



Commission Agenda Report

To: Chair Peak and Members of the Planning Commission

Prepared by: Samantha Elias, Associate Planner

Reviewed by: Joseph Smith, AICP, Contract Principal Planner

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

Date prepared: July 23, 2026 Meeting date: August 3, 2026

Subject: Coastal Development Permit No. 26-032, Conditional Use Permit 26-005, and Variance No. 26-008 – A follow-up application to Emergency Coastal Development Permit No. 25-017 for a temporary public utility laydown yard to store materials and vehicles; including a variance for development on slopes steeper than 2.5 to 1

Location: 4000 Corral Canyon Road, partially within the appealable coastal zone

APN: 4459-006-270

Owner: Los Angeles Department of Water and Power (LADWP)

RECOMMENDED ACTION: Either 1) adopt Planning Commission Resolution No. 26-23 (Exhibit A) determining the project is categorically exempt from the California Environmental Quality Act (CEQA) and approving Coastal Development Permit (CDP) No. 26-032 as follow-up to Emergency Coastal Development Permit (ECDP) No. 25-017 (Exhibit B) to construct a temporary utility laydown yard to be operated over a period of seven years, including the placement of eight storage trailers, a new access driveway, fencing, vehicle gate, dark sky compliant lighting, six portable toilets, the placement of a permeable aggregate base for the operational area, utility hook-ups, and the complete restoration and improvement of site environmental conditions to conditions existing prior to construction activities at the end of the seven year period; including Conditional Use Permit (CUP) No. 26-005 for the operation of a public utility facility comprised of a temporary utility laydown yard and Variance (VAR) No. 26-008 for development on slopes steeper than 2.5 to 1 located in the Rural Residential, 20-Acre (RR-20) zoning district at

4000 Corral Canyon Road (LADWP); or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

DISCUSSION: This agenda report provides a background, project overview, project setting, and a summary of the surrounding land uses, description of the proposed project, an analysis of the project's consistency with the applicable provisions of the Malibu Local Coastal Program (LCP) and Malibu Municipal Code (MMC), and environmental review pursuant to CEQA. The Planning Commission can consider the merits of the project and determine if the analysis demonstrates the project is consistent with the LCP and MMC with the inclusion of the VAR or constitutes a denial if the findings cannot be made.

The VAR has been added to the project as earlier renditions of the color-coded slope analysis with one-foot contours, approved under the ECDP, showed impacts to a small sliver of steep slopes (steeper than 2.5:1) at the toe of the proposed driveway. The City's long-standing practice, as identified on the City's official submittal checklist and documented through years of Planning Commission precedent, has been to analyze slopes based on five-foot contour maps rather than the one-foot contours provided originally by the applicant. An updated color-coded slope analysis with five-foot contours and simplified formatting to clarify the areas with steep slopes was provided by the applicant. The updated slope analysis showed no impacts to slopes steeper than 2.5 to 1, however due to outstanding discrepancies between the updated slope analyses that have not been verified between the two maps, City staff is processing a VAR until certain that the slopes are not steeper than 2.5:1. The original slope analysis is within Exhibit B - ECDP No. 25-017. An updated version of the original with modified colors and the most recent slope analysis are available for the Planning Commission's review in Exhibit C - Project Plans. The applicant is attempting to provide sufficient evidence to the City prior to the meeting to clear the discrepancies.

Background

The Palisades Fire commenced on January 7, 2025 and the Los Angeles County Fire Department (LACFD) reported that 23,448 acres burned and 6,837 structures were destroyed across multiple jurisdictions, in addition to damages to public infrastructure. In response, LADWP required a utility laydown yard for the storage of vehicles and materials within a reasonable distance of the Pacific Palisades community to conduct restoration work for critical public utilities and underground infrastructure damaged in the fire. LADWP is a municipal utility provider in the City of Los Angeles that provides essential services such as water and electricity to millions of residents in the City of Los Angeles and is directly serving the Pacific Palisades area. Even though LADWP does not provide services within the City of Malibu, it owns property in Malibu at the subject location.

As part of its fire recovery efforts, LADWP initially operated at the Palisades Recreation Center located on Alma Real Drive in Pacific Palisades for one year before the Army Corps of Engineers commenced debris removal and demolition of the site, necessitating LADWP's relocation. Since that time, portions of the center have been reopened to the public.

LADWP considered utilizing another property they owned in Pacific Palisades on Marquez Avenue, however the location was designated by the Mayor of the City of Los Angeles as the Palisades Inspections and Permitting Support Center. The center was constructed in an expedited manner and the space on the site became limited for LADWP's use. LADWP's Real Estate Group searched for other available sites within the area and was not able to identify alternative sites that would meet the size, accessibility, or costs necessary to operate the laydown yard.

On September 2, 2025, LADWP submitted an ECDP application to the City of Malibu for a temporary laydown yard on the subject parcel. While the ECDP was in process, LADWP temporarily leased other locations in the Pacific Palisades and at the intersection of Topanga Canyon Boulevard and Pacific Coast Highway (PCH). These interim locations served as temporary solutions pending the approval of the ECDP. However, they were not suitable for LADWP's needs as the sites were too small to accommodate all their equipment and operations during the restoration period. Additionally, the Topanga Canyon Boulevard site had a month-to-month lease that could expire at any time, potentially leading up to the original pre-fire tenants renewing their leases and LADWP having to relocate.

ECDP No. 25-017 was approved on March 24, 2026 and grading permits were issued on May 2, 2026 after completing building plan check review. The ECDP authorized the placement of four storage trailers, grading a new access driveway on slopes steeper than 2.5 to 1 without need for retaining walls, fencing, and the placement of permeable aggregate base on areas planned for use. The ECDP did not authorize nighttime lighting, portable toilets, or utility hook-ups. Emergencies are defined in LCP Local Implementation Plan (LIP) Section 2.1 as "a sudden unexpected occurrence demanding, immediate action to prevent **or mitigate** loss or damage to life, health, property, or **essential public services**." The definition does not limit an emergency or public services to be within City limits, but as experienced by the City and surrounding communities, the Palisades Fire resulted in necessary emergency actions within and outside of the City. An emergency was declared for the Palisades Fire by the President of the United States, the Governor of California, and the Mayor of Malibu. The unprecedented damage to critical public utility infrastructure in the Pacific Palisades required immediate action to mitigate the loss and restore essential public services and continues to be a priority for LADWP's restoration activities today.

LIP Section 13.14(F) requires that a regular follow-up CDP be submitted for processing within 90 days of an approved ECDP. ECDP No. 25-017 had a specially modified condition that required CDP approval within 90 days to ensure continued momentum with the follow-up CDP. This was memorialized in ECDP No. 25-017 by Condition No. 5. Additionally, all development authorized by an ECDP is considered temporary unless and until a regular CDP is obtained. Inability to obtain this CDP approval requires that all development approved by the ECDP be removed and the site restored to its original site conditions.

Due to the 90-day requirement in Condition No. 5, LADWP did not have sufficient time to complete the development authorized and had to halt vegetation removal and driveway grading activities. Most of the grading for the driveway has been completed. None of the temporary structures approved by the ECDP have been placed onsite beyond fencing to secure the site. LADWP plans to complete the development and utilize the site upon issuance of the subject CDP for seven years. On May 1, 2026, the subject CDP application was submitted to the Planning Division for processing.

Project Overview

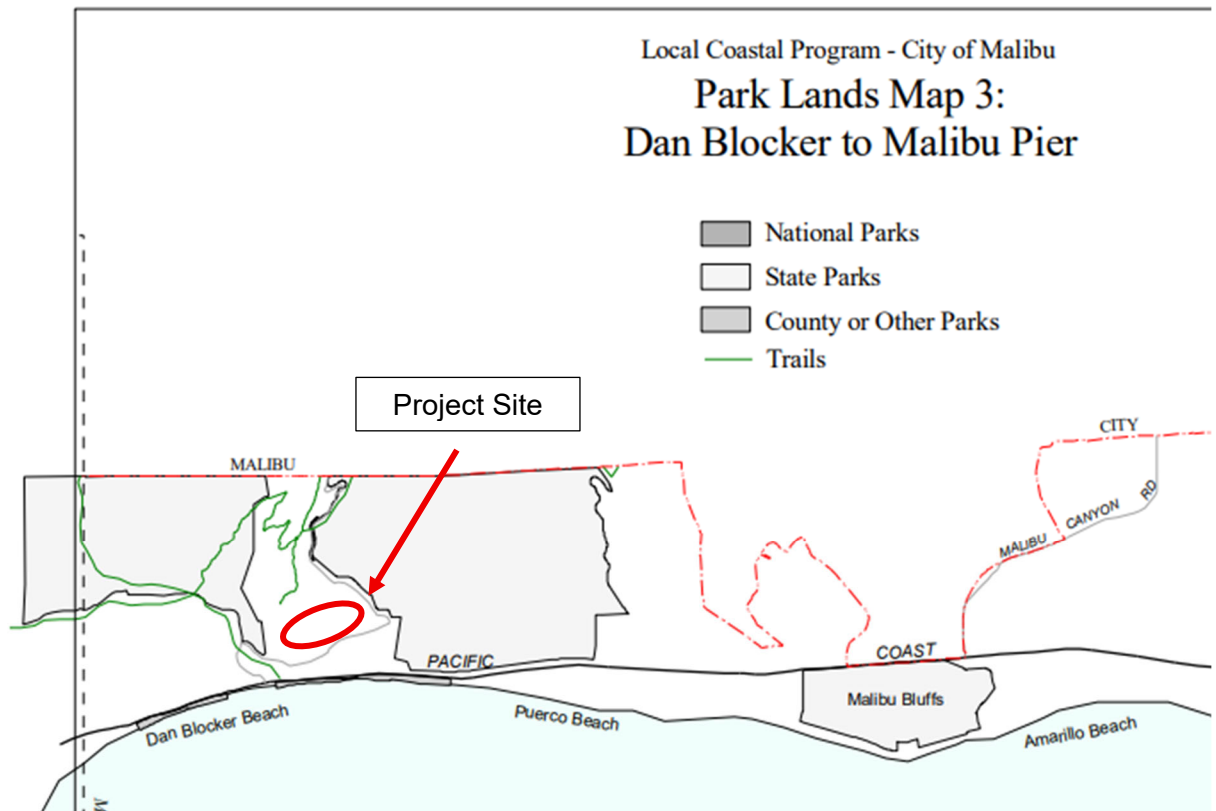
As shown in Figure 1, the subject parcel is an irregularly shaped, 97-acre lot located between Corral Canyon Park and Solstice Canyon, generally stretching between PCH to the south and the City's northern city limit. The project site was vacant prior to the approval of ECDP No. 25-017. The parcel is approximately 97 acres but less than two acres are requested for the proposed project, marked with a red outline in Figure 1. The parcel is privately owned and the project area is not open to the general public like the parklands to the north, west (Solstice Canyon), and east (Corral Canyon Park). There are LCP mapped trail systems at the north of the property connecting the two parklands but the subject parcel is not a parkland according to the LCP Park Lands Map (Figure 2).

Figure 1 – Site Map



Source: City GIS (2022)

Figure 2 – LCP Park Lands Map and Site Map



Source: Malibu Local Coastal Program Park Lands Map

Figure 3 shows aerial views of the project site, which is located in a smaller area approximately two acres in size near the southern part of the parcel, closer to pre-existing development within the RV Park and Calamigos Beach Club. As shown in Figure 3, the project site utilizes an existing pad that ranges from flat to gently sloped topography framed by steep slopes. Access would be taken from Corral Canyon Road via a new access driveway on slopes ranging from flatter than 4 to 1 to 2.5 to 1 and steeper (based on current information). An existing 10-foot (ft.) wide access driveway from Corral Canyon Road to the project site would not be used due to its limited width, steep grade, and inability to provide safe ingress/egress for vehicles. Existing chain-link fencing would remain except for the area of the new proposed driveway.

Figure 3 – Oblique Views of Project Site



Source: Google Earth (2026)

Figure 4 shows that heavy grading occurred on the project site in 1947. The proposed development is sited within this previously disturbed area except for the new driveway.

Figure 4 – Historical Grading from 1947



Source: Project Initial Evaluation, Aspen Environmental 2026

Figure 5 shows the limits of the proposed laydown area on the project site in orange.

Figure 5 – Proposed Laydown Area



For Community Maps Contributors: County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies

Source: ECDP Project Application

The subject application proposes the development approved under ECDP No. 25-017, expanded to include four additional storage trailers (eight trailers total), dark sky compliant lighting, six portable toilets, and utility hook-ups as shown on the project plans (Exhibit C). All development is considered temporary and includes no permanent foundation. The application requests the temporary use of the project site as a public utility facility for a period of seven years. Uses would be limited to a temporary utility laydown yard to accommodate LADWP's fire restoration work in the Pacific Palisades. Once restoration work is complete, LADWP would vacate the site and restore the project area to its original condition. Restoration includes improving existing floral conditions even greater than what it was prior to the laydown yard activities. The application includes CUP No. 26-005 to authorize a public utility facility comprised of a temporary utility laydown yard in the RR-20 zoning district and VAR No. 26-008 to authorize the placement of structures on slopes steeper than 2.5 to 1 in order to develop the new access driveway authorized in ECDP No. 25-017.

The proposed hours of operation for the laydown yard would be 6:00 AM to 6:00 PM, Monday through Saturday. The project site will be used to store materials and vehicles. Typical daily activities would include materials and equipment being loaded onto a maximum of six trucks (30 feet or less in length) in the morning. The trucks will drive out to their construction sites in the Pacific Palisades, where the trucks will remain for the day. The trucks would return to the laydown yard in the evening and unload any equipment and/or potential unused materials at the end of the day. A total of two daily trips (to the Palisades and back to Malibu) will be conducted. Material deliveries would come from the greater Los Angeles Area through Malibu Canyon Road and to the site, avoiding the fire affected area. There will be no vehicle maintenance onsite, and the laydown yard is not a designated reporting location for workers. A security team may patrol the site occasionally to deter possible theft and vandalism.

At the end of the seven-year period, the site is required to be completely restored to its original condition and even improved upon via required seeding and planting to rehabilitate areas that have been affected by manmade landform alteration occurring over many decades.

Project Setting and Surrounding Land Uses

Table 1 provides a summary of the dimensions and area of the subject parcel. Note that the project area would be limited to approximately two acres in size.

Table 1 – Parcel Data¹	
Lot Depth	2,988 ft.
Lot Width	1,206 ft.
Gross Lot Area	4,225,149 sf. (97 acres)

The project site is not within the Appeal Jurisdiction of the California Coastal Commission (CCC) as depicted on the Post-LCP Certification Permit and Appeal Jurisdiction Map and confirmed per the definition of Appealable Coastal Development Permit in LIP Section 2.1. While a portion of the northernmost corner of the subject parcel is located in the Appeal Jurisdiction, the proposed development area is in the southern portion of the parcel and well outside of the Appeal Jurisdiction.

As stated previously, the subject parcel is not designated park lands as shown on the LCP Park Lands Map but is located between two recreational areas – Solstice Canyon operated by the National Park Service (NPS) to the west and Corral Canyon operated by the Mountains Recreation Conservation Authority (MRCA) to the east. The LCP Park Lands map identifies a mapped trail on the northern half of the subject parcel; however, no trails are mapped or existing on the lower half of the subject parcel. A recreational vehicle (RV) park is located south of the subject parcel. Due to the location of the project site on a small two-acre site adjacent to Corral Canyon Road, no impact to adjacent recreational lands or the onsite mapped trail are anticipated.

The subject parcel is visible from two LCP designated scenic roads, PCH and Corral Canyon Road, and two public viewing areas along Corral Canyon Road. The project site is landside of these areas and due to the topography of the parcel and the location of the proposed development, there will be no significant scenic or visual impacts. The project site is visible from Corral Canyon Road while descending toward southwest, however, photos were taken of the site after the majority of the grading took place and the dirt removed by the grading is still onsite at the time of the photo. The storage containers approved under the ECDP have not been placed onsite, but as shown in Figure 6, the dirt mound is significantly taller than the container height of 9.5 ft. and does not block any scenic views of the mountains or ocean. The dirt pile will be removed from the site following the approval of the CDP.

¹ Due to the size of the parcel and the limited area of the project site, a survey of the entire parcel was not required, including information to determine the Net Lot Area which excludes 1 to 1 slopes and public/private street easements. These measurements are approximate values provided by the City's GIS and the Los Angeles County Tax Assessor information.

Figure 6 – Site Photo from Corral Canyon Road



Source: City Staff (2026)

The subject parcel, including the project site, is zoned RR-20. Parcels to the west and east are zoned Public Open Space (POS) with exception of one vacant parcel to the west in the RR-20 zone. Parcels to the south are zoned RV Park (RVP) and Commercial Visitor Serving-One (CV-1). The nearest developments to the project site are two commercial properties, the Malibu Beach RV Park and the Calamigos Beach Club, zoned RVP and CV-1. The northern edge of the subject parcel, well away from the project site, is bordered by residential properties within Unincorporated Los Angeles County with the nearest residence approximately one-half mile from the project site.

Table 2 provides a summary of the neighboring surrounding land uses and lot sizes.

Table 2 – Surrounding Land Uses				
Direction	Address	Lot Size	Zoning	Land Use
North	44570-016-031	0.17 acres	Residential	Vacant
	3058 Sequit Dr. (County)	0.36 acres	Residential	Single Family Residence
	3035 Sequit Dr. (County)	0.18 acres	Residential	Single Family Residence
	3029 Sequit Dr. (County)	0.19 acres	Residential	Single Family Residence
	3025 Sequit Dr. (County)	0.45 acres	Residential	Single Family Residence
	3003 Sequit Dr. (County)	0.23 acres	Residential	Single Family Residence

	3015 Sequit Dr. (County)	0.46 acres	Residential	Single Family Residence
	2975 Sequit Dr. (County)	0.31 acres	Residential	Single Family Residence
	2955 Sequit Dr. (County)	0.35 acres	Residential	Single Family Residence
	4457-023-003 (County)	3.34 acres	Agriculture	Vacant
	2911 Sequit Dr. (County)	4.0 acres	Residential	Single Family Residence
South	25801 Pacific Coast Hwy	14.56 acres	RVP	RV Park
	4459-008-900	2.08 acres	CV-1	Vacant
	26023 Pacific Coast Hwy	4.81 acres	CV-1	Beach Club
West	4459-006-903	3.35 acres	RR-20	Vacant
	4459-006-902	5.26 acres	POS	Public Open Space
	4459-006-900	64.62 acres	POS	Public Open Space
East	4459-007-900	48.40 acres	POS	Public Open Space
	25635 Pacific Coast Hwy	170.10 acres	POS	Public Open Space

Environmentally Sensitive Habitat Area (ESHA)

The LCP ESHA Overlay map shows the subject parcel as mapped ESHA. However, pursuant to LIP Section 4.3(C): *“If the applicant's site-specific biological study or other independent information contains substantial evidence that an area previously shown on the ESHA overlay does not contain habitat that meets the definition of "environmentally sensitive area", the City shall determine the physical extent of habitat that does meet the definition of "environmentally sensitive area" on the project site.”* Further LIP Section 4.3(C) states, *“If an area is not ESHA or ESHA buffer, LCP policies and standards for protection of ESHA and ESHA buffer shall not apply and development may be permitted (consistent with all other LCP requirements) even if the LUP ESHA Map and ESHA Overlay Map have not yet been amended.”*

Prior to approving the ECDP, multiple biological surveys were conducted on the site by Aspen Environmental Group (Aspen) and a Biological Assessment (BA) was prepared by the Environmental Planning and Assessment division of LADWP in July 2025 and an assessment specific to the ESHA determination was prepared March 2026, with an addendum prepared in July 2026 (Exhibit D - March and July 2026 Biological Assessments).

The assessments concluded, to the satisfaction of the City staff and the City Biologist, that the project site and area within 100 ft. of it do not meet the definition of ESHA. The 100 ft.

area is considered an ESHA buffer and the area beyond the 100 ft. vicinity is considered to meet the definition of ESHA unless demonstrated otherwise with additional biological assessments.

While no special status wildlife species were seen during the surveys, they have some potential to occur on the site. Precautionary measures shall be taken to preserve any potential for special status species in the future. The Avoidance and Mitigation Measures in Appendix A of the March 2026 assessment shall be implemented as a condition of approval. The potential for habitat does not make an area ESHA pursuant to the LCP, instead ESHA is evaluated under LIP Section 4.3(B)(1-6). The site did not meet any of the six criteria for being an ESHA, as surveyed by the applicant's biologist and confirmed by the City's Biologist through a site visit and evaluation of the evidence in the record:

1. There was no habitat area that is rare or especially valuable from a local, regional, or statewide basis.
2. There was no habitat area that contributes to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law.
3. There was no habitat area that contributes to the viability of species that are designated "fully protected" or "species of special concern" under State law or regulations.
4. There was no habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as "1b" (Rare or endangered in California and elsewhere) or designation as "2" (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.
5. There was no designated Area of Special Biological Significance, or Marine Protected Area.
6. There were no streams identified within 100 feet of the project area.

Proposed development would not encroach into the 100 ft. ESHA buffer and there is no required fuel modification as the trailers are temporary.

Environmental Review Board

Being within 200 feet of mapped ESHA, the project required review from the Environmental Review Board (ERB) (LIP Section 4.4.4(E)). The ERB concurred with the findings from the City's Biologist that the project site is not ESHA and recommended the following in regard to restoration activities:

- Plant winter nectar plants instead of restoring milkweed population to support a monarch overwintering site within a mile of the project area
- Restoration activities should be outside of the existing developed pad if the intent is to potentially use the pad for a future use after the laydown yard.

Winter nectar plants shall be conditioned to be included in restoration efforts along with restoring previous milkweed populations. The site will be required to be restored to its previous conditions prior to construction activity, including the new driveway, but a condition will be added that an additional area outside of the existing development pad will be restored and improved.

An additional recommendation was made in regard to site drainage. The ERB recommended additional Best Management Practices for drainage control be installed beyond fiber rolls, in the form of silt fences and gravel bags for any time the site is open bare ground.

These recommendations have been included as required conditions in the attached resolution.

Project Description

The proposed scope of work is as follows (Exhibit C – Project Plans).

Construction:

- a. Three laydown areas with eight temporary trailers (8 ft. x 40 ft.) ;
- b. 16-ft. wide permeable access driveway;
- c. Approximately 848 cubic yards (c.y.) of non-exempt grading to develop the access driveway;
- d. 6 ft. tall chain-link fencing around the material storage areas;
- e. 20 ft. wide, 8 ft. tall chain-link driveway gate;
- f. Dark sky compliant lighting comprised of (12) 10 ft. tall light poles along the driveway and main site access and (11) 40 inch (in.) tall light bollards around service yard vehicle access paths (3,000 Kelvin);
- g. Six portable toilets;
- h. Placement of approximately 20,900 sf. of permeable aggregate base and geo grid for operational areas;
- i. Utility hook-ups; and
- j. Complete restoration and improvement of site environmental conditions to conditions existing prior to construction activities at the end of the seven-year period.

Additional Requests:

- k. CUP No. 26-005 for a temporary public utility facility in the form of a utility laydown yard for a period of seven years within the RR-20 zoning district; and
- l. VAR No. 26-008 to allow for grading a driveway on slopes steeper than 2.5 to 1.

Proposed Total Development Square Footage (TDSF)

- Eight temporary containers and six portable toilets 2,656 sf.

LCP Analysis

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

The nine remaining LIP chapters contain required findings: 1) CDP; 2) ESHA; 3) Native Tree Protection; 4) Scenic, Visual and Hillside Resource Protection; 5) Transfer of Development Credits; 6) Hazards; 7) Shoreline and Bluff Development; 8) Public Access; and 9) Land Division. For the reasons described in this report and resolution, including the project site, the scope of work, and substantial evidence in the record, only findings in the following chapters are applicable to the proposed project: CDP; Scenic, Visual and Hillside Protection; and Hazards. These findings are made in the resolution for Commission's consideration should the Commission make the findings to approve the project. If the Commission decides that one or more of the findings cannot be made, staff would need to be directed to return with a denial resolution and the reasons why.

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

Zoning (LIP Chapter 3)

The project is subject to the non-beachfront residential development and design standards set forth under LIP Sections 3.5 and 3.6. While the project does not propose residential development, for which the development and design standards are intended, the proposed project conforms to the applicable standards as set forth under LIP Chapter 3 for height,

setbacks and other applicable development standards. Table 3 provides a summary and indicates the proposed project meets those standards, inclusive of the requested VAR.

Table 3 – Zoning Conformance			
Development Requirement	Allowed/ Required	Proposed	Comments
SETBACKS (ft.)³			
Front Yard	65	65	Complies
Rear Yard	448	2,788	Complies
Side Yard (Minimum 10%)	121	842	Complies
Side Yard	181	288	Complies
Total Side Yard (Cumulative 25%)	302	1,130	Complies
Total Development Square Footage (TDSF) (sf.)			
TDSF	11,172	2,656	Complies
HEIGHT (ft. in.)			
Storage Containers	18'	9' 6"	Complies
IMPERMEABLE COVERAGE (sf.)	25,000	2,656	Complies
NON-EXEMPT GRADING (c.y.)	1,000	848	Complies
STRUCTURES ON SLOPES	3 to 1 and flatter	3 to 1 and flatter	VAR
FENCES/WALLS/HEDGES (ft. in.)			
Front Yard			
Impermeable	42"	0'	Complies
Permeable	6'	6'	Complies
Rear & Side Yard	6'	6'	Complies
Outside of Required Setbacks	12' (vehicle gate)	8'	Complies

Grading (LIP Chapter 8)

LIP Section 8.3 ensures that new development minimizes the visual resource impacts of grading and landform alteration by restricting the amount of non-exempt grading to a maximum of 1,000 c.y. for a residential parcel. The total amount of proposed non-exempt grading is 848 c.y., which is less than the maximum allowable of 1,000 c.y. per residential parcel. No exempt grading is required or proposed, including removal and recompaction, understructure, and safety grading. The proposed total amount of non-exempt grading conforms to the grading requirements.

³ Due to the size of the parcel and the limit of the scope of work, a full survey of the entire property was not required. These measurements are approximate values provided by the City's GIS

Archaeological / Cultural Resources (LIP Chapter 11)

LIP Chapter 11 requires certain procedures be followed to determine potential impacts on archaeological resources. Prior to grading the site for the approved work under the ECDP, an initial evaluation was conducted by Aspen Environmental Group (Aspen), for the project site on May 15, 2026. While the project site is within 0.25 miles of four archaeological resources, Aspen concluded that there is no indication of prehistoric or historic archaeological resources discovered in the project area. Aspen determined that any proposed improvements should have no adverse impacts to known cultural resources.

As previously shown in Figures 3 and 4, the project site utilizes a previously disturbed pad and appears to have been heavily graded in 1947 as shown in an aerial image from Aspen's archeology report. As a result, the proposed development is not expected to have a significant impact on cultural resources. Accordingly, staff determined that no further study is required at this time and any proposed improvements within the project area will have no adverse impact on known or potential cultural resources. As previously stated, the majority of the grading has been completed and to date no archaeological resources have been found. Nevertheless, a condition of approval would be included in the resolution which would state that in the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources, and until the Community Development Director can review this information.

Water Quality (LIP Chapter 17)

The City Public Works Department reviewed and approved the proposed project for conformance to LIP Chapter 17 requirements for water quality protection and requirements of the State Water Resources Control Board. A Local Storm Water Pollution Prevention Plan (LSWPPP) incorporating a construction-phase Erosion and Sediment Control Plan and Best Management Practices had been approved under the ECDP and the majority of the approved grading was completed. No additional scope of work proposed under the subject CDP would impact the LSWPPP's previous approval. The proposed project conforms to the water quality protection standards of LIP Chapter 17.

Wastewater Treatment System Standards (LIP Chapter 18)

This project does not propose a new or replacement OWTS, and there is no existing OWTS onsite. Six portable toilets would be provided and serviced regularly. Therefore, this chapter does not apply.

ENVIRONMENTAL REVIEW: Pursuant to the authority and criteria contained in CEQA, the Community Development Director has analyzed the proposed project. The Community Development Director found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment.

Therefore, the proposed project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 – New Construction and 15304 – Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

CORRESPONDENCE: As of the publication of this report, the following correspondence has been received by the Planning Division (Exhibit F):

- Emails dated June 15 and June 17, 2026, from Frank Angel expressing concerns regarding the project.

Members of Malibu Township Council expressed concerns at a City Council meeting related to ESHA and grading.

PUBLIC NOTICE: On July 9, 2026, the Planning Division published a Notice of Public Hearing in a newspaper of general circulation within the City of Malibu and mailed the notice to all property owners and occupants within a 1,000 ft. radius of the subject parcel (Exhibit G).

SUMMARY: Consider if the project is categorically exempt from CEQA, and either 1) adopt Planning Commission Resolution No. 26-23; or 2) direct staff to return with a resolution consistent with the Planning Commission's decision.

EXHIBITS:

- A. Planning Commission Resolution No. 26-23
- B. ECDP No. 25-017
- C. Project Plans
- D. March and July 2026 Biological Assessments
- E. Department Review Sheets
- F. Public Correspondence
- G. Public Hearing Notice

CITY OF MALIBU PLANNING COMMISSION
RESOLUTION NO. 26-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MALIBU DETERMINING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING COASTAL DEVELOPMENT PERMIT NO. 26-032 AS FOLLOW-UP TO EMERGENCY COASTAL DEVELOPMENT PERMIT NO. 25-017 TO CONSTRUCT A TEMPORARY UTILITY LAYDOWN YARD TO BE OPERATED OVER A PERIOD OF SEVEN YEARS, INCLUDING THE PLACEMENT OF EIGHT STORAGE TRAILERS, A NEW ACCESS DRIVEWAY, FENCING, VEHICLE GATE, DARK SKY COMPLIANT LIGHTING, SIX PORTABLE TOILETS, THE PLACEMENT OF A PERMEABLE AGGREGATE BASE FOR THE OPERATIONAL AREA, UTILITY HOOK-UPS, AND THE COMPLETE RESTORATION AND IMPROVEMENT OF SITE ENVIRONMENTAL CONDITIONS THAN EXISTING CONDITIONS PRIOR TO CONSTRUCTION ACTIVITIES AT THE END OF THE SEVEN YEAR PERIOD; INCLUDING CONDITIONAL USE PERMIT NO. 26-005 FOR THE OPERATION OF A PUBLIC UTILITY FACILITY COMPRISED OF A TEMPORARY UTILITY LAYDOWN YARD AND VARIANCE NO. 26-008 FOR DEVELOPMENT ON SLOPES STEEPER THAN 2.5 TO 1 LOCATED IN THE RURAL RESIDENTIAL, 20-ACRE ZONING DISTRICT AT 4000 CORRAL CANYON ROAD (LOS ANGELES DEPARTMENT OF WATER AND POWER)

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

SECTION 1. Recitals.

A. On September 2, 2025, an application for an Emergency Coastal Development Permit (ECDP) No. 25-017 and was submitted to the Planning Division by applicant Katherine Rubin, on behalf of the Los Angeles Department of Water and Power (LADWP).

B. On March 24, 2026, the Community Development Director approved ECDP No. 25-017 to allow a temporary utility laydown yard including four storage trailers, grading a new access driveway on slopes steeper than 2.5 to 1 without need for retaining walls, fencing, and the placement of permeable aggregate base on areas planned for use.

C. On May 1, 2026 the Planning Division received an application for a follow-up Coastal Development Permit (CDP) and Conditional Use Permit (CUP) to permit the development approved under ECDP No. 25-017, expanded to include, four additional storage trailers (eight trailers total), dark sky compliant lighting, six portable toilets, and utility hook-ups.

D. On May 7, 2026, a Notice of Coastal Development Permit Application was posted on the subject property.

E. On June 8, 2026, ECDP No. 25-017 was reported to the City Council pursuant to Local Coastal Program (LCP) Local Implementation Plan (LIP) Section 13.14.1(A).

F. On June 23, 2026, the subject application was deemed complete.

G. On July 9, 2026, a Notice of Planning Commission Public Hearing was published

in a newspaper of general circulation within the City of Malibu and was mailed to all property owners and occupants within a 1,000-foot (ft.) radius of the subject parcel.

H. On August 3, 2026, the Planning Commission held a duly noticed public hearing on the subject application, reviewed and considered the staff report, reviewed and considered written reports, public testimony, and other information in the record.

SECTION 2. Environmental Review.

Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the Planning Commission has analyzed the proposed project. The Planning Commission found that this project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 – New Construction and 15304 – Minor Alterations to Land. The Planning Commission has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

SECTION 3. Coastal Development Permit Findings.

Based on evidence contained within the record, including the agenda report for the project and the hearing on August 3, 2026, and pursuant to the LIP including Sections 13.7(B) and 13.9 and Malibu Municipal Code (MMC), the Planning Commission adopts the findings of fact, and approves CDP No. 26-032 for a follow-up CDP application to construct for a temporary utility laydown yard to be operated over a period of seven years, including the placement of eight storage trailers, a new access driveway, fencing, vehicle gate, dark sky compliant lighting, six portable toilets, the placement of a permeable aggregate base for the operational area, and utility hook-ups; including CUP No. 26-005 for the operation of a public utility facility comprised of a temporary utility laydown yard and Variance (VAR) No 26-008 for development on slopes steeper than 2.5 to 1 located in the Rural Residential, 20-Acre (RR-20) zoning district at 4000 Corral Canyon Road.

The project is consistent with the LCP's zoning, grading, cultural resources, water quality, and wastewater treatment system standards requirements. With the inclusion of the CUP and VAR, the project, as conditioned, has been determined to be consistent with all applicable LCP codes, standards, goals, and policies. The required findings are made herein.

A. General Coastal Development Permit (LIP Chapter 13)

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

The project consists of a temporary public utility facility comprised of a laydown yard to support public infrastructure restoration in the Pacific Palisades that was affected by the Palisades Fire of 2025. The project site is located in the RR-20 residential zoning district, an area primarily designated for residential uses with agricultural accessory uses and additional conditionally permitted uses, such as a public utility facility, subject to an approved CUP. The proposed development associated with the laydown yard has been reviewed for conformance with the LCP by the Planning Division, City Biologist, City Public Works Department, and City geotechnical

consultant reviewers. Evidence in the record demonstrates that the project, as conditioned, conforms to the LCP in that it meets all applicable development standards, with the inclusion of the VAR.

