

CRUMMER SITE SUBDIVISION

Addendum to the Final Environmental Impact Report

State Clearinghouse No. 2008091155

Prepared by:

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May 2016

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I. Introduction

A. Background

This document is an Addendum to the Final Environmental Impact Report (the "Final EIR") (State Clearinghouse No. 2008091155) prepared for the Crummer Site Subdivision project, involving the approximately 24 acre site located at 24120 Pacific Coast Highway in the City of Malibu (the "Property"). The Final EIR for the Crummer Site Subdivision project was certified by the City of Malibu (the "City") in February 2014 (the "Approved Project")(see City Council Resolution No. 14-11). The Final EIR document is hereinafter referred to as the Certified EIR. Pursuant to City Council Resolution No. 14-11, the City also adopted a Mitigation Monitoring and Reporting Program for the Approved Project. The City determined that no Statement of Overriding Considerations was required as there are no significant, unmitigable environmental impacts that result from the Approved Project. Among the approvals granted by the City Council with respect to the Approved Project is Local Coastal Plan Amendment (the "LCPA") No. 12-001.

Since the Certified EIR was prepared and certified by the City, the LCPA was submitted to the California Coastal Commission (the "Commission") for its review and approval. On February 12, 2015, the Commission held a public hearing to consider the LCPA required in connection with the Approved Project. After considering all of the testimony regarding the LCPA, the Commission continued the hearing and directed Commission staff, the City and the Property owner to address the Commission's comments and suggestions. On August 12, 2015, the Commission approved the LCPA, including modifications to the Approved Project described below under Section II to further reduce visual impacts of the Project (the "Modified Project").

Although the City previously approved Coastal Development Permits for the Approved Project in May 2014, conditioned to not be effective until certification of the LCPA, the City requires the approval of Amended Coastal Development Permits for the Modified Project to reflect the changes approved by the Commission. This Addendum will be considered by the City decision-makers in connection with their review of the applications for Coastal Development Permits for the Modified Project.

The overall purpose of this Addendum is to address potential environmental impacts associated with proposed modifications to the Approved Project and to determine whether implementation of the Modified Project would result in any new significant environmental impacts which were not identified in the Certified EIR or whether the previously identified significant impacts would be substantially more severe under the Modified Project. Other than the changes set forth in this Addendum and described below under Section II, Project Description, all aspects of the Approved Project would remain the same as originally analyzed in the Certified EIR. The Certified EIR is hereby incorporated by reference.

B. CEQA Authority for an Addendum

The California Environmental Quality Act ("CEQA")¹ and CEQA Guidelines² establish the type of environmental documentation that is required when changes to a project occur after an EIR is certified. Section 15164 (a) of the CEQA Guidelines states that:

"The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the CEQA Guidelines states that preparation of a subsequent EIR is required when there are substantial changes proposed to a project, or substantial changes occur with respect to circumstances, or new information becomes available which could lead to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, California Public Resources Code ("PRC") Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The analysis in this Addendum evaluates the proposed changes associated with the Modified Project in order to determine whether any significant environmental impacts that were not identified in the Certified EIR would result or whether previously identified significant impacts would be substantially more severe. As demonstrated by the analysis herein, the Modified Project would not result in any additional significant impacts nor would it substantially increase the severity of previously anticipated significant impacts.

C. Summary of Environmental Effects, Mitigation Measures, and Level of Significance after Mitigation

This Addendum analyzes the Modified Project and describes the modifications to the Certified EIR that are necessary to reflect the Modified Project. See Table I-1 for a comparison of the effects of the Approved Project and Modified Project in all impact areas. As discussed in

¹ See PRC § 21000, et seq.

² See Cal. Code Regs., Tit. 14, § 15000, et seq.

Section III of this Addendum, the Modified Project results in reduced impacts to Visual Resources as compared to the Approved Project. Because the changes under the Modified Project are limited to adjustments in height of the proposed structures and minor changes in the location of certain structures in order to address visual impacts, the Addendum only analyzes the effects of the Modified Project upon Visual Resources. That discussion is provided in this Addendum for full disclosure so the public and decision-makers can consider and evaluate this potential impact. For all environmental issues, the Modified Project would not result in new significant impacts not identified in the Certified EIR or substantial increases in the severity of previously identified impacts and, as a result, no supplemental or subsequent environmental impact report is required. Therefore, an Addendum to the previously certified EIR serves as the appropriate form of documentation to meet the statutory requirements of CEQA.

The Certified EIR certified for the Approved Project identified significant environmental impacts associated with air quality, biological resources, cultural resources, geology and soils, hazards, hydrology and water quality, and transportation and traffic. With implementation of the mitigation measures listed in the Certified EIR and repeated in Appendix A to this Addendum, all significant impacts of the Approved Project were reduced to a less than significant level.

**Table I-1
Comparison of Environmental Findings
between the Approved Project and the Revised Project**

Environmental Issue	Approved Project	Modified Project	Conclusion
Aesthetics			
Scenic Vista	LTS	LTS	No change
Scenic Resources	LTS	LTS	No change
Visual Character	LTS	LTS	No change
Light and Glare	LTS	LTS	No change
Agricultural Resources			
Farmland Conversion	NI	NI	No change
Agricultural Zoning/Williamson Act	NI	NI	No change
Forest Land Zoning	NI	NI	No change
Forest Land Conversion	NI	NI	No change
Other Changes	NI	NI	No change
Air Quality			
Consistency with AQMP	LTS	LTS	No change
Violation of Standards	LTS/Mitigation	LTS/Mitigation	No change
Criteria Pollutant Increase	LTS/Mitigation	LTS/Mitigation	No change
Sensitive Receptors	LTS	LTS	No change
Objectionable Odors	LTS	LTS	No change
Biological Resources			
Special Status Species	LTS/Mitigation	LTS/Mitigation	No change
Sensitive Habitat	LTS	LTS	No change
Jurisdictional Waters	LTS	LTS	No change
Wildlife Movement	LTS	LTS	No change
Biological Resource Policies	LTS/Mitigation	LTS/Mitigation	No change
Habitat Conservation Plan	LTS	LTS	No change
Habitat Reduction/Species Elimination/Wildlife Population	LTS	LTS	No change
Cultural Resources			
Historic	NI	NI	No change
Archaeological	LTS/Mitigation	LTS/Mitigation	No change
Paleontological	LTS/Mitigation	LTS/Mitigation	No change

