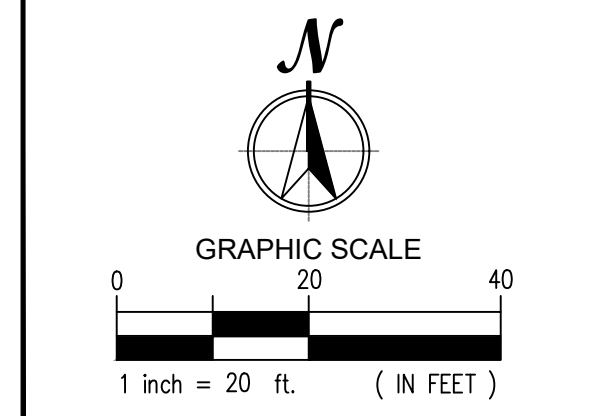
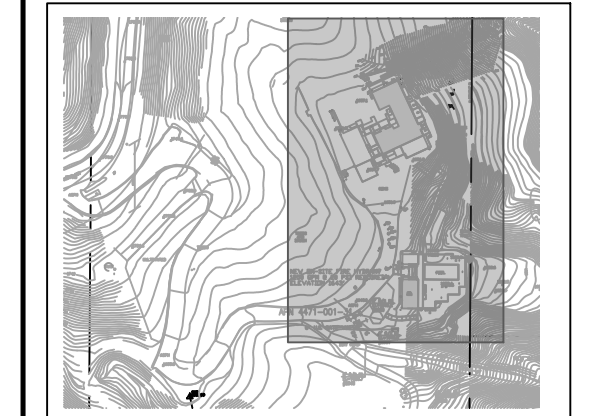
PROJECT INFO:
APN: 4471-011-031
BENCHMARK:
BENCH MARK THE BENCH MARK USED FOR THIS PROJECT IS DESIGNATED DV7567 ELEV. = 1739.92'

SHEET NAME:
STORM DRAIN PLAN - MAIN RESIDENCE

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KEY PLAN:



PROJ. ENG. / DRAWN: GG
SHEET: **C3.1**
REVIEWED:
PROJECT No.: C-19V01



PROJECT ADDRESS:

HIGHWAY HOUSE
33100 MULHOLLAND HWY
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SUBMITTALS	DATE
1ST	19 JAN 2024
PC SET	24 JULY 2024

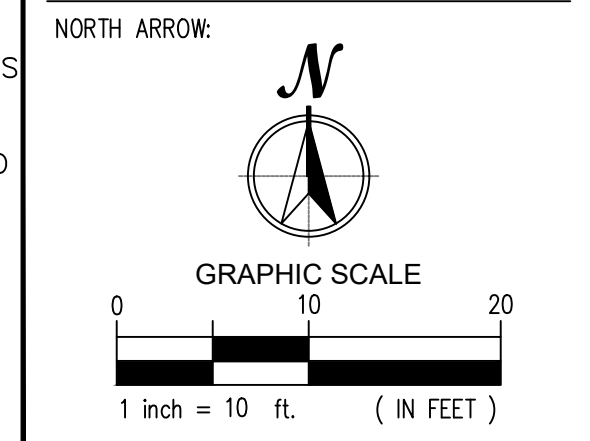
REVISIONS	DATE
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PROJECT INFO:
APN: 4471-011-031
BENCHMARK:
BENCH MARK THE BENCH MARK USED FOR THIS PROJECT IS DESIGNATED DY7567 ELEV. = 1739.92'

SHEET NAME:

EROSION CONTROL PLAN

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PROJ. ENG. / DRAWN:	SHEET:
GG	C4
REVIEWED <input type="checkbox"/>	
PROJECT No.:	C-19V01

ATTACHMENT 'A' NOTES

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO DRAINAGE SYSTEMS.
- NON-STORM WATER RUN-OFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- ADDITIONAL BMPs WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.
- STRUCTURAL BMPs MUST BE ACCESSIBLE FOR INSPECTION BY CITY PERSONNEL DURING REGULAR BUSINESS HOURS.

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK. CALIFORNIA STORM WATER QUALITY TASK FORCE. CALIFORNIA 1993. OR THE LATEST REVISED EDITION. MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS)

EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - RESERVED
- EC14 - COMPOST BLANKETS
- EC15 - SOIL PREPARATION/ROUGHENING
- EC16 - NON-VEGETATED STABILIZATION

- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS

- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLICIT CONNECTION/DISCHARGE
- NS7 - POTABLE WATER/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

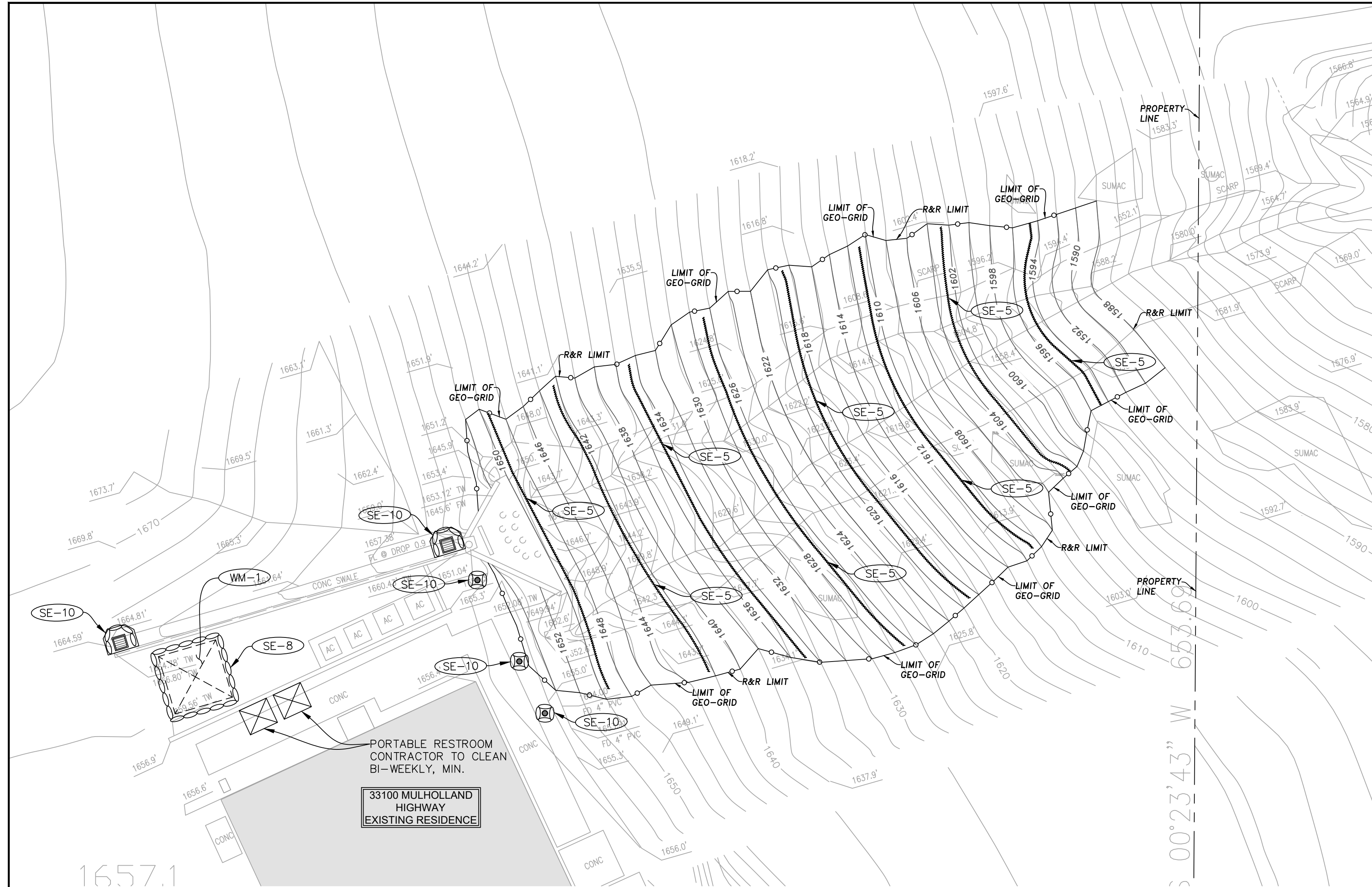
- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING