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

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

3. The project is the least environmentally damaging alternative.

The proposed project consists of placing temporary structures on an existing pad and grading a new access driveway. The Planning Division, City Biologist, City geotechnical consultant reviewers, and the City Public Works Department reviewed the proposed project for conformance with the LCP and MMC, and these specialists found the project meets all applicable development standards for residential development with the inclusion of the CUP and VAR. The proposed project, as conditioned, will comply with all applicable requirements of State and local law.

The applicant considered utilizing the existing access driveway but to support the requested use and ensure employee safety, the 10-foot driveway would have to be widened and the steep slopes framing it trimmed to prevent potential collisions. This project alternative would require 2,545 cubic yards of non-exempt grading, exceeding the LIP maximum allowable grading quantities for this zoning district, and require grading on steep slopes. The reviewed project alternative would not be compliant with the MMC or LIP, and would require greater site disturbance. There is no evidence that another alternative project would substantially lessen any potential significant adverse impacts of the development on the environment.

As proposed, the project avoids encroachment into ESHA, and proposes the least amount of ground disturbance while allowing safe access to the site. The proposed project and the project alternative would require a VAR due to the steep topography of the area surrounding the existing two-acre pad. The remaining project scope is limited to clearing the pad of vegetation, and the placement of temporary structures. The rest of the 97-acre property would remain in its existing and natural conditions. As designed, the project complies with the requirements of the LCP and represents the least environmentally damaging feasible alternative as impacts to resources are minimized or avoided to the maximum extent feasible.

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

The LCP ESHA Overlay map shows the subject parcel as mapped ESHA. Consistent with LIP Section 4.3, the applicant prepared a site-specific biological assessment and addendums which concluded, to the satisfaction of the City, that the project site and area within 100 ft. of it do not meet the definition of ESHA. The 100 ft. area is considered an ESHA buffer and the area beyond the 100 ft. vicinity is considered to meet the definition of ESHA until further assessment is conducted. All proposed development would not encroach into the 100 ft. ESHA buffer and there

is no required fuel modification as the trailers are temporary. However, the City determined that review by the Environmental Review Board (ERB) was necessary prior to the Planning Commission hearing due to the site being within 200 ft of ESHA. All of the ERB's recommendations have been incorporated into the conditions of approval.

B. Conditional Use Permit for the Operation of a Public Utility Facility Comprised of a Temporary Utility Laydown Yard in the RR-20 Zone (LIP Section 3.3(A)(2) and MMC Section 17.66.080)

CUP No. 26-005 would permit the operation of a public utility facility comprised of a temporary utility laydown yard in the RR-20 zoning district. No other conditionally allowed uses in the RR-20 zone are authorized by this CUP. LIP Section 3.3(A)(2) designates the requested use as conditionally permitted subject to a CUP with the findings being made per MMC Chapter 17.66.080.

1. The proposed use is one that is conditionally permitted within the subject zone and complies with the intent of all of the applicable provisions of Title 17 of the Malibu Municipal Code.

A public utility facility is a conditionally permitted use within the RR-20 zoning district. The subject application will permit a public serving utility facility comprised of a utility laydown yard to support the restoration of infrastructure for residences in the Pacific Palisades for a maximum duration of seven years. The RR district is primarily intended for single family residences as well as agricultural uses that are respectful to surrounding residents and the natural environment. However, the RR district conditionally allows public serving uses such as day care facilities, community stage theaters, and public utility facilities. The LADWP restoration work is outside of City limits however the MMC and LIP does not define "public" and can be interpreted to include non-local residents. The project is conditioned accordingly to meet the intent of the RR zoning district with appropriate noise and lighting restrictions, mitigation measures to avoid potential impacts to the surrounding environment, and mechanisms for the community to ensure the property remains respectful of the neighboring uses and the surrounding environment.

2. The proposed use would not impair the integrity and character of the zoning district in which it is located.

The scope of the proposed use is a public utility facility in the form of a utility laydown yard. The laydown yard will store equipment and materials that will be delivered to construction sites in the Pacific Palisades. The proposed use will have similar intensity to certain levels of agricultural use permitted within the RR zoning district. Raising crops, including nursery stock, is a permitted agricultural use, in addition to raising and training various types of farm animals. Large-scale deliveries to and from properties with these uses would not be uncommon depending on the scale of the operation. The proposed laydown yard will only be for dropping off and picking up stored equipment and materials and the conditions described in B.1 will ensure that the proposed use will not impair the integrity and character of the zoning district. The laydown yard is temporary and environmental conditions will be restored and improved at the end of the permit period.

3. The subject site is physically suitable for the type of land use being proposed.

The proposed use will be located on a large existing pad that ranges from flat to gently sloped. The site is physically suitable to store materials and vehicles due to the flat topography of the project area and its distance from residential neighborhoods eliminates the potential for view impacts.

4. The proposed use is compatible with the land uses presently on the subject property and in the surrounding neighborhood.

There are no existing uses on the subject property. The surrounding developed neighborhood in the vicinity of the project area is a mix of commercial and open space properties. The site's topography and location minimize disturbances to existing uses and as conditioned is compatible with the uses in the surrounding neighborhood.

5. The proposed use would be compatible with existing and future land uses within the zoning district and the general area in which the proposed use is to be located.

The surrounding zoning districts are a mixture of commercial, rural residential, and public open space. The proposed use would be compatible with the existing and future lands uses in the general area. The proposed use is landside of the existing developments and will not impact existing neighboring parcels due to the topography of the site and the distance between the public open space and rural residential parcels. For the existing developments south of the project site as discussed in Finding B.1, there will be conditions to ensure the use remains respectful of existing neighboring uses and will abide by all noise regulations contained in MMC Chapter 8.2.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety and the project does not affect solar access or adversely impact existing public and private views, as defined by the staff.

The proposed project will not affect existing water, sanitation, and public utilities and services in the area. The proposed use does not require provisions for water and sanitation services will be in the form of six portable toilets for when workers are onsite to load and unload materials. Power for the site lighting will be serviced by a temporary service pole provided by Southern California Edison (SCE). The project site is landward of the nearest existing developments and located on an elevated plateau. The proposed use will have eight 9.5 ft. tall storage trailers, but will not affect existing or future solar access or impact existing public or private views due to the site's location and topography.

7. There would be adequate provisions for public access to serve the subject proposal.

The proposed use is not intended for the public to be on site. Adequate public access exists to the nearby public Park Lands and trails. No impacts to any recreational resource will take place.

8. The proposed use is consistent with the goals, objectives, policies, and general land uses of the General Plan.

The General Plan states that the RR zoning designation is intended for sensitively designed, large lot, residential development as well as agricultural uses and animal keeping which respects surrounding residents and the natural environment. While the proposed use is not residential, it is of similar impact as types of agricultural uses as discussed in finding B.2 and the LIP and MMC conditionally allows for public serving uses as discussed in finding A.1. The proposed use will support public serving utilities in an area affected by a natural disaster and will not impact nearby residences on Corral Canyon due to their distance from the site. In addition, as discussed in finding A.3 the proposed project is the least environmentally damaging alternative and will restore the site after the use has concluded.

9. The proposed project complies with all applicable requirements of state and local law.

The proposed project as conditioned, complies with all applicable requirements of state and local law and is conditioned to comply with any relevant approvals, permits, and licenses from the City of Malibu and other related agencies.

10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed use is a conditionally permitted use within the RR zoning district and the proposed use would not be detrimental to the public interest, health, safety, convenience, or welfare because the use will comply with applicable requirements of state and local law as conditioned and the proposed driveway improves line of site for vehicles entering or exiting the project area than the existing driveway, reducing the risk for vehicle collisions and benefiting public safety.

11. If the project is located in an area determined by the City to be at risk from earth movement, flooding or liquefaction, there is clear and compelling evidence that the proposed development is not at risk from these hazards.

The proposed use was reviewed by City geotechnical consultants and while the proposed use is within a landslide zone, it was determined that the use and development will not affect the stability and integrity of the site as the proposed grading and the load of the proposed materials will have an insignificant effect on the stability of the landslide area. However, monitoring equipment will be placed to detect movement or vibration onsite with defined alarm thresholds and as conditioned there is no permanent development that would be at risk of these hazards as the proposed structures do not have foundation.

C. Variance from LIP Section 3.6(J) for Development on slopes steeper than 2.5 to 1 (LIP Section 13.26)

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

Evidence in the record shows an existing pad framed on each side by slopes of varying steepness that has historically been accessed by a narrow undeveloped driveway. It is not feasible to grade a new driveway or widen the existing driveway without requiring grading on a steep slope. The property is in a mixed-use neighborhood and all the properties zoned Rural Residential within the vicinity are currently vacant. If these properties were to be developed with residential homes, they would require at minimum a 20 ft. access driveway to comply with Los Angeles County Fire Department requirements. The applicant is requesting a 16 ft. driveway and additional grading to reduce potential collisions with the slopes and ensure vehicle safety when entering and exiting the property. Strict application of the zoning ordinance would deprive the property of a reasonably sized driveway access that all new developed properties are allowed.

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

The development on steep slopes is for a new driveway access. As discussed in the record, the grading on steep slopes will ensure the safety of those entering and exiting the property and provide better line of sight for motorists. The new driveway will improve access to the site and the grading on the slopes would not affect neighboring properties.

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

As discussed in finding C.1, there are no neighboring properties zoned RR that are developed. However, grading on steep slopes is a common necessity for multiple properties in the City as the City's topography increases in steepness toward the City's northern boundaries. Granting a VAR for construction on steep slopes would not constitute a special privilege to the owner as multiple properties within the City have been granted similar variances.

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

As discussed in finding C.1 and C.3 the VAR will ensure similar privileges afforded to other properties in the City on similar topography while conforming to the LCP's intent by proposing the least environmentally damaging alternative impact to the site and does not affect coastal resources

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

As mentioned previously herein, evidence in the record demonstrates the property is not within Environmentally Sensitive Habitat Area (ESHA) as such this finding is not applicable.

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

The VAR is not for a stringline modification as such this finding is not applicable.

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

A public utility facility is a conditionally permitted use within the RR-20 zoning. The VAR request for grading on steep slopes is to develop driveway access to the property. The VAR would ensure safe access to the property and the proposed conditionally allowed use.

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

The large size of the parcel and the previously developed pad make the parcel physically suitable

for the location of the proposed grading as it provides access to the existing pad with the least amount of grading as discussed in finding A.3.

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

As conditioned, the variance complies with all requirements of state and local law as conditioned. The CUP will allow the use on the lot and the laydown activities comply with all laws with the inclusion of the VAR which is only necessary for a small portion of development on steep slopes at the toe of the driveway.

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

There is no public parking on the property or nearby public parking that would be affected by the proposed project. Adequate beach and recreational parking exist nearby and this project has no impact to them.

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

As described in Finding A.4, the project will have no impacts on sensitive resources, no significant loss of vegetation or wildlife, and no encroachment into ESHA. Therefore, the findings of LIP Section 4.7.6 are not applicable. The project was referred to Environmental Review Board who also found that the site is not ESHA. The site did not meet any of the six criteria for being an ESHA, as surveyed by the applicant's biologist and confirmed by the City's Biologist through a site visit and evaluation of the evidence in the record:

1. There was no habitat area that is rare or especially valuable from a local, regional, or statewide basis.
2. There was no habitat area that contributes to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law.
3. There was no habitat area that contributes to the viability of species that are designated "fully protected" or "species of special concern" under State law or regulations.
4. There was no habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as "1b" (Rare or endangered in California and elsewhere) or designation as "2" (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.
5. There was no designated Area of Special Biological Significance, or Marine Protected Area.
6. There were no streams identified within 100 feet of the project area.

E. Native Tree Protection (LIP Chapter 5)

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

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

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

The project site is located on an elevated plateau that is visible from two LCP designated scenic roads, Pacific Coast Highway (PCH) and Corral Canyon Road, and two public viewing areas along Corral Canyon Road. The majority of the proposed site is not visible from PCH. The proposed project is landside of the scenic areas and there will be no significant scenic or visual impacts. The project site is visible from Corral Canyon Road while descending toward southwest, however, evidence in the record demonstrates that the proposed site development will not block any scenic view of the mountains or ocean due to the project site's location and topography.

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

The proposed development is setback from the edges of the development pad and as discussed in Finding F.1 the project will not have significant adverse scenic or visual impacts. No impressive scenes of the Pacific Ocean or Santa Monica Mountains are expected to be impacted.

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

As discussed in Finding A.3, the proposed project is the least environmentally damaging alternative. There will be no significant impacts to scenic resources due to the project location. No impacts to views of the Pacific Ocean nor Santa Monica Mountains from any scenic area were identified in the project evaluation.

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

As discussed in Findings A.2 and A.3 there are no significant adverse impacts on scenic and visual resources. The project is sited in a location where scenic impacts have been mitigated to the extent that they will not block any impressive scenes of the Pacific Ocean or Santa Monica Mountains.

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

As discussed in Finding F.1 there would be no significant adverse scenic or visual impacts. The project is sited in a location where scenic impacts have been mitigated to the extent that they will not block any impressive scenes of the Pacific Ocean or Santa Monica Mountains.

G. Transfer of Development Credit (LIP Chapter 7)

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

H. Hazards (LIP Chapter 9)

Pursuant to LIP Section 9.3, written findings of fact, analysis and conclusions addressing geologic, flood and fire hazards, structural integrity or other potential hazards must be included in support of all approvals, denials or conditional approvals of development located in or near an area subject to these hazards. The project has been analyzed for the hazards listed in LIP Sections 9.2(A)(1-7) by the Planning Division, City geotechnical consultant reviewers, and the Public Works Department, and has been reviewed and approved for conformance with all relevant policies and regulations of the LCP and MMC. Based on review of the project and site, while there is a mapped landslide on the site, the proposed project will not impact the geologic hazard. In addition, the fire hazard of the parcel will not be increased by approval of the CDP or CUP.

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

City reviewers determined that the proposed project is not anticipated to result in potential adverse impacts on site stability or structural integrity since no new foundation system or permanent structures are proposed. The project consists of a follow-up CDP to allow a public utility facility comprised of a temporary laydown yard, including grading a new access driveway, the placement of eight storage trailers, six portable toilets, fencing, vehicle gate, dark sky compliant lighting, the placement of permeable aggregate base for the operational areas, and utility hook-ups. The fencing will have in-ground posts, but no other foundations are proposed. The site is located within a mapped landslide area; however, City geotechnical consultants concluded that the project will not increase the potential for adverse impacts to site stability or structural integrity because the slope stability analysis presented by the applicant team demonstrates that the proposed grading and the load of the proposed materials will have an insignificant effect on the stability of the landslide.

Fire Hazard

The entire City of Malibu is designated as a Very High Fire Hazard Severity Zone, a zone defined by a more destructive behavior of fire and a greater probability of flames and embers threatening buildings. The scope of work proposed as part of this application is not expected to have an impact on wildfire hazards as the subject parcel is currently subject to wildfire hazards and the extent of development and temporary use is not anticipated to increase the site's susceptibility to wildfire.

The project, as conditioned, will incorporate all recommendations and conditions required by City geotechnical staff and the City Public Works Department. As such, the proposed project will neither be subject to nor increase instability of the site or structural integrity from geologic, flood, fire, or any other hazards.

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

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

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

As discussed in Finding A.3 the project, as designed and conditioned, is the least environmentally damaging alternative.

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

The proposed new access driveway requires the least amount of site disturbance and grading and the proposed equipment would not impact the current site stability. Evidence in the record demonstrates that there are no alternatives that would avoid or substantially lessen impacts on site stability or structural integrity. As described in Finding G.1, there are no expected impacts on site stability or structural integrity and therefore there are no feasible alternatives to development that would avoid or substantially lessen impacts on site stability or structural integrity.

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

As described in Findings A.3 and A.4, the proposed project, as designed and conditioned, is the least environmentally damaging alternative and no adverse impacts to sensitive resources are anticipated.

I. Shoreline and Bluff Development (LIP Chapter 10)

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

J. Public Access (LIP Chapter 12)

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

- A. Lateral and Vertical Access – The subject parcel is located inland from Corral Canyon Road and is not located on or adjacent to a shoreline.
- B. Blufftop Access – The subject parcel is located inland from Corral Canyon Road and is not located on a coastal blufftop nor connected to an existing or planned public blufftop public accessway.
- C. Trail Access – The LCP Park Lands map identifies a mapped trail on the northern half of the subject parcel; however, no trails are mapped or existing on the lower half of the subject parcel, including in the vicinity of the project site and temporary use. No condition for trail access is warranted.
- D. Recreational Access – The subject parcel is not designated recreational lands as shown on the LCP Park Lands Map but is located between two recreational areas – Solstice Canyon operated by the National Park Service (NPS) to the west and Corral Canyon operated by the Mountains

Recreation Conservation Authority (MRCA) to the east. Due to the location of the project site on a small two-acre site adjacent to Corral Canyon Road, no impact to adjacent recreational lands is anticipated.

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

K. Land Division (LIP Chapter 15)

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

SECTION 4. Planning Commission Action.

Based on the foregoing findings and evidence contained within the record, the Planning Commission hereby approves CDP No. 26-032, CUP No. 26-005 and VAR No. 26-008, subject to the following conditions.

SECTION 5. Conditions of Approval.

Standard Conditions

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

Construction:

- a. Three laydown areas with eight temporary trailers (8 ft. x 40 ft.);
- b. 16-ft. wide permeable access driveway;
- c. Approximately 848 cubic yards (c.y.) of non-exempt grading to develop the access driveway;
- d. 6 ft. tall chain-link fencing around the material storage areas;
- e. 20 ft. wide, 8 ft. tall chain-link driveway gate;
- f. Dark sky compliant lighting comprised of (12) 10 ft. tall light poles along the driveway and main site access and (11) 40 inch (in.) tall light bollards around service yard vehicle access paths (3,000 Kelvin);
- g. Six portable toilets;
- h. Placement of approximately 20,900 sf. of permeable aggregate base and geo grid

- for operational areas;
- i. Utility hook-ups; and
- j. Complete restoration and improvement of site environmental conditions to conditions existing prior to construction activities at the end of the seven-year period.

Additional Requests:

- k. CUP No. 26-005 for a temporary public utility facility in the form of a utility laydown yard for a period of seven years within the RR-20 zoning district; and
- l. VAR No. 26-008 to allow for grading a driveway on slopes steeper than 2.5 to 1.

Proposed Total Development Square Footage (TDSF)

- Eight temporary containers and six portable toilets 2,656 sf.
3. Except as specifically changed by conditions of approval, the proposed development shall be constructed in substantial conformance with the approved scope of work, as described in Condition No. 2 and depicted on plans on file with the Planning Division date stamped **May 29, 2026**. The proposed development shall further comply with all conditions of approval stipulated in this resolution and Department Review Sheets attached hereto. In the event project plans conflict with any condition of approval, the condition shall take precedence.
 4. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions set forth herein. The applicant shall file this form with the Planning Division prior to issuance of any development permits.
 5. This CDP shall not be effective until all appeals are exhausted and the property owner, applicant and the business operator execute the Affidavit of the Acceptance of Conditions. Said documents shall be recorded with the Los Angeles County Recorder and a certified copy of said recordation shall be filed with the Planning Division within 10 days of the effective date of the approval.
 6. The applicant shall digitally submit a complete set of plans to the Planning Department for consistency review and approval prior to plan check and again prior to the issuance of any building or development permits.
 7. This CDP shall expire if the project has not commenced within three (3) years after issuance of the permit. Extension of the permit may be granted by the approving authority for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the three-year period and shall set forth the reasons for the request. In the event of an appeal, the CDP shall expire if the project has not commenced within three years from the date the appeal is decided by the decision-making body or withdrawn by the appellant.
 8. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.

9. All development shall conform to requirements of the City of Malibu Community Development Department, City Biologist, City geotechnical consultant reviewers, and City Public Works Department, as applicable. Notwithstanding this review, all required permits shall be secured.
10. Minor changes to the approved plans or the conditions of approval may be approved by the Community Development Director, provided such changes achieve substantially the same results and the project is still in compliance with the MMC and LCP. Revised plans reflecting the minor changes and additional fees shall be required.
11. Pursuant to LIP Section 13.20, development pursuant to an approved CDP shall not commence until the CDP is effective. The CDP is not effective until all appeals have been exhausted.
12. The property owner must submit payment for any outstanding fees payable to the City prior to issuance of any building permit, including grading or demolition.

Cultural Resources

13. In the event that potentially important cultural resources are found in the course of geologic testing or during construction, work shall immediately cease until a qualified archaeologist can provide an evaluation of the nature and significance of the resources and until the Community Development Director can review this information. Thereafter, the procedures contained in LIP Chapter 11 and those in MMC Section 17.54.040(D)(4)(b) shall be followed.
14. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Fencing/Walls/Screening

15. The height of fences and walls shall comply with LIP Section 3.5.3(A). No retaining wall shall exceed six feet in height or 12 feet in height for a combination of two or more walls.
16. For the portions of front fencing and gates above 42 inches, the members shall be a minimum of six inches apart and no more than one inch in diameter.

Construction

17. Prior to the commencement of work, the applicant shall submit a copy of their Construction Management Plan. The Construction Management Plan shall include a dedicated parking location for construction workers and storage of construction materials, not within the public right of way. Prior to permit issuance, the Construction Management Plan must be

acceptable to the Community Development Director and, if applicable, to the Building Official and Public Works Director.

18. A construction staging plan shall be reviewed and approved by the Community Development Director prior to plan check submittal.
19. Construction hours shall be limited to Monday through Friday from 7:00 AM to 7:00 PM and Saturdays from 8:00 AM to 5:00 PM. No construction activities shall be permitted on Sundays or City-designated holidays.
20. Construction management techniques, including minimizing the amount of equipment used simultaneously and increasing the distance between emission sources, shall be employed as feasible and appropriate. All trucks leaving the construction site shall adhere to the California Vehicle Code. In addition, construction vehicles shall be covered when necessary; and their tires rinsed prior to leaving the property.
21. All new development, including construction, grading, and landscaping shall be designed to incorporate drainage and erosion control measures prepared by a licensed engineer that incorporate structural and non-structural Best Management Practices (BMPs) to control the volume, velocity and pollutant load of storm water runoff in compliance with all requirements contained in LIP Chapter 17, including:
 - a. Construction shall be phased to the extent feasible and practical to limit the amount of disturbed areas present at a given time.
 - b. Grading activities shall be planned during the southern California dry season (April through October).
 - c. During construction, contractors shall be required to utilize sandbags and berms to control runoff during on-site watering and periods of rain in order to minimize surface water contamination.
 - d. Filter fences designed to intercept and detain sediment while decreasing the velocity of runoff shall be employed within the project site.
22. For the transportation of heavy construction equipment and/or material, which requires the use of oversized-transport vehicles on State highways, the applicant / property owner is required to obtain a transportation permit from the California Department of Transportation.

Biology/Landscaping

23. Except as permitted pursuant to the provisions in Local Coastal Program Land Use Plan policies 3.18 and 3.20, throughout the City of Malibu, development that involves the use of pesticides, including insecticides, herbicides, rodenticides or any other similar toxic chemical substances, shall be prohibited in cases where the application of such substances would have the potential to significantly degrade ESHA or coastal water quality or harm wildlife. Herbicides may be used for the eradication of invasive plant species or habitat restoration, but only if the use of non-chemical methods for prevention and management such as physical, mechanical, cultural, and biological controls are infeasible. Herbicides

shall be restricted to the least toxic product and method, and to the maximum extent feasible, shall be biodegradable, derived from natural sources, and used for a limited time.

24. The use of wood chips and shredded rubber is prohibited anywhere on the site. Flammable mulch material, including shredded bark, pine needles, and artificial turf, are prohibited between zero and five feet of a structure. Non-continuous use of flammable mulch (excluding wood chips and shredded rubber) is allowed between 5 and 30 ft. from the eave/overhang of a structure with limited application areas. Any materials (excluding wood chips and shredded rubber) are allowed 30 ft. or more from a structure with no limitation on application area.
25. Each of the Avoidance and Mitigation Measures in Appendix A of the submitted biological assessment dated March 2026 shall be implemented. Any reports from subsequent surveys shall be submitted for review and approval. The reseeded of narrowleaf milkweed will be completed and a subsequent report will be submitted for review and approval.
26. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five 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. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.
27. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
28. All new development including structures, septic systems, or landscaping, shall be set back no less than 100 feet from ESHA.
29. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.
30. A site restoration plan must be submitted and approved by the Community Development Director and the site restored to its previous conditions after the approved duration of seven years or if the site's approved use is discontinued for 180 days. The site restoration plan must be submitted within 30 days of the conclusion of use.

Environmental Review Board Recommendations

31. Winter nectar plants must be planted on the parcel as part of the site restoration efforts, equal to or more than the previous amount of narrowleaf milkweed within the project area.

32. At minimum an area on the subject parcel equal to the project site perimeter must have site environmental conditions restored and improved outside the existing development pad.
33. When the project area has bare ground, additional BMPs must be implemented in the form of silt fences and gravel bags.

Geology

34. All recommendations of the consulting certified engineering geologist or geotechnical engineer and/or the City geotechnical consultant reviewers shall be incorporated into all final design and construction including foundations, grading, sewage disposal, and drainage. Final plans shall be reviewed and approved by the City geotechnical consultant reviewers prior to the issuance of permits.
35. Final plans approved by the City geotechnical consultant reviewers shall be in substantial conformance with the approved CDP relative to construction, grading, sewage disposal and drainage. Any substantial changes may require a CDP amendment or a new CDP.
36. The proposed monitoring plan shall be implemented and may include any or all of the following: procedures for visual observation by qualified personnel, installation of instrumentation or other monitoring devices to detect movement or vibration onsite with defined alarm thresholds, and an action plan to respond to detected movement or vibration alarms or after potentially triggering seismic or hydrological events occur.

Public Works

37. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
 - a. Is located within or adjacent to ESHA, or
 - b. Includes grading on slopes greater than 4 to 1.

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

38. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.
39. A grading and drainage plan containing the following information shall be approved, and submitted to the Public Works Department, prior to the issuance of grading permits for the project:
 - a. Public Works Department general notes;

- b. The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks);
 - c. The limits of land to be disturbed during project development shall be delineated and a total area shall be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated;
 - d. The limits to land to be disturbed during project development shall be delineated and a total area of disturbance should be shown on this plan. Areas disturbed by grading equipment beyond the limits of grading shall be included within the area delineated;
 - e. If the property contains rare, endangered or special status species as identified in the Biological Assessment, this plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on this plan as required by the City Biologist;
 - f. The grading limits shall include the temporary cuts made for retaining walls, buttresses and over excavations for fill slopes; and
 - g. Private storm drain systems shall be shown on this plan. Systems greater than 12 inch in diameter shall also have a plan and profile for the system included with this plan.
 - h. Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.
40. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 ft. of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.
41. A Local Storm Water Pollution Prevention Plan (LSWPPP) shall be provided prior to issuance of grading/building permits. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but is not limited to:

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

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

Lighting

42. Exterior lighting must comply with the Dark Sky Ordinance and shall be minimized, shielded, or concealed and restricted to low intensity features, so that no light source is directly visible from public view. Permitted lighting shall conform to the following standards:
- a. Lighting for walkways shall be limited to fixtures that do not exceed two feet in height and are directed downward, and limited to 850 lumens (equivalent to a 60-watt incandescent bulb);
 - b. Security lighting controlled by motion detectors may be attached to the residence provided it is directed downward and is limited to 850 lumens;
 - c. Driveway lighting shall be limited to the minimum lighting necessary for safe vehicular use. The lighting shall be limited to 850 lumens;
 - d. Lights at entrances as required by the Building Code shall be permitted provided that such lighting does not exceed 850 lumens;
 - e. Site perimeter lighting shall be prohibited; and
 - f. Outdoor decorative lighting for aesthetic purposes is prohibited.
43. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. Lighting levels on any nearby property from artificial light sources on the subject property(ies) shall not produce an illumination level greater than one foot-candle.
44. Night lighting from exterior shall be minimized. All exterior lighting shall be low intensity and shielded directed downward and inward so there is no offsite glare or lighting of natural habitat areas.
45. Motion sensor lights shall be programmed to extinguish ten minutes after activation.
46. No lighting can exceed 18 feet in height except as required by the California building code.
47. Three violations of the conditions by the same property owner will result in a requirement to permanently remove the outdoor light fixture(s) from the site.
48. Up-lighting of landscaping is prohibited.

Conditional Use Permit

49. This CUP shall expire on August 3, 2033 and be of no force or effect. Any rights or privileges granted shall no longer be valid after August 3, 2033 unless the CUP and CDP is amended pursuant to the MMC and LIP.

50. The use of the site as a utility laydown yard will cease following the expiration of the CUP and the site will be restored to its original site conditions and topography. A restoration plan must be submitted within 30 days of the CUP's expiration date or the approved use is discontinued for 180 consecutive days, whichever occurs first.
51. A sign, visible from the public right-of-way, must be posted on or near the access gate with a contact number that is available to take calls and responds to concerns 24 hours a day, seven days a week.
52. No flammable material or fuel shall be stored on site.
53. City staff shall inspect the project site one year after approval of the CUP, and again five years after approval, to verify compliance with conditions of approval. The operator shall request an inspection and pay the applicable fee for each inspection.
54. The CUP may be reviewed by the Community Development Director (or designee) and/or Planning Commission on an as-needed basis at the discretion of the Community Development Director (or designee) or Planning Commission. Should it be determined that a review is required, the Property Owners shall pay the Planning Division site inspection fee in effect at the time of request for a site inspection. A planner will conduct a site visit to verify compliance with the provisions set forth in this resolution. If necessary, the Community Development Director (or designee) will determine whether the CUP may be brought back to the Planning Commission for additional conditions to mitigate and/or prevent nuisances that were identified during the site inspection or made aware of by members of the public. Possible mitigation measures can include:
 - a. Modifying the hours of operation;
 - b. Incorporate noise mitigating measures / devices;
 - c. Traffic safety measures; or
 - d. Other measures deemed necessary by the Planning Commission.
55. The conditions under which this CUP may be modified by the City without the consent of the property owners or operator if the Planning Commission finds that the use is creating a nuisance.
56. A CUP that is valid and in effect and was granted pursuant to the provisions of the MMC, shall run with the land and continue to be valid upon change of ownership of the land or any lawfully existing building or structure on the land.
57. This CUP shall become subject to revocation should the use for which the CUP was granted cease for 180 consecutive days after the start of operations, except in the case of natural disaster.
58. Three received complaints filed to the Sheriff's office regarding violation of the noise ordinance shall be cause for revocation of the permit or decreased hours of operations as determined by the Community Development Director.
59. If it has cause to believe that grounds for modification or revocation may exist, the Planning Commission shall hold a public hearing upon the question of modification or revocation of

this conditional use permit pursuant to MMC Section 17.66.100(C). The CUP may be revoked if the Planning Commission finds that one or more of the following conditions exists:

- a. The CUP was obtained in a fraudulent manner.
 - b. The use for which the CUP was granted has ceased or was suspended for at least six successive calendar months, absent a natural disaster.
 - c. One or more of the conditions found within this resolution have not been substantially met.
60. All noise shall be subject to the provisions of MMC Chapter 8.24 (Noise). Violation of the noise ordinance shall be cause for revocation of this permit and may result in denial of permits in the future. Applicant shall comply with any request by an agent of the City of Malibu, or Sheriff's Department to reduce noise and vibrations.

Site Specific Conditions

61. No equipment or vehicles may be staged on the exterior side of the perimeter fencing.
62. The aggregate base used on the lot must blend in with the surrounding topography so that it does not stand out. Colors for the aggregate base must be consistent with the flora and mountain terrain nearby.
63. The site must be completely restored, and all materials and equipment removed, after the laydown activities have ended pursuant to all conditions of this permit. The applicant/owner is responsible for all restorative costs and efforts and must rehabilitate the site to improved conditions, following the restoration measures listed in these conditions to the satisfaction of the City.

Fixed Conditions

64. This CDP and CUP runs with the land and binds all future owners of the property.
65. Violation of any of the conditions of this approval shall be cause for revocation and termination of the CDP and/or CUP and termination of all rights granted there under.

Deed Restrictions

66. The property owners are required to execute and record a deed restriction which shall indemnify and hold harmless the City, its officers, agents, and employees against any and all claims, demands, damages, costs and expenses of liability arising out of the acquisition, design, construction, operation, maintenance, existence or failure of the permitted project in an area where an extraordinary potential for damage or destruction from wildfire exists as an inherent risk to life and property. The property owners shall provide a copy of the recorded document to Planning Division staff prior to Planning final inspection.

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

PASSED, APPROVED AND ADOPTED this 3rd day of August 2026.

SKYLAR PEAK, Planning Commission Chair

ATTEST:

REBECCA EVANS, Recording Secretary

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

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

I CERTIFY THAT THE FOREGOING RESOLUTION NO. 26-23 was passed and adopted by the Planning Commission of the City of Malibu at the Regular meeting held on the 3rd day of August 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

REBECCA EVANS, Recording Secretary



City of Malibu

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

Emergency Coastal Development Permit

Location: 4000 Corral Canyon Road APN: 4459-006-270	Appealable Jurisdiction: ☐ Yes ☒ No ☐ Partial
ECDP No. 25-017	CEQA Exemption Section: 15269(c)
Property Owner: Los Angeles Department of Water and Power (LADWP) Applicant: Katherine Rubin, LADWP	Property Posting: March 4, 2026
Emergency First Documented: January 7, 2025	Cause of Emergency: 2025 Palisades Fire

The subject ECDP is for a temporary Los Angeles Department of Water and Power (LADWP) laydown yard to support fire restoration efforts in the Pacific Palisades. LADWP will store materials and vehicles that will be used in their ongoing recovery efforts due to impacts to their infrastructure from the 2025 Palisades Fire. LADWP serves the City of Los Angeles but owns property in Malibu at the subject location that they will use to serve their recovery efforts in the Pacific Palisades. This approval is to allow four temporary storage containers, a new access driveway, safety fencing, and the placement of permeable aggregate base on active areas. There will be no nighttime lighting, restrooms, or utility hook ups.

Pursuant to LIP Chapter 2 (DEFINITIONS) an emergency is an unexpected occurrence demanding, immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. The proposed work will help mitigate loss to essential public services by providing LADWP with a laydown hub close to the areas they are restoring. LADWP is a municipal utility provider which provides essential services such as water and electricity to millions of residents within Los Angeles and is directly serving the Pacific Palisades area.

