

## **APPENDIX C:**

### **CITY OF MALIBU CDP APPLICATION REVIEW CORRESPONDENCES**

- C.1: City of Malibu Environmental Health Administrator, *Environmental Health Review, Project No. CUP 13-011, CDP 13-056, VAR 13-045, DP13-028*, dated November 14, 2013.
- C.2: DSA-810 Local Fire Authority Review Form, *DSA Application #: 03115-508*, dated July 13, 2014.
- C.3: County of Los Angeles Department of Public Works, *Los Angeles County Waterworks District No. 29, Malibu Santa Monica College – Malibu Campus Project*, dated October 30, 2013.
- C.4: City of Malibu Biology Review Referral Sheet, *Project No. CUP 13-011, CDP 13-056, VAR 13-045, DP13-028*, dated November 14, 2013.
- C.5: Department of Conservation California Geological Survey, *Second Engineering Geology and Seismology Review for Santa Monica College – Two Story Classroom Bldg. & Sheriff Substation 23525 Civic Center Way, Malibu, CA CGS Application No. 03-CGS1600 DSA Application No. .3-115508*, dated August 12, 2014.



# City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4861  
(310) 456-2489 FAX (310) 317-1950

## ENVIRONMENTAL HEALTH REVIEW REFERRAL SHEET

TO: City of Malibu Environmental Health Administrator DATE: 11/14/2013  
FROM: City of Malibu Planning Department

PROJECT NUMBER: CUP 13-011, CDP 13-056, VAR 13-045, DP 13-028  
JOB ADDRESS: 23525 CIVIC CENTER WAY  
APPLICANT / CONTACT: Santa Monica Community College  
APPLICANT ADDRESS: 1900 Pico Blvd  
Santa Monica, CA 90405-1628  
APPLICANT PHONE #: (310)434-4203  
APPLICANT FAX #: (310) 434-4328  
APPLICANT EMAIL: brown\_gregory@smc.edu  
PROJECT DESCRIPTION: Santa Monica Community College

TO: Malibu Planning Department and/or Applicant  
FROM: Andrew Sheldon, City Environmental Health Administrator

An Onsite Wastewater Treatment System (OWTS) Plot Plan approval IS NOT REQUIRED for the project. \*

An OWTS Plot Plan approval IS REQUIRED for the project. DO NOT grant your approval until an approved Plot Plan is received.

SIGNATURE

11-28-2014

DATE

The applicant must submit to the City of Malibu Environmental Health Specialist to determine whether or not a Private Sewage Disposal System Plot Plan approval is required.

Andrew Sheldon, Environmental Health Administrator may be contacted Tuesday and Thursday from 8:00 am to 11:00 am, or by calling (310) 456-2489, extension 364.

\* Environmental Health conditions of approval are shown on the opposite side of this referral sheet.

\* Environmental Health conditions of approval for the Santa Monica College/Sherriff's Substation project (CDP 13-056) are as follows.

1. The average wastewater generation rate for the project shall not exceed 11,102 gallons per day (gpd).
2. Certificate(s) of Occupancy for this project shall not be issued until the Civic Center Wastewater Treatment Facility (under separate permit CDP 13-057) is constructed and operational, and all onsite sewer connections to the new sewer laterals are completed.
3. Conditions of approval by the Public Works Department for SEWER are incorporated by reference into these Environmental Health conditions of approval.



DSA-810 - LOCAL FIRE AUTHORITY REVIEW FORM  
 For instructions, see DSA-810 INSTR and DSA Policy 09-01

DSA-810 LOCAL FIRE AUTHORITY REVIEW DSA Application #: **03 115-508**

School District: **SANTA MONICA COLLEGE**  
 Project address: **23525 CIVIC CENTER WAY MALIBU, CA 90265**

Local Fire Authority is to complete Sections 1-7 as applicable to this project, and sign below. (Check Sections 1-5 per key.)

KEY: "YES" = Complies with LFA Requirements "N/A" = Not applicable to this project  
 "NR" = LFA elects not to review No Check mark = Reviewed but not approved. Complete Section 7.

1.  YES  N/A  NR **Elevators**  
 Where an Elevator does not meet medical emergency service cab size, per 2010 California Building Code, the Local Fire Authority approves the use of stairways for emergency rescue and patient transport.