TEMPORARY SEDIMENT CONTROL

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM

NPDES NOTES TO CONTRACTOR

- STORAGE AREA AND WASHOUT AREAS SHALL BE RELOCATED BY CONTRACTOR AS NEEDED
- NO GRADING ACTIVITIES SHALL OCCUR WHEN WINDS EXCEED 25 MPH OR CITY STD. WHICHEVER GOVERNS.
- THE PERMITTEE WILL BE HELD RESPONSIBLE FOR ANY DEBRIS TRACKED ON TO THE PUBLIC ROADS. CLEANING SCHEDULE SHALL BE MAINTAINED AT THE END OF EACH WORK DAY
- NO CONSTRUCTION VEHICLES SHALL BE ALLOWED OFF-SITE UNTIL SURFACE REACHES A NON-SATURATED STATE.
- CONTRACTOR TO PLACE AND MAINTAIN 6' HIGH CHAIN LINK FENCE AT ALL LOCATIONS ACCESSIBLE TO THE PUBLIC FOR DURATION OF CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR DE-WATERING THE SITE.
- CONDUCT WATERING AS NECESSARY TO PREVENT VISIBLE DUST EMISSIONS OUTSIDE OF PROPERTY.
- SWEEP THE WORK AREA AT THE CLOSE OF OPERATIONS EACH DAY;
- SUSPEND TRENCHING AND BACKFILLING OPERATIONS WHEN THE WIND SPEED EXCEEDS 25 MPH;
- COVER ALL HAUL VEHICLES OR COMPLY WITH THE FREEBOARD REQUIREMENTS OF SECTION 23114 OF THE CALIFORNIA VEHICLE CODE;
- TURN EQUIPMENT OFF WHEN NOT IN USE;
- SUSPEND CONSTRUCTION DURING SECOND STAGE SMOG ALERTS.
- WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AT THE SITE PERIMETER AT ALL OPERATIONAL STORM DRAIN INLETS AND AT ALL NON-ACTIVE SLOPES.
- BMPs TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.
- PROPRIATE WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORMWATER BY WASTE AND CONSTRUCTION MATERIALS.
- APPROPRIATE NON-STORMWATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORMWATER FROM CONSTRUCTION ACTIVITIES.
- ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH A ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPs SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
- ADEQUATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED PRIOR TO ONSET OF A STORM EVENT FOR ALL ACTIVELY GRADED AREAS.
- A DISTURBED AREA THAT IS NOT COMPLETED BUT THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA) SHALL BE FULLY PROTECTED FROM EROSION WITH THE REFERENCED TEMPORARY AND/OR PERMANENT BMPs (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FROM THESE AREAS. EROSION AND SEDIMENT CONTROL BMPs MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS AND SLOPES
- SUFFICIENT MATERIALS NEEDED TO INSTALL REFERENCED STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARILY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.



BEST MANAGEMENT PRACTICE NOTES:

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 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 SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE 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, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW.

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE LATEST EDITION OF THE CASQA CONSTRUCTION BMP ONLINE HANDBOOK OR CALTRANS STORMWATER QUALITY HANDBOOKS (CONSTRUCTION SITE BMP MANUAL), MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR THE BUILDING OFFICIAL)

CONSTRUCTION NOTES

- SE-8 PLACE SANDBAGS STACKED 2 COURSE HIGH PER BMP SE-8 ON SHEET SHEET C3.1.
- SE-10 INSTALL SANDBAGS AND FILTER FABRIC AT CATCH BASIN PER BMP SE-10 ON SHEET C3.1.
- WM-1 INSTALL MATERIAL DELIVERY AND STORAGE PER BMP WM-1 ON SHEET C3.1.
- SE-5 INSTALL FIBER ROLLS PER BMP SE-5 ON SHEET C3.1.



INSTALL COUNTY/CITY APPROVED STORMWATER STENCIL "NO DUMPING THIS DRAINS TO THE OCEAN" OR APPROVED EQUIVALENT.

LEGEND

SANDBAGS	
FIVER RILLS	



PROJECT NUMBER **HEARING DATE**

PRJ2024-001529 May 19, 2026

REQUESTED ENTITLEMENT(S)

Minor Coastal Development Permit No.
RPPL2024004252

PROJECT SUMMARY

OWNER / APPLICANT

Scott and Ashley Hunter / Vertebrae Architecture, Inc.

MAP/EXHIBIT DATE

July 24, 2024

PROJECT OVERVIEW

A Minor Coastal Development Permit (“CDP”) for engineered grading to restore a natural hillside adjacent to a single-family residence after an occurrence of severe erosion caused by heavy rainfall during December 2022 to January 2023, combined with Woolsey Fire debris flows blocking an existing drainage course. Earthwork will consist of 1,871 cubic yards (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction) to restore the disturbed slope. Four separate areas of riprap, each three feet by three feet, will be placed south of the eroded slope and a Geogrid will be placed over the restored slope to provide stability and prevent further erosion. The restored slope will be hydroseeded with a native plant mix. This work was previously approved under Emergency CDP No. RPPL2024002282 on May 1, 2024.

LOCATION

33100 Mulholland Highway, Malibu

ACCESS

Mulholland Highway

ASSESSORS PARCEL NUMBER(S)

4471-001-031

SITE AREA

13.3 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

ZONED DISTRICT

Rural Lands

PLANNING AREA

Malibu

LAND USE DESIGNATION

RL20 (One Dwelling Unit per 20 acres maximum density)

ZONE

R-C-20 (Residential – 20 Acre Minimum Required Lot Area)

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

1 Unit

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 4 Categorical Exemption – Minor Alterations to Land

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
 - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.44.1260 (Grading Requirements)
 - Section 22.44.1950 (Scenic Resource Areas)
-

CASE PLANNER:

Tyler Montgomery

PHONE NUMBER:

(213) 974 - 0051

E-MAIL ADDRESS:

tmontgomery@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-001529
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004252**

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing on May 19, 2026 in the matter of Project No. PRJ2024-001529, Minor Coastal Development Permit No. RPPL2024004252 (“Minor CDP”).
2. **HEARING PROCEEDINGS.** [RESERVED]
3. **ENTITLEMENT REQUESTED.** The applicant, Vertebrae Architecture, Inc. (“Permittee”), requests the Minor CDP for engineered grading to restore a natural hillside adjacent to a single-family residence after an occurrence of severe erosion caused by heavy rainfall from December 2022 to January 2023, combined with Woolsey Fire debris flows blocking an existing drainage course (“Project”). The Project is located on a property that is 13.3 gross acres in size at 33100 Mulholland Highway (Assessor’s Parcel Number 4471-001-031) in the unincorporated community of the Santa Monica Mountains Coastal Zone (“Project Site”).
4. **ENTITLEMENT REQUIRED.** The Minor CDP is a request to approve engineered grading to restore a 0.13-acre eroded natural hillside area adjacent to and northeast of the residence that resulted from heavy rains during December 2022 to January 2023, combined with Woolsey Fire debris flows blocking drainage courses at the top of the eroded slope area. At the top of the erosion area, adjacent to the residence, the discharge riprap of an existing concrete swale has also been undermined by the erosion. Restoration work on the eroded slope was previously approved under Emergency CDP No. RPPL2024002282 on May 1, 2024, and the work is currently in progress. The Santa Monica Mountains Local Implementation Program (“LIP”) requires that a regular CDP be filed within 90 days of approval of an Emergency CDP to authorize any work performed under the Emergency CDP, as well as any additional work required to permanently fix the issue (County Code Section 22.44.960.F.7). Per the requirements of the LIP, a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260.A.) Therefore, a Minor CDP is required because the Project proposes 1,871 cubic yards of grading (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction) to restore the disturbed slope.
5. **LAND USE DESIGNATION.** The Project Site is located within the Rural Lands 20 (RL20 – One dwelling unit per 20 acres maximum density) land use designation of the Santa Monica Mountains Local Coastal Program Land Use Plan (“LUP”).

6. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. County Code Section 22.44.1620 requires a Minor CDP for any development that proposes between 50 and 5,000 cubic yards of grading, which the Project does.

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site at 33100 Mulholland Highway is a rectangular shaped 13.3-acre property located in the western portion of the Santa Monica Mountains. The site is a graded hillside parcel situated below the east side of Mulholland Highway with several graded pad areas accessed by a private driveway within the northeastern and southeastern portions of the property. Slopes descend east of the residence building pad approximately 100 feet to a northwest-southeast trending drainage ravine.

The Minor CDP is a request to approve engineered grading to restore a 0.13-acre eroded natural hillside area adjacent to and northeast of the residence that resulted from heavy rains from December 2022 to January 2023, combined with Woolsey Fire debris flows blocking drainage courses above the eroded slope area. At the top of the erosion area, adjacent to the residence, the discharge riprap of an existing concrete swale has also been undermined by the erosion. Restoration work on the eroded slope was previously approved under Emergency CDP No. RPPL20244002282 on May 1, 2024, and the slope repair is mostly complete; however, work on the drainage improvements has not begun.

B. Site Access

The Project Site is accessed by Mulholland Highway, a public road immediately to the west.

C. Site Plan

The Permittee proposes restoration of an eroded slope adjacent to the main residence on the property and four riprap areas, three feet by three feet each, to protect the area from future erosion. A total of 1,871 cubic yards of grading (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction) was utilized to restore the disturbed slope. All grading and slope restoration work for the Project is located within H3 Habitat.

8. **PUBLIC COMMENTS.** No public comments regarding the Project were received.

9. AGENCY RECOMMENDATIONS.

A. County Department of Parks and Recreation: On October 10, 2024, recommended that the Project proceed to a public hearing without conditions.

- B. County Department of Public Health: On December 4, 2024, recommended that the Project proceed to a public hearing without conditions.
- C. County Department of Public Works: On October 17, 2024, recommended that the Project proceed to a public hearing with a specific condition regarding compliance with the approved geotechnical report. This condition has been included in the conditions of Project approval.
- D. County Fire Department: On October 10, 2024, recommended that the Project proceed to a public hearing without conditions.

10. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed, and case materials were available on the County Department of Regional Planning's ("LA County Planning's") website. On April 9, 2026, a total of 17 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

11. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 4 – Minor Alterations to Land Categorical Exemption) under CEQA and the County environmental guidelines. Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the repair of an eroded slope. The proposed Project would not result in the taking of endangered, rare, or threatened plant or animal species, or in significant erosion and sedimentation to surface waters, and therefore qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the Project would occur within an H3 Habitat area with no sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

All work would occur within H3 Habitat, which is disturbed, and no impacts to H1 or H2 Habitat would occur through restoration of the disturbed slope area. The Project is not expected to impact scenic resources, such as the designated scenic route to the northwest, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of slope restoration, and no hazardous waste sites or historic resources would be affected.

GENERAL PLAN CONSISTENCY FINDINGS

12. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the LUP because the RL20 land use designation is intended for single-family residential and related uses on relatively large lots. The proposed slope repair associated with a single-family residence is permitted under this designation.
13. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the LUP:

Conservation and Open Space Element

Policy CO-108:

Site and design new development to minimize the amount of grading and the alteration of natural landforms.

Policy CO-109:

Site and design new development to protect natural features and minimize removal of natural vegetation.

Policy CO-110:

The height of structures shall be limited to minimize impacts to scenic resources.

Policy CO-131:

Site and design new development to minimize adverse impacts on scenic resources to the maximum extent feasible. If there is no feasible building site location on the proposed project site where development would not be visible, then the development shall be sited and designed to minimize impacts on scenic areas through measures that may include, but not be limited to, siting development in the least visible portion of the site, breaking up the mass of new structures, designing structures to blend into the natural hillside setting, restricting the building maximum size, reducing maximum height, clustering development, minimizing grading, incorporating landscape and building material screening elements, and where appropriate, berming.

The proposed Project consists of engineered grading to restore a natural hillside after an occurrence of severe erosion. The Project work area is immediately adjacent to the main residence structure of a completed Woolsey Fire single-family home rebuild. This location will avoid the need to remove any native vegetation and grade large amounts of

earth. The development will also avoid all impacts, including fuel modification, within H2 Habitat. The erosion remediation will not impact natural resources nor reduce the amount of open space on the site. The intent is to restore the natural beauty of the hillside.

Other than four dispersed riprap areas, three feet by three feet each, no additional structures will be introduced to the site. With regard to water quality and runoff, the Project intends to remediate the concentrated drainage resulting from Woolsey Fire debris as well as further disperse stormwater along the restored hillside. Catchment areas will neither be added nor reduced.

Nearby native vegetation, mostly laurel sumac, will be marked and protected from construction encroachment. There are no oak trees or other protected trees within the work area. An existing path of sufficient width has been identified as the means to access the lower portion of the erosion, so no clearing of vegetation will be needed to bring workers and equipment to the site. Natural vegetation will be allowed to repopulate the restored hillside.

Land Use Element

Policy LU-33:

Require that new development be compatible with the rural character of the area and the surrounding natural environment.

Policy LU-38:

Limit structure heights to ensure protection of scenic resources and compatibility with surrounding settings.

The Project Site is visible from Mulholland Highway, a designated scenic route to the west. As a result, the Project Site is located within a Scenic Resource Area ("SRA") per County Code Section 22.44.2000. Developments that are located within an SRAs must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The proposed slope repair project included restoring the slope to its pre-erosional condition with the addition of four separate areas of riprap that were placed south of the eroded slope to protect from future erosion occurrences. Therefore, the proposed improvements are in conformance with all SRA development standards.

There will be no change in the use or intensity of the property. Specifically, the proposed work area will remain as hillside. The current structures and landscaping on the site are legally permitted and will not be altered.

ZONING CODE CONSISTENCY FINDINGS

14. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification, as the purpose is to remediate the effects of severe erosion from Woolsey Fire debris blocking drainage structures in conjunction with the historic atmospheric events of December 2022 to January 2023. The proposed work will restore and stabilize the natural hillside. The Project proposes no structural development; no change in type or intensity of use; and no change in floor area or lot coverage. However, County Code Section 22.44.1620 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. Since the Project proposes 1,871 cubic yards (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction), a Minor CDP is required.
15. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750 and 22.44.1375, as the Project would meet all required setback standards.
16. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for structures that are within an SRA in the Santa Monica Mountains Coastal Zone is 18 feet above grade. No proposed structures would exceed that height.
17. **COLORS/MATERIALS.** The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Geogrid will be placed over the repaired slope and riprap will be placed south of the repaired slope to prevent further erosion. These materials are not glossy or reflective and would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.
18. **BIOLOGICAL RESOURCES.** The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800 et. seq. The Project Site is mapped as H3 (disturbed) Habitat within the LUP.
19. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. Earthwork will consist of 1,871 cubic yards (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction) to restore the disturbed slope. The Project is consistent with the applicable grading requirements because grading would occur within previously disturbed areas and the Project is appropriately conditioned to prohibit grading during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
20. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project proposes no exterior lighting and is consistent with County Code Section 22.44.1270.
21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750), as no existing parking will be affected by the proposed slope repair project.

22. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310 as no fences or walls are proposed for the slope repair project.
23. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910 I. The Project would not expand the existing building site area.
24. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The Project Site is designated as H2 and H3 Habitat by the LUP. All proposed slope repair components would occur within H3 Habitat. The Project does not require review by the Environmental Review Board or the LA County Planning Staff Biologist. Per the requirements of the LIP, a Project is exempt from these review requirements if it consists of “minor modifications and improvements to properties that contain existing development approved pursuant to a valid, unexpired CDP(s), where the modifications and improvements themselves are in conformity with the provisions of the LCP, are within the lawfully-established building site area or landscaped area, do not require additional fuel modification in H1 or H2 habitats, and are not in violation of the conditions of an approved CDP(s)” (County Code Section 22.44.1860.C.2.c). The Project does not require any additional fuel modification. It also consists of repairs within an area of previous grading and landscaping that was authorized by an earlier CDP. Therefore, the Project is exempt from biological review under the LIP.
25. **ONSITE WASTEWATER TREATMENT SYSTEM (“OWTS”) STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree or within 150 feet of a stream. The Project does not include any improvements to the existing OWTS.
26. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

COASTAL DEVELOPMENT PERMIT FINDINGS

27. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, and height restrictions.
28. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

ENVIRONMENTAL FINDINGS

29. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15304 (Class 4 – Minor Alterations to Land Categorical Exemption) under CEQA and the County environmental guidelines. Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the repair of an eroded slope. The proposed Project would not result in the taking of endangered, rare, or threatened plant or animal species, or in significant erosion and sedimentation to surface waters, and therefore qualifies for the Class 4 Categorical Exemption.

ADMINISTRATIVE FINDINGS

30. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Minor CDP:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified Santa Monica Mountains Local Coastal Program.
- B. The Hearing Officer finds that the proposed development is not located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone and therefore is not subject to public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15304 (Class 4, Minor Alterations to Land, Categorical Exemption); and
2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2024004252**, subject to the attached conditions.

ACTION DATE: May 19, 2026

MG:RG:TM:JH
05/07/26

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT CONDITIONS OF APPROVAL
PROJECT NO. 2024-001529
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL202404252**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit (“CDP”) for engineered grading to restore a natural hillside adjacent to a single-family residence after an occurrence of severe erosion caused by heavy rainfall from December 2022 to January 2023, combined with Woolsey Fire debris flows blocking an existing drainage course (“Project”). The Project is located on a property that is 13.3 gross acres in size at 33100 Mulholland Highway (Assessor’s Parcel Number 4471-001-031) in the unincorporated community of the Santa Monica Mountains Coastal Zone (“Project Site”) and is subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.
4. **Indemnification.** The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property, if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$470.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions

of approval. The fund provides for one inspection three years after the date of final approval of the grant.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of a UAS requires the consent of the permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$470.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Sections 22.44.1130 and/or 22.44.1140.
11. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **July 20, 2026**.
15. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans

must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. **Material Colors.** The exterior colors of the Geogrid and riprap shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials shall be permitted for exterior construction, other than glass, which shall be the least reflective variety available.
17. **Grading/Drainage Plan.** Prior to construction, the permittee shall submit a grading/drainage plan to the Public Works' Building and Safety Division for review and approval. The grading plans shall show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, retaining walls, water-quality devices, Low-Impact Development ("LID") features, and all existing easements. All structures shall meet the County Building, Residential, and Green Building Standards codes, and the Project shall comply with all LID standards (County Code Section 12.84.440) in accordance with the LID standards manual. This condition shall be met to the satisfaction of Public Works.
18. **Construction Runoff Plan.** The permittee shall prepare a Construction Runoff Plan that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan should be implemented during the rainy season or prior to rain events.
19. **Future Development Requires CDP.** Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the property, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the property.
20. **Grading Prohibited During Rainy Season.** Per County Code Section 22.44.1260.F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

21. **Noise Standards.** Activities on the subject site must adhere to the County Exterior Noise Standards. The permittee shall comply with all other applicable standards in the County Noise Control Ordinance.
22. **Right-of-way Clearance.** Prior to issuance of a grading or building permit, remove all structures or fences and/or private improvements from the dedicated right of way.
23. **Grading Standards.** Prior to issuance of a grading or building permit:
 - a. No off-site grading for access will be permitted unless expressly written in a legal easement or per a recorded notarized document from adjacent parcel(s) owner(s).
 - b. No additional drainage flows (i.e., cross-lot drainage) may be directed to adjacent parcels without legal recorded permission or drainage easement. Any applicable easement documents will be required to be submitted to Public Works for review.
 - c. The Project may require a soils report and geotechnical review.
 - d. Any violation(s) on the subject parcel(s) may need to be addressed.
 - e. The Project is subject to grading setback requirements per J108.4 of the County Code, Appendix J.
 - f. Agency coordination and approvals are the responsibility of the applicant. All plan sets must match.
24. **Grading Volumes.** Grading associated with the site improvements shall be limited to 1,871 cubic yards (43 cubic yards of cut, 59 cubic yards of fill, 16 cubic yards of import, and 1,753 cubic yards of overexcavation and recompaction) to restore the eroded slope within a disturbed area of 0.13 acre.
25. **Geotechnical Report.** Prior to issuance of a grading or building permit, the permittee shall comply with the approved geotechnical report, to the satisfaction of Public Works.
26. **Final Precise Grading and Drainage Plan.** The permittee shall comply with the Final Precise Grading and Drainage Plan approved by the Public Works Building and Safety Division, including all General Notes, Inspection Notes, Drainage Notes, Agency Notes, Geotechnical Notes, Fill Notes and Planting and Irrigation Notes, Soils Report Grading Notes, Best Management Practices Notes, Attachment "A" Notes, and NPDES Notes to the Contractor, to the satisfaction of Public Works.

Pursuant to County Code Section [22.56.2320](#): Application - Burden of Proof, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
See attachment file "7 Attachment - 1904_Mulholland - CDP Findings.pdf"
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
Proposed work area is not located between the nearest public road and sea. Proposed work is limited hillside restoration on single family residential property and will not interfere with access to any public recreation areas or shorelines.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 26th day of July, 2024 at Los Angeles, CA

Signed Lisa Little  Digitally signed by Lisa Little
DN: C=US, E=lisa@vertebrae.la, O=Vertebrae Art • Architecture, CN=Lisa Little
Reason: I am approving this document
Date: 2024.07.29 18:49:39-07'00'

date
July 26, 2024

to
Tyler Montgomery, AICP
Principal Planner
Coastal Development Services
Los Angeles County DRP
26600 Agoura Road
Calabasas, CA 91302

re:
LCP Application for
Remedial Grading

location:
33100 Mulholland Hwy
Malibu, CA 90265

prepared by:
Vertebrae Architecture Inc

FINDINGS

Project Description and Purpose

The proposed project consists of engineered grading to restore a natural hillside after an occurrence of severe erosion. The project work area is immediately adjacent to the main residence structure of a completed Woolsey Fire single-family home rebuild. The current structures and landscaping on the site are currently legally permitted and the proposed work will not alter those. If further slope destabilization were to occur, there would be risk to the house and adjacent walkways. Therefore the work was allowed to proceed as an Emergency Coastal Development PRJ2024-001529-(3) / RPPL2024002282 on May 01, 2024.

The proposed project is in conformance with the Santa Monica Mountains LCP. The project intends solely to remediate the effects of severe erosion brought upon by interference with drainage patterns from Woolsey Fire debris blocking drainage structures in conjunction with the historic atmospheric events of early 2023. The proposed work will restore and stabilize the natural hillside. The project proposes no structural development; no change in type or intensity of use; no change in floor area or lot coverage.

Construction activities are expected to last no more than 30 days.

Below are findings with respect to the five elements of the LUP.

Conservation and Open Space Element

The erosion remediation will not impact natural resources nor reduce the amount of open space on the site. The intent is to restore the natural beauty of the hillside. Other than four 3'x3', dispersed ripraps, no additional structures will be introduced to the site. With regard to water quality and runoff, the project intends to remediate the concentrated drainage resulting from Woolsey Fire debris as well as further disperse stormwater along the restored hillside. Catchment area will neither be added nor reduced.

It should be noted that as part of the recently-completed residential fire rebuild, drainage, runoff and erosion control measures were improved over the pre-fire conditions. The proposed remedial grading will not adversely impact those improved measures.

