

Preliminary Departmental Submittal Requirements and Technical Feasibility of 5 Vacant Lands

The following uses have been preliminarily evaluated for the 5 vacant lands: La Paz, Triangle, Trancas, Heathercliff, and Chili Cook-Off. Planning submittal requirements from Planning, Geology, Environmental Health, and Public Works have been outlined below.

Uses	Technical Requirements for Submittal for All 5 Vacant Lands: CDP Required	La Paz Flag	Triangle	Trancas	Heathercliff	Chili Cook Off
Technical Evaluation Notes	This blue row identifies technical findings based on seismic hazard maps, Malibu GIS, OnBase/ public records, and specifies the technical requirements for each of the 5 vacant lands	(Geology) Required evaluation of liquefaction zone, seismic settlement, fault trench depending on structure and location, mapped as potential earthquake-induced landslide hazard zone	(Geology) Required evaluation of seismic settlement, fault trench depending on structure location, potential shallow groundwater. (Planning) Potential variance to develop in ESHA Potential traffic issues due to proximity to PCH	(Planning) Proposed use in limited areas (highland) only due to blueline stream/ ESHA/ wetlands. Zone change is required. (Geology) Required evaluation of seismic settlement, mapped as potential earthquake-induced landslide hazard zone (Environmental Health) If proposed work requires plumbing, then a new onsite wastewater treatment system (OWTS) is required. Submit an OWTS design report, percolation report, supporting geology report, OWTS plans, certified fixture unit worksheet	(Planning) Requires biological assessment in wetland/ blueline stream (Geology) Required evaluation of fault trench depending on structure location, mapped as potential earthquake-induced landslide hazard zone (Environmental Health) If proposed work requires plumbing, then a new onsite wastewater treatment system (OWTS) is required. Submit an OWTS design report, percolation report, supporting geology report, OWTS plans, certified fixture unit worksheet. Must meet setbacks to blueline stream	(Geology) Required evaluation of seismic settlement, fault trench depending on structure location, potential shallow groundwater
The beige column outlines the technical requirements for all 5 vacant lands based on the specific use.						
a Indoor theater/ arts center	Project plans; Geotechnical report to address proposed uses; EIR; Zone change required for Trancas lot	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
b Community pool/ splash pad	Project plans; Geotechnical report to address proposed uses; EIR; Zone change required for all lots	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
c Open space (pathways and trails, community garden)	Geology report; EIR tentative; Zone change required for all lots	Technically Feasible	Technically Feasible	Technically Feasible	Technically Feasible	Technically Feasible
d Grass sports field (soccer, football, baseball, softball)	Geology report; EIR tentative; Zone change may be required depending on use /lot chosen	Technically Feasible	Technically Feasible	Technically Feasible	Technically Feasible	Technically Feasible
e Outdoor amphitheater	Project plans; Geotechnical report to address proposed uses; EIR; Zone change required for Trancas lot	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
f Sports court (basketball, pickleball, tennis, bocci)	Project plans; Geotechnical report to address proposed uses; EIR; Zone change required for all lots	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
g Commercial use (parking, business development)	Project plans; Geotechnical report to address proposed uses; EIR; Zone change may be required depending on use /lot chosen; Trancas lot would need definite zone change	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
h Community Center (senior center, youth center, library, visitor center)	Project plans; Geotechnical report to address proposed uses; EIR; Zone change required for all lots	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
i Housing (workforce and senior)	Project plans; Geotechnical report to address proposed uses; EIR; Zone change required for all lots	Not technically feasible	Not technically feasible	Technically Feasible	Technically Feasible	Technically Feasible
j Other (dog park, skate park, bike trails, bike parks)	Geology report; EIR tentative; Zone change may be required depending on use /lot chosen	Technically Feasible, depending on use	Technically Feasible, depending on use	Technically Feasible, depending on use	Technically Feasible, depending on use	Technically Feasible, depending on use