2.    **Access Roads**  
 Access Roads, Fire Lane Markings, pavers and Gate Entrances are in accordance with Title 19, Calif. Code of Regulations & 2010 California Fire Code, Chapter 5.

3.    **Fire Flow**  
 Fire Hydrant location and distribution complies with  2010 CFC  NFPA 1142 (Alternate Means)  
 When NR is checked, DSA can only review on-site water storage as an alternate means. Signature of the School District Official is required to acknowledge use of NFPA 1142 as LFA alternate means.

4.    **Automatic Fire Sprinkler Systems**  
 The location(s) of the proposed Post Indicator Valve and Fire Dept. Connection meet the requirements of this jurisdiction.

5.    **The location(s) of the Detector Check Valve Assembly meet the requirements of this jurisdiction.**

6.  **Is project located in a Hazard Severity Zone Area?** (2010 CBC, Chapter 7A, Section 701A.3.1)  
 Yes  No  If YES, Type (check one): Moderate  High  Very High  W/FA   
 (If one of these boxes is checked plans will have to meet requirements of Chapter 7A)

7. COMMENTS: Note deficiencies:

8. LOCAL FIRE AUTHORITY INFORMATION:  
 AGENCY NAME (Print): **LOS ANGELES COUNTY FIRE**  
 ADDRESS (Print): **26600 AGOURA ROAD**  
 CITY/STATE/ZIP (Print): **CALABASS CA 91302**  
 PHONE NUMBER (Print): **(818) 840-0941** e-mail: **M.SOMMER@FIRE.LACOUNTY.GOV**  
 Completion of lines 1-7 (including school district representative signature on line 3 if alternate means required) and LFA signature below signifies that the Local Fire Authority has reviewed the listed items for this project.  
 Items not checked or marked NR will be reviewed by the DSA.  
 Note: Only sign the DSA-810 when imaged onto the site plan. Loose form not acceptable to DSA.  
 REVIEWED BY: **Miguel Bernal** **Calif S** **7/13/14**  
 RANK/TITLE (Print): **FIRE PREVENTION ENGINEERING ASSISTANT II**

DSA-810 Local Fire Authority Review DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES Page 1 of 1  
 (rev. 04-29-12)

CLIENT

**SANTA MONICA COLLEGE**

Santa Monica College  
 1900 Pico Boulevard  
 Santa Monica, CA 90405  
 USA • (310) 434-4000