Based on the project plans and information provided in the permit application, the Community Development Director approves the emergency application for the use of a temporary laydown yard and associated grading. This permit for the temporary work is only valid for 90 days pursuant to Local Implementation Plan (LIP) Section 13.14(F)(7). The applicant will be submitting a follow-up Coastal Development Permit application to use the site past 90 days. Failure to submit an application within 30 days will result in penalties imposed by the City onto the applicant and require the complete restoration of the site.

Emergency Coastal Development Permit LIP Findings

The Community Development Director has reviewed this permit application and verified the facts, including the existence and nature of the emergency, insofar as time allows. After reviewing the subject application and the facts, the Community Development Director hereby makes the following findings:

Finding 1. An emergency exists and requires action more quickly than permitted by the procedures for

administrative permits or for regular permits administered pursuant to the provisions of the Malibu Local Implementation Plan (LIP) and Public Resources Code Section 30600.5, and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit.

The Los Angeles County Fire Department (LACFD) reported that the Palisades Fire burned 23,448 acres and destroyed 6,837 structures. The affected burn area spreads across multiple jurisdictions and includes damages to public infrastructure. LADWP was originally based at the Palisades Recreation Center but as the site was also affected by the fire, LADWP had to vacate the premises to allow the Army Corps of Engineers to commence debris removal and demo on the site. Since then, the LADWP laydown yard has had multiple relocations, delaying power restoration for the Pacific Palisades and LADWP is at risk of losing its current laydown yard again. This will further delay restoration of critical power service to the fire affected Pacific Palisades community. An emergency exists to mitigate the current loss of essential public services. Restoring power service is necessary for public health and safety as more homes are rebuilt and repopulation efforts start.

Beyond the site storing containers and materials, the requested grading and the placement of aggregate base along with fencing the work will be completed within 30 days as LADWP requires immediate use of the site. The regular procedures to approve the use of the property will require a public hearing and the risk of losing their current lot may happen prior to being able to schedule one, as such immediate action is required.

Finding 2. Public comment on the proposed emergency action has been reviewed as time permitted.

The applicant posted a Notice of Application sign on the subject property that includes a staff contact number and email for the public to submit questions and comments directly to staff. To date, no comments from the public have been received.

Finding 3. The work proposed is temporary and consistent with the requirements of the certified Local Coastal Program.

All work is temporary and has no permanent foundation. All work approved under the ECDP is considered temporary and if a follow-up Coastal Development Permit is not approved extending the duration of the use, all materials would need to be removed, and the site restored to its original condition including the access road.

In addition, the proposed scope of work was reviewed for consistency with the requirements in the LIP for grading and development within potential Environmentally Sensitive Habitat Area (ESHA). The majority of the subject property is mapped ESHA as shown on the LCP ESHA and Marine Resources Map. A biological assessment provided by the applicant (Attachment 4) shows that the project area, and a 100-foot buffer around it, are not ESHA. However, in the event that there may be special status species or habitat in the vicinity, avoidance and mitigation measures in Appendix A of the assessment will be conditioned to be implemented. This information was reviewed and confirmed by the City's Biologist who concurred with the findings of the biological assessment.

The proposed grading is within the maximum allowable nonexempt grading quantities. The follow up CDP will be required to have a site plan review or variance for construction on steep slopes based on a preliminary color-coded slope analysis (Attachment 1)

Finding 4. The work proposed is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.

The current site has an existing access road that is too small to accommodate the trucks that will need to access this site. Grading a new proposed access way is the minimum amount of work necessary to allow the proposed use of the site and is the least environmentally damaging option. Widening the existing access road would require more than twice the amount of grading than the current proposal and both options would require grading on discretionary slopes. If immediate use of the property is not granted, there is a risk of LADWP losing their current site and delaying or halting restoration efforts in the Pacific Palisades.

Finding 5. The permit is not within an area that falls within the provisions of Public Resources Code Section 30519(b).

This permit does not fall within the provisions of the California Public Resources Code Section 30519(b). The proposed work will not take place in or on any tidelands, submerged lands, or on public trust lands, whether filled or unfilled, and lying within the coastal zone. The work will not take place on any State or college lands or ports.

Conditions of Approval

Standard Conditions

1. The property owners, and their successors in interest, shall indemnify and defend the City of Malibu and its officers, employees and agents from and against all liability and costs relating to the City's actions concerning this project, including (without limitation) any award of litigation expenses in favor of any person or entity who seeks to challenge the validity of any of the City's actions or decisions in connection with this project. The City shall have the sole right to choose its counsel and property owners shall reimburse the City's expenses incurred in its defense of any lawsuit challenging the City's actions concerning this project.
2. Pursuant to LIP Section 13.18.2, this permit and rights conferred in this approval shall not be effective until the property owner signs, notarizes and returns the Acceptance of Conditions Affidavit accepting the conditions of approval set forth herein. The applicant shall file this form with the Planning Division within 30 days of this decision or **prior to issuance of building permits**.
3. Any questions of intent or interpretation of any condition of approval will be resolved by the Community Development Director upon written request of such interpretation.
4. All development or structures constructed pursuant to this permit shall be considered temporary until authorized by a follow-up regular coastal development permit (CDP) and the issuance of this emergency permit shall not constitute an entitlement to the erection of permanent development or structures.
5. The applicant has 90 days to obtain approval of the follow-up CDP. If the applicant fails to satisfy this requirement all temporary work must be removed pursuant to the LIP Section 13.14(F)(7). If a regular CDP authorizing permanent retention of the development is denied, then the development that was authorized in the emergency permit, or the denied portion of the development, must be removed.
6. The applicant is responsible to restore the site to its existing condition as documented prior to March 24, 2026 if a follow-up CDP is not obtained within 90 days. The applicant is responsible to pay all fees necessary to the City for any restoration measures determined by the Community Development Director to be satisfactory to restore the site to its original condition.

7. The applicant acknowledges and agrees that, in addition to any and all other consequences of failing to comply with the requirement that a CDP be obtained for the work approved by this emergency permit, no further applications for permits for any development will be accepted by the City of Malibu until such time as the CDP required in Condition No. 4, above, has been obtained unless permission is received from the Community Development Director.
8. If applicable, the applicant shall sign and record at the City of Malibu an "Assumption of Risk and Release" for geotechnical hazards prior to permit issuance.
9. If polypropylene sandbags are proposed, applicant must receive exemption from Building Safety Division pursuant to Malibu Municipal Code Section 9.30.030 for their use.

Public Works

10. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development that:
 - a. Is located within or adjacent to ESHA, or
 - b. Includes grading on slopes greater than 4 to 1.

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

11. Exported soil from a site shall be taken to the Los Angeles County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with LIP Section 8.3.
12. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMPs shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlets, post-construction BMPs and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.
13. A Local Storm Water Pollution Prevention Plan shall be provided prior to the issuance of the Grading/Building permits for the project. This plan shall include an Erosion and Sediment Control Plan (ESCP) that includes, but not limited to:

Erosion Controls Scheduling	Erosion Controls Scheduling
	Preservation of Existing Vegetation
Sediment Controls Silt Fence	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations
Waste Management	Material Delivery and Storage
	Stockpile Management

	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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

14. The developer's consulting engineer shall sign the final plans prior to the issuance of permits.
15. Prior to the approval of any grading and drainage permit, the applicant shall submit a PDF of the final plans. If there are further modifications to the plans, the applicant shall provide the City with an updated PDF.

Biology

16. No new landscaping is proposed with this project. Therefore, none is approved. A detailed landscaping plan must be submitted to the Planning Division for review by the City Biologist and approval by the Planning Division prior to any planting. Should the applicant intend to plant any new or altered vegetation with a potential to grow over six feet in height at full maturity for an area of 500 square feet or more of landscaping for a new residence, or 2,500 square feet or more of landscaping for an existing residence, a detailed Landscape Documentation Package is required.
17. Any site preparation activities, including removal of vegetation, between February 1 and September 15 will require nesting bird surveys by a qualified biologist at least five days prior to initiation of site preparation activities. Should active nests be identified, a buffer area no less than 150 feet (300 feet for raptors) shall be fenced off until it is determined by a qualified biologist that the nest is no longer active. A report discussing the results of nesting bird surveys shall be submitted to the City within two business days of completing the surveys
18. Each of the Avoidance and Mitigation Measures in Appendix A of the submitted biological assessment shall be implemented. Any reports from subsequent surveys shall be submitted for review and approval. The reseeding of narrowleaf milkweed will be completed and a subsequent report will be submitted for review and approval.
19. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
20. All new development including structures, septic systems, or landscaping, shall be set back no less than (100) feet from the (ESHA).

Geology

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

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

Approval of Emergency Coastal Development Permit

Having made the above findings per LIP Chapter 13, the Community Development Director hereby determines that an emergency condition exists, and immediate action is required to prevent or mitigate loss or damage to life, health, property, or essential public services. Therefore, the Community Development Director hereby approves this emergency coastal development permit.

Please contact Samantha Elias in the Planning Division at (310) 456-2489, extension 256, for further information.

Date: March 24, 2026

Prepared by:



Samantha Elias
Associate Planner

Approved by:



Yolanda Bundy, MS, PE, CBO, CFCO
Community Development Director

Attachments:

1. Project Plans
2. Department Review Sheets
3. Expert Letter
4. Biological Assessment
5. Notice of Application Posting Affidavit

ACCEPTANCE OF CONDITIONS AFFIDAVIT

The undersigned property owner(s) acknowledges receipt of the City of Malibu Community Development Director's decision of approval and agrees to abide by all terms and conditions of **Emergency Coastal Development Permit No. 25-017** dated **March 24, 2026**, and submitted plans, dated **March 9, 2026**, for the project located at 4000 Corral Canyon Road (4459-006-270). The permit and rights conferred in this approval shall not be effective until the property owner(s) signs and returns this notarized affidavit to the City of Malibu Planning Division within 30 days of the decision or prior to issuance of development permits.

Date

Signature of Property Owner

Print Property Owner Name

Date

Signature of Property Owner

Print Property Owner Name

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of _____

On _____ before me _____,
(insert name and title of the officer)

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Public's signature in and for said County and State)

(Seal)

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS
CONSTRUCTION, LATEST EDITION.

2. ALL CUT OF THE GRADING PERMIT AND GRADING PLAN MUST BE IN THE POSSESSION OF A RESPONSIBLE
PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.

3. A COPY AND THE VERTICAL ALIGNMENT SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND
APPROVAL. ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL EXCEPT
WHERE SPECIFICALLY APPROVED OTHERWISE.

4. FILL AREAS BEING STEEPER THAN 5:1 SHALL BE KEPT AND BENCHMARKED TO SUPPORT FILL.

5. FILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 6 INCHES IN COMPACTED THICKNESS
AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY APPROVED METHOD.

6. ALL FILL TO BE COMPACTED TO A MINIMUM OF 90% DENSITY OF THE MAXIMUM DENSITY AND SO
CERTIFIED BY TESTS AND RECORDS PERFORMED BY A SOILS ENGINEER AS REQUIRED BY ASTM D1557.

7. SURVEY DATUM: HORIZONTAL: CALIFORNIA COORDINATE SYSTEM 1983, ZONE 5, 2025; 00; VERTICAL:
NORTH AMERICAN VERTICAL DATUM 1988.

8. ELEVATIONS SHOWN IN PARENTHESIS ARE EXISTING.

9. DASHED CONTOUR LINES INDICATE EXISTING GRADE.

10. ALL ELEVATIONS ARE FINISHED GRADE EXCEPT AS NOTED.

11. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOCHEMICAL INSPECTION WITH
INSPECTION REPORTS TO BE SUBMITTED TO THE PUBLIC WORKS DEPT.

12. EXCESS SOIL AND ANY UNSUITABLE MATERIAL MUST BE TRANSPORTED AND DISPOSED AT A LEGAL,
PERMITTED DUMP SITE.

13. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED TO INSPECT AND APPROVE THE EXPOSED SUBGRADE OR
BOTTOM OF THE EXCAVATION BEFORE PLACING ANY COMPACTED FILL MATERIAL. NOTIFY THE
GEOLOGY/GEOENGINEERING GROUP AT 213-367-4192 AT LEAST 48 HOURS IN ADVANCE OF ANY SOIL INSPECTIONS.

14. ALL CHAIN LINK FENCING MATERIALS SHALL BE IN ACCORDANCE WITH DWP STANDARD SPECIFICATION NO. 6-106-R3.

15. EARTHWORK SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LOS ANGELES
UNIFIED GRADING CODES.

16. PRIOR TO CONSTRUCTION, THE AREAS PLANNED FOR NEW CONSTRUCTION SHOULD BE CLEARED OF EXISTING
IMPROVEMENTS AND ANY OTHER DELETERIOUS MATERIALS. VEGETATION, TRASH, AND DEBRIS SHOULD BE PROPERLY
DISPOSED OFFSITE. UNDERGROUND SERVICE ALIAS (USA) OF SOUTHERN CALIFORNIA, ALSO KNOWN AS DI4 ALERT
SHALL BE CONTACTED TO LOCATE AND VERIFY ANY EXISTING OR ABANDONED UTILITY LINES IN THE AREA PLANNED
FOR CONSTRUCTION. EXISTING UTILITIES SHOULD BE EITHER PROPERLY ABANDONED AND REMOVED OR REROUTED
AROUND THE DEVELOPMENT AREA TO PRESERVE THEIR FUNCTION. EXCAVATIONS THAT RESULT FROM THE REMOVAL
OF UTILITIES AND OTHER EXISTING SITE IMPROVEMENTS SHOULD BE PROPERLY BACKFILLED AND COMPACTED.

17. ANY ADJACENT ENVIRONMENTAL SERVICES GROUP SHALL BE CONTACTED IMMEDIATELY IF SOIL OF A
QUESTIONABLE ENVIRONMENTAL QUALITY IS ENCOUNTERED DURING CONSTRUCTION. THE QUESTIONABLE
SOIL SHALL THEN BE PLACED IN PLASTIC AND LABELED AS SOIL NOT TO BE USED FOR BACKFILL.

18. UNSUITABLE SOILS ARE ANY SOILS ENCOUNTERED DURING EXCAVATION, ADDITIONAL MEASURES TO REMOVE THE
UNSUITABLE MATERIALS TO EXPOSE A FIRM AND UNYIELDING SURFACE WILL BE REQUIRED.

19. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE-CONDITIONED
TO APPROXIMATELY 2 PERCENT ABOVE OPTIMUM AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.
FOR FINISH SUBGRADE SURFACE SHALL BE TO THE PROPOSED FINISH ELEVATION BY ASTM D1557.

20. ALL FILL MATERIALS SHALL BE INORGANIC SOILS FREE OF VEGETATION, DEBRIS, AND COBBLES LARGER THAN
3 INCHES IN DIAMETER.

21. ENGINEERED FILL SHOULD BE PLACED IN LOOSE LFT'S NOT TO EXCEED 8 INCHES, MOISTURE-CONDITIONED TO 2 PERCENT
ABOVE OPTIMUM MOISTURE, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D1557.

22. TEMPORARY EXCAVATIONS MUST BE PROPERLY SLOPED OR SHORED IN ACCORDANCE WITH OSHA STANDARDS.

23. THE CONTRACTOR IS RESPONSIBLE FOR WORKER SAFETY IN THE FIELD DURING CONSTRUCTION. THE CONTRACTOR
SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH STANDARDS, RULES, REGULATIONS, AND
ORDERS ESTABLISHED BY THE CITY OF LOS ANGELES.

24. PRIOR TO PLACEMENT OF CRUSHED AGGREGATE BASE (CAB), THE SUBGRADE SOILS SHALL BE EXCAVATED TO MINIMUM
DEPTH OF 6 INCHES BELOW PROPOSED DEPTH AND RECOMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION
BY ASTM D1557.

25. CAB SHALL SATISFY THE SPECIFICATIONS CONTAINED IN THE SPPWC FOR GRADATION AND SHOULD HAVE A MINIMUM
R-VALUE OF 78. ALL GRADATION AND R-VALUE SHOULD BE CONFIRMED BY THE GEOTECHNICAL ENGINEER DURING
CONSTRUCTION. ALL BASE MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM
DRY DENSITY PER ASTM 01597.

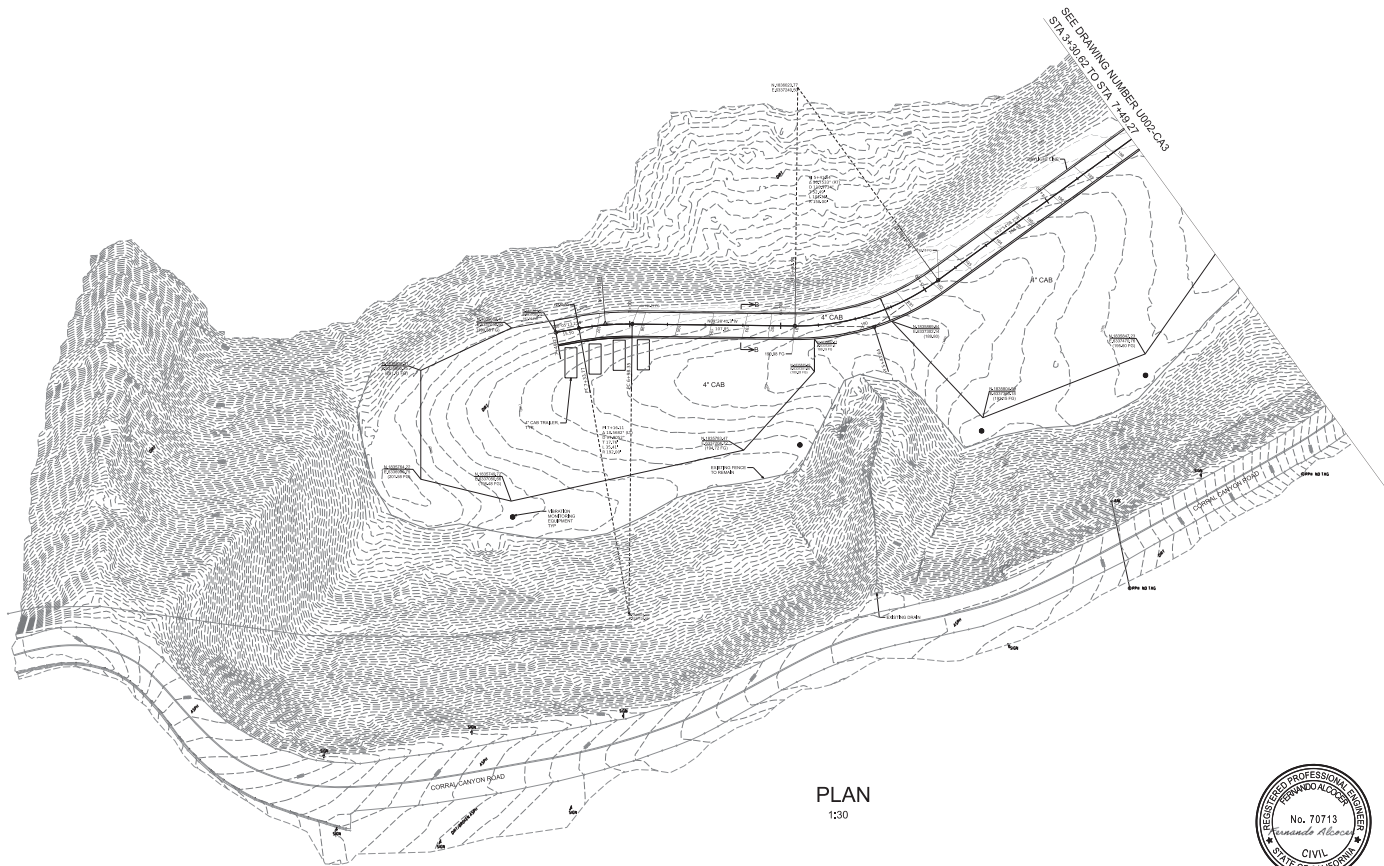
ESTIMATED EARTHWORK QUANTITIES
CUT 735 CUBIC YARDS
FILL 131 CUBIC YARDS

A map of the Lay Down Yard area. The Pacific Coast Hwy runs horizontally across the lower half of the map, with a '1' mile marker. To the south of the highway is the Pacific Ocean, indicated by wavy lines. To the north of the highway are several canyons: Largo Canyon Rd to the west, Solstice Canyon Rd in the center, and Coral Canyon Rd to the east. A rectangular area labeled 'LAY DOWN YARD' is situated north of Solstice Canyon Rd. A north arrow is located in the upper right corner.



ATTACHMENT 1

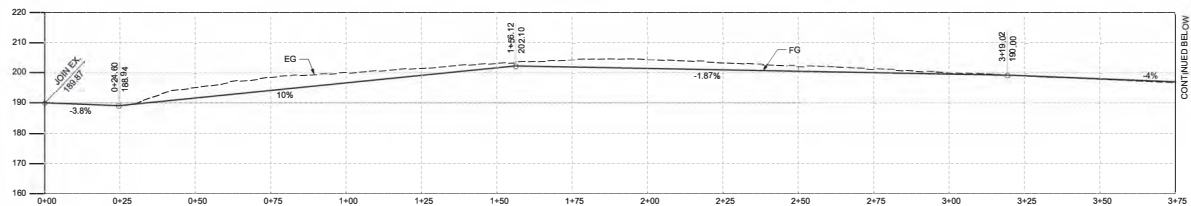
DATE: _____ DRAWN BY: _____ (DATE) _____ 	<table><tr><th colspan="2">REVISIONS</th><th colspan="2">OWNER/AGENT APPROVAL</th><th colspan="2">SCALE</th><th colspan="2">OWNER/AGENT APPROVAL</th></tr><tr><th>NO.</th><th>DESCRIPTION</th><th>REVISION NUMBER</th><th>DATE</th><th>SCALE</th><th>DATE</th><th>SCALE</th><th>DATE</th></tr><tr><td></td><td></td><td colspan="2">DRAWING RELEASE</td><td colspan="2">DRAWING RELEASE</td><td colspan="2">DRAWING RELEASE</td></tr><tr><td></td><td></td><td colspan="2">DRAWN BY: _____</td><td colspan="2">DRAWN BY: _____</td><td colspan="2">DRAWN BY: _____</td></tr><tr><td></td><td></td><td colspan="2">CHECKED BY: _____</td><td colspan="2">CHECKED BY: _____</td><td colspan="2">CHECKED BY: _____</td></tr><tr><td></td><td></td><td colspan="2">ENGINEERING APPROVAL</td><td colspan="2">ENGINEERING APPROVAL</td><td colspan="2">ENGINEERING APPROVAL</td></tr><tr><td></td><td></td><td colspan="2">FERNANDO ALDORC</td><td colspan="2">FERNANDO ALDORC</td><td colspan="2">FERNANDO ALDORC</td></tr><tr><td></td><td></td><td colspan="2">JOSHI PANG</td><td colspan="2">JOSHI PANG</td><td colspan="2">JOSHI PANG</td></tr></table>															REVISIONS		OWNER/AGENT APPROVAL		SCALE		OWNER/AGENT APPROVAL		NO.	DESCRIPTION	REVISION NUMBER	DATE	SCALE	DATE	SCALE	DATE			DRAWING RELEASE		DRAWING RELEASE		DRAWING RELEASE				DRAWN BY: _____		DRAWN BY: _____		DRAWN BY: _____				CHECKED BY: _____		CHECKED BY: _____		CHECKED BY: _____				ENGINEERING APPROVAL		ENGINEERING APPROVAL		ENGINEERING APPROVAL				FERNANDO ALDORC		FERNANDO ALDORC		FERNANDO ALDORC				JOSHI PANG		JOSHI PANG		JOSHI PANG		<table><tr><td colspan="15">GRADING PAISADEAS RESTORATION CORRAL CANYON LAY DOWN YARD</td></tr><tr><td colspan="15">  </td></tr><tr><td colspan="15">POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES</td></tr><tr><td colspan="15">DRAWING NUMBER U002-CA1</td></tr></table>															GRADING PAISADEAS RESTORATION CORRAL CANYON LAY DOWN YARD																														POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES															DRAWING NUMBER U002-CA1														
	REVISIONS		OWNER/AGENT APPROVAL		SCALE		OWNER/AGENT APPROVAL																																																																																																																																																			
	NO.	DESCRIPTION	REVISION NUMBER	DATE	SCALE	DATE	SCALE	DATE																																																																																																																																																		
			DRAWING RELEASE		DRAWING RELEASE		DRAWING RELEASE																																																																																																																																																			
			DRAWN BY: _____		DRAWN BY: _____		DRAWN BY: _____																																																																																																																																																			
		CHECKED BY: _____		CHECKED BY: _____		CHECKED BY: _____																																																																																																																																																				
		ENGINEERING APPROVAL		ENGINEERING APPROVAL		ENGINEERING APPROVAL																																																																																																																																																				
		FERNANDO ALDORC		FERNANDO ALDORC		FERNANDO ALDORC																																																																																																																																																				
		JOSHI PANG		JOSHI PANG		JOSHI PANG																																																																																																																																																				
GRADING PAISADEAS RESTORATION CORRAL CANYON LAY DOWN YARD																																																																																																																																																										
																																																																																																																																																										
POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES																																																																																																																																																										
DRAWING NUMBER U002-CA1																																																																																																																																																										
123456789101112131415																																																																																																																																																										



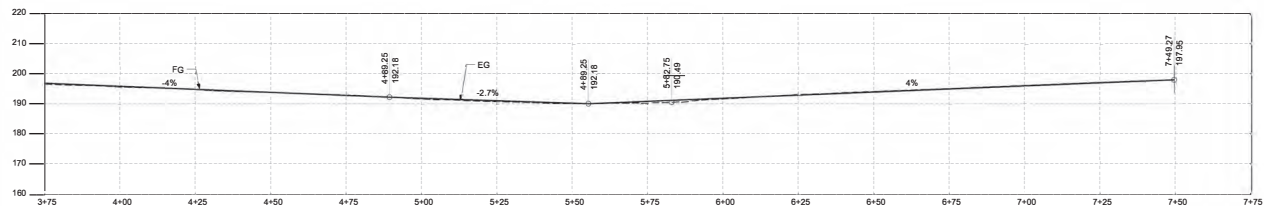
PLAN
1:30



DES. NAME FERNANDO ALCOCER JOSH FANG		REVISIONS		OWNER/AGENT APPROVAL	SCALE:	OWNER/AGENT APPROVAL	POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES U0002-CA2
		DESCRIPTION	Revision Number	GRADING RELEASE	NOTES:	GRADING RELEASE	
			DRAWN BY	GRADING RELEASE APPROVAL	GRADING RELEASE APPROVAL	GRADING RELEASE APPROVAL	
			CHECKED BY	ENGINEERING APPROVAL	ENGINEERING APPROVAL	ENGINEERING APPROVAL	
					JOSH FANG FERNANDO ALCOCER		



CONTINUED BELOW



ACCESS ROAD



PREPARED BY FERNANDO ALONZO JOSE PANG	NO. 70713 FERNANDO ALONZO CIVIL STATE OF CALIFORNIA	REVISIONS NO. DESCRIPTION 1. 10/10/10 2. 10/10/10 3. 10/10/10 4. 10/10/10 5. 10/10/10 6. 10/10/10 7. 10/10/10 8. 10/10/10 9. 10/10/10 10. 10/10/10 11. 10/10/10 12. 10/10/10 13. 10/10/10 14. 10/10/10 15. 10/10/10		REVISION NUMBER 1. 10/10/10 2. 10/10/10 3. 10/10/10 4. 10/10/10 5. 10/10/10 6. 10/10/10 7. 10/10/10 8. 10/10/10 9. 10/10/10 10. 10/10/10 11. 10/10/10 12. 10/10/10 13. 10/10/10 14. 10/10/10 15. 10/10/10		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		SCALE: 1" = 10' HORIZONTAL 1" = 10' VERTICAL DRAFTING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES DRAWING NUMBER U0002-CA4	
		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		SCALE: 1" = 10' HORIZONTAL 1" = 10' VERTICAL DRAFTING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES DRAWING NUMBER U0002-CA4					
		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		SCALE: 1" = 10' HORIZONTAL 1" = 10' VERTICAL DRAFTING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES DRAWING NUMBER U0002-CA4					
		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		SCALE: 1" = 10' HORIZONTAL 1" = 10' VERTICAL DRAFTING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		DRAIN/AGENT APPROVAL DRAINING RELEASE CHECKED BY: JOSE PANG ENGINEERING APPROVAL FERNANDO ALONZO		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES DRAWING NUMBER U0002-CA4					



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department

REVISED DATE 03/09/2026

PROJECT NUMBER: ECDP 25-017

JOB ADDRESS: 4000 CORRAL CANYON RD

APPLICANT / CONTACT: Katherine Rubin, Los Angeles Department of Wate

APPLICANT EMAIL: katherine.rubin@ladwp.com

PLANNER: Samantha Elias

PROJECT DESCRIPTION: Emergency laydown yard for LADWP, containing storage containers and electrical/mechanical equipment . Site will be covered with 20,900sqft of aggregate base and approximately 1,600ft of fencing.

REVISION: _____

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

X

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

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd \$ _____

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



3/17/26

Signature

Date

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

Contact Information:

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



City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Katherine Rubin, Los Angeles Department of Water katherine.rubin@ladwp.com	
Project Address:	4000 CORRAL CANYON RD Malibu, CA 90265	
Planning Case No.:	ECDP 25-017	
Project Description:	Emergency laydown yard for LADWP, containing storage containers and electrical/mechanical equipment. Site will be covered with 20,900sqft of aggregate base and approximately 1,600ft of fencing.	
Date of Review:	March 17, 2026	
Reviewer:	Courtney McCammon	Signature: 
Contact Information:	Phone: (310) 456-2489 ext 277	Email: biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	3/9/26
Site Survey:	3/9/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	3/9/26
OWTS Plan:	
Bio Assessment:	July 2025 (LADWP), revised March 2026
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	9/11/25 (Incomplete)

REVIEW FINDINGS

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



DISCUSSION:

1. The site and the surrounding 100-foot buffer are mapped as ESHA on the City of Malibu GIS. There are also several mapped streams. However, the submitted biological assessment states:

“Following completion of the biological surveys and assessment of the habitat known for the project area and the survey area, there was no habitat identified on site or in the survey area that would be deemed rare or especially valuable from a local, regional or statewide basis.... Given the evidence of the biological surveys conducted in the area, this region that was previously identified as ESHA within the LCP ESHA Overlap Map does not meet the criteria for ESHA.”

Therefore, the site does not contain ESHA or streams and is in compliance with Chapter 4 of the Malibu LIP.

2. There are no native protected trees on site. Therefore, the project is in compliance with Chapter 5 of the LIP.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
 - A. Each of the Avoidance and Mitigation Measures in Appendix A of the submitted biological assessment shall be implemented. Any reports from subsequent surveys shall be submitted for review and approval. The reseeding of narrowleaf milkweed will be completed and a subsequent report will be submitted for review and approval.
 - B. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.
 - C. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five 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. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.
 - D. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.

- E. All new development including structures, septic systems, or landscaping, shall be set back no less than (100) feet from the (*ESHA*).

-000-

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

cc: Planning Project file
Planning Department



City of Malibu

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

PUBLIC WORKS REVIEW REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department

DATE: 09/02/2025

PROJECT NUMBER: ECDP 25-017

JOB ADDRESS: 4000 CORRAL CANYON RD

APPLICANT / CONTACT: Katherine Rubin, Los Angeles Department of Water

APPLICANT EMAIL: katherine.rubin@ladwp.com

PROJECT DESCRIPTION: Emergency laydown yard for LADWP, containing storage containers and electrical/mechanical equipment . Site will be covered with 20,900sqft of aggregate base and approximately 1,600ft of fencing.

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

X

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

Building Plan Check (BPC) Required ☒ Yes ☒ BPC Fees Req'd \$ 512

Juliet Sartin
SIGNATURE

9/18/2025
DATE

Please see the attached memo.



City of Malibu

MEMORANDUM

To: Community Development Department, Planning Division

From: Public Works Department
Julie Santia, Associate Engineer

Date: September 18, 2025

Re: Proposed Conditions of Approval for 4000 Corral Canyon Rd, ECDP 25-017

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

GRADING AND DRAINAGE

1. Clearing and grading during the rainy season (extending from November 1 to March 31) shall be prohibited for development LIP Section 17.3.1 that:
 - Is located within or adjacent to ESHA, or
 - Includes grading on slopes greater than 4:1
 - Approved grading for development that is located within or adjacent to ESHA or on slopes greater than 4:1 shall not be undertaken unless there is sufficient time to complete grading operations before the rainy season. If grading operations are not completed before the rainy season begins, grading shall be halted and temporary erosion control measures shall be put into place to minimize erosion until grading resumes after March 31, unless the City determines that completion of grading would be more protective of resources
2. Exported soil from a site shall be taken to the County Landfill or to a site with an active grading permit and the ability to accept the material in compliance with the City's LIP Section 8.3. **A note shall be placed on the project that addresses this condition.**
3. A grading and drainage plan shall be approved containing the following information prior to the issuance of grading permits for the project.



- Public Works Department General Notes
 - The existing and proposed square footage of impervious coverage on the property shall be shown on the grading plan (including separate areas for buildings, driveways, walkways, parking, tennis courts and pool decks).
 - The limits of land to be disturbed during project development shall be delineated on the grading plan and a total area shall be shown on the plan. Areas disturbed by grading equipment beyond the limits of grading, areas disturbed for the installation of the septic system, and areas disturbed for the installation of the detention system shall be included within the area delineated.
 - The grading limits shall include the temporary cuts made for retaining walls, buttresses, and over excavations for fill slopes and shall be shown on the grading plan.
 - If the property contains trees that are to be protected they shall be highlighted on the grading plan.
 - If the property contains rare and endangered species as identified in the resources study the grading plan shall contain a prominent note identifying the areas to be protected (to be left undisturbed). Fencing of these areas shall be delineated on the grading plan if required by the City Biologist.
 - Private storm drain systems shall be shown on the grading plan. Systems greater than 12-inch diameter shall also have a plan and profile for the system included with the grading plan.
 - Public storm drain modifications shown on the grading plan shall be approved by the Public Works Department prior to the issuance of the grading permit.
4. A digital drawing (AutoCAD) of the project's private storm drain system, public storm drain system within 250 feet of the property limits, and post-construction BMP's shall be submitted to the Public Works Department prior to the issuance of grading or building permits. The digital drawing shall adequately show all storm drain lines, inlets, outlet, post-construction BMP's and other applicable facilities. The digital drawing shall also show the subject property, public or private street, and any drainage easements.