Nearby native vegetation, mostly laurel sumac, will be marked and protected from construction encroachment. There are no oak trees or other protected trees within the work area. An existing path of sufficient width has been identified as the means to access the lower portion of the erosion, so no clearing of vegetation will be needed to bring workers and equipment. Natural vegetation will be allowed to re-populate the restored hillside.

Safety and Noise Element

Under current property ownership and prior to the Woolsey Fire and atmospheric river events, erosion of the hillside at this location at this scale had never been observed.

Only after those natural events did the severe erosion happen. If unrepaired, the erosion poses a potential risk to the adjacent exterior walkways for the residence. The hillside restoration will be accomplished using engineered grading, subsurface drainage, and surface drainage dispersal to re-stabilize the hillside and protect against future erosion. As mentioned above, natural vegetation will re-grow, thus helping to stabilize the soil.

Construction activities will not occur during red flag days to prevent sparking. All current hydrants on the property will remain operational. As confirmed by Los Angeles County Fire, hoses will be available in the immediate vicinity. Brush clearance maintenance per LACoFD standards will occur to mitigate wildfire hazards.

There will be no sources of noise beyond construction activities. Due to limited access to the work area, heavy earth moving equipment will not be used.

Land Use and Housing Element

There will be no change to the use or intensity of the property. Specifically, the proposed work area will remain natural hillside. The current structures and landscaping on the site are currently legally permitted and the proposed work will not alter those.

Circulation Element

The work area is an isolated portion of hillside on a single-family residential property. This property connects to Mulholland Highway via a single driveway. The proposed work will neither add, remove, nor alter access to the street.

Being a rural mountainous setting, Mulholland Highway is a main corridor to access much of this Santa Monica Mountains area for any variety of needs. Construction vehicles and equipment are not uncommon. For the proposed project, types and volume of equipment and hauling are not expected to produce any significant traffic increase or hazards beyond what is currently experienced along Mulholland Highway.

Public Facilities Element

Post-completion, the proposed regrading will not change demand on infrastructural, utility, sanitation, education, or emergency services. As stated above, there will be no change of use or change in intensity of current use.

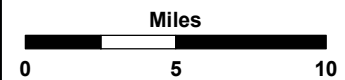
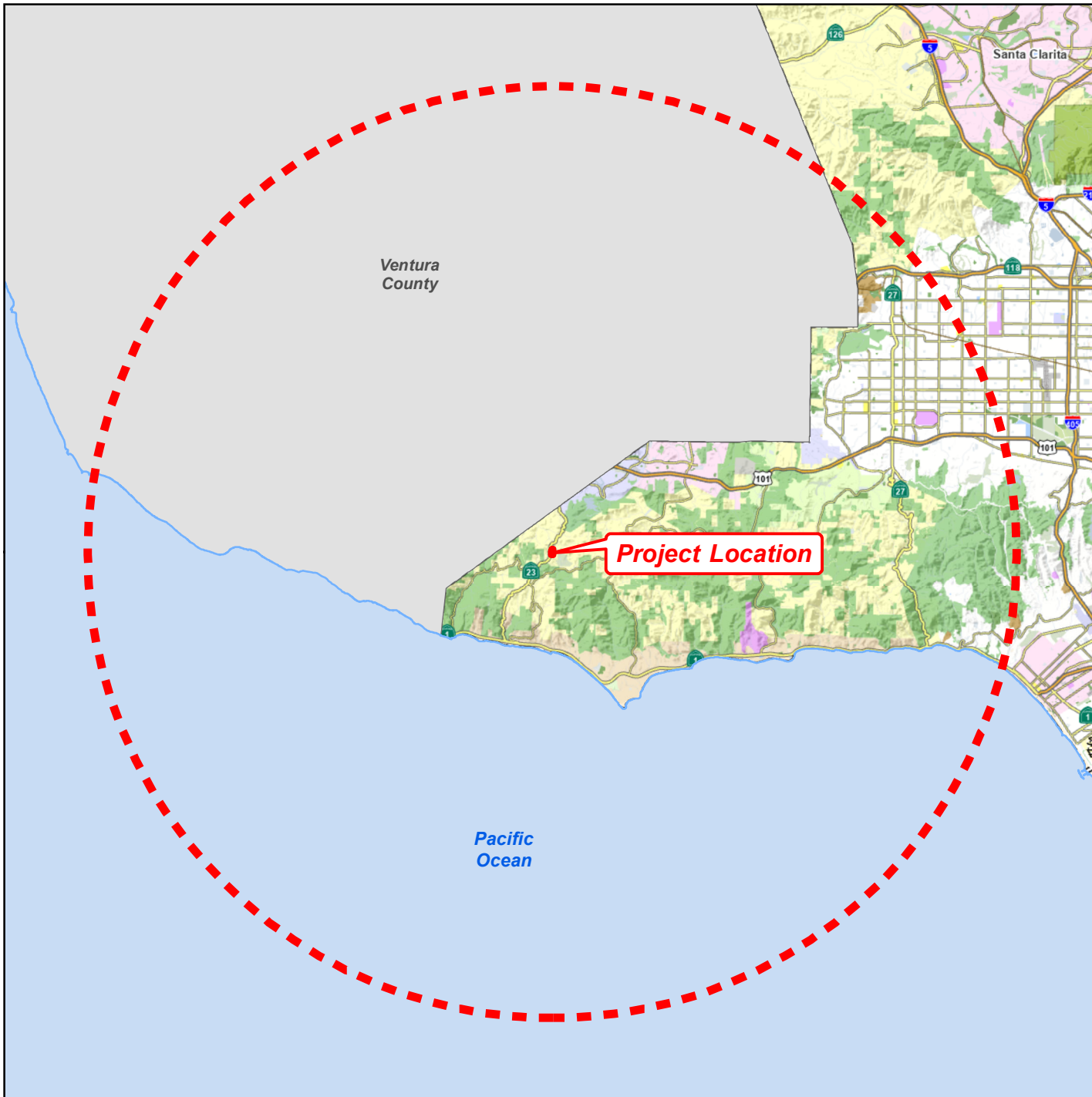
During grading activities, an increase in water and electrical use may occur, yet it is anticipated to be minor in comparison to most types of building construction activities. Work will adhere to restrictions of the VHFHSZ and on red flag days will cease completely, thereby minimizing the need for emergency services.