PROJECT NAME

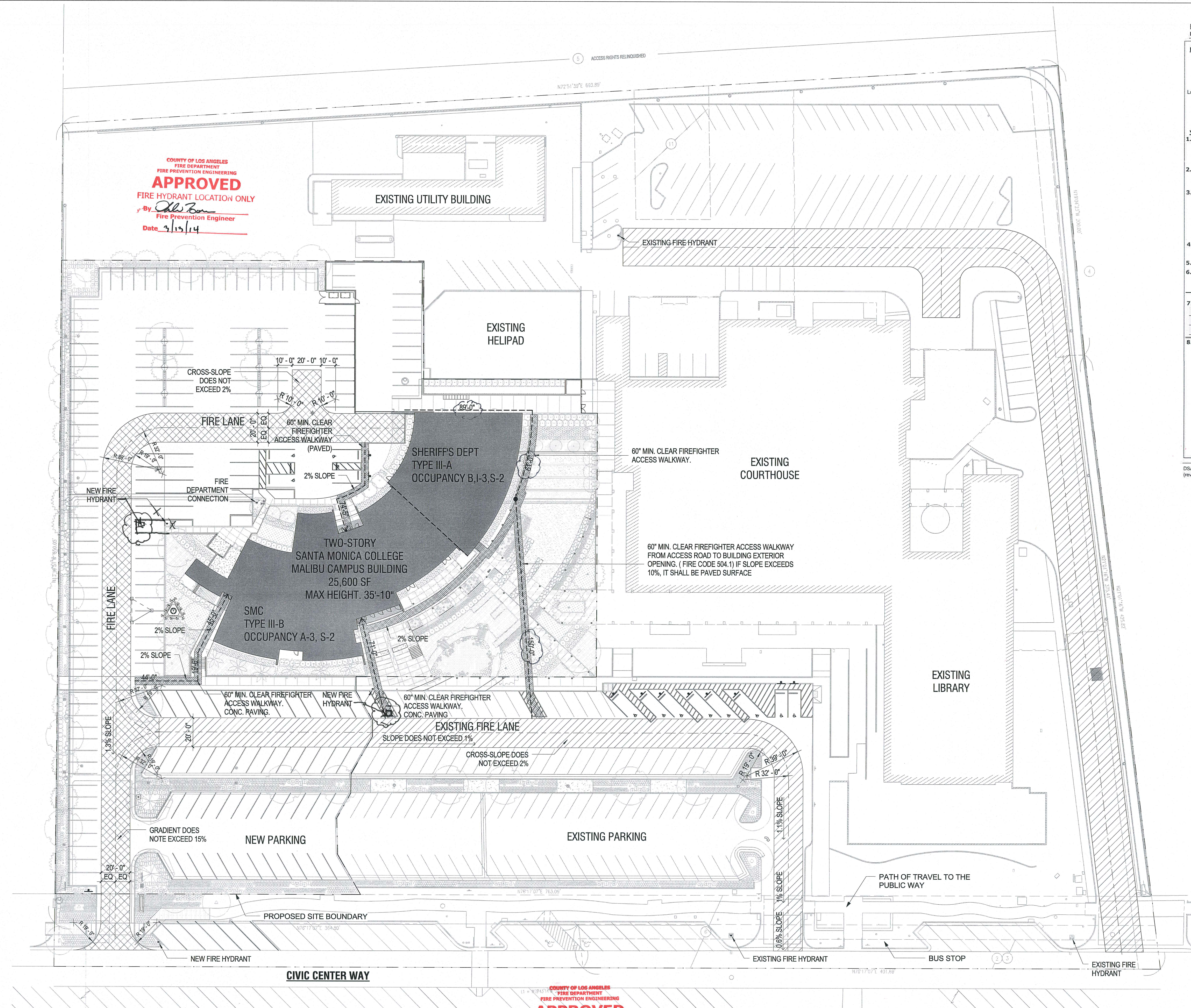
**SMC MALIBU CAMPUS / SHERIFF'S SUBSTATION**  
 MALIBU CA, 90265

No.

DESIGN TEAM

**Quatro design group**  
 923 east third street suite 115  
 Los Angeles, California 90013  
 telephone 213.625.1995  
 facsimile 213.625.1997

CONSULTANTS



LEGEND

- NEW FIRE LANE
- EXISTING FIRE LANE
- SANTA MONICA COLLEGE BUILDING
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION

NOTE:  
 FOR EXACT LOCATION OF FIRE HYDRANTS, FIRE DEPARTMENT CONNECTION AND POST INDICATOR VALVES REFER TO CIVIL DRAWINGS

BUILDING SHALL BE FULLY SPRINKLERED

FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FT OF ALL PORTIONS OF THE EXTERIOR BUILDING WALLS. FIRE CODE 503.2.1

TYPE OF CONSTRUCTION PER THE BUILDING CODE:	TYPE III-A & TYPE III-B
FIRE FLOW BASED ON THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF THE BUILDING:	3250 GPM
REDUCTION FOR THE SPRINKLERS (MAXIMUM 50%):	1625 GPM
TOTAL FIRE FLOW REQUIRED:	1625 GPM

- FIRE HYDRANTS:
- BEFORE PROCUREMENT, VERIFY APPROVAL HAS BEEN ISSUED BY THE FIRE DEPARTMENT HAVING JURISDICTION.
  - WET-BARREL FIRE HYDRANTS: AWWA C503 OR UL 312, ONE NPS 4 AND TWO NPS 2-1/2 OUTLETS, NPS 6 THREADED OR FLANGED INLET, AND BASE SECTION WITH NPS 6 MECHANICAL-JOINT INLET. INCLUDE INTERIOR COATING TO AWWA C550. HYDRANT SHALL HAVE 150-PSIG MINIMUM WORKING-PRESSURE DESIGN.
    - OUTLET THREADS: NPPA 1963, WITH EXTERNAL HOSE THREAD BY LOCAL FIRE DEPARTMENT. INCLUDE CAST-IRON CAPS WITH STEEL CHAINS.
    - OPERATING AND CAP NUTS: PENTAGON, 1 1/2 INCHES POINT TO FLAT.
    - DIRECTION OF OPENING: OPEN HYDRANT VALVES BY TURNING OPERATING NUT TO LEFT OR COUNTERCLOCKWISE.
  - COMBINED LENGTH OF BURY AND EXTENSION SHALL BE AS INDICATED. WHERE NOT INDICATED, INSTALL TOP OF HYDRANT FLANGE 3 INCHES ABOVE FINISHED SURFACE.
  - EXTERIOR FINISH: "O.S.H.A. SAFETY YELLOW" AMERTONE 719 OR APPROVED EQUAL AFTER RECEIVING A PRIME COAT.