Notes: LTS = Less than significant LTS/Mitigation = Less than significant with mitigation NI = No impact

**Table I-1
Comparison of Environmental Findings
between the Approved Project and the Revised Project**

Environmental Issue	Approved Project	Modified Project	Conclusion
Human Remains	LTS	LTS	No change
Geology and Soils			
Fault Rupture	LTS	LTS	No change
Seismic Ground Shaking	LTS	LTS	No change
Liquefaction	LTS	LTS	No change
Landslides	LTS/Mitigation	LTS/Mitigation	No change
Erosion	LTS/Mitigation	LTS/Mitigation	No change
Unstable Soils	LTS/Mitigation	LTS/Mitigation	No change
Expansive Soils	LTS/Mitigation	LTS/Mitigation	No change
Waste Water Disposal System	LTS/Mitigation	LTS/Mitigation	No change
Greenhouse Gas Emissions			
Greenhouse Gas Emissions	LTS	LTS	No change
Consistency with Plan, Policy or Regulation	LTS	LTS	No change
Hazards and Hazardous Materials			
Transport, Use, or Disposal	LTS	LTS	No change
Release into the Environment	LTS	LTS	No change
Within ¼ mile of a School	LTS	LTS	No change
List of Hazardous Materials Sites	LTS	LTS	No change
Within 2 miles of a Public Airport	NI	NI	No change
Within vicinity of a Private Airstrip	NI	NI	No change
Emergency Response Plan	LTS	LTS	No change
Wildland Fires	LTS/Mitigation	LTS/Mitigation	No change
Hydrology and Water Quality			
Water Quality Standards/ Waste Discharge Requirements	LTS	LTS	No change
Groundwater Supplies	LTS	LTS	No change
Drainage Pattern/Siltation	LTS/Mitigation	LTS/Mitigation	No change
Drainage Pattern/Flooding	LTS/Mitigation	LTS/Mitigation	No change
Excess Runoff	LTS/Mitigation	LTS/Mitigation	No change

Notes: LTS = Less than significant LTS/Mitigation = Less than significant with mitigation NI = No impact

Table I-1 Comparison of Environmental Findings between the Approved Project and the Revised Project			
Environmental Issue	Approved Project	Modified Project	Conclusion
Substantially Degrade Water Quality	LTS	LTS	No change
100-Year Flood Hazard	NI	NI	No change
Impede or Redirect Flood Flows	NI	NI	No change
Levee or Dam Failure	NI	NI	No change
Seiche, Tsunami, or Mudflow	LTS	LTS	No change
Land Use and Planning			
Physically Divide Community	LTS	LTS	No change
Conflict with Land Use Plan	LTS	LTS	No change
Conflict with Habitat Conservation	LTS	LTS	No change
Mineral Resources			
Loss of Known Mineral Resource	NI	NI	No change
Loss of Mineral Resource Recovery Site	NI	NI	No change
Noise			
Noise Levels in Excess of Standards	LTS	LTS	No change
Vibration	LTS	LTS	No change
Permanent Increase in Noise Levels	LTS	LTS	No change
Temporary Increase in Noise Levels	LTS	LTS	No change
Airport Land Use Plan	NI	NI	No change
Private Airstrip	NI	NI	No change
Population and Housing			
Population Growth	LTS	LTS	No change
Housing Displacement	NI	NI	No change
Population Displacement	NI	NI	No change
Public Services			
Fire	LTS	LTS	No change
Police	LTS	LTS	No change

Notes: LTS = Less than significant LTS/Mitigation = Less than significant with mitigation NI = No impact

Table I-1 Comparison of Environmental Findings between the Approved Project and the Revised Project			
Environmental Issue	Approved Project	Modified Project	Conclusion
Schools	LTS	LTS	No change
Recreation	LTS	LTS	No change
Libraries	LTS	LTS	No change
Recreation			
Increase Use	LTS	LTS	No change
Expansion of Existing Facilities	LTS	LTS	No change
Transportation and Traffic			
Trip Generation	LTS/Mitigation	LTS/Mitigation	No change
Conflict with CMP	LTS	LTS	No change
Change in Air Traffic	NI	NI	No change
Increase in Hazards	LTS	LTS	No change
Emergency Access	LTS	LTS	No change
Adopted Policies	LTS	LTS	No change
Parking	LTS/Mitigation	LTS/Mitigation	No change
Utilities			
Exceed Wastewater Treatment Requirements	LTS	LTS	No change
New Water or Wastewater Facilities	LTS	LTS	No change
New Storm Water Facilities	LTS	LTS	No change
Water Supply	LTS	LTS	No change
Wastewater Treatment Capacity	NI	NI	No change
Landfill Capacity	LTS	LTS	No change
Solid Waste Regulations	LTS	LTS	No change

Following the implementation of the mitigation measures identified in the Certified EIR, the Modified Project would not result in any significant impacts upon the environment, which is also the case with the Approved Project.

Notes: LTS = Less than significant LTS/Mitigation = Less than significant with mitigation NI = No impact

II. Project Description

A. Project Location and Surrounding Uses

The Property is approximately 24 acres, and is located at 24120 Pacific Coast Highway, in the City of Malibu, County of Los Angeles.³ The Property is located atop a bluff with slopes descending to the south and east. The Property is bordered by Malibu Bluffs Park to the west, PCH to the north, and privately owned parcels to the east and south. Winter Mesa Drive, a small road connecting PCH to Malibu Bluffs Park, provides access to the Property. See Figure II-1 for a location map of the Property.

B. Summary of the Approved Project and Modified Project

The Certified EIR for the Approved Project analyzed the potential environmental impacts of constructing and operating a specific planned development that involves subdividing the Property into seven new lots, to be developed as follows: five lots containing five new single-family residences (Lot Nos. 1-5), one lot which would contain a private road, gatehouse, and ancillary facilities to serve the new residences (Lot No. 6), and one lot consisting of approximately 1.74 acres to be dedicated to the City of Malibu to expand the adjacent City-owned park for active recreation use (Lot No. 7).