20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-004234

MINOR CDP RPPL2024004252



LA COUNTY
PLANNING

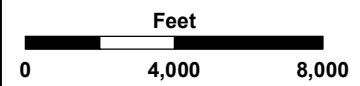
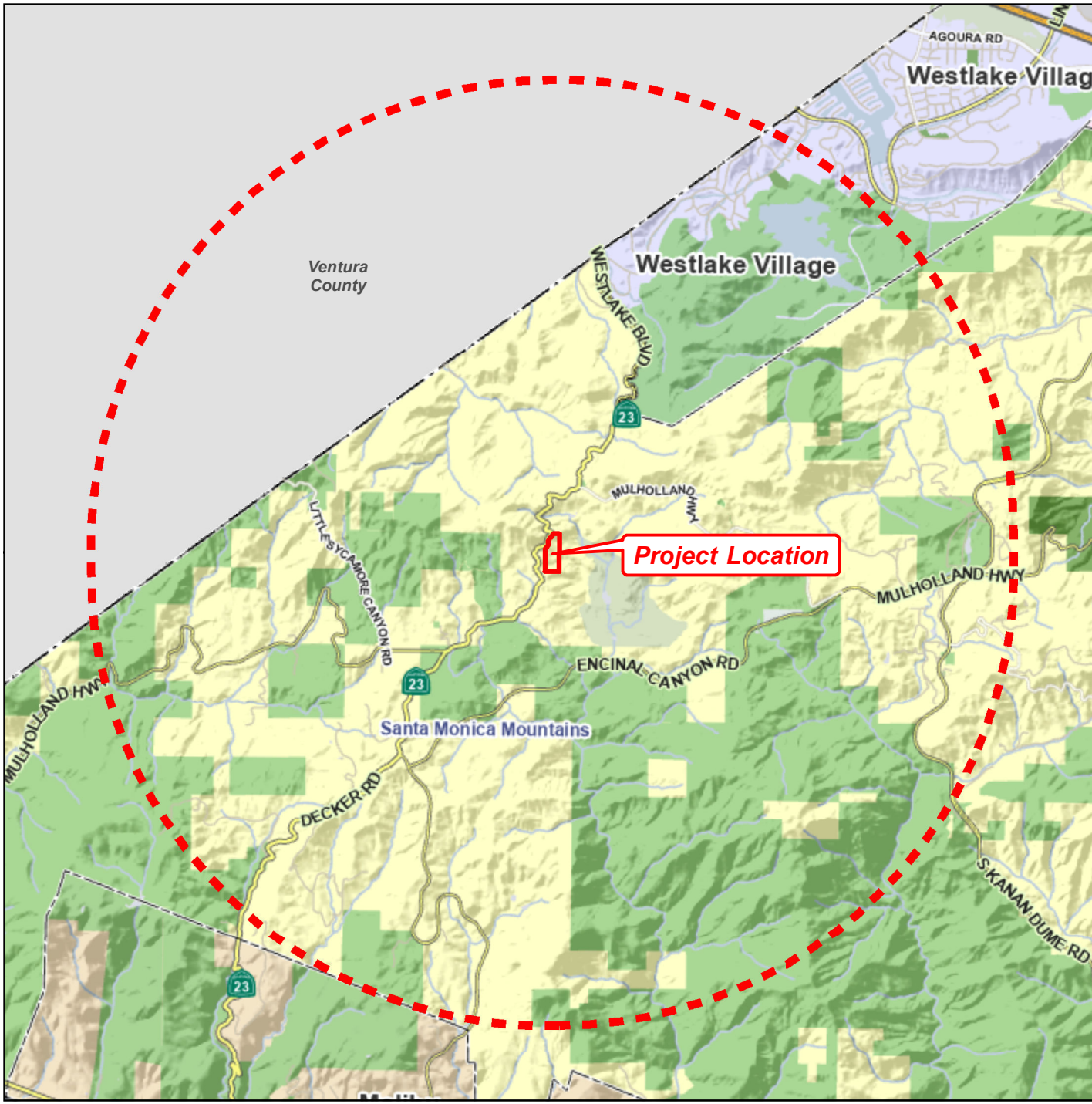
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-004234

MINOR CDP RPPL2024004252



LA COUNTY
PLANNING

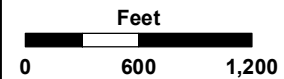
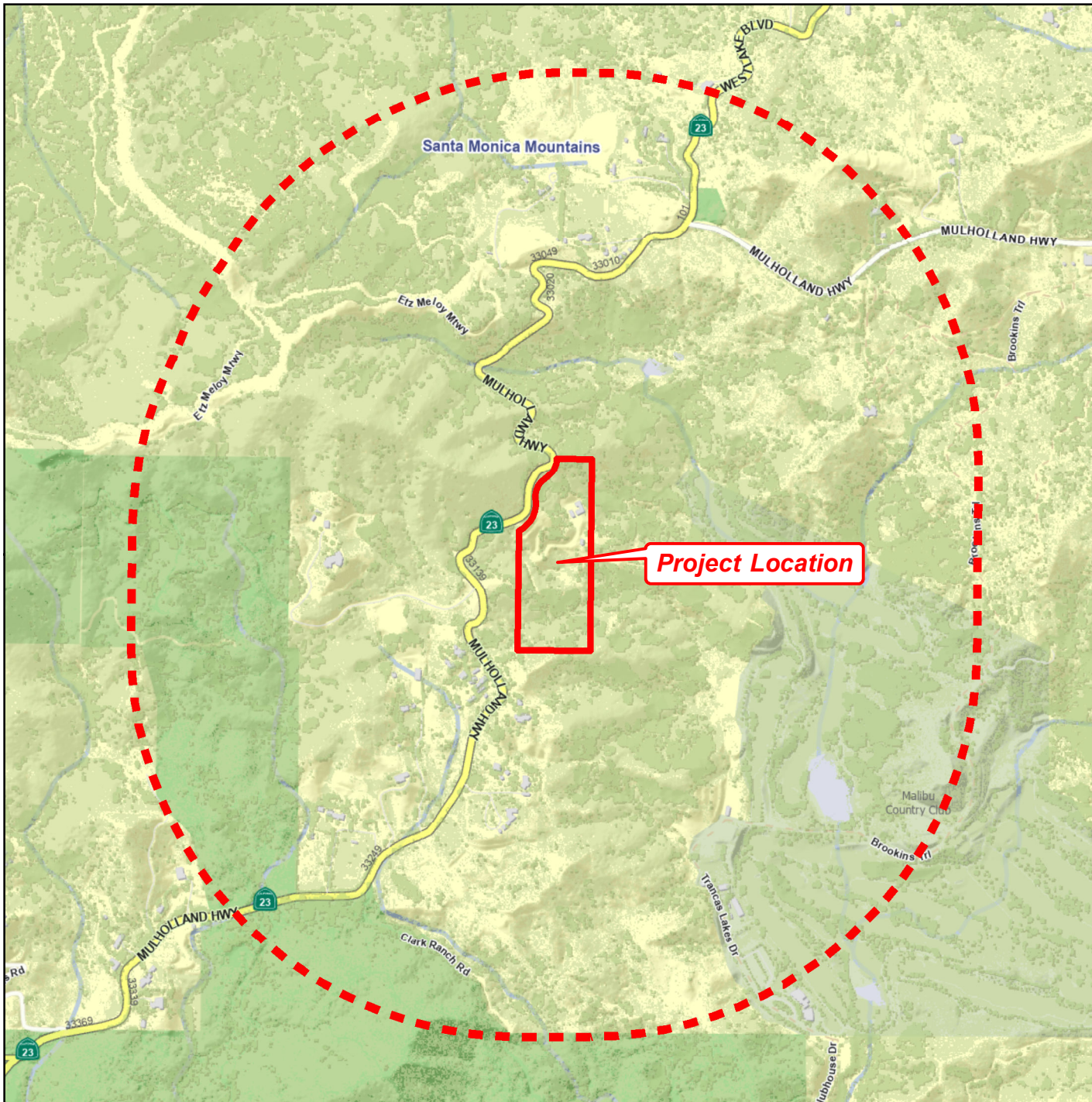
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2025-004234