ISSUE

01	12-21-12	SCHEMATIC DESIGN
02	10-11-13	PLANNING SUBMITTAL
03	10-31-13	100% DD
04	11-25-13	50% CD
05	12-11-13	FIRE DEPT. SUBMITTAL
06	12-20-13	DSA SUBMITTAL
	1-28-14	FIRE DEPT. RESUBMITTAL
	2-24-14	FIRE DEPT. RESUBMITTAL
	3-11-14	FIRE DEPT. RESUBMITTAL

DESIGNER PROJECT NO.:  
 DRAWN BY:  
 CHECKED BY:  
 SCALE: As indicated

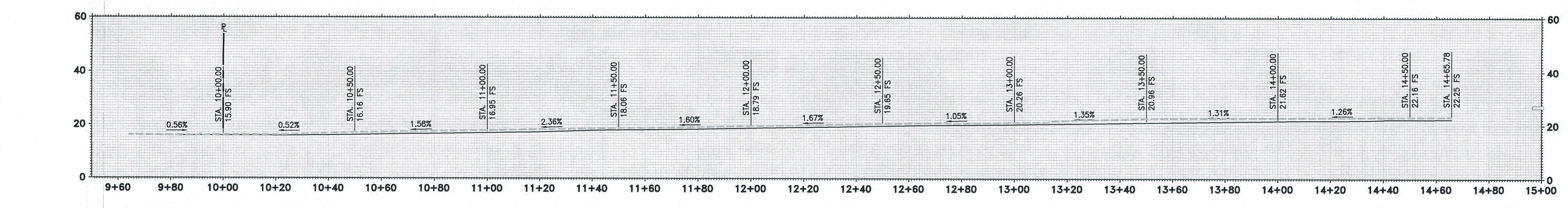
KEY PLAN

SHEET TITLE  
**FIRE ACCESS PLAN**

SHEET NUMBER  
**G102**

**1 FIRE ACCESS PLAN**  
 G102 REF: 11/A5 SCALE: 1" = 30'-0"

COUNTY OF LOS ANGELES  
 FIRE DEPARTMENT  
 FIRE PREVENTION ENGINEERING  
**APPROVED**  
 ACCESS REQUIREMENTS ONLY  
 By **[Signature]**  
 Fire Prevention Engineer  
 Date **7/13/14**







# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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 30, 2013

IN REPLY PLEASE

REFER TO FILE:

WW-3

Mr. Jim Thorsen, City Manager  
City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265-4861

Attention Mr. Vic Peterson

Dear Mr. Thorsen:

### **LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU SANTA MONICA COLLEGE - MALIBU CAMPUS PROJECT**

This is in response to a water service request by Santa Monica Community College for its proposed project located at 23555 Civic Center Drive in Malibu.

The Los Angeles County Waterworks District No. 29, Malibu (District), currently provides water service and fire protection to this property and additional water system facilities may have to be installed to serve this project to meet the requirements of the County/City Engineer and the County Fire Chief, which at this time have not been specifically set. As a condition of receiving water service from the District, the College will have to install such facilities at their expense. The College will also be required to pay appropriate connection fees, including meter fees, capital and local improvement charges, and financially participate in the Civic Center Infrastructure Improvement Project prior to approval of water plans, start of construction, and installation of any additional permanent water service.

If you have any questions, please contact Mr. Ramy Gindi at (626) 300-3349 or [rgindi@dpw.lacounty.gov](mailto:rgindi@dpw.lacounty.gov).