Specifically, the Approved Project includes the following development on Lots 1 through 5:

- Lot 1: An 8,039 square foot, two-story, 28 foot high, single-family residence with a 1,000 square foot basement, 891 square foot garage, detached 615 square foot second unit, 507 square feet of covered loggia space that projects more than six feet; outdoor barbeque area with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,972 cubic yards (“cy”) grading (1,288 cy cut, 684 cy fill), motor court, septic tank and landscaping.
- Lot 2: A 7,951 square foot, 18 foot high single-story single-family residence with a 1,579 square foot basement and subterranean garage, 458 square foot gym, 480 square foot second unit, 733 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,994 cy grading (56 cy cut, 1,938 cy fill), motor court, septic tank, and landscaping.
- Lot 3: A 7,720 square foot, two-story, 28 foot high single-family residence with a 1,000 square foot basement, 435 square foot detached second unit, 716 square foot garage, 84 square foot cabana, 479 square feet of covered loggia space that projects more than six feet; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical

³ The Assessor’s Parcel Numbers for the Property are 4458-018-019, 4458-018-018, and 4458-018-002.

equipment, water features, fencing, 1,976 cy grading (716 cy cut, 1,260 cy fill), motor court, septic tank, and landscaping.

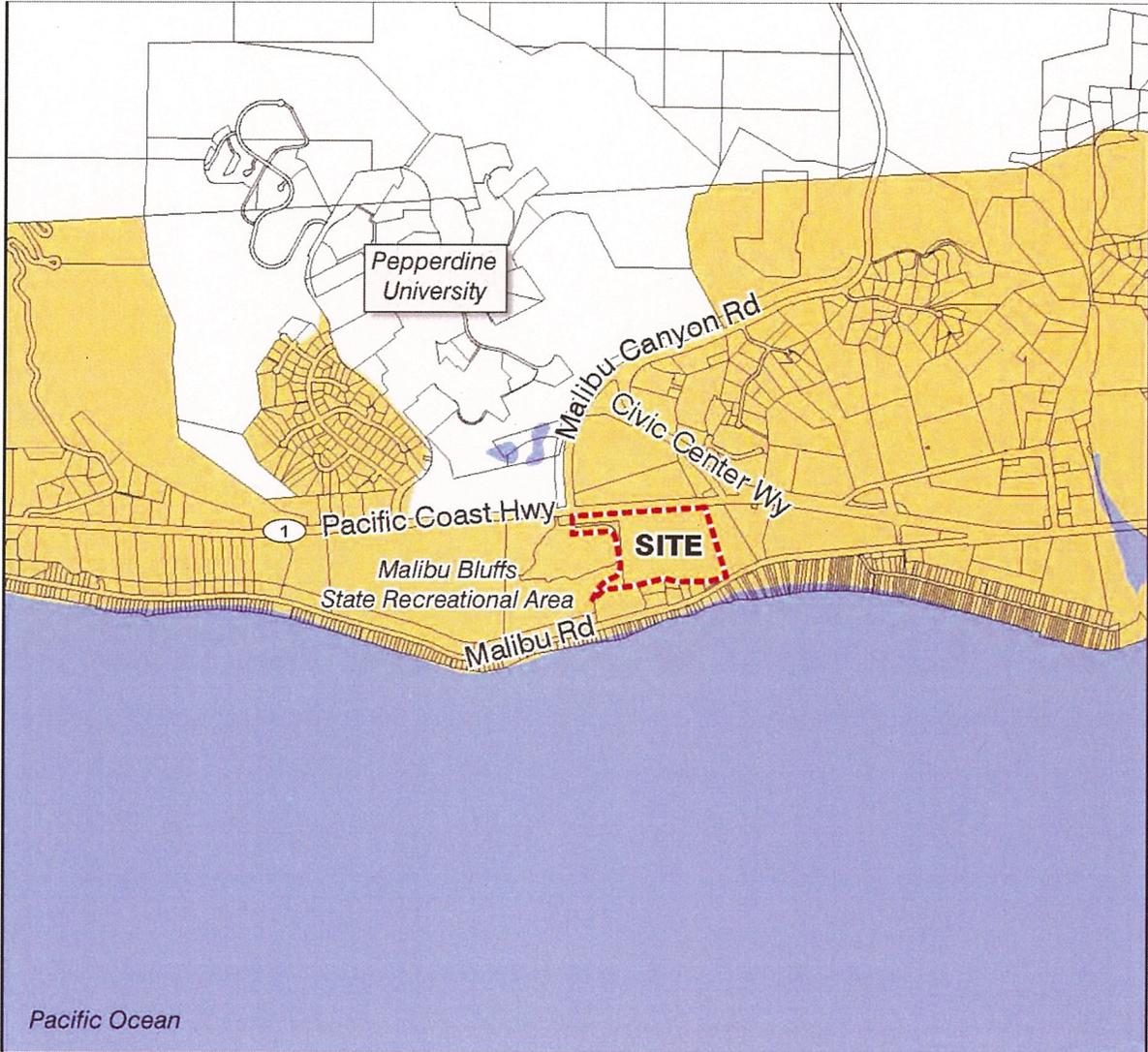


Figure II-1
Location Map



Lot 4: A 7,852 square foot, two-story, 28 foot high single-family residence with a 994 square foot basement, 881 square foot garage, 149 square foot cabana, 631 square feet of covered loggia space that projects more than six feet; outdoor fireplace with trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,831 cy grading (79 cy cut, 1,752 cy fill), motor court, septic tank, and landscaping.

Lot 5: An 8,738 square foot, two-story, 28 foot high single-family residence with a 1,752 square foot basement, 885 square foot garage, 479 square foot second unit, 188 square foot cabana, 700 square feet of covered loggia space that projects more than six feet; trellis, swimming pool, spa and pool equipment, decking, hardscape, roof-top mechanical equipment, water features, fencing, 1,458 cy grading (453 cy cut, 1,005 cy fill), motor court, septic tank, and landscaping.