STORMWATER

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

Erosion Controls	Scheduling
	Preservation of Existing Vegetation
Sediment Controls	Silt Fence
	Sand Bag Barrier
	Stabilized Construction Entrance
Non-Storm Water Management	Water Conservation Practices
	Dewatering Operations



Waste Management	Material Delivery and Storage
	Stockpile Management
	Spill Prevention and Control
	Solid Waste Management
	Concrete Waste Management
	Sanitary/Septic Waste Management

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





City of Malibu

23825 Stuart Ranch Rd., Malibu, California CA 90265-4804
(310) 456-2489 website: www.malibucity.org

GEOTECHNICAL REVIEW REFERRAL SHEET

TO: City of Malibu Geotechnical Staff

FROM: City of Malibu Planning Department

REVISED DATE 03/09/2026

PROJECT NUMBER: ECDP 25-017

JOB ADDRESS: 4000 CORRAL CANYON RD

APPLICANT / CONTACT: Katherine Rubin, Los Angeles Department of Water

APPLICANT EMAIL: katherine.rubin@ladwp.com

PROJECT DESCRIPTION: Emergency laydown yard for LADWP, containing storage containers and electrical/mechanical equipment. Site will be covered with 20,900sqft of aggregate base and approximately 1,600ft of fencing.

REVISION:

Revised grading at entrance, shifted east, 2:1 H:V cutslopes, less than 10 feet high, cut: 735 cy, fill: 135 cy

TO: Malibu Planning Staff and/or Applicant

FROM: City Geotechnical Staff



The project is feasible and CAN proceed through the Planning process.

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd \$ None

_____ The project CANNOT proceed through the planning process until geotechnical feasibility is determined. Depending upon the nature of the project, this may require engineering geologic and/or geotechnical engineering (soils) reports which evaluate the site conditions, factor of safety, and potential geologic hazards.

SIGNATURE

DATE

3-17-2026

Determination of geotechnical feasibility for planning should not be construed as approval of building and/or grading plans which need to be submitted for Building Department approval. At that time, those plans may require approval by City Geotechnical Staff. Additional requirements/conditions may be imposed at the time building and/or grading plans are submitted for review, including geotechnical reports

Public Counter hours for Geotechnical staff are Tuesdays and Thursdays, 9:00 AM – 12:00 PM.

REF: Appended geotechnical review letter dated 3-18-2026 applies.



City of Malibu

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

GEOTECHNICAL REVIEW SHEET

Project Information

Date:	March 18, 2026	Review Log #:	472
Site Address:	4000 Corral Canyon Road	Planning #:	ECDP 25-017
Lot/Tract/PM #:			P4-P5
Applicant/Contact:	Katherine Rubin, Director of Corporate Environmental Affairs, LADWP katherine.rubin@ladwp.com	BPC/GPC #:	
Contact Phone #:	(213) 367-0436	Fax #:	
Project Type:	REVISED: Emergency laydown yard for LADWP, containing storage containers and electrical/mechanical, equipment. Site will be covered with 20,900 sq. ft. of aggregate base and approximately 1,600 ft of fencing.		

Submittal Information

Consultant(s) / Report Date(s):
(Current submittal(s) in **Bold**.)

Los Angeles Department of Water and Power, Geology/Geotechnical Group (Yan, GE 2554; Larios CEG 2579): 11-24-2025 (revised), 11-20-2025, 11-13-2025
Ref: Professional Geotechnical Consultants (Masterman, GE 567; Schock, CEG 1300): 4-19-2023, 9-5-2019,
Western Laboratories (Juge, RCE 9597): 8-28-1978, 4-13-1976, 7-30-1975, 1-18-1973
Emil DiMatteo (CEG 374): 6-9-1976
Geoplan, Inc. (Merrill, CEG 83): 7-1-1996, 8-26-1993

5th ECDP Submittal

Site plans prepared by City of Los Angeles Department of Water and Power sheet U002-CA1-CA5 (5 sheets, no date).

Site plan prepared by City of Los Angeles Department of Water and Power sheet U002-SA1 (no date).

Letter requesting Emergency Use Permit prepared by Katherine Rubin, Los Angeles Department of Water and Power dated September 5, 2025.

Previous Reviews: 11-25-2025, 11-17-2025, 9-19-2025

Emergency Coastal Development Permit Review Findings

Planning Stage Review

- ☒ The project plans and report(s) are **ACCEPTABLE** from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
- ☐ The project plans and report(s) are **NOT ACCEPTABLE** from a geotechnical perspective. The listed 'Planning Stage Review Comments shall be addressed prior to acceptance.

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

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

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

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

Remarks

The revised plans have been reviewed from a geotechnical perspective. The revision is for the site entrance; no other revisions are proposed for the site plan. The grading plans depict proposed road sections showing 735 cy of cut, 135 cy of fill.

Based on the submitted reports and plans, the scope of the proposed project includes grading to create an entrance and widen an existing dirt road on the site, approximately 16-feet to 30-feet wide, and fine grading to create a 16-foot-wide access road, oriented east-west across the existing flat pad onsite. Three laydown areas are proposed with four (4) non-habitable 8 ft by 20 ft material storage trailers on the western side of the site. According to the project description provided to Planning, approximately 20,900 sq ft. of aggregate base is proposed to cover the site, likely spread out over the laydown and road areas. Fencing is proposed around the entire material storage site (fence type not specified, presumably chain link). The site is proposed to be in use for up to 4 years, based on discussions with representatives from the Los Angeles Department of Water and Power.

This project and site was discussed with LADWP in a meeting on June 26, 2025 wherein it was noted that this site was in the middle of large landslide as mapped and documented by the California Geological Survey in their report *Landslide Hazard Mapping for Selected California, Highway Corridors, Phase 2* California Geological Survey Special Report 243, Chapter 8: *Landslide Hazards Along Route 1 between Santa Monica and Oxnard* (2017). See links below and page 253 of this report under section **Highway Segment C: Malibu Canyon to Escondido Canyon, PM 46.8 to 51.8**, paragraph 3 "RV Park" slide.

<https://maps.conservation.ca.gov/cgs/lsi/>

https://www.conservation.ca.gov/cgs/documents/publications/special-reports/sr_243/SR_243-ch-8-sans-Plates.pdf

Eagle View aerial photo link keyed to RV Park APN:

https://egis3.gis.lacounty.gov/ipa_s/?apn=4459008003

This landslide is classified by CGS as “dormant young,” which is defined as landslides with landforms that are relatively young but with no record of historic movement. The landslide underlies the entire proposed laydown site, and the entire south facing slope above and below Corral Canyon Road. This road is the only access to about 100 homes in Los Angeles County in the hills above the site, and the Malibu Beach RV Park at 25801 Pacific Coast Highway is located on the southeast lobe of the landslide. Reports prepared for the fire rebuild project at the Malibu Beach RV Park in 2019 and 2023 (see references) documented mapping of cracks in the asphalt of Corral Canyon Road above the RV park in 2023 and interpreted them as being due to creep of the underlying fill and colluvium, and not the result of landslide reactivation (Geotechnical Design Consultants, April 19, 2023). However, the undersigned reviewer (and other

geotechnical reviewers for the City, Christopher Dean, CEG and Michael B. Phipps, CEG) note that during 1998 and 2005, they personally observed tension cracks at the margins of the landslide congruent with creep movement of the landslide during years of high rainfall. There is no record of remedial stabilization measures for this landslide.

The geologic site characterization and the static and pseudo-static slope stability analysis presented by LADWP was intended to satisfy the applicable sections of Los Angeles County Building Code Section 110. LADWP geotechnical staff modeled the existing slope stability condition of the landslide and compared it to the proposed slope stability condition of the landslide including the proposed work. The existing and proposed factors of safety were evaluated using under lower bound and upper bound material parameters. **The results of the analysis indicate that the proposed grading (which will be permanent) and the loading from materials storage (temporary) will have an insignificant effect on the stability of the landslide, relatively speaking, under static and pseudo-static load conditions.** The revised report dated November 24, 2025, provides a code-conforming finding in accordance with Los Angeles County Code Section 110.2.1.

Planning Stage Comments

1. None.

Recommended Note for the Plans

1. The geotechnical professionals for LADWP should review, sign, and stamp the final grading plans.
2. Include the proposed monitoring plan as notes and details on the grading and drainage plan. The monitoring plan may include any or all of the following suggested by LADWP: procedures for visual observation by qualified personnel, installation of instrumentation or other monitoring devices to detect movement or vibration onsite with defined alarm thresholds, and an action plan to respond to detected movement or vibration alarms or after potentially triggering seismic or hydrological events occur.

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

Geotechnical Engineering Review by:


Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer (805-370-8710)
Email: ldoyel@malibucity.org

3-18-2026
Date

Engineering Geology Review by:


Christopher Dean, C.E.G. #1751, Exp. 9-30-26
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

3-18-2026
Date

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



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



City of Malibu

– GEOTECHNICAL –

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:
Not Applicable.

March 12, 2026

Ms. Yolanda Bundy
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Dear Ms. Bundy:

Subject: ECDP No. 25-017 – 4000 Corral Canyon Road, Malibu, CA
Justification for Emergency

The Los Angeles Department of Water and Power (LADWP) is in the process of restoring the Pacific Palisades community with critical power service. Space to store material for the restoration continues to be very constrained due to the very limited space available within the area and vicinity, and this has slowed down the restoration effort progress. LADWP has been required to move its laydown area on various occasions, and these multiple relocations have hindered the progress of the re-establishment of power service for this community. As more members of the community rebuild their homes and repopulate the area, LADWP must be able to provide power service for public health and safety. Yet again, LADWP faces losing its current laydown location placing LADWP in a very serious emergency with its workflow to restore critical power service to this community.

If you have any questions, please feel free to contact me at (213) 367-0436.

Sincerely,

Katherine Rubin
Director of Corporate Environmental Affairs

KR:ar
c: Ms. Samantha Elias, City of Malibu
Mr. Tyler Eaton, City of Malibu

March 9, 2026

Ms. Samantha Elias
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Dear Ms. Elias:

Subject: Corral Canyon Laydown Area Project - 4000 Corral Canyon Road Emergency
Coastal Development Permit No. 25-017 ESHA Findings

The Los Angeles Department of Water and Power (LADWP) submits the enclosed Environmentally Sensitive Habitat Area (ESHA) Assessment, as discussed at our meeting on Tuesday, March 3, 2026, for the emergency Coastal Development Permit 25-017, for the Corral Canyon Laydown Project located at 4000 Corral Canyon Road.

LADWP appreciates all your support and time in working with us. If you have any questions or need additional information, please feel free to contact me at (213) 367-0436.

Sincerely,

Katherine Rubin
Director of Corporate Environmental Affairs

JAH:cv
Enclosure



Corral Canyon Staging Area Environmentally Sensitive Habitat Area (ESHA) Assessment

Prepared by:

Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 N. Hope Street, Room 1044
Los Angeles, CA 90012

March 2026

1. Introduction

1.1 Purpose

This memorandum has been prepared to assess the Los Angeles Department of Water and Power (LADWP)'s proposed laydown area located at 4000 Corral Canyon Road in Malibu, California for Environmentally Sensitive Habitat Area (ESHA) as defined in the City of Malibu's Local Coastal Program (LCP). This memorandum supplements the Biological Resources Assessment (BRA, LADWP, 2025) prepared to support the emergency Coastal Development Permit (eCDP) for the laydown area.

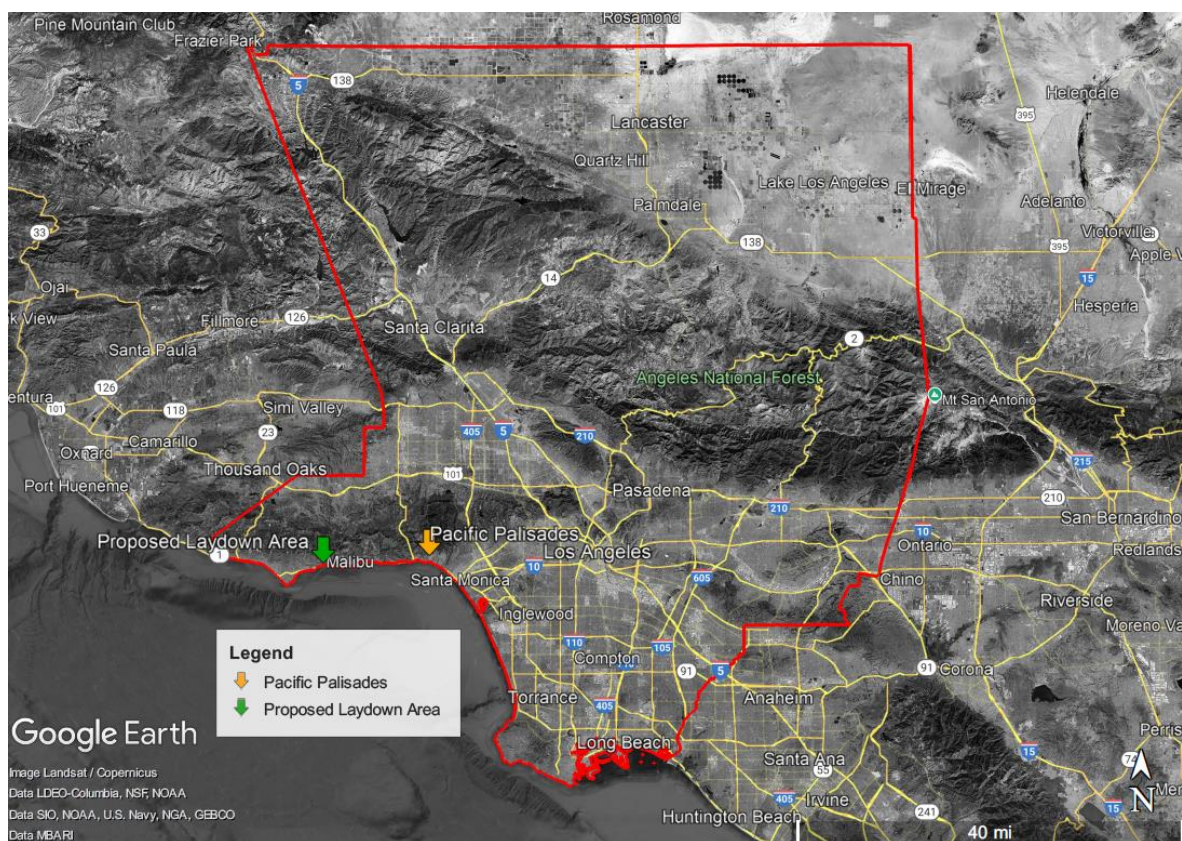
1.2 Background

The LADWP-owned Malibu property encompasses 97 acres in the Santa Monica Mountains Significant Ecological Area. Corral Canyon Road abuts the property and provides access to the site, located at approximately 4000 Corral Canyon Road.

The 2025 Palisades Fire destroyed large areas of Pacific Palisades, Topanga, and Malibu, burning 23,448 acres and destroying 6,837 structures, making it the most destructive fire to occur in the history of the City of Los Angeles. LADWP's emergency response crew is in need of a site for emergency command staging and is targeting use of landholdings near the burned areas, including the Corral Canyon property, which is located approximately 12 miles from the Pacific Palisades.

1.3 Project Description

The southern portion of the property would be proposed as a temporary utility laydown yard to support fire restoration efforts (restoring and upgrading the power distribution system in the Pacific Palisades; Figures 1, 2 and 3). Up to one acre would be mowed and used for laydown, access roads, and trailer staging. Roads would require grading to improve access to the site. All active areas would be covered with four to six inches of aggregate base. Locking shipping containers (Conex) would house wire, cable and insulators. The laydown area would hold underground prefabricated concrete structures and electric conduits. The proposed area would be enclosed with approximately 1,600 linear feet of fencing. No nighttime lighting, portable toilets, restrooms or utility hookups are proposed.



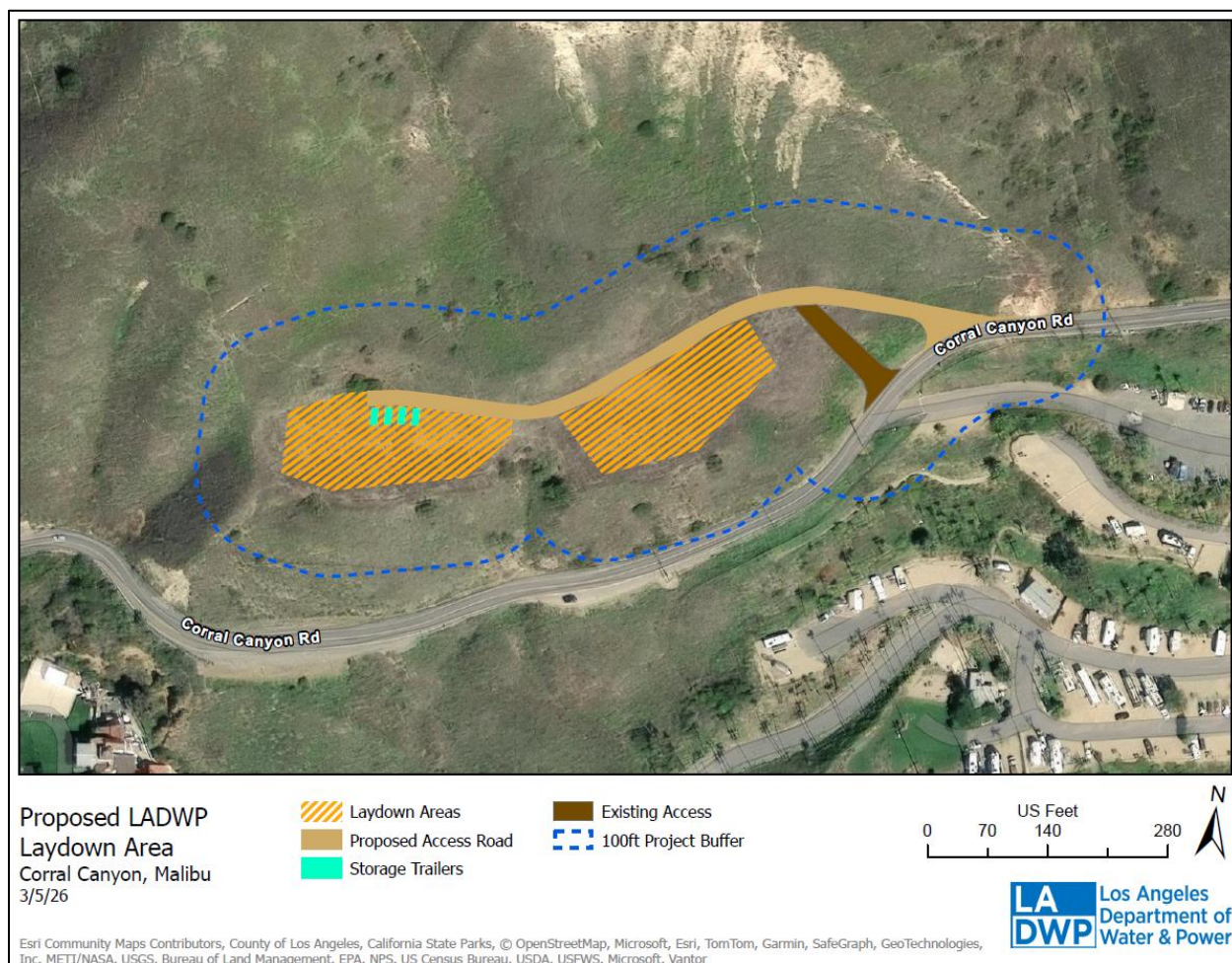


Figure 3. Proposed Laydown Area

1.4 Local Regulations

City of Malibu Local Coastal Program

The entire City of Malibu is located within the California coastal zone, which means that all development and activity occurring within city limits (unless considered exempt) is subject to the regulations of the City's Local Coastal Program (LCP). LCPs contain the ground rules for protecting sensitive coastal resources and public access along the entire coastline of California. LCPs are required for all jurisdictions located within the coastal zone and the California Coastal Commission (CCC) is tasked with overseeing certification of those LCPs before they become law at the local level. Likewise, any amendments to an LCP must first be certified by the CCC before taking effect. Malibu's LCP was certified in 2002 and grants the City authority to review and approve coastal development permits (CDPs) at the local level. The policies and regulations of the LCP supersede any policy or regulation of the City's General Plan or Zoning Code in the event there is a conflict between the documents. Zoning is administered through the

LCP Local Implementation Plan (LIP), and land use is administered through the LCP Land Use Plan (LUP). Combined, the two documents constitute the City's LCP.

Environmentally Sensitive Habitat Area (ESHA)

The City of Malibu LCP provides protection for ESHA by restricting developments that occur on or near ESHA. The City of Malibu LCP ESHA Overlay Map was created to identify the broad areas of ESHA in the City, and the parcel is within LCP ESHA Overlay Map areas. The City of Malibu LCP Local Implementation Plan (LIP) defines ESHA as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." ESHAs protected in the LIP include areas of native habitats such as woodland, coastal bluff, coastal sage scrub, and chaparral; and wetlands, streams, and riparian areas surrounding streams. See section 2.3 for more details on ESHA findings.

1.5 Literature Review and Records Searches

As discussed in the BRA, the following natural resource databases, management agency websites, and biological reports were used to identify special-status species and habitats:

- California Department of Fish and Wildlife (CDFW)'s California Natural Diversity Database (CNDDDB; CDFW 2025);
- California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (CIRP; CNPS 2025);
- U.S. Fish and Wildlife Service (USFWS)'s Information for Planning and Consultation (IPaC) (USFWS 2025a);
- USFWS Environmental Conservation Online System Critical Habitat Mapper (USFWS 2025b);
- USFWS National Wetlands Inventory (USFWS 2025c)

1.6 Habitat Assessment

LADWP Environmental Planning and Assessment Staff provided habitat assessments of the proposed project site on May 26, 2025, July 11, 2025, October 25, 2025, February 12, 2026, February 18, 2026, and March 4, 2026. The habitat assessment on March 4, 2026 included a 100-foot buffer around the project site (depicted in Figure 3).

2.0 BRA Findings

2.1 Vegetation Communities and Land Cover Types

Four vegetation communities and land cover types were mapped within the survey area (project area with 100-foot buffer). One vegetation community was mapped within the project area. The vegetation communities and land cover types mapped within the project site are summarized in table 1 and their spatial distribution is presented in Figure 4.



Figure 4. Vegetation Community Map

Table 1. Vegetation Communities and Land Cover Types in the Survey Area and Project Area

Vegetation Community or Land Cover Type	Alliance ¹	Association	Ranking ²	Acreage within the Survey Area	Acreage within the Project Area
Native Vegetation Communities					
Laurel Sumac Scrub	<i>Malosma laurina</i> Shrubland	<i>Malosma laurina</i> – <i>Eriogonum cinereum</i>	G4S4	0.22	0
<i>Native Vegetation Communities Subtotal</i>				0.22	0
Semi-Naturalized Vegetation Communities					
Upland Mustards or Star Thistle Fields	<i>Brassica nigra</i> – <i>Centaurea (solstitialis, melitensis)</i> Herbaceous	<i>Hirschfeldia incana</i>	GNA SNA	5.7	0.89
<i>Herbaceous Semi-Naturalized Vegetation Communities Subtotal</i>				5.7	0.89
Disturbed and Developed Land Cover Types					
Urban/Developed	NA	NA	NA	0.38	0
Disturbed Habitat	NA	NA	NA	0.54	0.1

Table 1. Vegetation Communities and Land Cover Types in the Survey Area and Project Area

Vegetation Community or Land Cover Type	Alliance ¹	Association	Ranking ²	Acreage within the Survey Area	Acreage within the Project Area
<i>Unvegetated Land Cover Types Subtotal</i>				0.92	0.1
Total				6.84	0.99

Notes:

¹ The term semi-natural is used in the Manual of California Vegetation to distinguish vegetation types dominated by non-native plants from natural vegetation communities (CNPS 2026).

² The conservation status of a vegetation community is designated by a number from 1 to 5, preceded by a letter reflecting the appropriate geographic scale of the assessment (G = global, S = subnational/state). The numbers have the following meaning (NatureServe 2025): 1 = critically imperiled; 2 = imperiled; 3 = vulnerable to extirpation or extinction; 4 = apparently secure; 5 = demonstrably widespread, abundant, and secure; NA = no applicable ranking

Upland Mustards or Star-thistle Fields

The upland mustards or star-thistle fields alliance features either black mustard (*Brassica nigra*), field mustard (*Brassica rapa*), Italian thistle (*Carduus pycnocephalus*), Geraldton carnation weed (*Euphorbia terracina*), shortpod mustard (*Hirschfeldia incana*), Dyer's woad (*Isatis tinctoria*), or cultivated radish (*Raphanus sativus*), among other similar ruderal forbs, as the dominant species in the herbaceous layer (CNPS 2026). Membership rules of this alliance indicate *Euphorbia terracina* or *Cynara cardunculus* > 50% relative cover in the herbaceous layer with other non-natives, including *Brassica nigra* and *Bromus diandrus* (CNPS 2026). One provisional association was mapped in the study area: *Hirschfeldia incana*. The entirety of the project site and the majority of the 100-foot survey area is characterized by this community, consisting of upland ruderal forbs as dominant in the herbaceous layer, and some shrubs are present at low cover. The habitat in the project area is dominated by invasive species including Geraldton carnation weed, Yellow Starthistle (*Centaurea solstitialis*), Black Mustard, Brome grasses (*Bromus* sp.), Yellow Sweetclover (*Melilotus indicus*), and Slender Wild Oat (*Avena barbata*). The association is not considered a sensitive vegetation community by CDFW (2026).

Laurel Sumac Scrub

The Laurel sumac scrub alliance features Laurel Sumac (*Malsoma laurina*) as the dominant or co-dominant shrub canopy with California Sagebrush (*Artemisia californica*), California brittlebrush (*Encelia californica*), Ashyleaf buckwheat (*Eriogonum cinereum*) and others. Membership rules of this alliance indicate *Malsoma laurina* is >50% or is >30% relative cover if co-dominant with California buckwheat (*Eriogonum fasciculatum*) or Black Sage (*Salvia mellifera*) in the shrub canopy (CNPS 2026). One provisional association was mapped in the study area: *Eriogonum cinereum*. This alliance was not mapped within the project area but was mapped within the 100-foot buffer survey area (Figure 4). Other species observed in this community in the survey area include: California sagebrush, California brittlebrush, Ashyleaf buckwheat and shortpod mustard. The association is not considered a sensitive vegetation community by CDFW (2026).

Disturbed Habitat

Although not recognized by the Manual of California Vegetation, Online Edition (CNPS 2026) or the Natural Communities List (CDFW 2026), disturbed habitat is described in Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008). Disturbed habitat is described as areas generally lacking vegetation due to high levels of existing or historical human disturbance and are no longer recognizable as a native or naturalized vegetation association. Areas mapped as disturbed habitat may include unpaved roads, trails, and graded areas (Oberbauer et al. 2008). Vegetation in these areas, if present at all, is usually sparse and dominated by non-native weedy herbaceous species (Oberbauer et al. 2008). Areas mapped as disturbed habitat are associated with the project site entrance road (Figure 4). This land cover would not be considered sensitive by CDFW.

Urban/Developed

Although not recognized by the Manual of California Vegetation, Online Edition (CNPS 2026) or the Natural Communities List (CDFW 2026), urban/developed is described in Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008). Urban/developed refers to areas that have been constructed on or disturbed so severely that native vegetation is no longer supported. Developed land includes areas with permanent or semi-permanent structures, pavement or hardscape, landscaped areas, and areas with a large amount of debris or other materials. Areas mapped as urban/developed within the study area include the paved road that surrounds the project site (Figure 4). This land cover would not be considered sensitive by CDFW.

2.2 Special Status Species

2.2.1 Special Status Plants

Of the 55 plant species identified as in the general project vicinity based on desktop review in the BRA, one special status plant species, Malibu Baccharis (*Baccharis malibuensis*), with a California Rare Plant Rank (CRPR) status of 1B.1 (rare), has a moderate potential to occur. However, the site has been surveyed six times over the past year including surveys by qualified botanists, and this species was not detected during any of the surveys. Special status plants were not detected during the surveys and there is a low potential for their occurrence based on the historic and annual vegetation clearing of the site. It is possible that use of the site could result in temporary, indirect impacts to vegetation (and therefore special-status plant species) adjacent to the Project from dust. However, as described in the BRA, implementation of MM-BIO-1 would require a pre-work survey of grading and staging areas to delineate (with tape, fencing, etc.) the limits of disturbance for those activities, and to identify and mark any sensitive species to ensure avoidance. MM-BIO-4 would be implemented to avoid sensitive plants or facilitate transplanting for native species that are not federally or state-listed. With the implementation of these minimization measures, the construction of the proposed project is not expected to result in impacts to special-status plant species. BMP-4, BMP-5, BMP-6, and BMP-7 would ensure that indirect impacts to special-status plants beyond the construction area, if present, are avoided (See Appendix A for full list of Avoidance and Minimization Measures).

2.2.2 Nesting Birds & Raptors

The proposed project would require trimming of vegetation that provide potential nesting habitat for birds protected by the Migratory Bird Treaty Act, California Migratory Bird Protection Act, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be harmed. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys will be required as described in the BRA under MM-BIO-1 and BMP-3.

2.2.3 Special Status Mammals

The San Diego Woodrat (*Neotoma lepida intermedia*) has a moderate potential to occur in the project area, with marginal habitat present on site due to routine vegetation maintenance. However, this species was not detected on the project site during multiple surveys. To avoid impacts to special status mammals, pre-work surveys, protection of special-status wildlife species, and biological monitoring (MM-BIO-1, MM-BIO-2, and MM-BIO-3) will be required as described in the BRA.

2.2.4 Special Status Reptiles

California legless lizard and Southern California legless lizard have a moderate potential to occur on site, and Coastal whiptail and coast horned lizard have a high potential to occur on site due to potentially suitable habitat on site. All four species are California species of special concern (SSC). However, the habitat on the project site consists of relatively compact soils and is heavily vegetated which likely reduces the potential for long term persistence on the site for California legless lizard, Southern California legless lizard, and coast horned lizard. Similarly, because coastal sage scrub communities occur near the project site there is a potential for Coastal whiptail to disperse across the site. None of these species were detected during multiple surveys of the project site. If present during project activities, these species could be harmed by construction equipment. If the species are observed in the project area, the CDFW regulations for development require fulfillment of measures to avoid impacts to them as per the following measures, as described in the BRA: pre-work surveys, protection of special-status wildlife species, and biological monitoring (MM-BIO-1, MM-BIO-2, and MM-BIO-3).

2.2.5 Special Status Insects

Crotch's Bumble Bee, American Bumble Bee, and Monarch Butterfly were identified as special status insects that have a high potential to occur on site due to potential forage plants on site. If present during project activities, these species could be harmed directly or indirectly by construction equipment. While the site has a high probability to support monarch breeding (i.e., not overwintering) populations of this species due to host plant narrowleaf milkweed being present (LADWP 2025), the site does not contain any suitable habitat (i.e. wind-protected tree groves) for overwintering populations of monarch butterfly which are the federally protected populations. Sporadic patches of narrowleaf milkweed were identified and mapped on site, but at very low coverage (<1%) in comparison to the non-native species, and the entire survey area is identified as the Upland Mustard or Star-thistle Fields Herbaceous Semi-Naturalized Alliance. Narrowleaf milkweed, a common species that does not have special status, is present in abundance among the Santa Monica Mountains as a whole, including within the same

LADWP-owned parcel outside of project activities less than 0.1 mile (mi) away, Corral Canyon Park which is 0.36 mi east, Solstice Canyon which is 0.4 mi northwest, and Bluffs Park which is 1.86 miles east (iNaturalist, 2026). The proposed critical habitat for the Monarch Butterfly is located across Alameda, Marin, Monterey, San Luis Obispo, Santa Barbara, Santa Cruz, and Ventura Counties and does not overlap with the project site (USFWS 2025b). Due to the site presenting poor overwintering habitat due to lack of significant perennial vegetation (such as eucalyptus trees) that could support these species during overwintering, potential impacts to protected overwintering populations (the federally protected populations) of this species are not expected. Crotch's Bumble Bee and American Bumble Bee are known from coastal areas of the City and forage widely across the region following seasonal plant expression. While these species prefers certain native species of plants, they are a generalist forager and use a wide variety of plants and habitat for foraging and nesting. Based on the surveys there did not appear to be a wide base of forage for the species but they can forage on non-native mustards when available. None of these species were detected during multiple surveys of the project site.

Prior to disturbance LADWP would implement MM-BIO-1 which requires preconstruction surveys within the disturbance limits for special-status wildlife species. Should individuals be located, no construction activity shall occur until the animals have left the area (MM-BIO-2). MM-BIO-3 requires a biological monitor to be present to ensure that sensitive species are avoided by construction crews should they enter the work area. MM-BIO-4 requires surveys for Crotch's bumblebee to determine presence/absence of this species, and to develop requirements for avoidance and minimization should this species be found.

3.0 ESHA Summary

3.1 LIP ESHA Guidance

As discussed in the LIP Section 4.3 ESHA Determination B.:

Unless there is site-specific evidence that establishes otherwise, the following habitat areas shall be considered to be ESHA:

- 1. Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.*
- 2. Any habitat area that contributes to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law City of Malibu LCP Local Implementation Plan Adopted by the California Coastal Commission on September 13, 2002 Page 124.*
- 3. Any habitat area that contributes to the viability of species that are designated "fully protected" or "species of special concern" under State law or regulations.*
- 4. Any habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as "1b" (Rare or endangered in California and elsewhere) or designation as "2" (rare, threatened or*

- endangered in California but more common elsewhere) by the California Native Plant Society,*
5. *Any designated Area of Special Biological Significance, or Marine Protected Area.*
 6. *Streams.*

A California Coastal Commission Memorandum (CCC 2003) was issued to provide details on the designation of ESHA in the Santa Monica Mountains in the context of the Malibu LCP. As described in the memo, the scientific background presented for ESHA Analysis in the Santa Monica Mountains was adapted from the Revised Findings for the Malibu LCP that the CCC adopted on February 6, 2003. The memo identified three important elements to the definition of ESHA: “First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of a particular habitat. Second, in order for an area to be designated ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities (CCC 2003).”

3.2 ESHA Assessment

Element 1 – is the habitat or species rare?