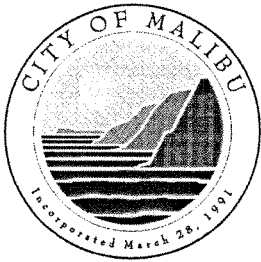
Very truly yours,

GAIL FARBER  
Director of Public Works

For ADAM ARIKI  
Assistant Deputy Director  
Waterworks Division

RG:dvt\LT825





# City of Malibu

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

## BIOLOGY REVIEW REFERRAL SHEET

*Applicant*

*Revised*

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

DATE: 11/14/2013

PROJECT NUMBER: CUP 13-011, CDP 13-056, VAR 13-045, DP 13-028

JOB ADDRESS: 23525 CIVIC CENTER WAY

APPLICANT / CONTACT: Santa Monica Community College

APPLICANT ADDRESS: 1900 PICO BLVD  
SANTA MONICA, CA 90405-1628

APPLICANT PHONE #: 310-434-4203

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

APPLICANT EMAIL: BROWN\_GABRIEL@SMC.EDU

PROJECT DESCRIPTION: Santa Monica Community College

TO: Malibu Planning Division and/or Applicant  
FROM: Dave Crawford, City Biologist

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

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

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

*[Signature]*  
\_\_\_\_\_  
SIGNATURE

4/15/14  
\_\_\_\_\_  
DATE

Additional requirements/conditions may be imposed upon review of plan revisions. *Dave Crawford City Biologist, may be contacted on Tuesday between 9:00 am and 11:00 am at the City Hall Public counter, by leaving an e-mail at [dcrawford@malibucity.org](mailto:dcrawford@malibucity.org) or by leaving a detailed voice message at (310) 456-2489, extension 277.*



# City of Malibu

23815 Stuart Ranch Road, Malibu, California 90265  
(310) 456-2489 Fax (310) 456-7650

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Planning Department

## BIOLOGICAL REVIEW

**Site Address:** 23525 Civic Center Way  
**Applicant/Phone:** Santa Monica Comm. College/ 310.434.4203  
**Project Type:** Santa Monica Community College  
**Project Number:** CDP 13-056  
**Project Planner:** Bonnie Blue

**REFERENCES:** Landscape package, site plans

### DISCUSSION:

1. The Maximum Applied Water Allowance (MAWA) for this project totals 695,185 gallons per year. The Estimated Applied Water Use (EAWU) totals 650,634 gpy, thus meeting the Landscape Water Conservation Ordinance Requirements.\

### RECOMMENDATIONS:

1. The project is **APPROVED** with the following conditions:
  - A. Prior to Final Plan Check Approval, if your property is serviced by the Los Angeles County Waterworks District No. 29, please provide landscape water use approval from that department. For approval contact:

**Jonathan King**

Address: 23533 Civic Center Way, Malibu, CA 90265  
Email: [JKING@DPW.LACOUNTY.GOV](mailto:JKING@DPW.LACOUNTY.GOV) (preferred)  
Phone: (310) 317-1388

- B. Invasive plant species, as determined by the City of Malibu, are prohibited.
- C. Vegetation shall be situated on the property so as not to significantly obstruct the primary view from private property at any given time (given consideration of its future growth).
- D. The landscape plan shall prohibit the use of building materials treated with toxic compounds such as copper arsenate.
- E. Tree removal scheduled between February 1 and August 30 will require nesting bird surveys by a qualified biologist prior to initiation of grading activities. Surveys shall be



completed no more than 5 days from proposed initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active.

- F. Night lighting from exterior and interior sources shall be minimized. All exterior lighting shall be low intensity and shielded so it is directed downward and inward so that there is no offsite glare or lighting.
2. **PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY**, the City Biologist shall inspect the project site and determine that all planning conditions to protect natural resources are in compliance with the approved plans.

Reviewed By: \_\_\_\_\_

Dave Crawford, City Biologist  
310-456-2489 ext.227 (City of Malibu); e-mail [dcrawford@malibucity.org](mailto:dcrawford@malibucity.org)  
Available at Planning Counter Tuesdays 9:00 a.m. to 11:00 a.m.