In response to comments made by Coastal Commissioners at the February 12, 2015 hearing and subsequent direction from Coastal Commission staff, the Property owner submitted revised plans for the Modified Project, including the following modifications to the Approved Project:

- (1) Reduced the height of the residences on Lots 1, 3, 4, and 5 to 18 feet and limited all residences to one story (Lot 2 would maintain an 18 foot maximum height as previously proposed under the Approved Project);
- (2) Relocated the entry gate and guardhouse farther away from Malibu Bluffs Park and reduced the size of the guardhouse on Lot 6 from 280 square feet to 180 square feet;
- (3) Increased the size of the open space conservation easement area by approximately 64,000 square feet;
- (4) Modified the landscaping plan to reduce the maximum height of proposed Project landscaping to 25 feet;
- (5) Incorporated a four foot high berm along the eastern edge of Lots 1 and 2 that would give the appearance of a natural looking extension of the bluff slopes and help further minimize views of the structures from downcoast public viewing areas;
- (6) Reduced the height of the easternmost approximately 2,500 square feet of the residence on Lot 2 by 3 feet (from 18 to 15 feet) and shifted the pool and patio on Lot 2 approximately 12 feet closer to the residence;
- (7) Reduced the height of the southwest corner of the residence on Lot 5 by 3 feet (from 18 to 15 feet) and shifted the pool, patio, and cabana on Lot 5 approximately 10 feet to the east and 6 feet closer to the residence, and
- (8) Shifted the guest house on Lot 1 closer to the residence.

The Approved Project also included the extension of a water line to service the created lots, the development of an access road, a 280 square foot guard house, hardscaping and landscaping, an

onsite wastewater treatment system package plant on Lot 6, and the development of seepage pits on Lot 7. The overall site plan for the Approved Project is shown in Figure II-2.



Figure II-2
Overall Site Plan - Approved Project

SCALE: 1:80

MASTER SITE PLAN - SKATE PARK ALTERNATIVE 1

GENERAL SITE PLAN NOTES:

1. CONTRACTOR TO PROVIDE ALL REQUIRED SIGNING AND BRACKETING TO AND DURING ANY CONSTRUCTION.
2. CONTRACTOR TO PROVIDE ALL REQUIRED WATER PROTECTION FROM THE EXISTING PAVED TO AND DURING DEMOLITION AND CONSTRUCTION. PROTECT PROTECTION OF SURFACE AND ADJACENT AREAS. CONTRACTOR SHALL BE LEFT IN SAME CONDITION AS PRIOR TO START OF CONSTRUCTION UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION.
4. SITE IS TO BE KEPT CLEAN IN ACCORDANCE WITH SITE MAINTENANCE PLAN.
5. STREET CURB & GUTTER AND SIDEWALK ARE TO BE PROTECTED FROM DAMAGE SUCH AS INDENTATIONS FROM TRAFFIC CONTAINERS OR OTHER HEAVY OBJECTS PLACED ON PAVEMENT.
6. CONTRACTOR TO PROVIDE SECURITY CHAIN-LINK FENCE AROUND UNFINISHED SITE AREAS.
7. NEWLY EXISTING LANDSCAPE TO BE REMOVED WITH LANDSCAPE PLAN, ARCHITECT AND OWNER.
8. CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS REQUIRED FOR THESE IMPROVEMENTS.
9. ALL OFFSITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT TEXTBOOK STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND CITY OF LOS ANGELES STANDARD SPECIFICATIONS.
10. AN APPROVED SUBMISC. GAS BATTERY WALK SHALL BE INSTALLED ON THE FULL SIDE OF THE DRIVE STREET SIDE OF THE UTILITY PETER AND BE SECURELY CONNECTED TO THE OUTSIDE OF THE BUILDING OR STRUCTURE CONTAINING THE PUBLIC USE PAVING.

GRADING

1. ALL GRADES SHALL BE AWAY FROM BUILDING A MINIMUM OF 7.5 FEET AND A MINIMUM OF 4" BELOW WOOD SKILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL NOTES.
2. FOR GRADES EXPOSED TO BE LESS THAN 4" FROM WOOD SKILL PLATE AND FOR AREA WHERE CONCRETE FINISH IS REQUIRED TO BE MAINTAINED, ALL PLASTER SHALL BE PROTECTED WITH CONTINUOUS LAYER OF 1/2" X 1/2" GRC. 4000 WEIGHTED POLYPROPYLENE FIBER REINFORCED CONCRETE FINISHING. WIDTH OF WATERPROOFING SHALL BE ACCORDING TO GRADE SCHEDULE.
3. NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR, IF REQUIRED.
4. THE CONTRACTOR SHALL CONTROL WORK BEHIND FROM RISK OF HEAVY EQUIPMENT AFTER NORMAL WORKING HOURS. IF LOCAL SIGN ACTIVITIES ARE IN PRACTICE, THE CONTRACTOR SHALL MAINTAIN ADJACENT UNIMPAVED AREAS AND SO THAT SUCH ACTIVITIES DO NOT CONSTITUTE A PUBLIC HAZARD OR OUTSIDE THE PLACE.

PERMIT

1. THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
2. THIS PERMIT APPLICATION DOES NOT INCLUDE: LANDSCAPE SIGNATURE, HAZARDOUS, POOL, SPA, POND/TANK OR TOWER COURT.
3. THIS PERMIT APPLICATION DOES NOT INCLUDE: PREHANGING, ELECTRICAL, OR PLUMBING PERMITS.
4. ARCHITECT WILL PROVIDE PLANS THROUGH PLAN CHECK FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE ARCHITECT AND CONTRACTOR AND SUBMITTED TO THE BID.

POOL

1. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL BE CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND IS CAPABLE OF SOUNDING THROUGHOUT THE HOURLY SLEEPING HOURS. DOORS SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE DOOR SENSORS. MANUAL MEANS SHALL BE 6" ABOVE THE FLOOR. DOOR SENSORS SHALL BE 6" ABOVE 4" FROM THE FLOOR. OR A SELF-CLOSING AND RELAYING DEVICE PER 4.4.4. ABOVE. SENSORS INCLUDING POOL AREA WITH LATCH AT FENCE HEIGHT IF MANUAL OPERATION BETWEEN FENCE.

NOTES TO SHEET

- (1) 4" HIGH SOLID BRICK/CONCRETE WALL
- (2) 30" HIGH EXTERIOR GATE
- (3) 30" HIGH EXTERIOR GATE
- (4) ACCESS/PAVING
- (5) WASTE WATER TREATMENT AND RECYCLING PLANT OR OTHER SPACE FRAME
- (6) PLUMBING PERMIT
- (7) SEE WALK
- (8) 4" HIGH SOLID BRICK WALL WITH 20" HIGH V.I. RACING ABOVE
- (9) 4" HIGH SOLID BRICK WALL AND BARBELL HOPE RUN FENCE ABOVE



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REVISION LOG

NO.	DATE	DESCRIPTION

WINTER MESA CRUMMER
24108/24120/24134/24150/24174
MALIBU, CA 90405

ARCHITECTURAL SHEET

DATE: 05.01.2014
SCALE: 1:80
DRAWN: SITE PLAN
CHK: 0604.00
SHEET NO.