As described in section 2.1, the project site is comprised solely of a vegetation community entitled the Upland Mustards or Star-thistle Fields alliance. This habitat is dominated by non-native species and is not rare or considered sensitive by CDFW. No rare plants were identified on site. The area surrounding the project site is also not identified as rare or sensitive.

Element 2 – is the habitat or species especially valuable?

Areas may be valuable because of their “special nature,” such as being an unusually pristine example of a habitat type, containing an unusual mix of species, supporting species at the edge of their range, or containing species with extreme variation. Habitats are generally considered valuable because of their special role in the ecosystem, and the Coastal Act requires that this role be “especially valuable.” This test is met for relatively pristine areas that are integral parts of the Santa Monica Mountains ecosystem if they are demonstrably rare and extraordinarily special. The project site is largely dominated by non-native species that are not especially valuable to the Santa Monica Mountains ecosystem. There is a minimal composition of common native plants that can support native sensitive wildlife species of the area, however the project site is located within a much larger area that has abundant populations of the same common native plants. Use of the site by sensitive species has not been documented during multiple surveys of the project area. The habitat and species known for the surveyed project site would not be considered especially valuable.

Element 3 – would the area be easily disturbed or degraded by human activities and developments?

The area has been subject to regular vegetation maintenance on an annual basis for at least the last 35 years (Google 2026). Continuing human activities on the project site would not result in any significant disturbance or degradation of the site in its current state.

3.3 ESHA Determination

The City of Malibu LCP ESHA Overlay Map was created to identify the broad areas of ESHA in the City, and the project area is within LCP ESHA Overlay Map areas. Following completion of the biological surveys and assessment of the habitat known for the project area and the survey area, there was no habitat identified on site or in the survey area that would be deemed rare or especially valuable from a local, regional or statewide basis. As discussed in section 2.1, the vegetation communities are not identified as sensitive by CDFW (2026) and use of the site by sensitive wildlife has not been detected.

Section 2.2 provides a summary of special status plant and wildlife species impacts as described in the BRA (LADWP, 2025). As discussed, from the five surveys conducted over the course of a year, no special-status species (plant or wildlife) were identified on site. The BRA describes special status species that have some likelihood of occurrence on site due to habitat presence and recent occurrences near but outside of the project vicinity. While no special status species were detected, nevertheless there is some potential for these species to be present on site as periodic foragers or during dispersal. Therefore, a list of minimization measures and best management practices as discussed above, in the BRA, and in Appendix A below will be implemented to ensure that direct or indirect impacts to special status species are avoided.

Given the evidence of the biological surveys conducted in the area, this region that was previously identified as ESHA within the LCP ESHA Overlay Map does not meet the criteria for ESHA. Under LIP Section 4.3 ESHA Determination (c), if the applicant's site-specific biological study or other independent information contains evidence that an area previously shown on the ESHA overlay does not contain habitat that meets the definition of "environmentally sensitive area", the City shall determine the physical extent of habitat that does meet the definition of "environmentally sensitive area" on the project site.

Literature Cited

California Coastal Commission. 2003. J. Dixon memo to Ventura staff re ESHA in the Santa Monica Mts. Website <https://www.coastal.ca.gov/ventura/smm-asha-memo.pdf> accessed on March 6, 2026.

California Department of Fish and Wildlife (CDFW). 2025. California Natural Diversity Database (CNDDDB) RareFind Version 5. A database of special status resources maintained by the Natural Heritage Division. Sacramento, California. Website <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx> accessed on June 3.

CDFW. 2026. "California Natural Community List." Sacramento, California: CDFW, Vegetation Classification and Mapping Program. February 27, 2025. Website <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>. accessed March 5.

California Native Plant Society (CNPS), Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> accessed on June 9.

CNPS. 2026. A Manual of California Vegetation, online edition. Sacramento, California: California Native Plant Society. Website <https://vegetation.cnps.org/> accessed March 5.

City of Malibu. 2002. City of Malibu Local Coastal Program Local Implementation Plan. Website <https://www.coastal.ca.gov/ventura/malibu-lip-final.pdf> accessed on March 5, 2026.

Google. 2026. Google Earth. Website <https://www.google.com/earth/> accessed March 6, 2026.

iNaturalist. 2026. Website <https://www.inaturalist.org> accessed on March 6, 2026.

Los Angeles Department of Water and Power (LADWP). 2025. Corral Canyon Staging Area Biological Resources Assessment.

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. March 2008. Website https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/Soitec-Documents/Final-EIR-Files/references/rtcref/ch9.0/rtcrefaletters/O14%202014-12-19_OberbauerTM2008.pdf accessed March 2026.

U.S Fish and Wildlife Service. 2025a. Information for Planning and Consultation (IPaC). Website <https://ipac.ecosphere.fws.gov/> accessed on June 9.

U.S. Fish and Wildlife Service. 2025b. Environmental Conservation Online System Critical Habitat Mapper. Website <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> accessed on June 9.

U.S Fish and Wildlife Service. 2025c. National Wetlands Inventory. Website <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper> accessed on June 9.

Appendix A: Avoidance and Minimization Measures

As described in the Biological Resources Assessment (LADWP, 2025), the measures below will be implemented as part of the proposed operation and maintenance activities to avoid and minimize potential impacts to special-status species and habitats.

Mitigation / BMP	Description
MM-BIO 1 Pre-Work Surveys	A qualified biologist will conduct pre-work surveys within and adjacent to the proposed work area up to 10 days prior to the start of operation and maintenance activities. Pre-work surveys will include, but not limited to: (1) general surveys for botanical and wildlife resources; (2) work areas with flowing or standing water will be visually surveyed for any aquatic species that project activities may impact; and (3) infrastructure, equipment, etc. that may be used as nesting, roosting, or habitat refugia. If the qualified biologist does not find any non-listed or listed special-status species, then work may proceed.
MM-BIO 2 Protection of Listed Special-Status Wildlife Species	If listed special-status wildlife species are observed in the work area during the pre-work surveys, no work will occur until the individual has left the work area. If necessary, the appropriate regulatory agencies will be contacted about how best to proceed.
MM-BIO 3 Biological Monitoring	If the qualified biologist locates non-listed special-status species or other wildlife in the proposed work area during the pre-work surveys, the qualified biologist will determine, based on the type and location of work, what level (e.g., daily, weekly) of monitoring may be required. During monitoring, the qualified biologist will make every effort to keep the species out of harm's way to the extent feasible using one of the following methods: cease operation and maintenance activities until the individual leaves the area on its own; re-direct the individual out of the work area into suitable habitat; or capture and relocate the individual to suitable habitat outside the work area if the qualified biologist has the appropriate handling permit(s). If a listed special-status species is observed in the work area, all operation and maintenance activities will cease until the individual has voluntarily left the work area.
MM-BIO 4 Protection of Special-Status and Native Plants	All non-listed native plant species shall be avoided, if feasible. When not feasible, the plant may be salvaged and replanted in an area that will not be disturbed by operation and maintenance activities. If any federally- or state-listed plant species are observed in or near a work area, they will be avoided using an appropriate buffer and no operation and maintenance activities will occur within this buffer.
MM-BIO 5 Crotch's Bumble Bee	Before any vegetation is cleared or grading begins, a qualified biologist must conduct presence/absence surveys for Crotch's bumble bee to determine if they are present. The biologist shall search both the Project area and adjacent areas to search for foraging bees and underground nests. All survey findings, even if no bees are found, must be reported to the California Department of Fish and Wildlife (CDFW) prior to mobilization of construction crews to the Project area, including

	details about the survey conditions, the biologist(s) involved, physical environment, and a description of the potentially impacted habitat if a nest is found. If no Crotch's bumble bees or their nests are found, no further action is needed. However, if nests or potential nests are identified, a Crotch's bumble bee protection plan must be developed and approved by CDFW before any ground disturbance occurs. This plan will outline measures including timing restrictions for ground-disturbing activities (e.g., avoiding raking until from winter months to late March to protect overwintering queens), preconstruction survey requirements that must occur at least 30 days before work starts to find active nests, setting up avoidance buffers around nest sites, and restricting construction activities that could harm nests, biological monitoring during construction. Any accidental "take" of the bumble bees or their nests is only permitted under specific CDFW authorizations.
MM-BIO 6 Night Work Restrictions	To minimize potential impacts on sensitive biological resources (e.g., nocturnal wildlife [including bats], migratory birds), adjacent residential areas (noise, light pollution), and worker safety, all construction and heavy equipment operation activities shall be restricted to daylight hours only. No work shall commence prior to twilight and all work shall cease by civil dusk, as defined by local sunrise/sunset tables. This restriction applies to all phases of the project, including vegetation clearing, grading, and construction. If emergency work is required or the project schedule necessitates temporary night work, prior written approval must be obtained from the appropriate regulatory agencies. Any approved night work shall implement additional specific mitigation measures, such as directional shielding of lights, noise reduction best management practices, and biological monitoring, as deemed necessary to minimize potential adverse effects.
BMP-1 Worker Environmental Awareness Training	A Worker Environmental Awareness Training will be provided to all on-site personnel (i.e., LADWP employees and contractors). Educational materials will be created and incorporated into a worker environmental awareness training for all project personnel working in the project area where sensitive habitats and/or species may be present. Educational materials will identify sensitive species and their habitat, discuss any specific measures to protect the species and their habitat, what to do if the species is observed, etc. Upon completion of the training, employees will sign a form stating they attended the program and understand all the protection measures. These forms will be filed at the worksite office.
BMP-2 Work Notification	Prior to the start of operation and maintenance activities, personnel will contact the Environmental Planning and Assessment Group (213-841-0750) to notify them of the proposed work. Environmental Planning and Assessment will be responsible for coordinating work with a qualified biologist. The qualified biologist will determine, based on the type and location of work, if a pre-work survey is required.
BMP-3 Nesting Bird Surveys and Nest Protection	LADWP will make every effort not to remove or otherwise disturb vegetation from February 1 to August 31. If work cannot be avoided during this period, a qualified biologist will conduct a nesting bird survey three days prior to the start of operation and maintenance activities. If an active nest is identified, the qualified biologist will establish a buffer of sufficient size around the nest based on existing conditions, including ambient noise, topography, and disturbance tolerance to avoid any

	negative impacts on the nesting bird(s). The nest site will be adequately marked such that personnel are aware of the buffer zone. The qualified biologist will take care not to mark the buffer in a way that would draw attention to the nest by potential predators. The qualified biologist will document the baseline behavior of the nesting bird(s) and monitor the behavior of the bird(s) to determine the efficacy of the buffer. If the qualified biologist determines that operation and maintenance activities may be impacting the bird(s), they will adjust the buffer accordingly. No work will occur in the buffer until the nest becomes inactive or the young have left the area.
BMP-4 Prevent the Introduction and Spread of Invasive Plants	LADWP will conduct operation and maintenance activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants, seeds, animals, and microbes from one project site and/or watershed to another. LADWP will implement applicable best management practices and guidelines for invasive plants as found on the California Invasive Plant Council's website.
BMP-5 Vehicle or Equipment Maintenance and Fueling.	Any equipment or vehicles driven and/or operated while conducting operation and maintenance activities will be checked regularly and maintained as needed to prevent leaks of materials that could impact special-status species and their habitat. No vehicle or equipment maintenance or fueling will be done in or near any waterway where petroleum products or other pollutants from the equipment could enter these areas in the case of a spill or leak.
BMP-6 Pollutants and Debris	No debris, soil, silt, sand, bark, slash, sawdust, trash, construction waste, cement or concrete washings, asphalt, paint, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, or other organic or earthen material from operation and maintenance activities will be allowed to contaminate the soil and/or enter into or placed where it may be washed by rainfall or runoff into any stream, channel, culvert, or ditch.
BMP-7 Trash Abatement and Refuse Removal	Trash and food items will be contained in animal-proof containers and removed at the end of each workday to avoid attracting opportunistic predators such as common ravens, coyotes, and feral dogs.



Corral Canyon Staging Area

Environmentally Sensitive Habitat Area (ESHA) Assessment Addendum

Prepared by:

Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 N. Hope Street, Room 1044
Los Angeles, CA 90012

July 2026

1. Purpose

At the request of the City of Malibu, this addendum has been prepared to analyze the Los Angeles Department of Water and Power (LADWP)'s proposed laydown area located at 4000 Corral Canyon Road in Malibu, California for Environmentally Sensitive Habitat Area (ESHA) as defined in the City of Malibu's Local Coastal Program (LCP) with respect to Section 4.3 ESHA Determination B (4):

“Any habitat area that contributes to the viability of species that are designated “fully protected” or “species of special concern” under State Law or regulations” and “Any habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as “1b” (rare or endangered in California and elsewhere) or designation as “2” (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society”.

This addendum supplements the March 2026 ESHA Memorandum in addition to the Biological Resources Assessment (BRA, LADWP, 2025) previously prepared to support the emergency Coastal Development Permit (eCDP) for the laydown area.

2. Background and Incorporated Assessments

The LADWP-owned Malibu property encompasses 97 acres in the Santa Monica Mountains Significant Ecological Area. Corral Canyon Road abuts the property and provides access to the site, located at approximately 4000 Corral Canyon Road. LADWP is proposing to use approximately one acre of the 97 acres for temporary laydown to support fire recovery efforts in the Pacific Palisades. Please refer to the BRA (LADWP, 2025) and the ESHA Memo (LADWP, 2026) for the project description, special status species analysis, vegetation community mapping, and ESHA analysis.

3. Environmentally Sensitive Habitat Area (ESHA) Investigation

The City of Malibu LCP provides protection for ESHA by restricting developments that occur on or near ESHA. The City of Malibu LCP ESHA Overlay Map was created to identify the broad areas of ESHA in the City, and the parcel has been mapped as within LCP ESHA Overlay Map areas. The City of Malibu LCP Local Implementation Plan (LIP) defines ESHA as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” ESHAs protected in the LIP include areas of native habitats such as woodland, coastal bluff, coastal sage scrub, and chaparral; and wetlands, streams, and riparian areas surrounding streams.

Although this region was previously mapped as ESHA within the LCP ESHA Overlay Map, the actual observations from the various biological surveys that have been

conducted led to the determination that the proposed area does not meet the criteria for ESHA.

The City of Malibu ESHA maps further discuss that “Boundaries of ESHA may change location over time due to varying circumstances. This map is not intended to depict fixed boundaries of ESHAs or marine resources and may not include all areas that are ESHA. This map does not establish any final boundary lines or constraints on the Commission’s ability to identify, map and regulate ESHAs and Marine Resources in the City of Malibu” (City of Malibu, 2002b). Under LIP Section 4.3 ESHA Determination (c), if the applicant’s site-specific biological study or other independent information contains evidence that an area previously shown on the ESHA overlay does not contain habitat that meets the definition of “environmentally sensitive area”, the City shall determine the physical extent of habitat that does meet the definition of “environmentally sensitive area” on the project site.

LIP Section 4.3 ESHA Determination B (4)

The City of Malibu has requested that LADWP evaluate the proposed laydown site with emphasis on LIP Section 4.3 ESHA Determination B (4) – see underlined language below.

Unless there is site-specific evidence that establishes otherwise, the following habitat areas shall be considered to be ESHA:

- 1. Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.*
- 2. Any habitat area that contributes to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law City of Malibu LCP Local Implementation Plan Adopted by the California Coastal Commission on September 13, 2002 Page 124.*
- 3. Any habitat area that contributes to the viability of species that are designated “fully protected” or “species of special concern” under State law or regulations.*
- 4. Any habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as “1b” (Rare or endangered in California and elsewhere) or designation as “2” (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.*
- 5. Any designated Area of Special Biological Significance, or Marine Protected Area.*
- 6. Streams.*

The following analysis refers to criteria set forth in LIP Section 4.3 ESHA Determination B (4).

The entirety of vegetation communities identified onsite have been assessed and determined to be common (i.e. not rare) under local, state and federal regulatory

agency metrics. Further, the area has been surveyed extensively and no special status species or habitat have been identified.

As described in the BRA and ESHA Memo, the site is largely dominated (>95%) by non-native, invasive weeds that do not provide quality habitat or forage for special status species known for the area. As depicted in Figures 1 and 2, the dominant plant species carnation spurge (*Euphorbia terracina*) is described by the California Invasive Plant Council (Cal-IPC) as a non-native invasive plant that produces toxic sap and has allelopathic properties that reduce germination of native plants (Cal-IPC 2026). The other dominant plant species on the site were all determined to be non-native and documented by the Cal-IPC as harmful to native habitat such as black mustard (*Brassica nigra*) and shortpod mustard (*Hirschfeldia incana*). The majority of plant species known from the project site and surrounding areas are exclusionary to native habitat and could be argued to be harmful in its continued presence for native plant and wildlife species. Nevertheless, there is still some potential of special status species to be present for periodic forage or dispersal in these non-native areas, irrespective of the lack of value of the vegetation on site. Therefore, avoidance and minimization measures were incorporated in an abundance of caution.



Figure 1. Picture captured on May 24, 2025 depicting the entrance. Dominant species include non-natives such as carnation spurge and mustard.

The BRA identifies a range of special status species that have some potential to occur on site due to certain general environmental conditions and proximity to known occurrences, however no special status species or habitat were observed on site during extensive surveys.



Figure 2. Picture captured on May 24, 2025 depicting the laydown site. Dominant species is non-native carnation spurge.

The BRA conservatively assigns avoidance and minimization measures to ensure that if any potential special status species are encountered, these measures would be implemented to ensure avoidance. Assigning avoidance and minimization measures is a common practice for work on a proposed site and does not confirm or indicate the presence of special status species on site.

The vegetation communities described in the ESHA Analysis Memo are known to be non-native, common, and not considered rare by California Department of Fish and Wildlife or the California Native Plant Society.

4. Water Resources or Riparian Areas

As discussed in the BRA, the National Wetlands Inventory (NWI) Wetlands Mapper documented riverine habitat (R4SBA) traveling through the center of the site for a span of approximately 50 feet. During the field surveys, the mapped area was located and investigated for field indicators of jurisdictional features. Within the area where the feature is mapped, no characteristics were detected that indicate this area supports significant hydrology (i.e., permanent, intermittent, or relatively permanent waters), and no hydric soils were identified. The area lacked evidence of flow features or concavity and also lacked any channel with a defined bed and bank. No hydric vegetation was detected within the mapped area, and the vegetation composition was consistent with the surrounding area and classified as “Upland.” Aerial imagery reviewed for this study shows that this area has been disced on a nearly annual basis within the Project area. Therefore, although this site was mapped as riverine, the field survey verified that the area is not an aquatic feature and therefore not jurisdictional.

No other jurisdictional features were mapped on the project site, and biological surveys did not detect any jurisdictional features on the project site.

5. Protected Trees and Shrubs

The proposed laydown area was surveyed for protected trees and shrubs under the Los Angeles County Ordinance and the City of Malibu. No oak (*Quercus* sp.), sycamore (*Platanus* sp.), alder (*Alnus* sp.), walnut (*Juglans* sp.) or toyon (*Heteromeles arbutifolia*) trees nor shrubs were observed on site.

Literature Cited

California Invasive Plant Council. 2026. Website <https://www.cal-ipc.org> accessed on July 13, 2026.

California Native Plant Society (CNPS), Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> accessed on June 9.

CNPS. 2026. A Manual of California Vegetation, online edition. Sacramento, California: California Native Plant Society. Website <https://vegetation.cnps.org/> accessed March 5.

City of Malibu. 2002a. City of Malibu Local Coastal Program Local Implementation Plan. Website <https://www.coastal.ca.gov/ventura/malibu-lip-final.pdf> accessed on March 5, 2026.

City of Malibu. 2002b. Local Coastal Program – City of Malibu, Zoning Maps. Website <https://www.coastal.ca.gov/ventura/malibu-maps-8mm2.pdf> accessed on July 15, 2026.

Los Angeles Department of Water and Power (LADWP). 2025. Corral Canyon Staging Area Biological Resources Assessment.

LADWP. 2026. Corral Cayon Staging Area Environmentally Sensitive Habitat Area Technical Memorandum.

U.S Fish and Wildlife Service. 2025. National Wetlands Inventory. Website <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. Accessed on June 9, 2025.

CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
2. A COPY OF THE GRADING PERMIT AND GRADING PLAN MUST BE IN THE POSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE WHILE WORK IS IN PROGRESS.
3. ALL CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
4. FILL AREAS SLOPING STEEPER THAN 5:1 SHALL BE KEYED AND BENCHED TO SUPPORT FILL.
5. FILL MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 6 INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY APPROVED METHOD.
6. ALL FILL TO BE COMPACTED TO A MINIMUM OF 90% DENSITY OF THE MAXIMUM DENSITY AND SO CERTIFIED BY TESTS AND REPORTS PERFORMED BY A SOILS ENGINEER.
7. SURVEY DATUM: HORIZONTAL CALIFORNIA COORDINATE SYSTEM 1983, ZONE 5, 2025_00; VERTICAL NORTH AMERICAN VERTICAL DATUM 1988.
8. ELEVATIONS SHOWN IN PARENTHESIS ARE EXISTING.
9. DASHED CONTOUR LINES INDICATE EXISTING GRADE.
10. ALL ELEVATIONS ARE FINISHED GRADE EXCEPT AS NOTED.
11. GRADING OPERATIONS MUST BE CONDUCTED UNDER PERIODIC GEOLOGIC INSPECTION WITH INSPECTION REPORTS TO BE SUBMITTED TO THE PUBLIC WORKS DEPT.
12. EXCESS SOIL AND ANY UNSUITABLE MATERIAL MUST BE TRANSPORTED AND DISPOSED AT A LEGAL, PERMITTED DUMP SITE.
13. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED TO INSPECT AND APPROVE THE EXPOSED SUBGRADE OR BOTTOM OF THE EXCAVATED AREAS BEFORE PLACING ANY COMPACTED FILL MATERIAL. NOTIFY THE GEOLOGY/GEOTECHNICAL GROUP AT 213-367-4192 AT LEAST 48 HOURS IN ADVANCE OF ANY SOIL INSPECTIONS.
14. ALL CHAIN LINK FENCING MATERIALS SHALL BE IN ACCORDANCE WITH DWP STANDARD SPECIFICATION NO. G-106-R3.
15. EARTHWORK SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE LOS ANGELES CITY GRADING CODES, THE LATEST EDITION OF THE SSPWC (GREENBOOK, 2024).
16. PRIOR TO CONSTRUCTION, THE AREAS PLANNED FOR NEW CONSTRUCTION SHOULD BE CLEARED OF EXISTING IMPROVEMENTS AND ANY OTHER DELETERIOUS MATERIALS. VEGETATION, TRASH, AND DEBRIS SHOULD BEPROPERLY DISPOSED OFFSITE. UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA, ALSO KNOWN AS DIG ALERT SHALL BE CONTACTED TO LOCATE AND VERIFY ANY EXISTING OR ABANDONED UTILITY LINES IN THE AREA PLANNED FOR CONSTRUCTION. EXISTING UTILITIES SHOULD BE EITHER PROPERLY ABANDONED AND REMOVED OR REROUTED AROUND THE DEVELOPMENT AREA TO PRESERVE THEIR FUNCTION. EXCAVATIONS THAT RESULT FROM THE REMOVAL OF UTILITIES AND OTHER EXISTING SITE IMPROVEMENTS SHOULD BE PROPERLY BACKFILLED AND COMPACTED.
17. LADWP CORPORATE ENVIRONMENTAL SERVICES GROUP SHALL BE CONTACTED IMMEDIATELY IF SOIL OF A QUESTIONABLE ENVIRONMENTAL QUALITY IS ENCOUNTERED DURING CONSTRUCTION. THE QUESTIONABLE SOIL SHALL THEN BE PLACED IN PLASTIC AND LABELED AS SOIL NOT TO BE USED FOR BACKFILL.
18. IF UNSUITABLE SOILS ARE ENCOUNTERED DURING EXCAVATION, ADDITIONAL EXCAVATION TO REMOVE THE UNSUITABLE MATERIALS TO EXPOSE A FIRM AND UNYIELDING SURFACE WILL BE REQUIRED.
19. PRIOR TO PLACING FILL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE-CONDITIONED TO APPROXIMATELY 2 PERCENT ABOVE OPTIMUM AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THE FINISH SUBGRADE SHOULD BE MAINTAINED MOIST AT ALL TIME PRIOR TO PLACING FILL OR OTHER IMPROVEMENTS.
20. ALL FILL MATERIALS SHALL BE INORGANIC SOILS FREE OF VEGETATION, DEBRIS, AND COBBLES LARGER THAN 3 INCHES IN DIAMETER.
21. ENGINEERED FILL SHOULD BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8 INCHES, MOISTURE-CONDITIONED TO 2 PERCENT ABOVE ITS OPTIMUM MOISTURE, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION IN ACCORDANCE WITH ASTM D1557.
22. TEMPORARY EXCAVATIONS MUST BE PROPERLY SLOPED OR SHORED IN ACCORDANCE WITH OSHA STANDARDS.
23. THE CONTRACTOR IS RESPONSIBLE FOR WORKER SAFETY IN THE FIELD DURING CONSTRUCTION. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY ANO HEALTH STANDAROS, RULES, REGULATIONS, AND ORDERS ESTABLISHED BY THE STATE OF CALIFORNIA.
24. PRIOR TO PLACEMENT OF CRUSHED AGGREGATE BASE (CAB), THE SUBGRADE SOILS SHALL BE EXCAVATED TO MINIMUM DEPTH OF 6 INCHES BELOW PROPOSED DEPTH AND RECOMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION BASED ON THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D1557.
25. CAB SHALL SATISFY THE SPECIFICATIONS CONTAINED IN THE SSPWC FOR GRADATION AND SHOULD HAVE A MINIMUM R-VALUE OF 78. ALL GRADATION AND R-VALUE SHOULD BE CONFIRMED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION. ALL BASE MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM 01557.

ESTIMATED EARTHWORK QUANTITIES

PROJECT NUMBER ECDP 25-017
PROJECT ADDRESS 4000 CORRAL CANYON RD

REPORT CREATED BY BENTLEY OPENROADS DESIGNER 2023

TERRAIN CALCUACTION
CUT FACTOR = 1.0 FILL FACTOR = 1.0
19800 CUBIC FEET 3067 CUBIC FEET
734 CUBIC YARDS 114 CUBIC YARDS

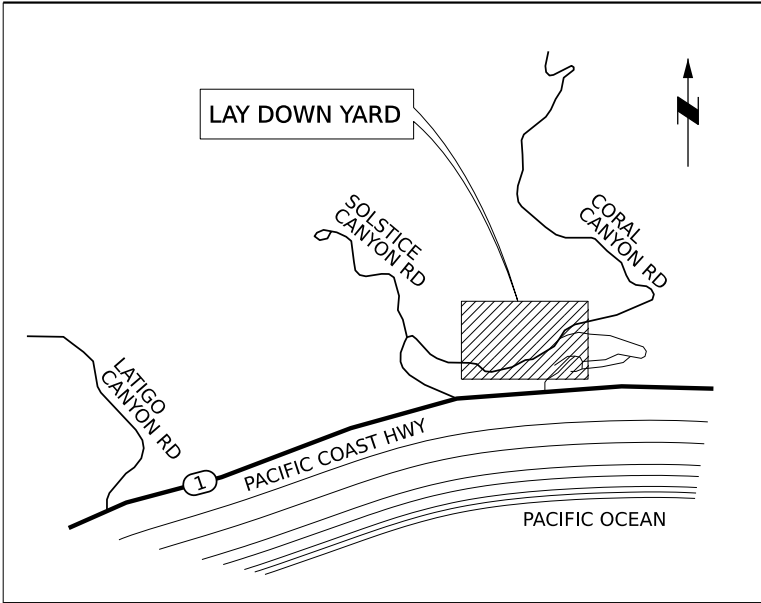
BALANCE 620 CUBIC YARDS
CUT 735 CUBIC YARDS
FILL (CAB): 133 CUBIC YARDS



LEGEND:

- SIGICOM INFRA C22 - WIRELESS TRIAXIAL VIBRATION MONITOR
1. PER THE RECOMMENDATIONS IN THE “Revised Preliminary Geotechnical Report” DATED 11/24/2025, THE MONITORING PLAN SHALL CONSIST OF PERIODIC VISUAL OBSERVATION, PERIODIC MOVEMENT AND SETTLEMENT SURVEYS, ONSITE INSTRUMENTATION, AND ALARM ACTION PLAN AS DETAILED HEREIN.
2. THE LADWP GEOLOGY/GEOTECHNICAL GROUP SHALL PERFORM AN INITIAL SITE ASSESSMENT AT THE SRART OF CONSTRUCTION AND BI-WEEKLY FOLLOW-UP OBSERVATIONS DURING GRADING OPERATIONS. THE FREQUENCY SHALL REDUCE TO QUARTERLY FOLLOW-UP OBSERVATIONS UPON SUBSTANTIAL COMPLETION OF RADING AND CONTINUE SEMIANNUALLY UNTIL COMPLETION OF THE LAY DOWN YARD.
3. THE LADWP GEOLOGY/GEOTECHNICAL GROUP SHALL INSTALL FOUR (4) VIBRATION MONITORS AT THE LOCATIONS SHOWN UPON COMPLETION OF THE INITIAL CLEARING OF VEGETATION, TRASH, AND DEBRIS. VIBRATION MONITORS SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION AND THROUGH THE CONCLUSION OF THE FIRST RAINY SEASON FOLLOWING COMPLETION OF THE LAY DOWN YARD.
4. THE LADWP SURVEY GROUP SHALL SET PERMANENT SURVEY MONUMENTS ADJACENT TO EACH VIBRATION MONITOR AND RECORD BENCHMARK ELEVATIONS. MOVEMENT AND SETTLEMENT SURVEYS SHALL BE PERFORMED AFTER SIGNIFICANT RAIN EVENTS AND UPON ACTIVATION OF AN ALARM.
5. BASELINE VIBRATION MEASUREMENTS SHALL BE OBTAINED AT THE START OF CONSTRUCTION. ALARM THRESHOLDS SHALL BE SET WHEN VIBRATION SIGNALS ARE 10 mm/s ABOVE THE BASELINE PEAK SIGNAL IN EACH DIRECTION. MEASUREMENTS SHALL BE RECORDED USING THE FOLLOWING STANDARD:
Geophone - Unfiltered geophone signal. Upper frequency limit 500 Hz.
Level and frequency ranges: 250 mm/s, 5-500 Hz.
Max resolution in presentation: 0.05 mm/s and 3 significant digits.
Threshold range: 0.4 220 mm/s.
6. VIBRATION MONITORS SHALL BE CONFIGURED TO TRANSMIT AUTOMATIC NOTIFICATIONS TO THE GEOLOGY/GEOTECHNICAL GROUP WHEN VIBRATION SIGNALS EXCEED THE ALARM THRESHOLD AND RECORD TIME HISTORIES OF EACH EVENT. SUSTAINED ELEVATED VIBRATION MEASUREMENTS SHALL RESULT IN ACTIVATION OF AN ALARM.
7. UPON ACTIVATION OF AN ALARM, THE SURVEY GROUP SHALL BE NOTIFIED AND THE GEOLOGY/GEOTECHNICAL GROUP OR DESIGNATED REPRESENTATIVE SHALL INSPECT THE SITE FOR SIGNS OF DEFORMATION OR SETTLEMENT, AND INVESTIGATE THE CAUSE OF THE ALARM ACTIVATION.
8. DURING CONSTRUCTION, THE GEOLOGY/GEOTECHNICAL GROUP SHALL IMMEDIATELY CONTACT THE SUPERVISOR TO ISSUE AN IMMEDIATE ALL-STOP UPON ACTIVATION OF AN ALARM DURING NORMAL WORKING HOURS. CONSTRUCTION ACTIVITIES SHALL NOT RESUME UNTIL CLEARANCE IS ISSUED BY THE GEOLOGY/GEOTECHNICAL GROUP.
9. FOR ALARM NOTIFICATIONS RECEIVED OUTSIDE OF NORMAL WORKING HOURS, THE GEOLOGY/GEOTECHNICAL GROUP SHALL NOTIFY THE CONSTRUCTION SUPERVISOR OF THE EVENT AT THE START OF THE NEXT SHIFT AND RECOMMEND REDUCED SITE ACTIVITY FOR A SPECIFIED DURATION, IF NECESSARY.
10. AN ALARM WILL NOT BE ACTIVATED FOR ALARM NOTIFICATIONS THAT COINCIDE WITH A RECORDED SEISMIC EVENT WITHIN 10 MILES OF THE SITE WITH A MAGNITUDE BELOW M3. THE GEOLOGY/GEOTECHNICAL GROUP SHALL PERFORM A FOLLOW-UP OBSERVATION AFTER RECORDED SEISMIC EVENTS WITH A MAGNITUDE M3+ UP TO M4. AN ALARM WILL BE ACTIVATED FOR ALARM NOTIFICATIONS THAT COINCIDE WITH A RECORDED SEISMIC EVENT WITH A MAGNITUDE M4+.
11. UPON COMPLETION OF THE LAY DOWN YARD, VISUAL OBSERVATIONS AND MOVEMENT AND SETTLEMENT SURVEYS SHALL BE PERFORMED ON AN ANNUAL BASIS UNTIL THE SITE IS VACATED. OBSERVATION REPORTS, MOVEMENT AND SETTLEMENT SURVEYS, AND LOGS FROM THE VIBRATION MONITORS SHALL BE COMPILED AND SUBMITTED TO THE CITY’S GEOLOGIST ON AN ANNUAL BASIS OR UPON REQUEST.

VICINITY MAP



Received
29 May 2026
Planning Division



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

TOTAL GRADING YARDAGE VERIFICATION CERTIFICATE
PLANNING DEPARTMENT REVIEW LEVEL

PROJECT NUMBER: ECDP 25-017
PROJECT ADDRESS: 4000 Corral Canyon Rd

The completed form must be provided at the time of Planning Department application for grading approval. All applicable cubic yardages shall be completed in the table. All calculations utilized to estimate the cubic yardages indicated shall be attached to this form. This form and the required calculations must be prepared by a State of California Licensed Civil Engineer. The form and the calculations shall be stamped and wet signed by the preparing party.