MINOR CDP RPPL2024004252



LA COUNTY
PLANNING

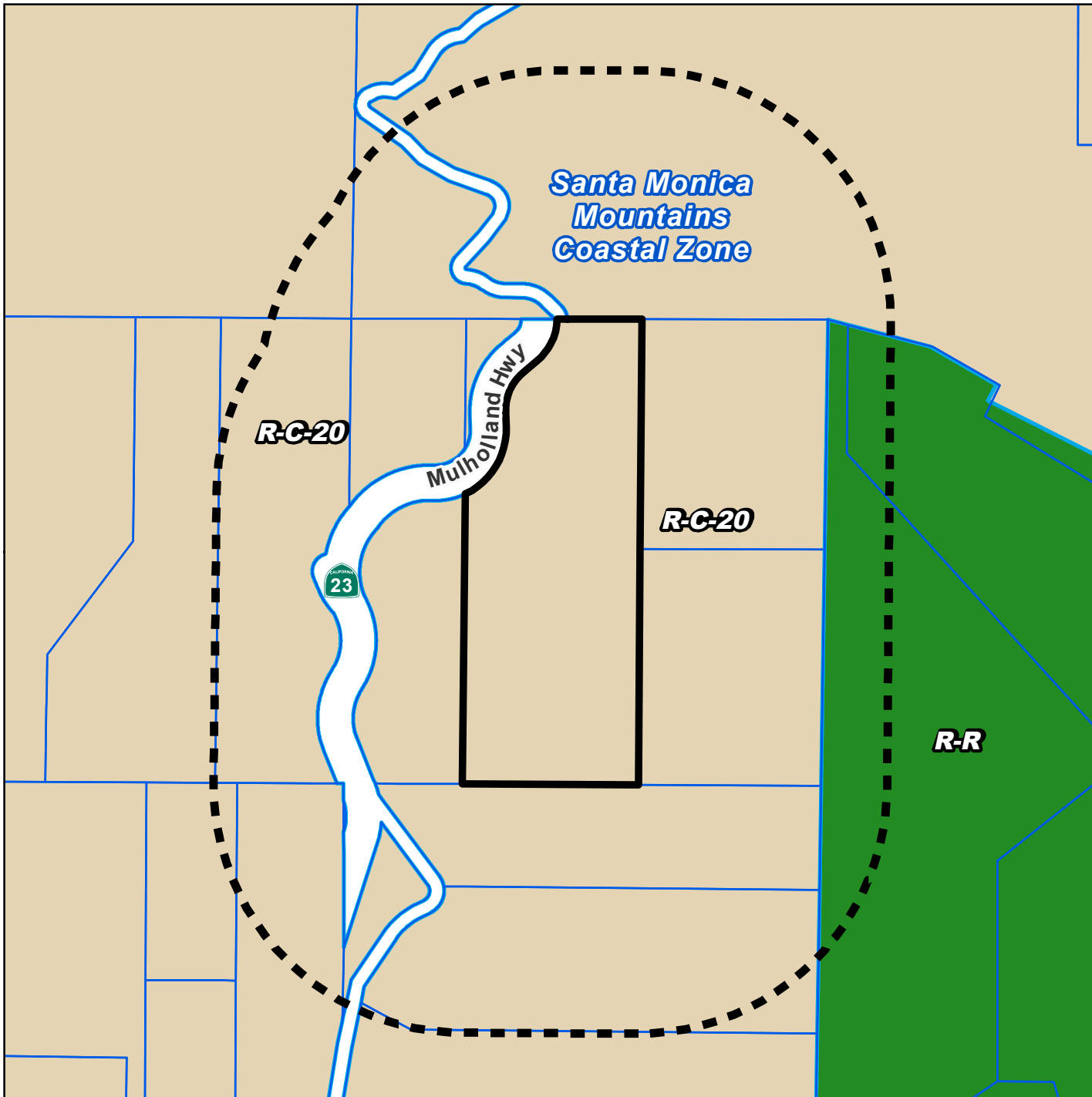
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

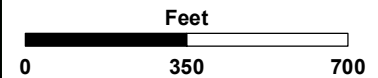
700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-004234

MINOR CDP RPPL2024004252



-  R-C - Rural Coastal
-  R-R - Resort And



LA COUNTY
PLANNING

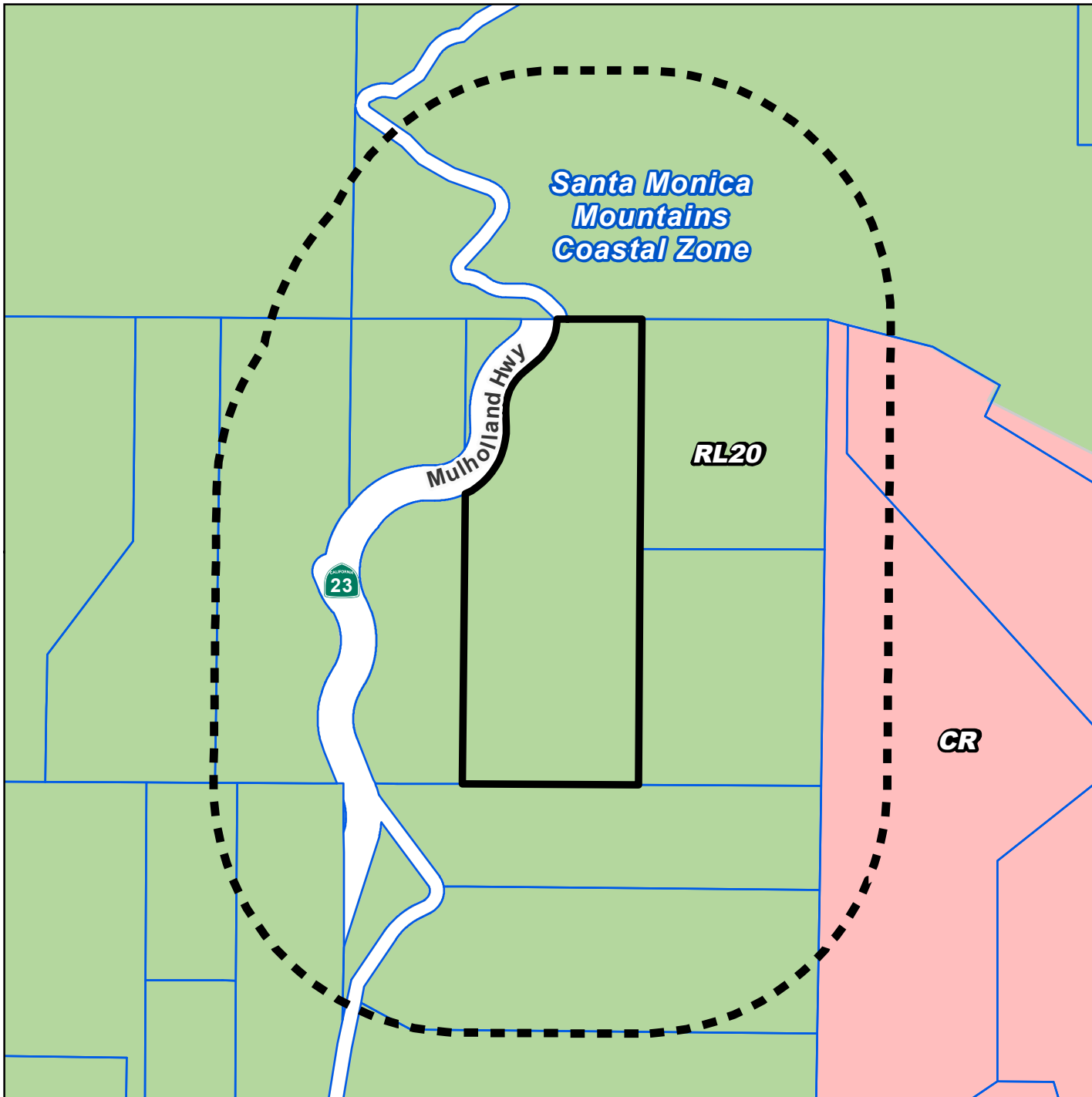
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAND USE POLICY