A-3.1
MASTER SITE

On August 12, 2015, the Coastal Commission approved the LCPA for the Modified Project, including the modifications to the Approved Project listed above. On October 14, 2015, the Malibu City Council took final action approving LCPA No. 12-001. This approval was confirmed “legally adequate” by the CCC in a letter dated November 9, 2015. The overall site plan for the Modified Project is shown in Figure II-3.

C. Necessary Actions

This Addendum, along with the Certified EIR, is intended to cover all discretionary approvals that may be required to construct or implement the Modified Project. The following discretionary actions are addressed by this Addendum, and are added to those discretionary approvals listed in the Approved Project’s Certified EIR.

1. Approval of amended Coastal Development Permits for the Modified Project.
2. Other permits and approvals as deemed necessary.



- LEGEND
- SINGLE STORY BUILDING FOOT PRINT
 - BUILDING SETBACK
 - 50' BLUFF SETBACK
 - SAFETY SETBACK
 - REVISED CONSERVATION EASEMENT

Figure II-3
Overall Site Plan - Modified Project

III. Environmental Impact Analysis

The Modified Project would not result in any new significant environmental impacts, substantial increases in the significance of previously identified effects, or necessitate implementation of additional or different mitigation or improvement measures than those identified in the Certified EIR. For all environmental impact areas, the effects associated with the Modified Project would be substantially the same as those reported in the Certified EIR for the Approved Project, but the topic below warrants further discussion.

A. Visual Resources

1. Modified Project Impacts

The Modified Project would be developed within the same general footprint as the Approved Project, and does not materially change the architecture, design or materials of the Approved Project. Under the Modified Project, the reduction in structure height for all five residences (from 28 to 18 feet), with the further reduction in structure height for portions of the residences on Lots 2 and 5 (from 18 to 15 feet), the reduction in maximum height of trees and landscaping, combined with the further clustering of accessory development on Lots 1, 2, and 5, would serve to reduce the overall profile of the Project and minimize views of the Project from public viewing locations. While the Modified Project's single-story, 18 foot high residences accommodate the same overall square footage as previously proposed in the Approved Project's two-story, 28 foot high residences, which increases the footprint of the residences on Lots 1, 3, 4, and 5 somewhat, these residences would be distributed in a manner that would not significantly increase the perceived mass or bulk of the Project as a whole as seen from the identified public viewing areas. A visual simulation of the Modified Project was prepared by Scott A. Johnson, dated June 17, 2015 (the "Visual Simulation"), to illustrate the changes associated with the Modified Project. The Visual Simulation is attached to this Addendum as Appendix B. The Visual Simulation accurately represents how the Modified Project (with landscaping and without landscaping) would look when viewed from the 13 viewpoints included within the Visual Simulation.

As with the Approved Project, structures on Lots 3 and 4 would continue to be visible, albeit with a lower vertical mass, from portions of Malibu Canyon Road given the topography of the area. However, given that those portions of Malibu Canyon Road are a substantial distance away and much higher in elevation than the Project, views of the ocean from that viewing area would not be significantly impacted by the Project. Similarly, existing views from Pacific Coast Highway are limited. The northwest corner of the Property is at the same grade as Pacific Coast Highway. However, the grade of Pacific Coast Highway drops significantly below the grade of the Property (up to about 60 feet) when traveling eastbound toward Malibu's Civic Center along the Property's northern boundary. Therefore, the Project would not significantly impact any ocean, coastline, or mountains views from Pacific Coast Highway given the unique topography of the area.

As with the Approved Project, portions of the structures on Lots 1-5 would also be unavoidably visible from the Malibu Bluffs Park to the immediate west (upcoast) of the Property. However, the proposed residences, with the siting and design changes in the Modified Project, would serve to minimize adverse impacts to public views and would not interfere with any ocean, coastline, or significant mountain views from the public viewing areas within Bluffs Park.

Further, given the intervening topography and elevation differences between the Santa Monica Mountains Conservancy's Malibu Bluffs Open Space further to the west (upcoast) and the Property, the Project would not interfere with any significant public views of the coast or mountains from the vantage points within the Malibu Bluffs Open Space.

Given the topography of the Property and the surrounding area, the residences would also be visible from public viewing areas to the east (downcoast). The more prominent residences that would be visible from downcoast public viewing areas would be located on Lots 1 and 2. As discussed previously, the height of the residences on Lots 1 and 2 were reduced to 18 feet, and a portion of the residence on Lot 2 was reduced to 15 feet. Accessory structures on Lots 1 and 2 were also further clustered. These changes to Lots 1 and 2 would serve to significantly minimize views of the Project from the downcoast public viewing locations. Any further reductions in the height or bulk of the structures would not serve to avoid or significantly reduce visibility. However, the four foot high berm proposed along the eastern edge of Lots 1 and 2 would give the appearance of a natural-looking extension of the bluff slopes and help further minimize views of the structures from downcoast public viewing areas. Further, the Modified Project landscaping which consists primarily of native plant species would serve to substantially screen public views of the structures. The combination of the proposed siting, design, and landscape techniques would minimize adverse impacts to public views and protect the scenic quality of the area, consistent with the policies of the Malibu Local Coastal Program.

2. Mitigation Measures

The Certified EIR did not identify any significant impacts to Visual Resources resulting from the construction and operation of the Approved Project, and therefore, no mitigation measures were required. As the impacts to Visual Resources resulting from the Modified Project would be less than those of the Approved Project due to the reduction in height of the structures, and would not result in any significant impacts, no mitigation measures are required for the Modified Project.

3. Conclusion

Overall, the Modified Project would not introduce new significant impacts or substantially worsen previously identified impacts with regard to Visual Resources. Thus, the environmental implications of the Modified Project would be consistent with those analyzed in the Certified EIR. Accordingly, as compared to the Approved Project, the Modified Project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to visual resources.

B. Other Impact Areas

As discussed above, the density and general footprint proposed under the Modified Project would be substantially the same as the Approved Project. The Modified Project would not change the nature of the Approved Project or its density and relationship to the neighboring area.