	Exempt			Non-Exempt	Remedial	Total
	R&R	Understructure	Safety			
Cut	0	0	0	734	0	734
Fill	0	0	0	114	0	114
Total	0	0	0	848	0	848
Import	0	0	0	114	0	114
Export	0	0	0	734	0	734

All quantities indicated shall be in cubic yards only.
R&R = Removal and Recompectation – R&R must be balanced.
Safety Grading is required grading for L.A. County Fire Department access approval beyond the 15 foot minimum access and may include turnouts, hammerheads, turnarounds, and access roadway widening.
Remedial grading is grading recommended by a full site geotechnical or soils report prepared by a licensed geologist or soils engineer which is necessary to correct physical deficiencies on the site for the construction of a primary residential structure or access to the lot.
Imported means soil that is brought on to the site. Exported means soil that is leaving the site. This information will be used to calculate the number of truck trips required for site preparation.

PREPARED BY: Fernando Alcocer

PRINT NAME

DRAWN BY

DATE:

March 26, 2026



Page 1 of 1

P:\Forms\COUNTER FORMS\SPEN Grading Verification Certificate_180201.docx

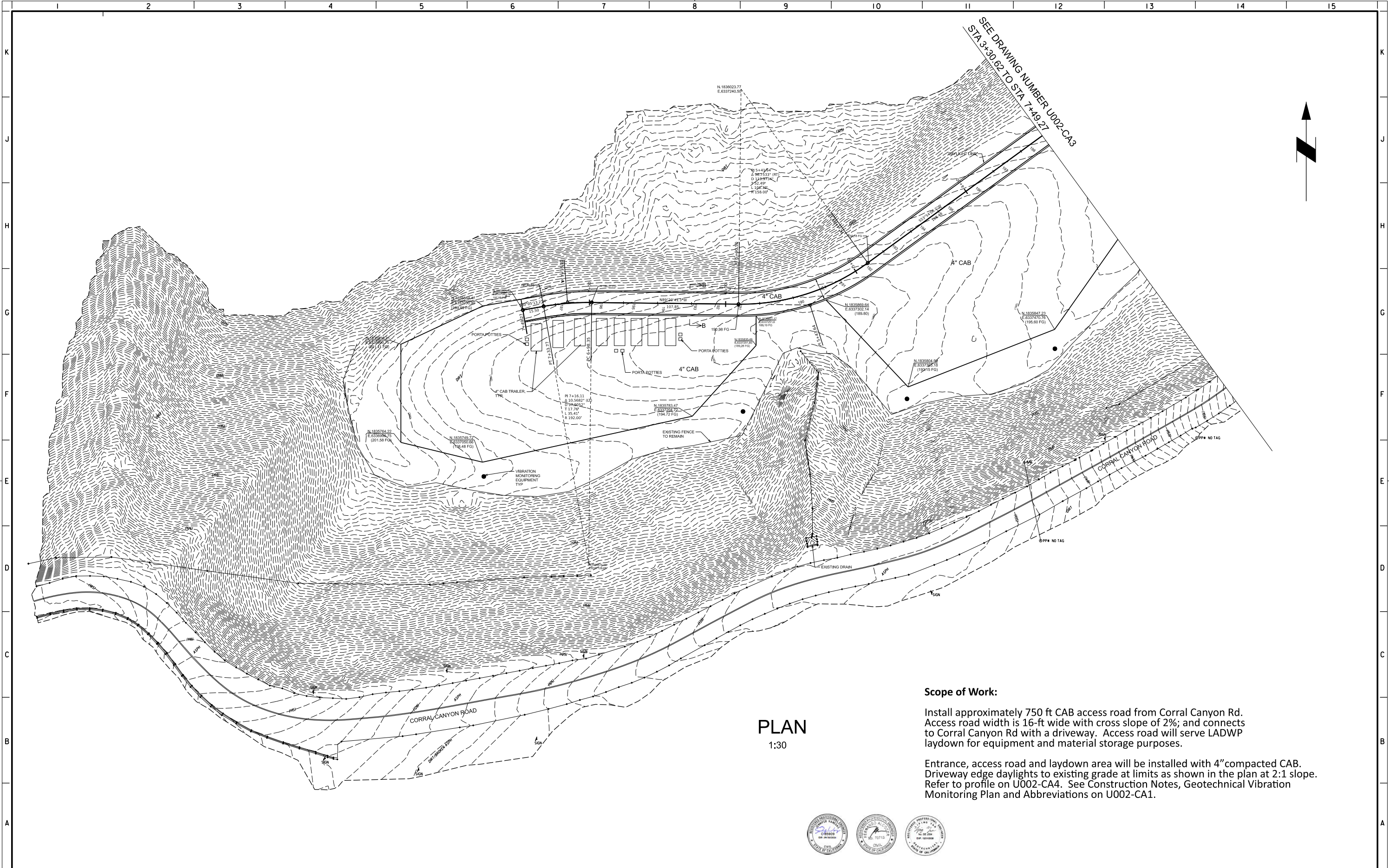
EXHIBIT C

DES. ENGR. FERNANDO ALCOCER	SUP. ENGR. JOSH PANG					REVISIONS		Revision Number _____ DRAFTING RELEASE DRAWN BY _____ CHECKED BY _____ ENGINEERING APPROVAL _____	OWNER/AGENT APPROVAL	SCALE: (UNLESS NOTED) DRAFTING RELEASE DRAWN BY FERNANDO ALCOCER CHECKED BY JOSH PANG ENGINEERING APPROVAL FERNANDO ALCOCER JOSH PANG	OWNER/AGENT APPROVAL	DRAWING NUMBER U002-CA1	REV.			
										DRAWING REVISION RELEASE APPROVAL _____	DRAWING RELEASE APPROVAL _____					
FINAL APPROVAL RELEASE SIGNATURE									DATE	FINAL APPROVAL RELEASE SIGNATURE		DATE				

GRADING
PALISADES RESTORATION
CORRAL CANYON LAYDOWN YARD



POWER SYSTEM
DEPARTMENT OF WATER AND POWER
CITY OF LOS ANGELES



PLAN
1:30

Scope of Work:

Install approximately 750 ft CAB access road from Corral Canyon Rd. Access road width is 16-ft wide with cross slope of 2%; and connects to Corral Canyon Rd with a driveway. Access road will serve LADWP laydown for equipment and material storage purposes.

Entrance, access road and laydown area will be installed with 4" compacted CAB. Driveway edge daylight to existing grade at limits as shown in the plan at 2:1 slope. Refer to profile on U002-CA4. See Construction Notes, Geotechnical Vibration Monitoring Plan and Abbreviations on U002-CA1.

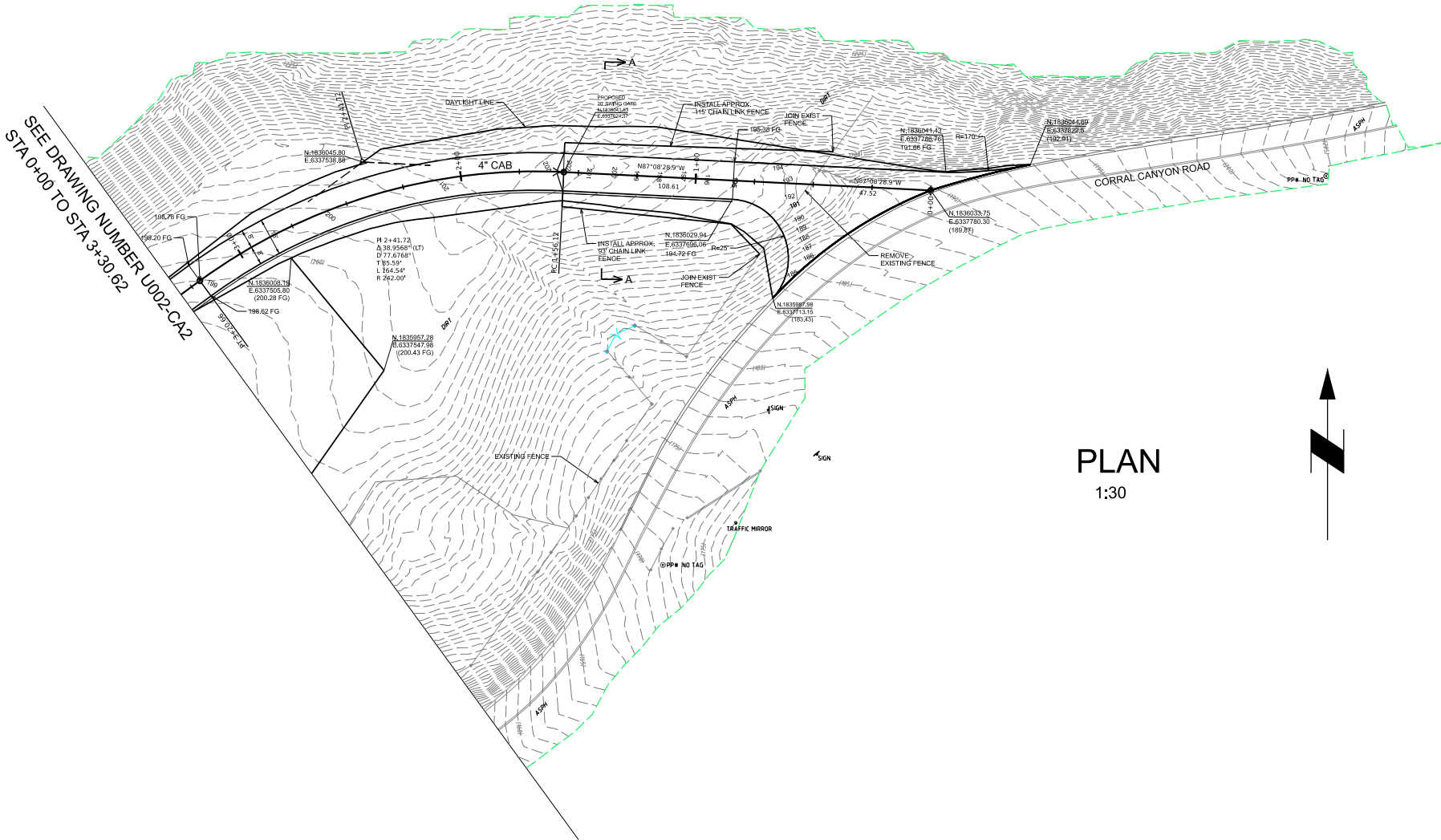


DES. ENGR. FERNANDO ALCOCER SUP. ENGR. JOSH PANG 																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

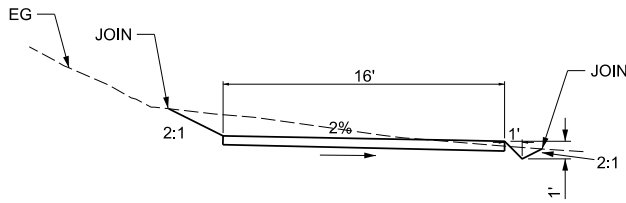
Scope of Work:

Install approximately 750 ft CAB access road from Corral Canyon Rd. Access road width is 16-ft wide with cross slope of 2%; and connects to Corral Canyon Rd with a driveway. Access road will serve LADWP laydown for equipment and material storage purposes.

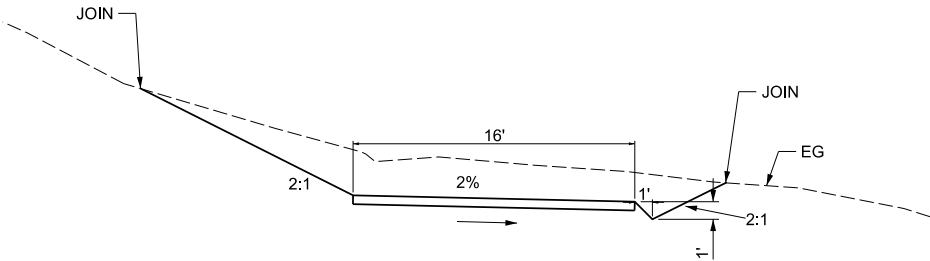
Entrance, access road and laydown area will be installed with 4" compacted CAB. Driveway edge daylight to existing grade at limits as shown in the plan at 2:1 slope. Refer to profile on U002-CA4. See Construction Notes, Geotechnical Vibration Monitoring Plan and Abbreviations on U002-CA1.



PLAN
1:30



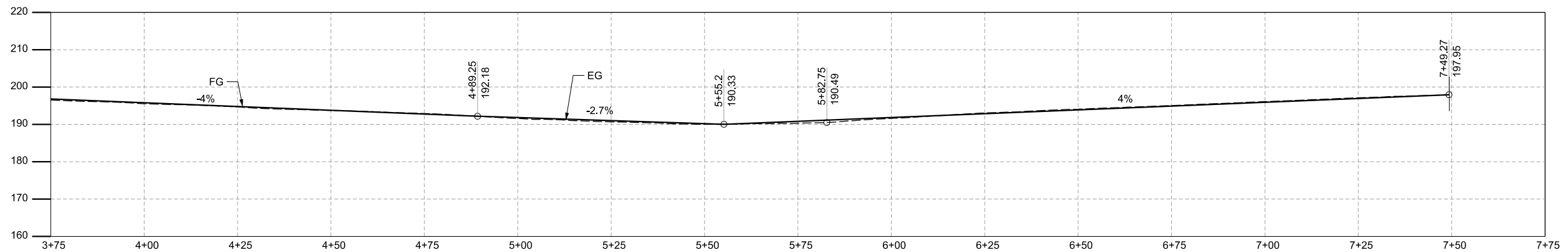
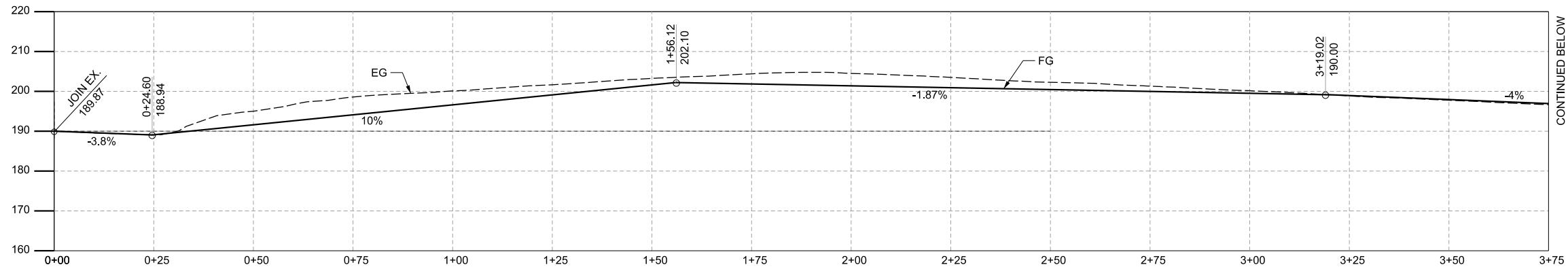
SECTION B-B



SECTION A-A



DES. ENGR. FERNANDO ALCOCER SUP. ENGR. JOSH PANG			REVISIONS		OWNER/AGENT APPROVAL		SCALE (UNLESS NOTED) AS NOTED		OWNER/AGENT APPROVAL		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD						
			DESCRIPTION		Revision Number _____		DRAFTING RELEASE		DRAWING REVISION RELEASE APPROVAL						DRAWING RELEASE APPROVAL		
					DRAWN BY _____												
					CHECKED BY _____												
					ENGINEERING APPROVAL												
						FINAL APPROVAL RELEASE SIGNATURE		DATE				POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES		DRAWING NUMBER U002-CA3		REV.	

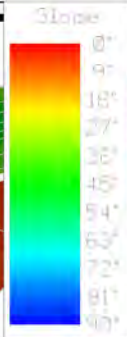


ACCESS ROAD



DES. ENGR. FERNANDO ALCOCER	SUP. ENGR. JOSH PANG				REVISIONS		Revision Number _____	OWNER/AGENT APPROVAL		SCALE: (UNLESS NOTED) AS NOTED	OWNER/AGENT APPROVAL		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD	DRAWING NUMBER U002-CA4	REV.
					NO.	DESCRIPTION		DRAFTING RELEASE	DRAWING REVISION RELEASE APPROVAL		DRAWING RELEASE APPROVAL				
								DRAWN BY _____			DRAWN BY _____				
								CHECKED BY _____			CHECKED BY _____				
					ENGINEERING APPROVAL		ENGINEERING APPROVAL FERNANDO ALCOCER		FINAL APPROVAL RELEASE SIGNATURE _____ DATE _____		FINAL APPROVAL RELEASE SIGNATURE _____ DATE 4/14/26	POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES			

Received
15JUL2026
Planning Division



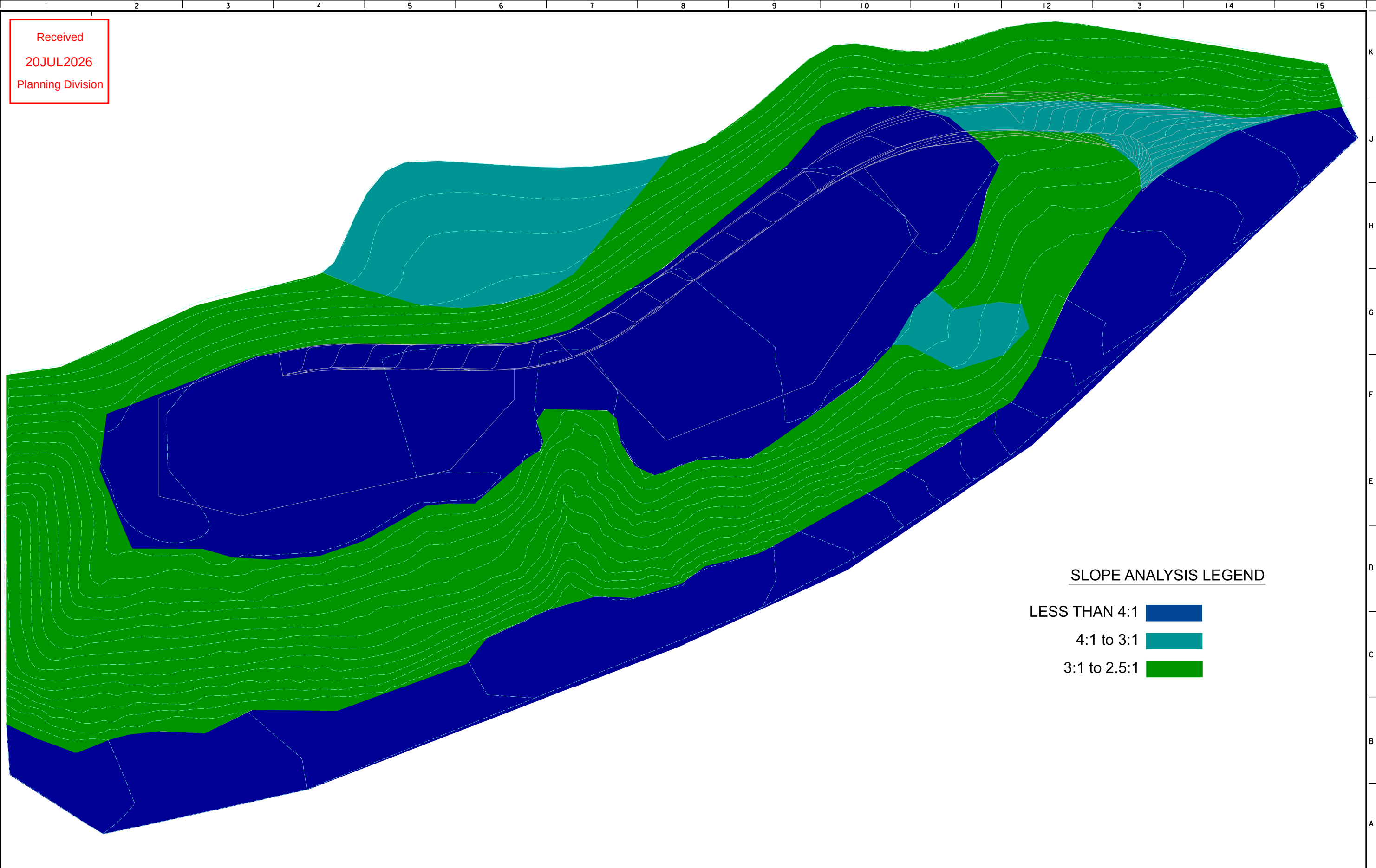
SLOPE ANALYSIS LEGEND

- LESS THAN 4:1
- 4:1 to 3:1
- 3:1 to 2.5:1
- 2.5 to 1:1

GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD		SHEET NO. 1 OF 10
PROJECT NO. U002-CA5	DATE OF LAST MODIFIED 07/15/2026	

PREPARED BY J. ALVARADO	CHECKED BY J. ALVARADO	DESIGNED BY J. ALVARADO	DRAFTER J. ALVARADO	DATE 07/15/2026	SCALE AS SHOWN	PROJECT NO. U002-CA5	SHEET NO. 1 OF 10
----------------------------	---------------------------	----------------------------	------------------------	--------------------	-------------------	-------------------------	----------------------

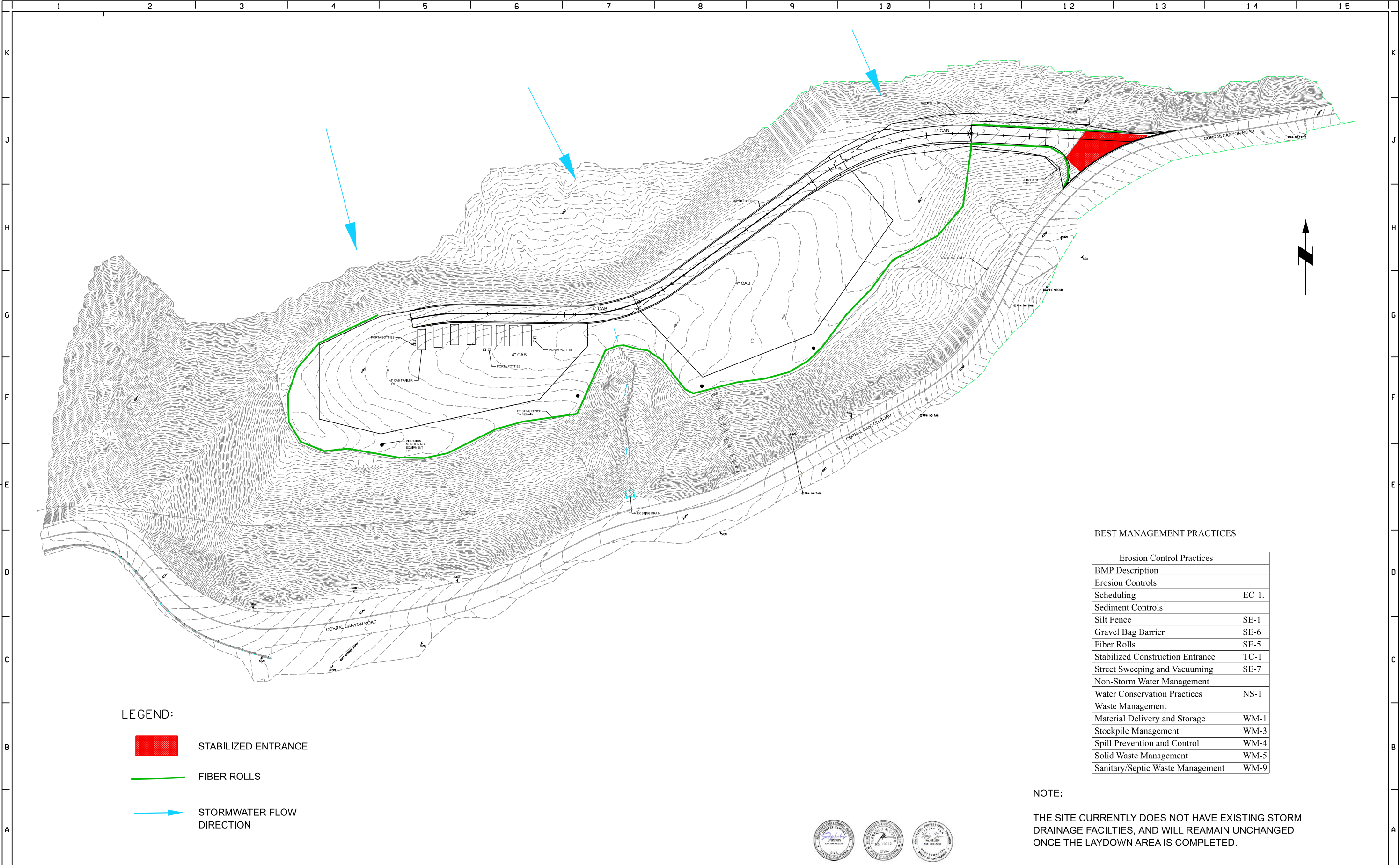
Received
20JUL2026
Planning Division



SLOPE ANALYSIS LEGEND

- LESS THAN 4:1
- 4:1 to 3:1
- 3:1 to 2.5:1

DES. ENGR. FERNANDO ALCOCER SUP. ENGR. JOSH PANG		REVISIONS		Revision Number _____		OWNER/AGENT APPROVAL		SCALE: (UNLESS NOTED) AS NOTED		OWNER/AGENT APPROVAL		GRADING PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD POWER SYSTEM DEPARTMENT OF WATER AND POWER CITY OF LOS ANGELES		DRAWING NUMBER		REV.
		DESCRIPTION		DRAFTING RELEASE		DRAWING REVISION RELEASE APPROVAL		DRAWING RELEASE APPROVAL		DRAWING NUMBER						
		NO.		DRAWN BY _____		DRAWN BY FERNANDO ALCOCER		DRAWN BY _____		DRAWING NUMBER						
				CHECKED BY _____		CHECKED BY JOSH PANG		CHECKED BY _____		DRAWING NUMBER						
				ENGINEERING APPROVAL		ENGINEERING APPROVAL FERNANDO ALCOCER		ENGINEERING APPROVAL JOSH PANG		FINAL APPROVAL RELEASE SIGNATURE _____ DATE _____		DRAWING NUMBER		U002-CA5		



LEGEND:

STABILIZED ENTRANCE

FIBER ROLLS

STORMWATER FLOW DIRECTION

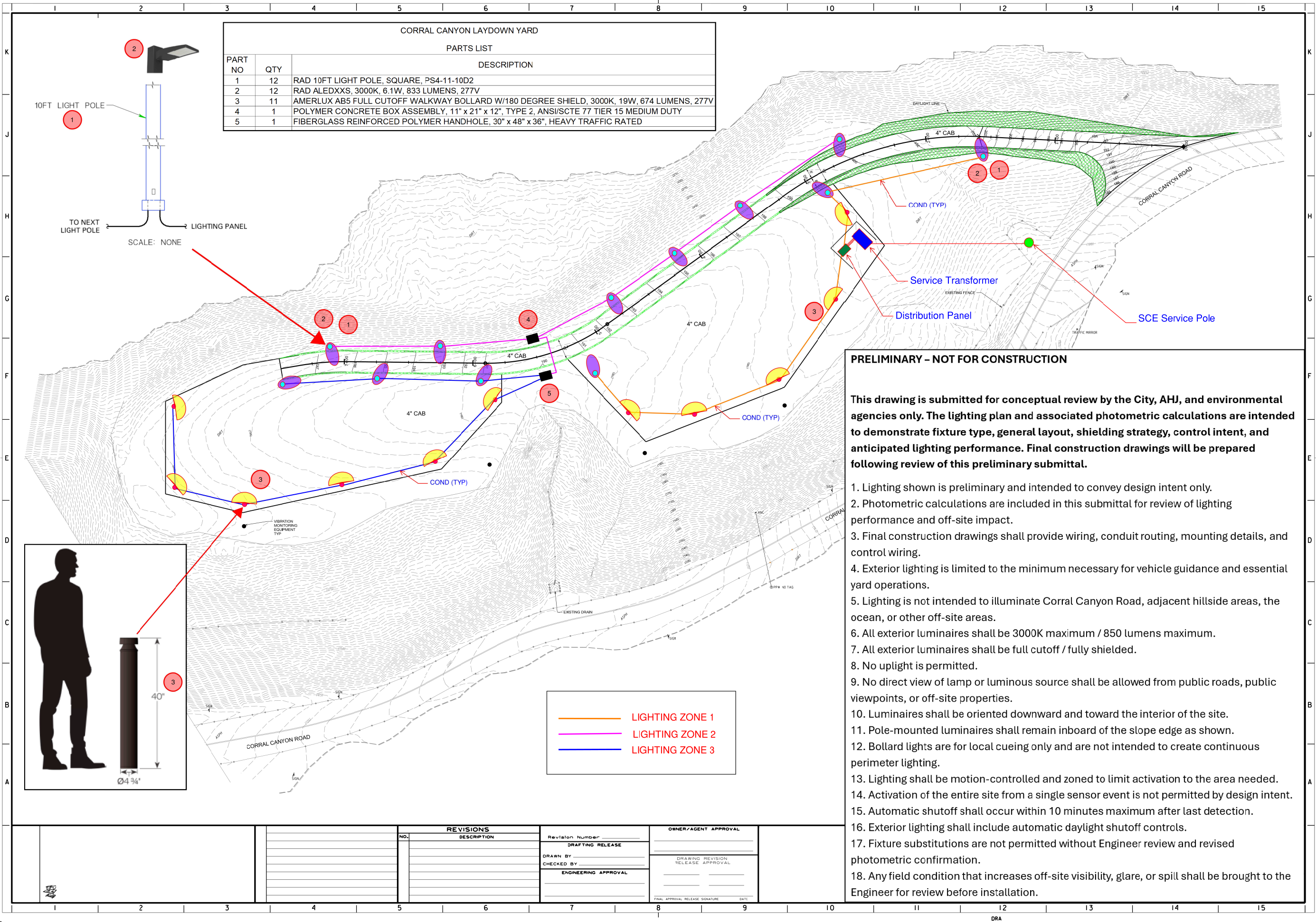
BEST MANAGEMENT PRACTICES

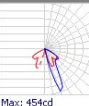
Erosion Control Practices	
BMP Description	
Erosion Controls	
Scheduling	EC-1.
Sediment Controls	
Silt Fence	SE-1
Gravel Bag Barrier	SE-6
Fiber Rolls	SE-5
Stabilized Construction Entrance	TC-1
Street Sweeping and Vacuuming	SE-7
Non-Storm Water Management	
Water Conservation Practices	
Waste Management	
Material Delivery and Storage	WM-1
Stockpile Management	WM-3
Spill Prevention and Control	WM-4
Solid Waste Management	WM-5
Sanitary/Septic Waste Management	WM-9

NOTE:
THE SITE CURRENTLY DOES NOT HAVE EXISTING STORM DRAINAGE FACILITIES, AND WILL REAMAIN UNCHANGED ONCE THE LAYDOWN AREA IS COMPLETED.

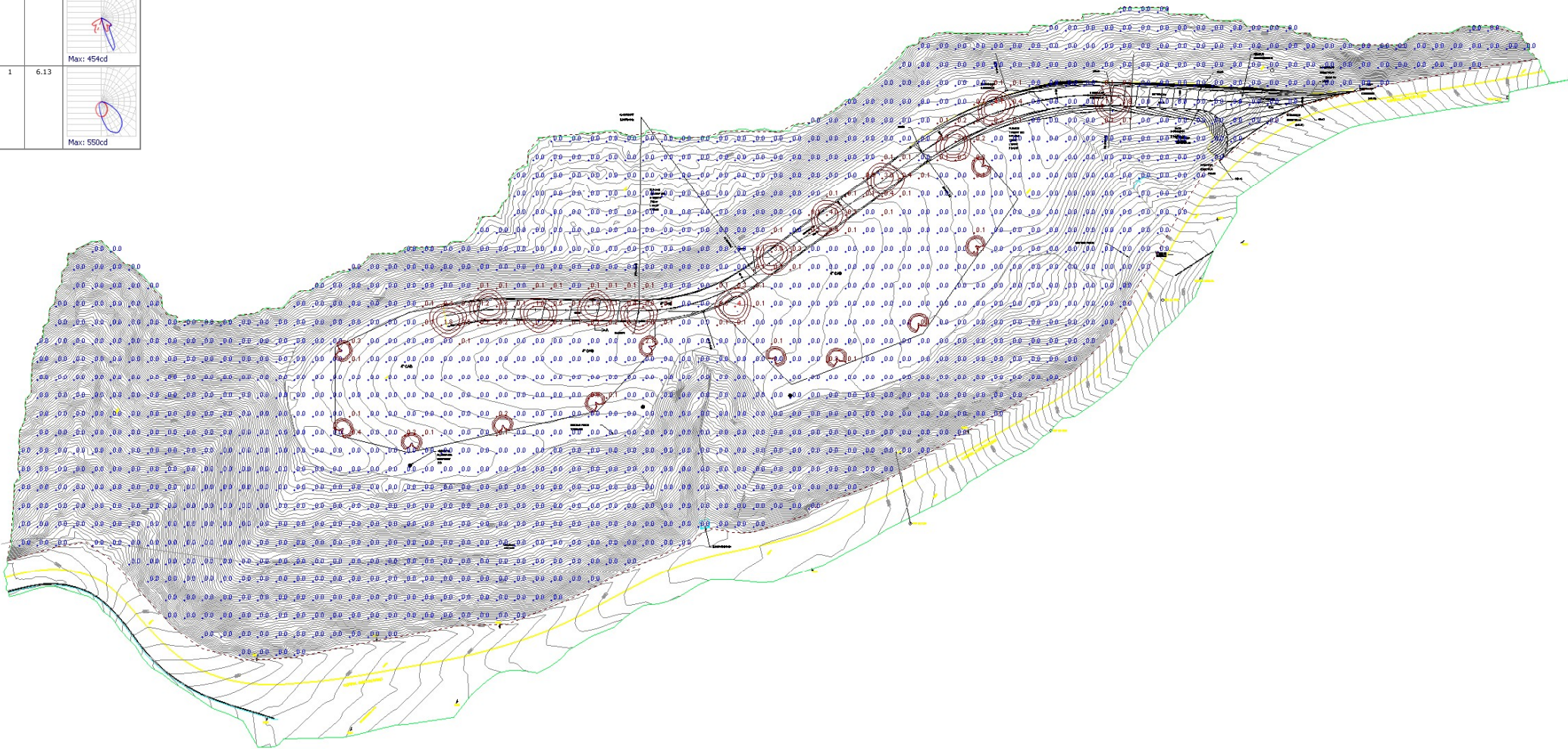


DES. ENGR. FERNANDO ALCOCER SUP. ENGR. JOSH PANG		REVISIONS		Revision Number _____ DRAFTING RELEASE DRAWN BY _____ CHECKED BY _____ ENGINEERING APPROVAL _____	OWNER/AGENT APPROVAL _____ DRAWING REVISION RELEASE APPROVAL _____ ENGINEERING APPROVAL FERNANDO ALCOCER JOSH PANG FINAL APPROVAL RELEASE SIGNATURE DATE	SCALE: (UNLESS NOTED) AS NOTED DRAFTING RELEASE DRAWN BY FERNANDO ALCOCER CHECKED BY JOSH PANG ENGINEERING APPROVAL FERNANDO ALCOCER JOSH PANG FINAL APPROVAL RELEASE SIGNATURE DATE	OWNER/AGENT APPROVAL _____ DRAWING RELEASE APPROVAL _____ FINAL APPROVAL RELEASE SIGNATURE DATE	SEDIMENT AND EROSION CONTROL PLAN PALISADES RESTORATION CORRAL CANYON LAYDOWN YARD		DRAWING NUMBER U002-CA6	REV.
		NO.	DESCRIPTION								

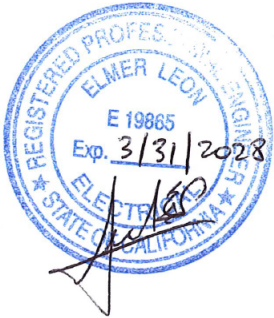


Schedule											
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		11	B5HQF1X16U3K	85 WITH 180-DEGREE SHIELD, ONE 16W QSSI LED ARRAY		1	508	1	17	
	B		12	ALEDXXS @ 6W/3000K	Outdoor - Pole/Arm-Mounted Area and Roadway Luminaires		1	833	1	6.13	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2		0.0 fc	4.1 fc	0.0 fc	N/A	N/A



Current View



The design was developed to comply with Malibu Municipal Code §17.41, with lighting limited to the minimum necessary for site access and safety given site visibility and environmental sensitivity.