Date: 4/15/14





## DEPARTMENT OF CONSERVATION

**CALIFORNIA GEOLOGICAL SURVEY**

SCHOOL REVIEW UNIT • 801 K STREET, MS 12-32 • SACRAMENTO, CALIFORNIA 95814  
PHONE 916 / 324-7324 • FAX 916 / 322-4765 • TDD 916 / 324-2555 • WEB SITE [conservation.ca.gov/cgs](http://conservation.ca.gov/cgs)

Bob I  
G. Brown

Dr. Chui Tsang  
Superintendent/President  
Santa Monica Community College District  
1900 Pico Blvd.  
Santa Monica, CA 90405

August 12, 2014

**Subject: Second Engineering Geology and Seismology Review for  
Santa Monica College – Two Story Classroom Bldg. & Sheriff Substation  
23525 Civic Center Way, Malibu, CA  
CGS Application No. 03-CGS1600 DSA Application No. 03-115508**

Dear Dr. Tsang:

In accordance with your request and transmittal of additional documents, the California Geological Survey performed a second review of the engineering geology and seismology aspects of the consulting reports prepared for Santa Monica College in Malibu. This review was performed in accordance with Title 24, California Code of Regulations, 2013 California Building Code (CBC) and followed CGS Note 48 guidelines. We reviewed the following report we received on August 7, 2014:

- 1. Response to CGS Review Sheet, Proposed Malibu Campus, 23555 Civic Center Way, City of Malibu, California:** Geolabs-Westlake Village, 31119 Via Colinas, #502, Westlake Village, CA 91362, company Project No. 9279, report dated July 21, 2014, 3 pages, two appendices attached.

Previously, we reviewed the following reports:

- 2. Preliminary Geotechnical Investigation, Proposed Malibu Campus, 23555 Civic Center Way, City of Malibu, California:** Geolabs-Westlake Village, 31119 Via Colinas, #502, Westlake Village, CA 91362, company Project No. 9279, report dated June 20, 2012, revised December 18, 2013, 24 pages, five appendices and ten figures attached.
- 3. Report of Geotechnical Studies for Planning Purposes in the Malibu Civic Center Area, City of Malibu, California:** Leighton and Associates, Inc., 200 Citadel Drive, Los Angeles CA, 90040; company Project No. 4953-04-0851, dated September 7, 2004, 38 pages, 8 figures, 5 appendices.



CGS previously reviewed and submitted our findings regarding this project in our review letter dated May 12, 2014. Based on our first review, the consultants were requested to update their site-specific ground motion study in accordance with Sections 21.3 and 21.4 of ASCE 7-10.

### Site-Specific Ground Motion Analysis

In their addendum report, the consultants revise their site-specific ground motion analysis and the revised probabilistic and deterministic MCE spectra appear reasonable, based on comparison with the California Geological Survey State-Wide Model (Petersen and others, 2008). The consultants' recommended **site-specific design seismic parameters are  $S_{DS}=1.235g$  and  $S_{D1}=1.202g$** . These values are considered reasonable and in accordance with ASCE 7-10. No additional information is requested.

Based on our review, *the engineering geology and seismology hazards at this site are adequately addressed by the geotechnical consultant; however, additional information is requested upon completion of the ground improvement program as discussed in Item 22 of our review letter dated May 12, 2014.* The consultants are reminded one copy of all supplemental documents should be submitted directly to CGS, and should include the CGS application number. If you have any further questions about this review letter, please contact the reviewer at (213) 239-0876.

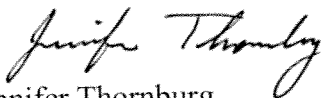
Respectfully submitted,



Brian Olson  
Engineering Geologist  
PG 7923, CEG 2429  
brian.olson@conservation.ca.gov



Concur:



Jennifer Thornburg  
Senior Engineering Geologist  
PG 5476, CEG 2240





**Copies to:**

Ted Beckwith, *Senior Structural Engineer*

Division of State Architect, 700 North Alameda Street, Suite 5-500, Los Angeles, CA 90012

Ronald Shmerling, *Registered Geotechnical Engineer* and Lawrence Stark, *Registered Geotechnical Engineer*  
Geolabs-Westlake Village, 31119 Via Colinas, #502, Westlake Village, CA 91362

Javier Molina, *Architect in General Responsible Charge*

Quatro Design Group, 923 E. Third Street, Suite 115, Los Angeles, CA 90013