1. Impacts Found Not to be Significant

The 2012 Initial Study and subsequent scoping meeting for the Approved Project identified the following environmental impact categories as not being significantly impacted by or impacting the Project. The rationale for these determinations can be found in the Certified EIR in Chapter 5.0 - Environmental Analysis, Chapter 8.0 - Impacts Found Not to Be Significant, and Appendix A - Notice of Preparation and Initial Study.

- Agricultural Resources
- Air Quality (Odors)
- Cultural Resources (Historic, Human Remains)
- Geology and Soils (Fault Rupture, Seismic Shaking, Liquefaction)
- Hazards and Hazardous Materials (all except Wildland Fires)
- Hydrology and Water Quality (Flood Hazard, Inundation)
- Land Use and Planning (Physically Divide Community, Habitat Conservation Plan)
- Mineral Resources
- Noise (Airports)
- Population and Housing
- Public Services
- Transportation and Traffic (Air Traffic, Emergency Access, Alternative Transportation)
- Utilities and Service Systems

Because the finding of no impact or less than significant impact was made in the Initial Study and because no information was received or identified during the scoping process supporting an argument that there could be a potential significant impact, these environmental issue areas were not carried forward for detailed analysis in the Certified EIR. None of the changes associated with the Modified Project would change the conclusion of no significant impact for these impact areas.

2. Less Than Significant Environmental Effects Without Mitigation

Based on the Certified EIR and the record of proceedings, the City found that the Approved Project would have less than significant environmental effects upon the following impact areas. The rationale for these determinations can be found in the Certified EIR in Chapter 5.0 - Environmental Analysis and Appendix A - Notice of Preparation and Initial Study.

- Aesthetics
- Air Quality (AQMP, Sensitive Receptors)
- Biological Resources (Sensitive Habitat, Jurisdictional Waters, Wildlife Movement, Habitat Conservation Plan, Habitat Reduction/Species Elimination/Wildlife Population)
- Greenhouse Gas Emissions
- Hydrology and Water Quality (Water Quality Standards, Groundwater, Water Quality)
- Land Use and Planning (Conflict with Land Use Plan)
- Noise (Noise in Excess of Standards, Vibration, Increase in Noise)
- Recreation
- Transportation and Traffic (Congestion Management Program, Design Hazards).

The Modified Project would have similar, less than significant impacts, in the areas identified above to those identified in the Certified EIR for the Approved Project. As the Modified Project would not change the overall nature of the Approved Project or its relationship to the neighboring area, and the density and structures proposed under the Modified Project would be substantially the same as for the Approved Project, impacts to the areas identified above would continue to remain less than significant. Accordingly, as compared to the Approved Project, the Modified Project would not involve new significant environmental effects related to the environmental impact areas listed above, and therefore, no further analysis is required.

3. Less Than Significant Environmental Effects With Mitigation

Based on the Certified EIR and the record of proceedings, the City found that the Approved Project would have less than significant environmental effects upon the following impact areas, after implementation of mitigation measures identified in the Certified EIR (and listed in Appendix A to this Addendum). The rationale for these determinations can be found in the Certified EIR in Chapter 5.0 - Environmental Analysis and Appendix A - Notice of Preparation and Initial Study.

- Air Quality (Violation of Standards, Criteria Pollutant Increase)

- Biological Resources (Special Status Species, Biological Resource Policies)
- Cultural Resources (Archaeological, Paleontological)
- Geology and Soils (Landslides, Erosion, Unstable Soils, Expansive Soils, Wastewater Disposal System)
- Hazards and Hazardous Materials (Wildland Fires)
- Hydrology and Water Quality (Drainage, Runoff)
- Transportation and Traffic (Trip Generation, Parking).

The Modified Project would have similar, less than significant impacts after mitigation in the areas identified above to those identified in the Certified EIR for the Approved Project. As the Modified Project would not change the overall nature of the Approved Project or its relationship to the neighboring area, and the density and structures proposed under the Modified Project would be substantially the same as for the Approved Project, impacts to the areas identified above would continue to remain less than significant after mitigation. Accordingly, as compared to the Approved Project, the Modified Project would not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to the environmental impact areas listed above, and therefore, no further analysis is required.

C. Conclusion

Based on the foregoing, the analyses conducted and the conclusions reached in the Certified EIR certified on February 24, 2014 remain valid, and no supplemental environmental review is required for the Modified Project. The Modified Project would not cause new significant impacts not identified in the Certified EIR or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances under which the Approved Project was undertaken that would cause significant environmental impacts to which the Modified Project would result in a cumulatively considerable contribution. There is no new information that shows that the Modified Project would cause new significant environmental impacts that were not already analyzed in the FEIR. Therefore, pursuant to CEQA Guidelines Section 15164, no supplemental environmental review is required beyond this Addendum.

APPENDIX A

Mitigation Measures Included in the Certified EIR

Air Quality

2-1 The construction contractor shall implement the following measures to reduce construction exhaust emissions during grading and construction activities:

- The construction contractor shall ensure that all construction equipment is properly serviced and maintained to the manufacturer's standards to reduce operational emissions.
- The construction contractor shall limit nonessential idling of construction equipment to no more than five consecutive minutes.
- Where feasible, use haul trucks with engines that are 2010 or newer for soil import and export activities.
- The construction contractor shall limit soil hauling activities associated with the site grading phase to a maximum of 38 trucks per day (76 one-way soil haul trips per day for haul trips).
- The construction contractor shall use USEPA-rated Tier 3 construction engines for equipment rated at 50 horsepower or greater for general site grading activities. Tier 3 engines between 90 and 750 horsepower are available for 2006 to 2008 model years.
- A list of construction equipment by type and model year shall be maintained by the construction contractor onsite.

These requirements shall be noted on all construction management plans and verified by the City of Malibu during site grading activities.

Biological Resources

3-1 (a) A focused survey for Braunton's milk-vetch shall occur prior to the issuance of a grading permit. The focused survey shall occur within on-site suitable habitat (i.e., mixed sage scrub and coastal sage chaparral scrub) that may be disturbed as a result of the proposed project implementation, during the typical blooming period (February through July). This survey shall be conducted in accordance with the methodologies used for performing focused plant surveys per the CDFG's 2000 Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Plant Communities (Guidelines), and the CNPS's 2001 Botanical Survey Guidelines of the California Native Plant Society. In the event that Braunton's milkvetch are discovered during focused preconstruction surveys, a translocation plan shall be developed by a biologist familiar with the ecology of the species and the plan would be approved by the U.S. Fish and Wildlife Service prior to issuance of grading permit.