- All luminaires are ≤ 3000K, fully shielded, and directed downward
 - Fixture outputs are ≤ 850 lumens
 - Lighting is motion-activated with ≤ 10-minute shutoff and photocell control
 - Fixture placement utilizes site topography to minimize visibility from public viewing areas
 - The photometric plan indicates 0.0 fc at the road/property-line interface, demonstrating compliance with light trespass limits
- Photometric Calculations were made using Visual Lighting Software



Corral Canyon Staging Area Environmentally Sensitive Habitat Area (ESHA) Assessment

Prepared by:

Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 N. Hope Street, Room 1044
Los Angeles, CA 90012

March 2026

1. Introduction

1.1 Purpose

This memorandum has been prepared to assess the Los Angeles Department of Water and Power (LADWP)'s proposed laydown area located at 4000 Corral Canyon Road in Malibu, California for Environmentally Sensitive Habitat Area (ESHA) as defined in the City of Malibu's Local Coastal Program (LCP). This memorandum supplements the Biological Resources Assessment (BRA, LADWP, 2025) prepared to support the emergency Coastal Development Permit (eCDP) for the laydown area.

1.2 Background

The LADWP-owned Malibu property encompasses 97 acres in the Santa Monica Mountains Significant Ecological Area. Corral Canyon Road abuts the property and provides access to the site, located at approximately 4000 Corral Canyon Road.

The 2025 Palisades Fire destroyed large areas of Pacific Palisades, Topanga, and Malibu, burning 23,448 acres and destroying 6,837 structures, making it the most destructive fire to occur in the history of the City of Los Angeles. LADWP's emergency response crew is in need of a site for emergency command staging and is targeting use of landholdings near the burned areas, including the Corral Canyon property, which is located approximately 12 miles from the Pacific Palisades.

1.3 Project Description

The southern portion of the property would be proposed as a temporary utility laydown yard to support fire restoration efforts (restoring and upgrading the power distribution system in the Pacific Palisades; Figures 1, 2 and 3). Up to one acre would be mowed and used for laydown, access roads, and trailer staging. Roads would require grading to improve access to the site. All active areas would be covered with four to six inches of aggregate base. Locking shipping containers (Conex) would house wire, cable and insulators. The laydown area would hold underground prefab concrete structures and electric conduits. The proposed area would be enclosed with approximately 1,600 linear feet of fencing. No nighttime lighting, portable toilets, restrooms or utility hookups are proposed.

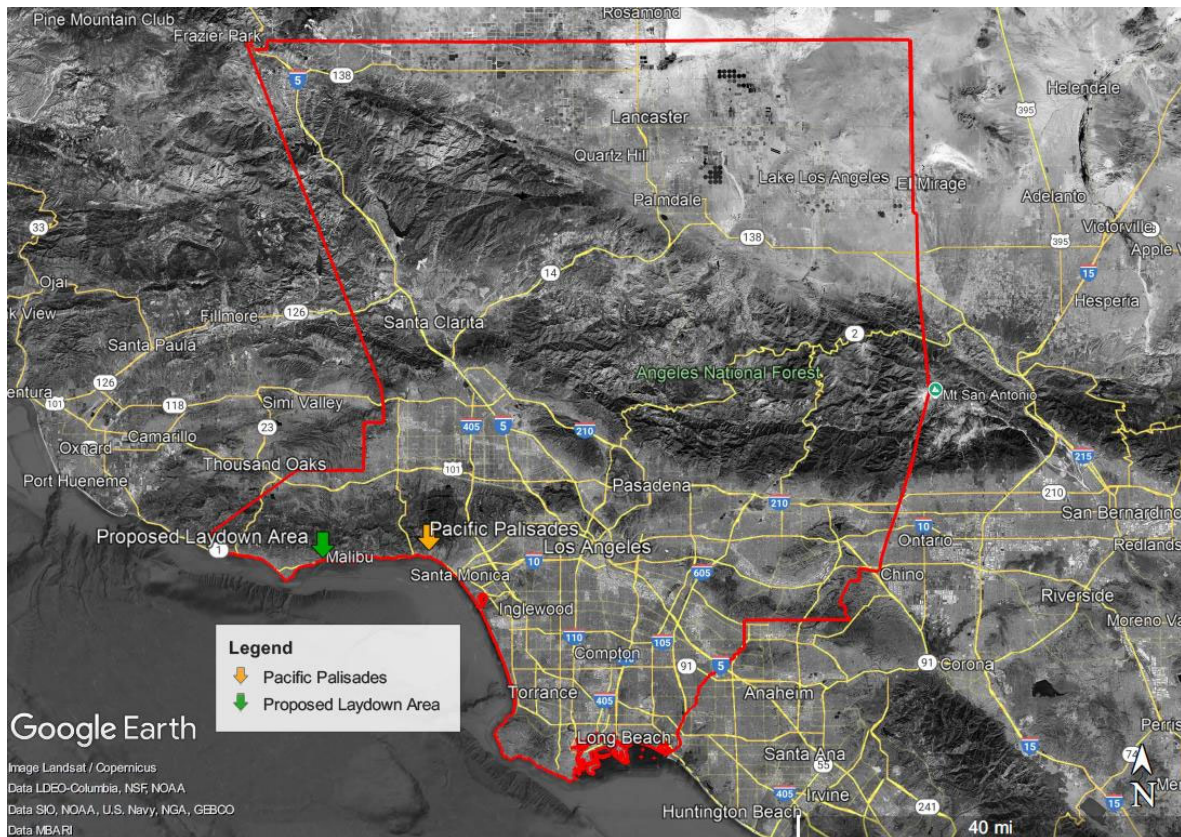


Figure 1. Regional Map



Figure 2. Laydown and Entrance

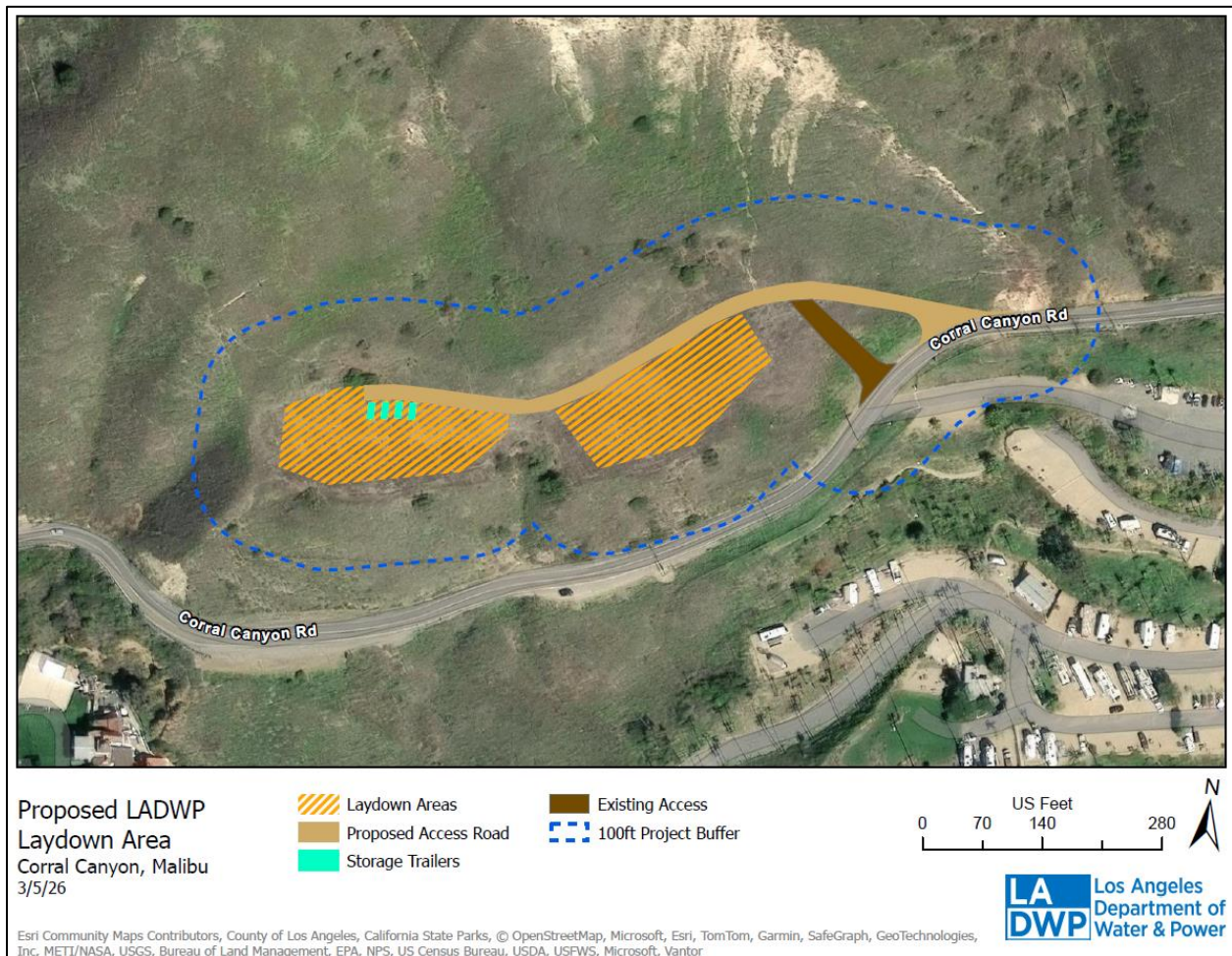


Figure 3. Proposed Laydown Area

1.4 Local Regulations

City of Malibu Local Coastal Program

The entire City of Malibu is located within the California coastal zone, which means that all development and activity occurring within city limits (unless considered exempt) is subject to the regulations of the City's Local Coastal Program (LCP). LCPs contain the ground rules for protecting sensitive coastal resources and public access along the entire coastline of California. LCPs are required for all jurisdictions located within the coastal zone and the California Coastal Commission (CCC) is tasked with overseeing certification of those LCPs before they become law at the local level. Likewise, any amendments to an LCP must first be certified by the CCC before taking effect. Malibu's LCP was certified in 2002 and grants the City authority to review and approve coastal development permits (CDPs) at the local level. The policies and regulations of the LCP supersede any policy or regulation of the City's General Plan or Zoning Code in the event there is a conflict between the documents. Zoning is administered through the

LCP Local Implementation Plan (LIP), and land use is administered through the LCP Land Use Plan (LUP). Combined, the two documents constitute the City's LCP.

Environmentally Sensitive Habitat Area (ESHA)

The City of Malibu LCP provides protection for ESHA by restricting developments that occur on or near ESHA. The City of Malibu LCP ESHA Overlay Map was created to identify the broad areas of ESHA in the City, and the parcel is within LCP ESHA Overlay Map areas. The City of Malibu LCP Local Implementation Plan (LIP) defines ESHA as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." ESHAs protected in the LIP include areas of native habitats such as woodland, coastal bluff, coastal sage scrub, and chaparral; and wetlands, streams, and riparian areas surrounding streams. See section 2.3 for more details on ESHA findings.

1.5 Literature Review and Records Searches

As discussed in the BRA, the following natural resource databases, management agency websites, and biological reports were used to identify special-status species and habitats:

- California Department of Fish and Wildlife (CDFW)'s California Natural Diversity Database (CNDDDB; CDFW 2025);
- California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California (CIRP; CNPS 2025);
- U.S. Fish and Wildlife Service (USFWS)'s Information for Planning and Consultation (IPaC) (USFWS 2025a);
- USFWS Environmental Conservation Online System Critical Habitat Mapper (USFWS 2025b);
- USFWS National Wetlands Inventory (USFWS 2025c)

1.6 Habitat Assessment

LADWP Environmental Planning and Assessment Staff provided habitat assessments of the proposed project site on May 26, 2025, July 11, 2025, October 25, 2025, February 12, 2026, February 18, 2026, and March 4, 2026. The habitat assessment on March 4, 2026 included a 100-foot buffer around the project site (depicted in Figure 3).

2.0 BRA Findings

2.1 Vegetation Communities and Land Cover Types

Four vegetation communities and land cover types were mapped within the survey area (project area with 100-foot buffer). One vegetation community was mapped within the project area. The vegetation communities and land cover types mapped within the project site are summarized in table 1 and their spatial distribution is presented in Figure 4.



Figure 4. Vegetation Community Map

Table 1. Vegetation Communities and Land Cover Types in the Survey Area and Project Area

Vegetation Community or Land Cover Type	Alliance ¹	Association	Ranking ²	Acreage within the Survey Area	Acreage within the Project Area
Native Vegetation Communities					
Laurel Sumac Scrub	<i>Malosma laurina</i> Shrubland	<i>Malosma laurina</i> – <i>Eriogonum cinereum</i>	G4S4	0.22	0
<i>Native Vegetation Communities Subtotal</i>				0.22	0
Semi-Naturalized Vegetation Communities					
Upland Mustards or Star Thistle Fields	<i>Brassica nigra</i> – <i>Centaurea (solstitialis, melitensis)</i> Herbaceous	<i>Hirschfeldia incana</i>	GNA SNA	5.7	0.89
<i>Herbaceous Semi-Naturalized Vegetation Communities Subtotal</i>				5.7	0.89
Disturbed and Developed Land Cover Types					
Urban/Developed	NA	NA	NA	0.38	0
Disturbed Habitat	NA	NA	NA	0.54	0.1

Table 1. Vegetation Communities and Land Cover Types in the Survey Area and Project Area

Vegetation Community or Land Cover Type	Alliance ¹	Association	Ranking ²	Acreage within the Survey Area	Acreage within the Project Area
<i>Unvegetated Land Cover Types Subtotal</i>				0.92	0.1
Total				6.84	0.99

Notes:

¹ The term semi-natural is used in the Manual of California Vegetation to distinguish vegetation types dominated by non-native plants from natural vegetation communities (CNPS 2026).

² The conservation status of a vegetation community is designated by a number from 1 to 5, preceded by a letter reflecting the appropriate geographic scale of the assessment (G = global, S = subnational/state). The numbers have the following meaning (NatureServe 2025): 1 = critically imperiled; 2 = imperiled; 3 = vulnerable to extirpation or extinction; 4 = apparently secure; 5 = demonstrably widespread, abundant, and secure; NA = no applicable ranking

Upland Mustards or Star-thistle Fields

The upland mustards or star-thistle fields alliance features either black mustard (*Brassica nigra*), field mustard (*Brassica rapa*), Italian thistle (*Carduus pycnocephalus*), Geraldton carnation weed (*Euphorbia terracina*), shortpod mustard (*Hirschfeldia incana*), Dyer's woad (*Isatis tinctoria*), or cultivated radish (*Raphanus sativus*), among other similar ruderal forbs, as the dominant species in the herbaceous layer (CNPS 2026). Membership rules of this alliance indicate *Euphorbia terracina* or *Cynara cardunculus* > 50% relative cover in the herbaceous layer with other non-natives, including *Brassica nigra* and *Bromus diandrus* (CNPS 2026). One provisional association was mapped in the study area: *Hirschfeldia incana*. The entirety of the project site and the majority of the 100-foot survey area is characterized by this community, consisting of upland ruderal forbs as dominant in the herbaceous layer, and some shrubs are present at low cover. The habitat in the project area is dominated by invasive species including Geraldton carnation weed, Yellow Starthistle (*Centaurea solstitialis*), Black Mustard, Brome grasses (*Bromus* sp.), Yellow Sweetclover (*Melilotus indicus*), and Slender Wild Oat (*Avena barbata*). The association is not considered a sensitive vegetation community by CDFW (2026).

Laurel Sumac Scrub

The Laurel sumac scrub alliance features Laurel Sumac (*Malsoma laurina*) as the dominant or co-dominant shrub canopy with California Sagebrush (*Artemisia californica*), California brittlebrush (*Encelia californica*), Ashyleaf buckwheat (*Eriogonum cinereum*) and others. Membership rules of this alliance indicate *Malsoma laurina* is >50% or is >30% relative cover if co-dominant with California buckwheat (*Eriogonum fasciculatum*) or Black Sage (*Salvia mellifera*) in the shrub canopy (CNPS 2026). One provisional association was mapped in the study area: *Eriogonum cinereum*. This alliance was not mapped within the project area but was mapped within the 100-foot buffer survey area (Figure 4). Other species observed in this community in the survey area include: California sagebrush, California brittlebrush, Ashyleaf buckwheat and shortpod mustard. The association is not considered a sensitive vegetation community by CDFW (2026).

Disturbed Habitat

Although not recognized by the Manual of California Vegetation, Online Edition (CNPS 2026) or the Natural Communities List (CDFW 2026), disturbed habitat is described in Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008). Disturbed habitat is described as areas generally lacking vegetation due to high levels of existing or historical human disturbance and are no longer recognizable as a native or naturalized vegetation association. Areas mapped as disturbed habitat may include unpaved roads, trails, and graded areas (Oberbauer et al. 2008). Vegetation in these areas, if present at all, is usually sparse and dominated by non-native weedy herbaceous species (Oberbauer et al. 2008). Areas mapped as disturbed habitat are associated with the project site entrance road (Figure 4). This land cover would not be considered sensitive by CDFW.

Urban/Developed

Although not recognized by the Manual of California Vegetation, Online Edition (CNPS 2026) or the Natural Communities List (CDFW 2026), urban/developed is described in Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008). Urban/developed refers to areas that have been constructed on or disturbed so severely that native vegetation is no longer supported. Developed land includes areas with permanent or semi-permanent structures, pavement or hardscape, landscaped areas, and areas with a large amount of debris or other materials. Areas mapped as urban/developed within the study area include the paved road that surrounds the project site (Figure 4). This land cover would not be considered sensitive by CDFW.

2.2 Special Status Species

2.2.1 Special Status Plants

Of the 55 plant species identified as in the general project vicinity based on desktop review in the BRA, one special status plant species, Malibu Baccharis (*Baccharis malibuensis*), with a California Rare Plant Rank (CRPR) status of 1B.1 (rare), has a moderate potential to occur. However, the site has been surveyed six times over the past year including surveys by qualified botanists, and this species was not detected during any of the surveys. Special status plants were not detected during the surveys and there is a low potential for their occurrence based on the historic and annual vegetation clearing of the site. It is possible that use of the site could result in temporary, indirect impacts to vegetation (and therefore special-status plant species) adjacent to the Project from dust. However, as described in the BRA, implementation of MM-BIO-1 would require a pre-work survey of grading and staging areas to delineate (with tape, fencing, etc.) the limits of disturbance for those activities, and to identify and mark any sensitive species to ensure avoidance. MM-BIO-4 would be implemented to avoid sensitive plants or facilitate transplanting for native species that are not federally or state-listed. With the implementation of these minimization measures, the construction of the proposed project is not expected to result in impacts to special-status plant species. BMP-4, BMP-5, BMP-6, and BMP-7 would ensure that indirect impacts to special-status plants beyond the construction area, if present, are avoided (See Appendix A for full list of Avoidance and Minimization Measures).

2.2.2 Nesting Birds & Raptors

The proposed project would require trimming of vegetation that provide potential nesting habitat for birds protected by the Migratory Bird Treaty Act, California Migratory Bird Protection Act, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be harmed. In addition, indirect impacts from noise or vibration have the potential to disturb an active bird nest to the point of failure if the nest is within immediate proximity to project activities. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting bird surveys will be required as described in the BRA under MM-BIO-1 and BMP-3.

2.2.3 Special Status Mammals

The San Diego Woodrat (*Neotoma lepida intermedia*) has a moderate potential to occur in the project area, with marginal habitat present on site due to routine vegetation maintenance. However, this species was not detected on the project site during multiple surveys. To avoid impacts to special status mammals, pre-work surveys, protection of special-status wildlife species, and biological monitoring (MM-BIO-1, MM-BIO-2, and MM-BIO-3) will be required as described in the BRA.

2.2.4 Special Status Reptiles

California legless lizard and Southern California legless lizard have a moderate potential to occur on site, and Coastal whiptail and coast horned lizard have a high potential to occur on site due to potentially suitable habitat on site. All four species are California species of special concern (SSC). However, the habitat on the project site consists of relatively compact soils and is heavily vegetated which likely reduces the potential for long term persistence on the site for California legless lizard, Southern California legless lizard, and coast horned lizard. Similarly, because coastal sage scrub communities occur near the project site there is a potential for Coastal whiptail to disperse across the site. None of these species were detected during multiple surveys of the project site. If present during project activities, these species could be harmed by construction equipment. If the species are observed in the project area, the CDFW regulations for development require fulfillment of measures to avoid impacts to them as per the following measures, as described in the BRA: pre-work surveys, protection of special-status wildlife species, and biological monitoring (MM-BIO-1, MM-BIO-2, and MM-BIO-3).

2.2.5 Special Status Insects

Crotch's Bumble Bee, American Bumble Bee, and Monarch Butterfly were identified as special status insects that have a high potential to occur on site due to potential forage plants on site. If present during project activities, these species could be harmed directly or indirectly by construction equipment. While the site has a high probability to support monarch breeding (i.e., not overwintering) populations of this species due to host plant narrowleaf milkweed being present (LADWP 2025), the site does not contain any suitable habitat (i.e. wind-protected tree groves) for overwintering populations of monarch butterfly which are the federally protected populations. Sporadic patches of narrowleaf milkweed were identified and mapped on site, but at very low coverage (<1%) in comparison to the non-native species, and the entire survey area is identified as the Upland Mustard or Star-thistle Fields Herbaceous Semi-Naturalized Alliance. Narrowleaf milkweed, a common species that does not have special status, is present in abundance among the Santa Monica Mountains as a whole, including within the same

LADWP-owned parcel outside of project activities less than 0.1 mile (mi) away, Corral Canyon Park which is 0.36 mi east, Solstice Canyon which is 0.4 mi northwest, and Bluffs Park which is 1.86 miles east (iNaturalist, 2026). The proposed critical habitat for the Monarch Butterfly is located across Alameda, Marin, Monterey, San Luis Obispo, Santa Barbara, Santa Cruz, and Ventura Counties and does not overlap with the project site (USFWS 2025b). Due to the site presenting poor overwintering habitat due to lack of significant perennial vegetation (such as eucalyptus trees) that could support these species during overwintering, potential impacts to protected overwintering populations (the federally protected populations) of this species are not expected. Crotch's Bumble Bee and American Bumble Bee are known from coastal areas of the City and forage widely across the region following seasonal plant expression. While these species prefers certain native species of plants, they are a generalist forager and use a wide variety of plants and habitat for foraging and nesting. Based on the surveys there did not appear to be a wide base of forage for the species but they can forage on non-native mustards when available. None of these species were detected during multiple surveys of the project site.

Prior to disturbance LADWP would implement MM-BIO-1 which requires preconstruction surveys within the disturbance limits for special-status wildlife species. Should individuals be located, no construction activity shall occur until the animals have left the area (MM-BIO-2). MM-BIO-3 requires a biological monitor to be present to ensure that sensitive species are avoided by construction crews should they enter the work area. MM-BIO-4 requires surveys for Crotch's bumblebee to determine presence/absence of this species, and to develop requirements for avoidance and minimization should this species be found.

3.0 ESHA Summary

3.1 LIP ESHA Guidance

As discussed in the LIP Section 4.3 ESHA Determination B.:

Unless there is site-specific evidence that establishes otherwise, the following habitat areas shall be considered to be ESHA:

- 1. Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.*
- 2. Any habitat area that contributes to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law City of Malibu LCP Local Implementation Plan Adopted by the California Coastal Commission on September 13, 2002 Page 124.*
- 3. Any habitat area that contributes to the viability of species that are designated "fully protected" or "species of special concern" under State law or regulations.*
- 4. Any habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as "1b" (Rare or endangered in California and elsewhere) or designation as "2" (rare, threatened or*

- endangered in California but more common elsewhere) by the California Native Plant Society,*
5. *Any designated Area of Special Biological Significance, or Marine Protected Area.*
 6. *Streams.*

A California Coastal Commission Memorandum (CCC 2003) was issued to provide details on the designation of ESHA in the Santa Monica Mountains in the context of the Malibu LCP. As described in the memo, the scientific background presented for ESHA Analysis in the Santa Monica Mountains was adapted from the Revised Findings for the Malibu LCP that the CCC adopted on February 6, 2003. The memo identified three important elements to the definition of ESHA: “First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of a particular habitat. Second, in order for an area to be designated ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities (CCC 2003).”

3.2 ESHA Assessment

Element 1 – is the habitat or species rare?

As described in section 2.1, the project site is comprised solely of a vegetation community entitled the Upland Mustards or Star-thistle Fields alliance. This habitat is dominated by non-native species and is not rare or considered sensitive by CDFW. No rare plants were identified on site. The area surrounding the project site is also not identified as rare or sensitive.

Element 2 – is the habitat or species especially valuable?

Areas may be valuable because of their “special nature,” such as being an unusually pristine example of a habitat type, containing an unusual mix of species, supporting species at the edge of their range, or containing species with extreme variation. Habitats are generally considered valuable because of their special role in the ecosystem, and the Coastal Act requires that this role be “especially valuable.” This test is met for relatively pristine areas that are integral parts of the Santa Monica Mountains ecosystem if they are demonstrably rare and extraordinarily special. The project site is largely dominated by non-native species that are not especially valuable to the Santa Monica Mountains ecosystem. There is a minimal composition of common native plants that can support native sensitive wildlife species of the area, however the project site is located within a much larger area that has abundant populations of the same common native plants. Use of the site by sensitive species has not been documented during multiple surveys of the project area. The habitat and species known for the surveyed project site would not be considered especially valuable.

Element 3 – would the area be easily disturbed or degraded by human activities and developments?

The area has been subject to regular vegetation maintenance on an annual basis for at least the last 35 years (Google 2026). Continuing human activities on the project site would not result in any significant disturbance or degradation of the site in its current state.

3.3 ESHA Determination

The City of Malibu LCP ESHA Overlay Map was created to identify the broad areas of ESHA in the City, and the project area is within LCP ESHA Overlay Map areas. Following completion of the biological surveys and assessment of the habitat known for the project area and the survey area, there was no habitat identified on site or in the survey area that would be deemed rare or especially valuable from a local, regional or statewide basis. As discussed in section 2.1, the vegetation communities are not identified as sensitive by CDFW (2026) and use of the site by sensitive wildlife has not been detected.

Section 2.2 provides a summary of special status plant and wildlife species impacts as described in the BRA (LADWP, 2025). As discussed, from the five surveys conducted over the course of a year, no special-status species (plant or wildlife) were identified on site. The BRA describes special status species that have some likelihood of occurrence on site due to habitat presence and recent occurrences near but outside of the project vicinity. While no special status species were detected, nevertheless there is some potential for these species to be present on site as periodic foragers or during dispersal. Therefore, a list of minimization measures and best management practices as discussed above, in the BRA, and in Appendix A below will be implemented to ensure that direct or indirect impacts to special status species are avoided.

Given the evidence of the biological surveys conducted in the area, this region that was previously identified as ESHA within the LCP ESHA Overlay Map does not meet the criteria for ESHA. Under LIP Section 4.3 ESHA Determination (c), if the applicant's site-specific biological study or other independent information contains evidence that an area previously shown on the ESHA overlay does not contain habitat that meets the definition of "environmentally sensitive area", the City shall determine the physical extent of habitat that does meet the definition of "environmentally sensitive area" on the project site.

Literature Cited

California Coastal Commission. 2003. J. Dixon memo to Ventura staff re ESHA in the Santa Monica Mts. Website <https://www.coastal.ca.gov/ventura/smm-asha-memo.pdf> accessed on March 6, 2026.

California Department of Fish and Wildlife (CDFW). 2025. California Natural Diversity Database (CNDDDB) RareFind Version 5. A database of special status resources maintained by the Natural Heritage Division. Sacramento, California. Website <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx> accessed on June 3.

CDFW. 2026. "California Natural Community List." Sacramento, California: CDFW, Vegetation Classification and Mapping Program. February 27, 2025. Website <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>. accessed March 5.

California Native Plant Society (CNPS), Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> accessed on June 9.

CNPS. 2026. A Manual of California Vegetation, online edition. Sacramento, California: California Native Plant Society. Website <https://vegetation.cnps.org/> accessed March 5.

City of Malibu. 2002. City of Malibu Local Coastal Program Local Implementation Plan. Website <https://www.coastal.ca.gov/ventura/malibu-lip-final.pdf> accessed on March 5, 2026.

Google. 2026. Google Earth. Website <https://www.google.com/earth/> accessed March 6, 2026.

iNaturalist. 2026. Website <https://www.inaturalist.org> accessed on March 6, 2026.

Los Angeles Department of Water and Power (LADWP). 2025. Corral Canyon Staging Area Biological Resources Assessment.

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. March 2008. Website https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/Soitec-Documents/Final-EIR-Files/references/rtcref/ch9.0/rtcrefaletters/O14%202014-12-19_OberbauerTM2008.pdf accessed March 2026.

U.S Fish and Wildlife Service. 2025a. Information for Planning and Consultation (IPaC). Website <https://ipac.ecosphere.fws.gov/> accessed on June 9.

U.S. Fish and Wildlife Service. 2025b. Environmental Conservation Online System Critical Habitat Mapper. Website <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> accessed on June 9.

U.S Fish and Wildlife Service. 2025c. National Wetlands Inventory. Website <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper> accessed on June 9.

Appendix A: Avoidance and Minimization Measures

As described in the Biological Resources Assessment (LADWP, 2025), the measures below will be implemented as part of the proposed operation and maintenance activities to avoid and minimize potential impacts to special-status species and habitats.

Mitigation / BMP	Description
MM-BIO 1 Pre-Work Surveys	A qualified biologist will conduct pre-work surveys within and adjacent to the proposed work area up to 10 days prior to the start of operation and maintenance activities. Pre-work surveys will include, but not limited to: (1) general surveys for botanical and wildlife resources; (2) work areas with flowing or standing water will be visually surveyed for any aquatic species that project activities may impact; and (3) infrastructure, equipment, etc. that may be used as nesting, roosting, or habitat refugia. If the qualified biologist does not find any non-listed or listed special-status species, then work may proceed.
MM-BIO 2 Protection of Listed Special-Status Wildlife Species	If listed special-status wildlife species are observed in the work area during the pre-work surveys, no work will occur until the individual has left the work area. If necessary, the appropriate regulatory agencies will be contacted about how best to proceed.
MM-BIO 3 Biological Monitoring	If the qualified biologist locates non-listed special-status species or other wildlife in the proposed work area during the pre-work surveys, the qualified biologist will determine, based on the type and location of work, what level (e.g., daily, weekly) of monitoring may be required. During monitoring, the qualified biologist will make every effort to keep the species out of harm's way to the extent feasible using one of the following methods: cease operation and maintenance activities until the individual leaves the area on its own; re-direct the individual out of the work area into suitable habitat; or capture and relocate the individual to suitable habitat outside the work area if the qualified biologist has the appropriate handling permit(s). If a listed special-status species is observed in the work area, all operation and maintenance activities will cease until the individual has voluntarily left the work area.
MM-BIO 4 Protection of Special-Status and Native Plants	All non-listed native plant species shall be avoided, if feasible. When not feasible, the plant may be salvaged and replanted in an area that will not be disturbed by operation and maintenance activities. If any federally- or state-listed plant species are observed in or near a work area, they will be avoided using an appropriate buffer and no operation and maintenance activities will occur within this buffer.
MM-BIO 5 Crotch's Bumble Bee	Before any vegetation is cleared or grading begins, a qualified biologist must conduct presence/absence surveys for Crotch's bumble bee to determine if they are present. The biologist shall search both the Project area and adjacent areas to search for foraging bees and underground nests. All survey findings, even if no bees are found, must be reported to the California Department of Fish and Wildlife (CDFW) prior to mobilization of construction crews to the Project area, including

	details about the survey conditions, the biologist(s) involved, physical environment, and a description of the potentially impacted habitat if a nest is found. If no Crotch's bumble bees or their nests are found, no further action is needed. However, if nests or potential nests are identified, a Crotch's bumble bee protection plan must be developed and approved by CDFW before any ground disturbance occurs. This plan will outline measures including timing restrictions for ground-disturbing activities (e.g., avoiding raking until from winter months to late March to protect overwintering queens), preconstruction survey requirements that must occur at least 30 days before work starts to find active nests, setting up avoidance buffers around nest sites, and restricting construction activities that could harm nests, biological monitoring during construction. Any accidental "take" of the bumble bees or their nests is only permitted under specific CDFW authorizations.
MM-BIO 6 Night Work Restrictions	To minimize potential impacts on sensitive biological resources (e.g., nocturnal wildlife [including bats], migratory birds), adjacent residential areas (noise, light pollution), and worker safety, all construction and heavy equipment operation activities shall be restricted to daylight hours only. No work shall commence prior to twilight and all work shall cease by civil dusk, as defined by local sunrise/sunset tables. This restriction applies to all phases of the project, including vegetation clearing, grading, and construction. If emergency work is required or the project schedule necessitates temporary night work, prior written approval must be obtained from the appropriate regulatory agencies. Any approved night work shall implement additional specific mitigation measures, such as directional shielding of lights, noise reduction best management practices, and biological monitoring, as deemed necessary to minimize potential adverse effects.
BMP-1 Worker Environmental Awareness Training	A Worker Environmental Awareness Training will be provided to all on-site personnel (i.e., LADWP employees and contractors). Educational materials will be created and incorporated into a worker environmental awareness training for all project personnel working in the project area where sensitive habitats and/or species may be present. Educational materials will identify sensitive species and their habitat, discuss any specific measures to protect the species and their habitat, what to do if the species is observed, etc. Upon completion of the training, employees will sign a form stating they attended the program and understand all the protection measures. These forms will be filed at the worksite office.
BMP-2 Work Notification	Prior to the start of operation and maintenance activities, personnel will contact the Environmental Planning and Assessment Group (213-841-0750) to notify them of the proposed work. Environmental Planning and Assessment will be responsible for coordinating work with a qualified biologist. The qualified biologist will determine, based on the type and location of work, if a pre-work survey is required.
BMP-3 Nesting Bird Surveys and Nest Protection	LADWP will make every effort not to remove or otherwise disturb vegetation from February 1 to August 31. If work cannot be avoided during this period, a qualified biologist will conduct a nesting bird survey three days prior to the start of operation and maintenance activities. If an active nest is identified, the qualified biologist will establish a buffer of sufficient size around the nest based on existing conditions, including ambient noise, topography, and disturbance tolerance to avoid any

	negative impacts on the nesting bird(s). The nest site will be adequately marked such that personnel are aware of the buffer zone. The qualified biologist will take care not to mark the buffer in a way that would draw attention to the nest by potential predators. The qualified biologist will document the baseline behavior of the nesting bird(s) and monitor the behavior of the bird(s) to determine the efficacy of the buffer. If the qualified biologist determines that operation and maintenance activities may be impacting the bird(s), they will adjust the buffer accordingly. No work will occur in the buffer until the nest becomes inactive or the young have left the area.
BMP-4 Prevent the Introduction and Spread of Invasive Plants	LADWP will conduct operation and maintenance activities in a manner that prevents the introduction, transfer, and spread of invasive species, including plants, seeds, animals, and microbes from one project site and/or watershed to another. LADWP will implement applicable best management practices and guidelines for invasive plants as found on the California Invasive Plant Council's website.
BMP-5 Vehicle or Equipment Maintenance and Fueling.	Any equipment or vehicles driven and/or operated while conducting operation and maintenance activities will be checked regularly and maintained as needed to prevent leaks of materials that could impact special-status species and their habitat. No vehicle or equipment maintenance or fueling will be done in or near any waterway where petroleum products or other pollutants from the equipment could enter these areas in the case of a spill or leak.
BMP-6 Pollutants and Debris	No debris, soil, silt, sand, bark, slash, sawdust, trash, construction waste, cement or concrete washings, asphalt, paint, oil or other petroleum products, or any other substances which could be hazardous to aquatic life, or other organic or earthen material from operation and maintenance activities will be allowed to contaminate the soil and/or enter into or placed where it may be washed by rainfall or runoff into any stream, channel, culvert, or ditch.
BMP-7 Trash Abatement and Refuse Removal	Trash and food items will be contained in animal-proof containers and removed at the end of each workday to avoid attracting opportunistic predators such as common ravens, coyotes, and feral dogs.