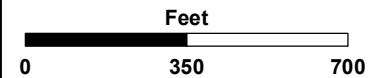
700-FOOT RADIUS MAP

PROJECT NO. PRJ2025-004234

MINOR CDP RPPL2024004252

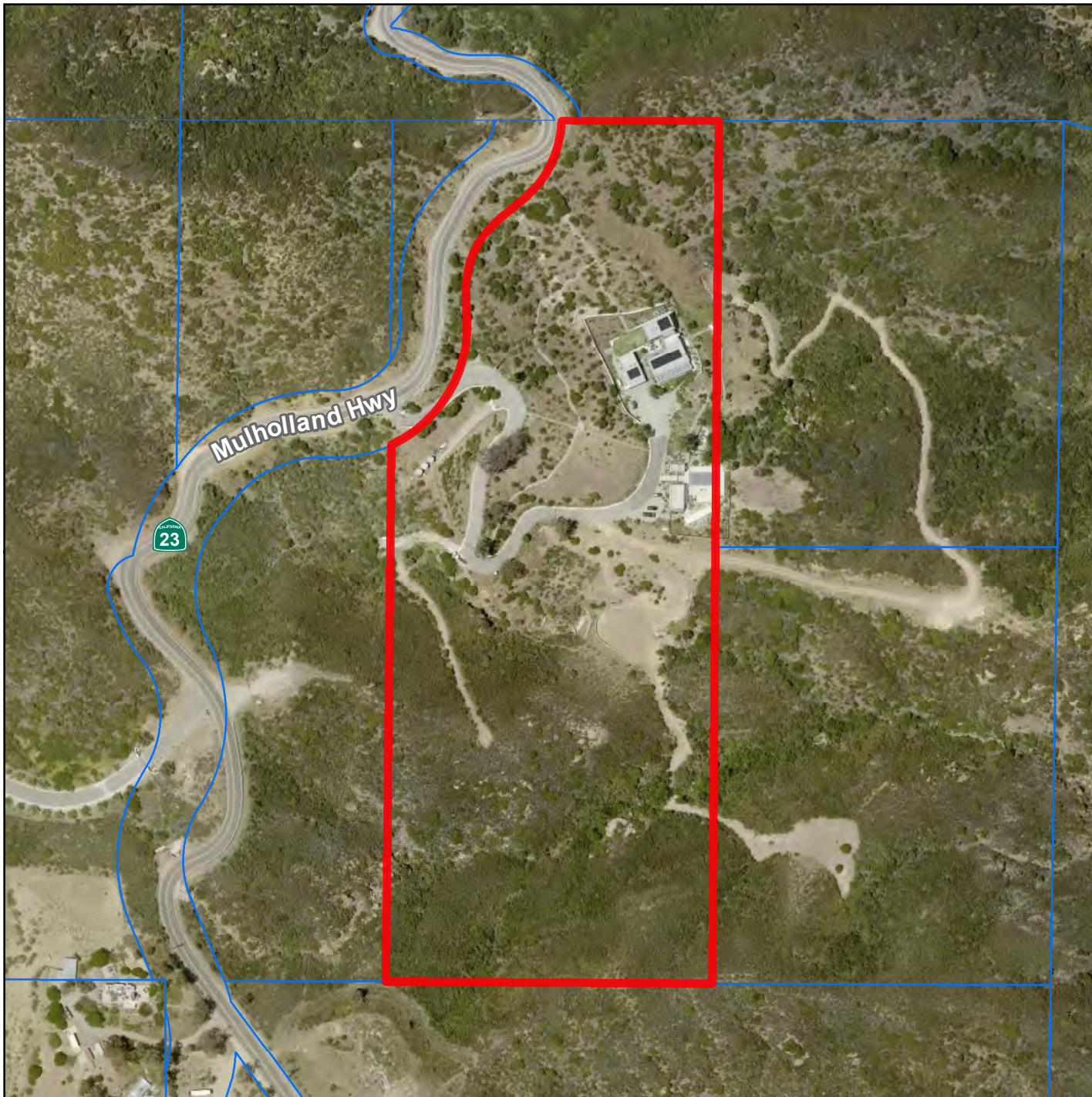


-  RL20 - Rural Lands (1 du / 20 ac)
-  CR - Visitor-Serving Commercial Recreation-Limited



LA COUNTY
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LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

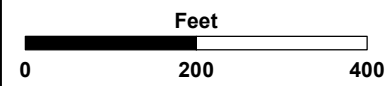
PROJECT NO. PRJ2025-004234

MINOR CDP RPPL2024004252

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

Mulholland Hwy

23



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012







IMG_6615




COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. Garcia, Director

Alina Bokde, Chief Deputy Director

October 10, 2024

TO: Tyler Montgomery
Department of Regional Planning

FROM: Loretta Quach 
Planning and CEQA Section

SUBJECT: **CASE: RPPL2024004252**
CDP - SMMLCP - MINOR
MINOR CDP FOR WORK PREVIOUSLY AUTHORIZED AS PROJECT
PRJ2024-001529-(3), PERMIT NO. RPPL2024002282

The proposed project has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities, and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at lquach@parks.lacounty.gov or (626) 588-5305.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

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

October 17, 2024

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Rob Glaser
Coastal Development Services
Department of Regional Planning

Attention Tyler Montgomery

FROM: Ciara Barnett 
Land Development Division

CDP – SMMLCP – MINOR (RPPL2024004252)
33100 MULHOLLAND HIGHWAY
ASSESSOR'S MAP BOOK 4471, PAGE 1, PARCEL 31
UNINCORPORATED SANTA MONICA MOUNTAINS

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes restorative engineered grading for severe erosion.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall NOT be scheduled until the comments have been addressed.

1. Geology

- 1.1. Prior to issuance of a grading or building permit, comply with the approved geotechnical report.

For questions regarding the geology condition, please contact Karin Burger of Public Works, Geotechnical and Materials Engineering Division, at (626) 458-7989 or kburger@pw.lacounty.gov.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

NICHOLE QUICK, M.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

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Kathryn Barger
Fifth District

December 04, 2024

TO: Robert Glaser
Supervising Regional Planner
Department of Regional Planning

Attention: Tyler Montgomery

FROM: Charlene Contreras *ccc*
Director, Community Protection Branch
Department of Public Health

**SUBJECT: COASTAL DEVELOPMENT PERMIT (CDP)- MINOR REQUEST
CASE: RPPL2024004252
33100 MULHOLLAND HIGHWAY MALIBU CA 90265**

Thank you for the opportunity to review the application and project located at the address above. The applicant requests a restorative engineered grading following severe erosion.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.
- Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

1. Drinking Water Program

1.1 The applicant provided a water bill from Las Virgines Municipal District with a billing date of October 30, 2024.

For questions regarding drinking water, please contact Bharat Dungrani, Drinking Water Program at (626) 430-5420 or bdungrani@ph.lacounty.gov.

2. Land Use Program: Wastewater

2.1 Onsite Wastewater Treatment Program (OWTP) issued an approval for Onsite Wastewater Treatment System dated April 07, 2020, for a fire rebuild.

For questions regarding wastewater, please contact Tigran Khachatryan, OWTP at (626) 430-5380 or tkhachatryan@ph.lacounty.gov.

3. Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall abide by the requirements contained in Title 12, Section 12.08.390, 12.08.440, and 12.08.530, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com).

3.1 Construction Noise

Ordinance:

Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work of public service utilities or by variance issued by the health officer is prohibited.

A. Mobile Equipment. Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 1. Std = Standard dB that may not exceed

B. Stationary Equipment. Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 2. Std = Standard dB that may not exceed

3.2 Construction Noise

Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include but are not limited to:

1. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
2. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
3. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
4. Stationary noise sources (e.g., generators and compressors) shall be located as far from residential receptor locations as is feasible.

For questions regarding the above comments, please contact Makkaphoeum Em, Environmental Hygiene Program, at (626) 430-5201 or mem@ph.lacounty.gov.

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: May 19, 2026
PROJECT NUMBER: PRJ2024-001519-(3)
PERMIT NUMBER(S): Minor Coastal Development Permit No.
RPPL2024004252
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 33100 Mulholland Highway
OWNER: Scott and Ashely Hunter
APPLICANT: Vertebrae Architecture, Inc.
CASE PLANNER: Tyler Montgomery, Principal Planner
tmontgomery@planning.lacounty.gov

Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on an examination of the Project proposal and the supporting information included in the application, the County proposes that the Project qualifies for a Categorical Exemption (Class 4 – Minor Alterations to Land Categorical Exemption) under CEQA and the County environmental guidelines. Pursuant to Section 15304(i) of the State CEQA Guidelines, the Class 4 Categorical Exemption includes alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for fuel management purposes. Pursuant to the County Environmental Document Reporting Procedures and Guidelines, the Class 4 Categorical Exemption also allows for proposed grading associated with the repair of an eroded slope. The proposed Project would not result in the taking of endangered, rare, or threatened plant or animal species, or in significant erosion and sedimentation to surface waters, and therefore qualifies for the Class 4 Categorical Exemption.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 4 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because the Project would

occur within an H3 Habitat area with no sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

All work would occur within H3 Habitat, which is disturbed, and no impacts to H1 or H2 Habitat would occur through restoration of the disturbed slope area. The Project is not expected to impact scenic resources, such as the designated scenic route to the northwest, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of slope restoration, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.