(b) Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect established native plant communities located in the vicinity, the plants listed in Table 14 of the Biological Resource Study prepared by Impact Sciences, Inc., in 2008 for the proposed project shall not be planted within the project site. This list shall also be distributed to new homeowners and included within any covenants, conditions, and restrictions. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining onsite or adjacent natural areas. These provisions may include the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist. In addition, the homeowner's association shall provide homeowners with the list entitled "City of Malibu Non-Native Invasive Plants Prohibited in Landscape Plans" which is maintained by the City of Malibu and can be found on the City's website.

(c) Seeded areas shall be irrigated with temporary overhead irrigation until plants have established as determined by a qualified biologist.

3-2 The City of Malibu Native Tree Protection Ordinance requires that mitigation and maintenance measures be developed to preserve the six Southern California black walnut trees located on the project site. The Protected Tree Report released in June 2008 by Impact Sciences, Inc., includes suggested mitigation measures. The proposed project shall comply with all mitigation measures contained in the 2008 Protected Tree Report. These measures include the installation of protective fencing around the black walnut trees for the duration of construction and limits on grading activities which can be performed near the protected trees, among others. The mitigation measures included in the Protected Tree Report also require maintenance and monitoring of the trees. The report requires that many of the mitigation measures be approved by a City-approved arborist. After the completion of construction, a monitoring report would be required. Should the monitoring report determine that any protected trees were impacted, counter-measures, including the planting of replacement trees, would be required.

3-3 (a) To avoid impacts to native nesting birds, the applicant and/or its contractors shall retain a qualified biologist (with selection to be reviewed by the City) to conduct nest surveys in potential nesting habitat within the project site prior to construction or site preparation activities. Specifically, within 30 days of ground disturbance activities associated with construction or grading, a qualified biologist shall conduct weekly surveys to determine if active nests of bird species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone or within a distance determined by CDFG or the City of Malibu biologist. Because

many birds known to use the project area (including Anna's hummingbird, Cooper's hawk, and loggerhead shrike) nest during the late winter, breeding bird surveys shall be carried out both during the typical nesting/breeding season (mid-March through September) and in January and February. The surveys shall continue on a weekly basis, with the last survey being conducted no more than three days prior to initiation of clearance or construction work. If ground disturbance activities are delayed, additional pre-construction surveys will be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbance activities. Surveys shall include examination of trees, shrubs, and the ground within grassland for nesting birds, as several bird species known to occur in the area are shrub or ground nesters, including (but not limited to) California horned lark, kill deer, and mourning dove.

(b) If active nests are found, clearing and construction activities within a buffer distance determined by CDFG or the City of Malibu biologist, shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during the same year. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. The results of the survey, and any avoidance measures taken, shall be submitted to the City of Malibu within 30 days of completion of the pre-construction surveys and construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

Cultural Resources

4-1 For adequate coverage and the protection of potentially significant buried resources, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44738-39) shall be retained by the applicant to monitor all ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. The project archaeologist shall have the authority to halt any activities adversely impacting potentially significant resources. Any significant archaeological resources found shall be preserved as determined necessary by the project archaeologist and offered to the South Central Coastal Information Center at California State University, Fullerton or repository willing to accept the resource. Any resulting reports shall also be forwarded to the South Central Coastal Information Center at California State University, Fullerton.

Should paleontological soils be uncovered during grading, a paleontological monitor shall also be retained by the applicant, upon the archaeological monitor's request, to oversee ground-disturbing activities, including but not limited to all grading, excavation,

and site preparation. The paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant resources. Should fossil-bearing formations be uncovered, the monitor shall professionally collect any specimens without impeding development. Any paleontological artifacts recovered shall be preserved, as determined necessary by the project paleontologist, and offered to an accredited and permanent scientific institution for the benefit of current and future generations. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project.

- 4-2 A Native American Monitor of Chumash descent shall be retained to monitor all ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. Any artifacts recovered shall be curated at the South Central Coastal Information Center at California State University, Fullerton, the designated repository for Los Angeles, Ventura, and Orange Counties. The extent and duration of the archaeological monitoring program shall be determined in accordance with the proposed grading or demolition plans. If human remains are uncovered, the Los Angeles Coroner, Native American Heritage Commission, local Native American representatives, and archaeological monitor shall determine the nature of further studies, as warranted and in accordance with Public Resources Code 5097.98 and the City's standard conditions of approval. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project.

Geology and Soils

- 5-1 The proposed project shall be constructed in accordance with the geotechnical engineering recommendations as presented in the Leighton and Associates, Inc., Feasibility-Level Grading Plan Review, Proposed Malibu Bluffs Development: 5-Lot Subdivision, "The Crummer Site", APN 4458-018-019, 24200 Pacific Coast Highway, City of Malibu, California, as well as any subsequent documents, including responses to City comments. These recommendations address site preparation, excavation, fill placement and compaction, foundation design, and site drainage, among other topics.
- 5-2 (a) The planned community's covenants, conditions, and restrictions (CC&Rs) shall include protocols for proper maintenance of the slopes and prompt restoration following heavy precipitation events and/or fires.
- (b) Excavating and cutting into the slopes or removal of slope failure debris by the tenants or one or more future property owners without prior approval from a geotechnical engineer shall be prohibited by the covenants, conditions and restrictions for the proposed development. This information shall also be recorded against the title of each residential property. The services of such a geotechnical engineer shall become necessary should a slope excavation be a desired, planned activity proposed by one or more property owners,

or in response to unforeseen slope failure, such as sloughing in the aftermath of heavy rain.

5-4 (a) The proposed onsite wastewater treatment system shall be installed in accordance with the geotechnical engineering recommendations as presented in the Geotechnical Evaluation of Proposed Onsite Wastewater Treatment System, Proposed Residential Development "Crummer Site", 24200 Pacific Coast Highway, APN 4458-018-019, City of Malibu, California, as well as any subsequent documents, including responses to City comments. These recommendations address site preparation, excavation, fill placement and compaction, foundation design, and site drainage, among other topics.