Corral Canyon Staging Area

Environmentally Sensitive Habitat Area (ESHA) Assessment Addendum

Prepared by:

Environmental Planning and Assessment
Los Angeles Department of Water and Power
111 N. Hope Street, Room 1044
Los Angeles, CA 90012

July 2026

1. Purpose

At the request of the City of Malibu, this addendum has been prepared to analyze the Los Angeles Department of Water and Power (LADWP)'s proposed laydown area located at 4000 Corral Canyon Road in Malibu, California for Environmentally Sensitive Habitat Area (ESHA) as defined in the City of Malibu's Local Coastal Program (LCP) with respect to Section 4.3 ESHA Determination B (4):

“Any habitat area that contributes to the viability of species that are designated “fully protected” or “species of special concern” under State Law or regulations” and “Any habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as “1b” (rare or endangered in California and elsewhere) or designation as “2” (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society”.

This addendum supplements the March 2026 ESHA Memorandum in addition to the Biological Resources Assessment (BRA, LADWP, 2025) previously prepared to support the emergency Coastal Development Permit (eCDP) for the laydown area.

2. Background and Incorporated Assessments

The LADWP-owned Malibu property encompasses 97 acres in the Santa Monica Mountains Significant Ecological Area. Corral Canyon Road abuts the property and provides access to the site, located at approximately 4000 Corral Canyon Road. LADWP is proposing to use approximately one acre of the 97 acres for temporary laydown to support fire recovery efforts in the Pacific Palisades. Please refer to the BRA (LADWP, 2025) and the ESHA Memo (LADWP, 2026) for the project description, special status species analysis, vegetation community mapping, and ESHA analysis.

3. Environmentally Sensitive Habitat Area (ESHA) Investigation

The City of Malibu LCP provides protection for ESHA by restricting developments that occur on or near ESHA. The City of Malibu LCP ESHA Overlay Map was created to identify the broad areas of ESHA in the City, and the parcel has been mapped as within LCP ESHA Overlay Map areas. The City of Malibu LCP Local Implementation Plan (LIP) defines ESHA as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” ESHAs protected in the LIP include areas of native habitats such as woodland, coastal bluff, coastal sage scrub, and chaparral; and wetlands, streams, and riparian areas surrounding streams.

Although this region was previously mapped as ESHA within the LCP ESHA Overlay Map, the actual observations from the various biological surveys that have been

conducted led to the determination that the proposed area does not meet the criteria for ESHA.

The City of Malibu ESHA maps further discuss that “Boundaries of ESHA may change location over time due to varying circumstances. This map is not intended to depict fixed boundaries of ESHAs or marine resources and may not include all areas that are ESHA. This map does not establish any final boundary lines or constraints on the Commission’s ability to identify, map and regulate ESHAs and Marine Resources in the City of Malibu” (City of Malibu, 2002b). Under LIP Section 4.3 ESHA Determination (c), if the applicant’s site-specific biological study or other independent information contains evidence that an area previously shown on the ESHA overlay does not contain habitat that meets the definition of “environmentally sensitive area”, the City shall determine the physical extent of habitat that does meet the definition of “environmentally sensitive area” on the project site.

LIP Section 4.3 ESHA Determination B (4)

The City of Malibu has requested that LADWP evaluate the proposed laydown site with emphasis on LIP Section 4.3 ESHA Determination B (4) – see underlined language below.

Unless there is site-specific evidence that establishes otherwise, the following habitat areas shall be considered to be ESHA:

- 1. Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.*
- 2. Any habitat area that contributes to the viability of plant or animal species that are designated or are candidates for listing as rare, threatened, or endangered under State or Federal law City of Malibu LCP Local Implementation Plan Adopted by the California Coastal Commission on September 13, 2002 Page 124.*
- 3. Any habitat area that contributes to the viability of species that are designated “fully protected” or “species of special concern” under State law or regulations.*
- 4. Any habitat area that contributes to the viability of species for which there is other compelling evidence of rarity, for example plant species eligible for state listing as demonstrated by their designation as “1b” (Rare or endangered in California and elsewhere) or designation as “2” (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.*
- 5. Any designated Area of Special Biological Significance, or Marine Protected Area.*
- 6. Streams.*

The following analysis refers to criteria set forth in LIP Section 4.3 ESHA Determination B (4).

The entirety of vegetation communities identified onsite have been assessed and determined to be common (i.e. not rare) under local, state and federal regulatory

agency metrics. Further, the area has been surveyed extensively and no special status species or habitat have been identified.

As described in the BRA and ESHA Memo, the site is largely dominated (>95%) by non-native, invasive weeds that do not provide quality habitat or forage for special status species known for the area. As depicted in Figures 1 and 2, the dominant plant species carnation spurge (*Euphorbia terracina*) is described by the California Invasive Plant Council (Cal-IPC) as a non-native invasive plant that produces toxic sap and has allelopathic properties that reduce germination of native plants (Cal-IPC 2026). The other dominant plant species on the site were all determined to be non-native and documented by the Cal-IPC as harmful to native habitat such as black mustard (*Brassica nigra*) and shortpod mustard (*Hirschfeldia incana*). The majority of plant species known from the project site and surrounding areas are exclusionary to native habitat and could be argued to be harmful in its continued presence for native plant and wildlife species. Nevertheless, there is still some potential of special status species to be present for periodic forage or dispersal in these non-native areas, irrespective of the lack of value of the vegetation on site. Therefore, avoidance and minimization measures were incorporated in an abundance of caution.



Figure 1. Picture captured on May 24, 2025 depicting the entrance. Dominant species include non-natives such as carnation spurge and mustard.

The BRA identifies a range of special status species that have some potential to occur on site due to certain general environmental conditions and proximity to known occurrences, however no special status species or habitat were observed on site during extensive surveys.



Figure 2. Picture captured on May 24, 2025 depicting the laydown site. Dominant species is non-native carnation spurge.

The BRA conservatively assigns avoidance and minimization measures to ensure that if any potential special status species are encountered, these measures would be implemented to ensure avoidance. Assigning avoidance and minimization measures is a common practice for work on a proposed site and does not confirm or indicate the presence of special status species on site.

The vegetation communities described in the ESHA Analysis Memo are known to be non-native, common, and not considered rare by California Department of Fish and Wildlife or the California Native Plant Society.

4. Water Resources or Riparian Areas

As discussed in the BRA, the National Wetlands Inventory (NWI) Wetlands Mapper documented riverine habitat (R4SBA) traveling through the center of the site for a span of approximately 50 feet. During the field surveys, the mapped area was located and investigated for field indicators of jurisdictional features. Within the area where the feature is mapped, no characteristics were detected that indicate this area supports significant hydrology (i.e., permanent, intermittent, or relatively permanent waters), and no hydric soils were identified. The area lacked evidence of flow features or concavity and also lacked any channel with a defined bed and bank. No hydric vegetation was detected within the mapped area, and the vegetation composition was consistent with the surrounding area and classified as “Upland.” Aerial imagery reviewed for this study shows that this area has been disced on a nearly annual basis within the Project area. Therefore, although this site was mapped as riverine, the field survey verified that the area is not an aquatic feature and therefore not jurisdictional.

No other jurisdictional features were mapped on the project site, and biological surveys did not detect any jurisdictional features on the project site.

5. Protected Trees and Shrubs

The proposed laydown area was surveyed for protected trees and shrubs under the Los Angeles County Ordinance and the City of Malibu. No oak (*Quercus* sp.), sycamore (*Platanus* sp.), alder (*Alnus* sp.), walnut (*Juglans* sp.) or toyon (*Heteromeles arbutifolia*) trees nor shrubs were observed on site.

Literature Cited

California Invasive Plant Council. 2026. Website <https://www.cal-ipc.org> accessed on July 13, 2026.

California Native Plant Society (CNPS), Rare Plant Program. 2025. Rare Plant Inventory (online edition, v9.5). Website <https://www.rareplants.cnps.org> accessed on June 9.

CNPS. 2026. A Manual of California Vegetation, online edition. Sacramento, California: California Native Plant Society. Website <https://vegetation.cnps.org/> accessed March 5.

City of Malibu. 2002a. City of Malibu Local Coastal Program Local Implementation Plan. Website <https://www.coastal.ca.gov/ventura/malibu-lip-final.pdf> accessed on March 5, 2026.

City of Malibu. 2002b. Local Coastal Program – City of Malibu, Zoning Maps. Website <https://www.coastal.ca.gov/ventura/malibu-maps-8mm2.pdf> accessed on July 15, 2026.

Los Angeles Department of Water and Power (LADWP). 2025. Corral Canyon Staging Area Biological Resources Assessment.

LADWP. 2026. Corral Cayon Staging Area Environmentally Sensitive Habitat Area Technical Memorandum.

U.S Fish and Wildlife Service. 2025. National Wetlands Inventory. Website <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. Accessed on June 9, 2025.



City of Malibu

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

BIOLOGY REVIEW REFERRAL SHEET

TO: City of Malibu Biologist

FROM: City of Malibu Planning Department

REVISED DATE 05/29/2026

PROJECT NUMBER: CDP 26-032
JOB ADDRESS: 4000 CORRAL CANYON RD
APPLICANT / CONTACT: Katherine Rubin, Los Angeles Department of Wate
APPLICANT EMAIL: katherine.rubin@ladwp.com
PLANNER: Samantha Elias
PROJECT DESCRIPTION: Follow-up CDP for temporary utility laydown yard for LADWP
REVISION: _____

TO: Malibu Planning Department and/or Applicant

FROM: City Biologist, Courtney McCammon

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

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

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd \$ _____

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

Courtney McCammon

6/9/26

Signature

Date

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

Contact Information:

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



City of Malibu

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

BIOLOGY REVIEW SHEET

PROJECT INFORMATION

Applicant: (name and email)	Katherine Rubin, Los Angeles Department of Water katherine.rubin@ladwp.com		
Project Address:	4000 CORRAL CANYON RD Malibu, CA 90265		
Planning Case No.:	CDP 26-032		
Project Description:	Follow-up CDP for temporary utility laydown yard for LADWP		
Date of Review:	June 9, 2026		
Reviewer:	Courtney McCammon	Signature:	
Contact Information:	Phone: (310) 456-2489 ext 277	Email:	biology@malibucity.org

SUBMITTAL INFORMATION

Site Plan:	5/29/26
Site Survey:	5/29/26
Landscape Plan:	
Hydrozone Plan:	
Irrigation Plan:	
Fuel Modification Plan:	
Grading Plan:	5/29/26
OWTS Plan:	
Bio Assessment:	July 2025 (LADWP), revised March 2026
Bio Inventory:	
Native Tree Survey:	
Native Tree Protection Plan:	
Miscellaneous:	
Previous Reviews:	5/14/26 (Incomplete)

REVIEW FINDINGS

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



DISCUSSION:

1. The site and the surrounding 100-foot buffer are mapped as ESHA on the City of Malibu GIS. There are also several mapped streams. However, the submitted biological assessment states:

“Following completion of the biological surveys and assessment of the habitat known for the project area and the survey area, there was no habitat identified on site or in the survey area that would be deemed rare or especially valuable from a local, regional or statewide basis.... Given the evidence of the biological surveys conducted in the area, this region that was previously identified as ESHA within the LCP ESHA Overlap Map does not meet the criteria for ESHA.”

Therefore, the site does not contain ESHA or streams and is in compliance with Chapter 4 of the Malibu LIP.

2. There are no native protected trees on site. Therefore, the project is in compliance with Chapter 5 of the LIP.

RECOMMENDATIONS:

1. The project is recommended for **APPROVAL** with the following conditions:
 - A. Each of the Avoidance and Mitigation Measures in Appendix A of the submitted biological assessment shall be implemented. Any reports from subsequent surveys shall be submitted for review and approval. The reseeded of narrowleaf milkweed will be completed and a subsequent report will be submitted for review and approval.
 - B. No new landscaping is proposed with this project. Therefore, none is approved. Should the applicant intend to plant any new vegetation with a potential to exceed six feet in height, or change 500/2,500 square feet or more (new residence/existing residence) of the existing landscaping area, a detailed landscape plan shall be submitted for review and approval prior to any planting.
 - C. Grading/excavation/vegetation removal scheduled between February 1 - September 15 will require nesting bird surveys by a qualified biologist prior to initiation of such activities. Surveys shall be completed no more than five 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. A report discussing the results of the surveys shall be turned in to the City within two business days of completion of surveys.
 - D. Construction fencing shall be placed and indicated on the site plan. Construction fencing shall be installed prior to the beginning of construction and shall be maintained throughout the construction period to protect the site's sensitive habitat areas.
 - E. All new development including structures, septic systems, or landscaping, shall be set back no less than (100) feet from the (ESHA).

-000-

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

cc: Planning Project file
Planning Department



City of Malibu

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

PUBLIC WORKS REVIEW REFERRAL SHEET

TO: Public Works Department

FROM: City of Malibu Planning Department

REVISED DATE 05/29/2026

PROJECT NUMBER: CDP 26-032

JOB ADDRESS: 4000 CORRAL CANYON RD

APPLICANT / CONTACT: Katherine Rubin, Los Angeles Department of Water

APPLICANT EMAIL: katherine.rubin@ladwp.com

PROJECT DESCRIPTION: Follow-up CDP for temporary utility laydown yard
for LADWP

REVISION: _____

TO: Malibu Planning Department and/or Applicant

FROM: Public Works Department

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

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

Building Plan Check (BPC) Required ☐ Yes ☐ No BPC Fees Req'd \$ _____

06/22/2026

SIGNATURE

DATE

ANY WORK IN THE
CITY'S ROW SHALL BE
COORDINATED WITH
THE PUBLIC WORKS
INSPECTORS.



City of Malibu

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

GEOTECHNICAL REVIEW SHEET

<u>Project Information</u>	
Date: June 9, 2026	Review Log #: 5432
Site Address: 4000 Corral Canyon Road	Planning #: CDP 26-032
Lot/Tract/PM #:	P1 Ref: ECDP 25-017
Applicant/Contact: Katherine Rubin, Director of Corporate Environmental Affairs, LADWP katherine.rubin@ladwp.com	BPC/GPC #:
Contact Phone #: (213) 367-0436	Planner: Samantha Elias
Fax #:	
Project Type: Emergency laydown yard for LADWP, containing storage containers and electrical/mechanical equipment. Site will be covered with 20,900 sq. ft. of aggregate base and approximately 1,600 ft of fencing.	

<u>Submittal Information</u>	
Consultant(s) / Report	Los Angeles Department of Water and Power, Geology/Geotechnical Group (Yan, GE 2554; Larios CEG 2579): 5-28-2026 , 11-24-2025
Date(s): (Current submittal(s) in Bold .)	(revised), 11-20-2025, 11-13-2025
	Ref: Professional Geotechnical Consultants (Masterman, GE 567; Schock, CEG 1300): 4-19-2023, 9-5-2019,
	Western Laboratories (Juge, RCE 9597): 8-28-1978, 4-13-1976, 7-30-1975, 1-18-1973
	Emil DiMatteo (CEG 374): 6-9-1976
	Geoplan, Inc. (Merrill, CEG 83): 7-1-1996, 8-26-1993
	1st CDP Submittal
	Site plan prepared by City of Los Angeles Department of Water and Power sheet U002-SA2 (no date).
	Letter requesting Emergency Use Permit prepared by Katherine Rubin, Los Angeles Department of Water and Power dated September 5, 2025.
Previous Reviews:	None; Ref: 3-18-2026, 11-25-2025, 11-17-2025, 9-19-2025 for ECDP 25-017)

<u>Coastal Development Permit Review Findings</u>	
Coastal Development Permit Review	
☒	The project plans and report(s) are ACCEPTABLE from a geotechnical perspective. Please review the attached 'Geotechnical Notes for Building Plan Check' and incorporate into Building Plan-Check submittals.
☐	The project plans and report(s) are NOT ACCEPTABLE from a geotechnical perspective. The listed 'Planning Stage Review Comments shall be addressed prior to acceptance.

Project submittals were reviewed from a geotechnical perspective for conformance with applicable codes,

guidelines, and standards of practice, including the following current City adopted standards:

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

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

This review is limited to the proposed scope of work as described in the Project Type section above. All other geologic or geotechnical issues concerning the subject property are outside of the scope of this review.

Remarks

The referenced geotechnical report update and site plan, as well as the files for the ECDP, have been reviewed by the City's consulting reviewers from a geotechnical perspective. The follow-up CDP was submitted with revisions. The revised project includes grading to widen an existing dirt road entrance to the site from approximately 16-feet to 50 to 30-feet wide, and fine grading to create a 16-foot-wide access road, oriented east-west across the existing flat pad onsite. Three laydown areas are proposed with eight (8) trailers, six non-habitable 8 ft by 20 ft material storage trailers and two office trailers, as well as six porta-potties on the western side of the site. According to the project description provided to Planning, approximately 20,900 sq ft. of aggregate base is proposed to cover the site, likely spread out over the laydown and road areas. Fencing is proposed around the entire material storage site (fence type not specified, presumably chain link). The site is proposed to be in use for up to 74-years, based on discussions with representatives from the Los Angeles Department of Water and Power and the updated scope of the project for the follow-up CDP provided to the City.

This project and site was discussed with LADWP in a meeting on June 26, 2025 wherein it was noted that this site was in the middle of large landslide as mapped and documented by the California Geological Survey in their report *Landslide Hazard Mapping for Selected California Highway Corridors, Phase 2* California Geological Survey Special Report 243, Chapter 8: *Landslide Hazards Along Route 1 between Santa Monica and Oxnard* (2017). See links below and page 253 of this report under section **Highway Segment C: Malibu Canyon to Escondido Canyon, PM 46.8 to 51.8**, paragraph 3 “RV Park” slide.

<https://maps.conservation.ca.gov/cgs/lsl/>

https://www.conservation.ca.gov/cgs/documents/publications/special-reports/sr_243/SR_243-ch-8-sans-Plates.pdf

Eagle View aerial photo link keyed to RV Park APN:

https://egis3.gis.lacounty.gov/ipa_sl?apn=4459008003

This landslide is classified by CGS as “dormant young,” which is defined as landslides with landforms that are relatively young but with no record of historic movement. The landslide underlies the entire proposed laydown site, and the entire south facing slope above and below Corral Canyon Road. This road is the only access to about 100 homes in Los Angeles County in the hills above the site, and the Malibu Beach RV Park at 25801 Pacific Coast Highway is located on the southeast lobe of the landslide. Reports prepared for the fire rebuild project at the Malibu Beach RV Park in 2019 and 2023 (see references) documented mapping of cracks in the asphalt of Corral Canyon Road above the RV park in 2023 and interpreted them as being due to creep of the underlying fill and colluvium, and not the result of landslide reactivation

(Geotechnical Design Consultants, April 19, 2023). However, the undersigned reviewer (and other geotechnical reviewers for the City, Christopher Dean, CEG and Michael B Phipps, CEG) note that during 1998 and 2005, they personally observed tension cracks at the margins of the landslide congruent with creep movement of the landslide during years of high rainfall. There is no record of remedial stabilization measures for this landslide.

The geologic site characterization and the static and pseudo-static slope stability analysis presented by LADWP was intended to satisfy the applicable sections of Los Angeles County Building Code Section 110. LADWP geotechnical staff modeled the existing slope stability condition of the landslide and compared it to the proposed slope stability condition of the landslide including the proposed work. The existing and proposed factors of safety were evaluated using under lower bound and upper bound material parameters. The results of the analysis indicate that the proposed grading (which will be permanent) and the loading from materials storage (temporary) will have an insignificant effect on the stability of the landslide, relatively speaking, under static and pseudo-static load conditions. The revised report dated November 24, 2025, provides a code-conforming finding in accordance with Los Angeles County Code Section 110.2.1.

Planning Stage Conditions of Approval:

1. The LADWP geotechnical professionals confirmed that the previous SSA included the November 2025 reports included the additional loading of the 4 additional trailers, and that the SSA demonstrated a negligible effect on the stability of the landslide. Therefore, the Section 110 statement in the November 24, 2025, report still applies to the updated project as proposed. Although the structures are temporary, the Building Official may require an Assumption of Risk and Release may be required be recorded prior to permitting.
2. The proposed monitoring plan shall be included as notes and details on the grading and drainage plan. The monitoring plan may include any or all of the following suggested by LADWP: procedures for visual observation by qualified personnel, installation of instrumentation or other monitoring devices to detect movement or vibration onsite with defined alarm thresholds, and an action plan to respond to detected movement or vibration alarms or after potentially triggering seismic or hydrological events occur. NOTE: The reviewed plan set incorporates these notes.

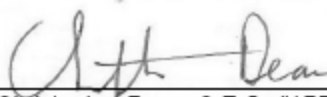
Please direct questions regarding this review sheet to the City's Geotechnical consultants listed below.

Geotechnical Engineering Review by:


Lauren J. Doyel, G.E. #2981, Exp. 6-30-27
Geotechnical Engineering Reviewer (805-370-8710)
Email: ldoyel@malibucity.org

6-9-2026
Date

Engineering Geology Review by:


Christopher Dean, C.E.G. #1751, Exp. 9-30-26
Engineering Geology Reviewer (408-656-3210)
Email: cdean@malibucity.org

6-9-2026
Date

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



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



City of Malibu

- GEOTECHNICAL -

NOTES FOR BUILDING PLAN-CHECK

The following standard items should be incorporated into Building Plan-Check submittals, as appropriate:
Not Applicable.

From: Frank Angel [REDACTED]
Date: Wed, Jun 17, 2026 at 11:47 AM
Subject: RE: Major Grading Operation on DWP property on Corral Canyon Road across from Malibu RV Park
To: Bruce Silverstein [REDACTED]
Cc: Steve Uhring [REDACTED] >, John Mazza [REDACTED]

Bruce,

Not at all. Please include the pics I sent. I would actually like to meet with the city manager and CDD director. The ECDP must be rescinded, work stopped and a restoration plan submitted because the ECDP was based on incomplete and inadequate information (to put it euphemistically). If the planning commission and city council weren't notified of the issuance of this ECDP, that, too, violates LIP chapter 13.

Meanwhile, after I emailed you, a source provided me the attached notice-of-decision document. (While I tried to receive answers for weeks now, neither Tyler nor the CDD Director offered it.)

As I emailed Tyler in response to an email I received from him yesterday (his email and my response also attached), his email raises more questions than it answers, e.g., regarding the gross misuse of a below-the-radar ECDP (no emergency was proven, and none exists), the absence of any CEQA review, not to mention the flippant decision by the contracted city biologist striking the ESHA from the LCP map and neglecting to refer the project to the ERB. I had not heard about this project from Tyler until yesterday. And never from Yolanda Bundy. If this site isn't ESHA, then there is no ESHA anywhere in the city. A hell of a precedent. And once again, the city biologist didn't bother to do a single field inspection. There is no independent city review of an applicant's biological assessment any longer, unlike when Marti Witter served as city biologist, which is the very purpose of having a city biologist. McCammon is setting the city up for a practice and pattern lawsuit. She systematically rubber-stamps what an applicant submits -- it's a desktop box-checkoff, as you'll see in a notice of decision attachment. Then why do we have a city biologist?

I begin to suspect this isn't the first misuse of an ECDP to bypass public hearings before the harm is done. This is so disturbing on so many levels.

Many thanks for your attention to this!

Frank P. Angel | O (310) 314-6433 | C (310) 924-1416

2601 Ocean Park Blvd., Suite 205, Santa Monica, CA 90405

Angel Law

angellaw.com


CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

From: Bruce Silverstein [REDACTED]
Sent: Wednesday, June 17, 2026 10:52 AM
To: Frank Angel [REDACTED]
Cc: Steve Uhring [REDACTED], John Mazza [REDACTED]
Subject: Re: Major Grading Operation on DWP property on Corral Canyon Road across from Malibu RV Park

Do you mind if I share your emails with the City Manager?

EXHIBIT F

On Mon, Jun 15, 2026 at 11:17 PM Frank Angel [REDACTED] wrote:

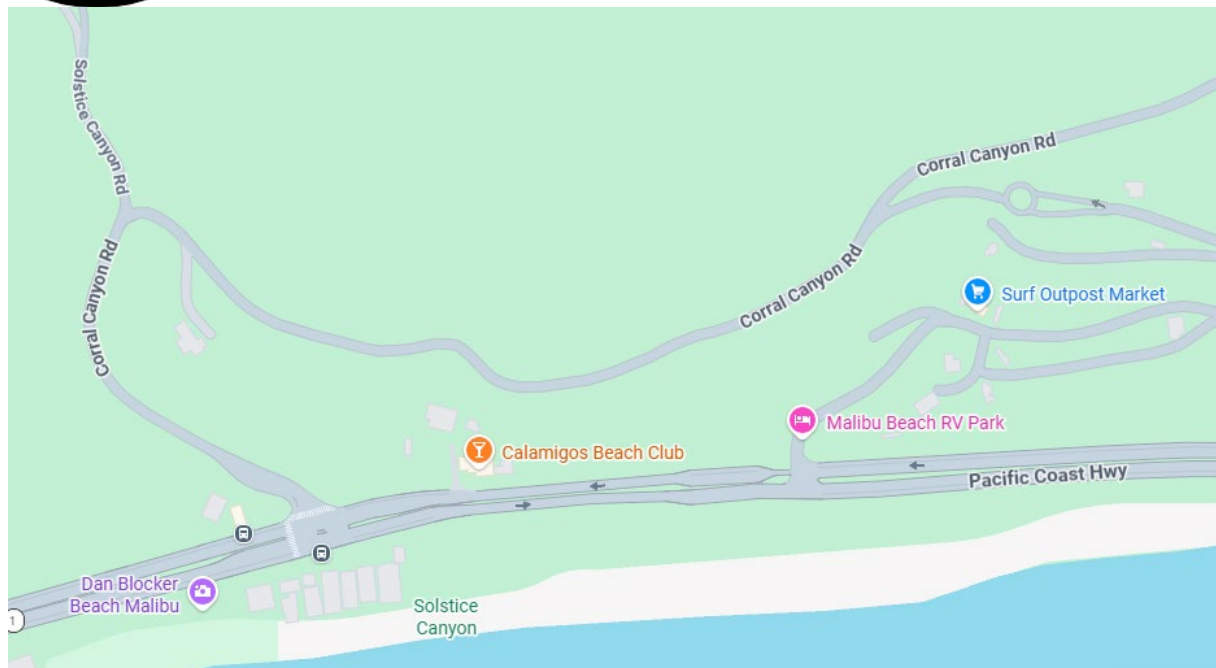
Bruce,

It's an operation conducted by the City of Los Angeles's Department of Water and Power, as you can see from one of the pics I sent earlier (showing one of their trucks). There are many workers on this site every day.

And, yes, totally within city limits, way below the Sequit line. It's near the bottom of the coastal terrace, immediately above the Malibu Beach RV Park, on the north side of Corral Canyon Road. See black oval on this Google map screenshot (not to scale nor reflecting actual dimensions but indicating general location). The leveling and denuding of the native vegetation extends over a length of more than five hundred feet in my estimation and a variable width, with mounds of earth stockpiled on that site. I have more pictures.

If not *the* most destructive, extensive grading project in the city's history since its incorporation, it surely figures among them. John Mazza tells me this project, whatever it is, has not come before the planning commission for a CDP or any other permit!

Who is responsible for this disaster within the City Hall bureaucracy? How is this possible?



Frank P. Angel | O (310) 314-6433 | C (310) 924-1416

2601 Ocean Park Blvd., Suite 205, Santa Monica, CA 90405

Angel Law

angellaw.com ☐ ☐

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic

From: Bruce Silverstein [REDACTED]
Sent: Monday, June 15, 2026 8:07 PM
To: Frank Angel [REDACTED]
Cc: Steve Uhring [REDACTED] John Mazza [REDACTED]
Subject: Re: Major Grading Operation on DWP property on Corral Canyon Road across from Malibu RV Park

L.A. "City" ? Or County?

Is this within the city limits of Malibu?

On Mon, Jun 15, 2026 at 6:21 PM Frank Angel [REDACTED] wrote:

This FYI. Are you aware of this ESHA massacre? The first and last pics are from Corral Canyon Road across from the RV park, where L.A.city graded a road into it's property—the site of a long since abandoned nuclear power plant project.

Frank P. Angel (he/him/his)

(c) 310-924-1416

(o) 310-314-6433

@FrankPAngel1

www.angellaw.com

Sent from my

Begin forwarded message:

From: Frank Ange [REDACTED]
Date: June 15, 2026 at 6:16:05 PM PDT
To: Tyler Eaton <teaton@malibucity.org>
Subject: Major Grading Operation on DWP property on Corral Canyon Road across from Malibu RV Park

Hi Tyler,

Following up on my voicemail an earlier this month, below are some pictures from today of this DWP project I mentioned to you. I have no clue what this project is, and have not received or seen any notice of any CDP or other permit.

This operation has created significant resource damage in LCP-designated, undisturbed ESHA.

What permits, if any has the city issued, and what environmental review, if any, has been performed for this project?
Is the city aware of this operation? And if so, is the city inspecting it?

I look forward to hearing from you at your very earliest opportunity. Please call me back. We're not talking about a minor home remodel project here.

Best,

[IMG_1809.jpeg]

[IMG_1810.jpeg]

[IMG_1821.jpeg]

[IMG_1829.jpeg]

Frank P. Angel (he/him/his)

(c) 310-924-1416

(o) 310-314-6433

@FrankPAngel1

www.angellaw.com

Sent from my



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

COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The Malibu Planning Commission will hold a public hearing on **Monday, August 3, 2026, at 6:30 p.m.** in the Council Chambers, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA for the project identified below. Public comment can be submitted ahead of the public hearing to planningcommission@malibucity.org for inclusion in the public record. To participate during the public hearing, please review the meeting agenda posted at MalibuCity.org/AgendaCenter and follow the directions for public participation.

COASTAL DEVELOPMENT PERMIT NO. 26-032, CONDITIONAL USE PERMIT NO. 26-005, AND VARIANCE NO. 26-008 - A follow-up application to Emergency Coastal Development Permit No. 25-017 for the Los Angeles Department of Water and Power to continue using the site as a temporary utility laydown yard for storage of materials and vehicles to support fire restoration efforts in the Pacific Palisades, which authorized four storage trailers, grading of a new access driveway on slopes, fencing, and the placement of permeable aggregate base on active areas; this application would permit additional development and the continued use of the site as a public utility facility for the duration of the Pacific Palisades restoration work, estimated to be seven years, including four additional trailers, Dark Sky compliant lighting, six portable toilets and a variance for construction on slopes steeper than 2.5 to 1

LOCATION / APN:	4000 Corral Canyon Rd / 4459-006-270
ZONING:	Rural Residential, Twenty-Acre (RR-20)
APPLICANT / OWNER:	Los Angeles Department of Water and Power
APPEALABLE TO:	City Council
ENVIRONMENTAL REVIEW:	Categorical Exemption CEQA Guidelines Sections 15303 and 15304
APPLICATION FILED:	May 1, 2026
CASE PLANNER:	Samantha Elias, Associate Planner, selias@malibucity.org / (310) 456-2489, ext. 256

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

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

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

YOLANDA BUNDY, Community Development Director

Date: July 9, 2026