(b) The Applicant shall obtain final construction plan approval for the proposed onsite wastewater treatment systems from the City Environmental Health Administrator. The final design must be engineered to meet the effluent limits specified in waste discharge requirements, and requirements of the Regional Water Quality Control Board and the United States Environmental Protection Agency.

(c) The proposed onsite wastewater treatment system shall not be installed within the structural setback zone as presented in the Leighton and Associates, Inc., Feasibility-Level Grading Plan Review, Proposed Malibu Bluffs Development: 5-Lot Subdivision, "The Crummer Site", APN 4458-018-019, 24200 Pacific Coast Highway, City of Malibu, California.

Hazards

7-1 In addition to compliance with existing requirements and standards of the Los Angeles County Fire Department (LACFD), the project must comply with all requirements detailed in letters dated March 16, 2012, from the LACFD, included in Appendix L of the Draft EIR. Where the two letters differ, the more conservative approach shall be taken. The letters include the following requirements, among others:

- For Lot 1 and 5 the circular turnaround shall remain clear and unobstructed. No plantings, fountains, or other features shall be allowed;
- For Lot 2 the circular turnaround drive aisle shall be maintained at a minimum 20 feet in width with 32 feet on centerline turning radius. If landscaping or other features are to be located in the center, they must not encroach into the drive aisle.
- Provide evidence from a certified civil engineer that the "bridge" feature on Lot 5 shall support the minimum weight capacity of 75,000 pounds to accommodate fire apparatus. Once the "bridge" is installed, provide recertification prior to occupancy from a certified civil engineer that the "bridge" will support a minimum of 75,000 pounds. The width of 15 feet shall be maintained clear and unobstructed for the "bridge" portion of the fire department access.
- Emergency access for firefighter pedestrian use shall be extended to all exterior walls

of all proposed structures within the subdivision. Additional walking access shall be reviewed and approved by Fire Prevention Engineering prior to building permit issuance.

- Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Access shall comply with Section 503 of the Fire Code, which requires all-weather access. All-weather access may require paving.
- Where driveways extend farther than 150 feet and are of single-access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed, and maintained to ensure their integrity for fire department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- Private driveways shall be indicated on the final map as "Private Driveway and Fire Lane," with the widths clearly depicted, and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
- Prior to occupancy, provide street signs and building access numbers as approved by the Fire Department or City.
- Provide water mains, fire hydrants, and fire flows as required by the County of Los Angeles Fire Department for all land shown on map which shall be recorded.
- The required fire flow for public fire hydrants at this location is 1,375 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Three private fire hydrants shall be installed onsite. The required fire flow for private onsite hydrants is 1,375 gallons per minute at 20 psi.
- The required fire hydrants shall be installed, tested, and accepted or bonded for prior to Final Map approval.
- Vehicular access must be provided and maintained serviceable throughout construction;
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Per the County of Los Angeles Water Works 29, the Fire Flow Availability form dated March 30, 2012, indicates adequate flow from the existing public fire hydrant on Winter Mesa Drive. All required fire hydrants shall measure 6 inches x 4 inches x 2-1/2 inches, brass or bronze, conforming to current AWWA standard C503 or approved equal and meet the required fire flow requirements (1,375 gallons per

minute at 20 psi).

- 7-2 The project shall comply with all recommendations contained in the fire protection plan and in the fuel modification plan prepared for the project. Compliance with the fire protection plan and fuel modification plan would reduce the vulnerability of the proposed structures and the project site to wildland fires. The recommendations would minimize the likelihood of ember (firebrand) penetration or direct flame impingement, ensure that fire sprinklers and fire alarms are installed in the proposed residences, that the infrastructure of the site and surrounding area allow emergency personnel and vehicles to access the project, and that the project site is landscaped in such a way that the proposed residences are not immediately adjacent to significant amounts of vegetation that could fuel wildfires.
- 7-3 The covenants, conditions, and restrictions for the proposed residences shall require the regular maintenance of the vegetation on the project site to ensure compliance with the fuel modification plan.
- 7-4 The applicant shall participate in an appropriate financing mechanism, such as a developer fee or an in-kind consideration in lieu of developer fees, to provide funds for fire protection facilities that are required by residential development in an amount proportional to the demand created by this project. Currently, the developer fee is a set amount per square foot of building space, adjusted annually, and is due and payable at the time a building permit is issued. In the event that the developer fee is no longer in effect at the time of building permit issuance, alternative mitigation measures may be required.

Hydrology and Water Quality

- 8-1 The project shall include the construction and proper maintenance of onsite stormwater detention tanks underneath each residential lot and the private street to mitigate potential flooding and erosion impacts to downstream areas. The detention tanks shall be sized according to the City of Malibu's required detention volume for new residential development. In addition, the project shall comply with all site-design, source-control, and treatment-control best management practices outlined in the project's stormwater management plan, including design to reduce potential flooding and to reduce the potential for erosion and siltation.

Transportation and Traffic

- 11-1 Prior to the recordation of the final map, the Project Applicant(s) shall construct the following improvements at the intersection of Malibu Canyon Road/PCH:
- Re-stripe the existing southbound through plus left-turn lane on Malibu Canyon Road (at its intersection with Pacific Coast Highway) to a through plus left- and right-turn lane.

- Either modify the existing traffic signal to remove the right-turn overlap phase to a standard right-turn-on-red (RTOR) permissive phase resulting in LOS E at 0.930 V/C OR;
- Keep right turn overlap phase for existing #2 (outside) dedicated right-turn lane on Malibu Canyon Road (at its intersection with Pacific Coast Highway) resulting in LOS E at 0.901 V/C.

11-2 Prior to obtaining the last Building Permit for the recreational facilities, the City Parks and Recreation Department shall prepare and implement a Parking Management Plan that demonstrates that adequate onsite and/or offsite parking shall be provided during special events and/or other times when it is anticipated that Malibu Bluffs Park would operate at over-capacity conditions relative to parking demand. The Parking Management Plan shall preclude the use of the proposed baseball field when Malibu Bluffs Park would operate at over-capacity conditions relative to parking demand. In addition, the Parking Management Plan will require the City Parks and Recreation Department to schedule baseball games with at least a half-hour to 45 minute interval between games so that the parking demand of two consecutive games would not overlap. To accommodate this longer interval between games, less than 10 games per day would be permitted.

APPENDIX B

Malibu Coast Estate: Additional Visual Simulations

Scott A. Johnson, June 17, 2015









