

CITY OF MALIBU NOTICE OF PREPARATION AND SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

Pursuant to the California Environmental Quality Act (CEQA), the City of Malibu (City) will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects.

Project Title: **Crummer Site Subdivision**
Environmental Impact Report No. 09-001
Coastal Development Permit (CDP) No. 07-144

Public Scoping Meeting: **June 7, 2012**
Time: **6:30 p.m.**
Location: **City Hall – Multi-Purpose Room**
23825 Stuart Ranch Road, Malibu, CA 90265

Review Period: **Begins:** May 10, 2012 **Ends:** June 11, 2012

Deadline to Submit Comments: June 11, 2012, 5:30 p.m.

Lead Agency: City of Malibu

Contact Person: Ha Ly, Associate Planner
(310) 456-2489, extension 250, hly@malibucity.org

Project Location: 24120 Pacific Coast Highway, at the southeast corner of the intersection of Pacific Coast Highway (PCH) and Malibu Canyon Road (where it terminates into Winter Mesa Drive)

Zoning: Planned Development (PD)



Applicant: PCH Project Owner, LLC
c/o BRP Management, LLC
315 South Beverly Drive, Suite 211
Beverly Hills, CA 90212
Attn: Robert Gold

PUBLIC SCOPING MEETING

The City will hold a Public Scoping Meeting for the EIR to describe the proposed project, the environmental process, and to receive input on the scope and content of the EIR in conformance with Section 21083.9 of the Public Resources Code. The Public Scoping Meeting is scheduled for **Thursday, June 7, 2012**, at 6:30 p.m. in the Multi-Purpose Room, Malibu City Hall, 23825 Stuart Ranch Road, Malibu, CA. The City encourages all interested individuals, organizations, and agencies to attend the meeting.

Purpose of Review: The purpose of this NOP is to solicit input from those public agencies and interested members of the public as to the scope and content of the environmental information to be included in the EIR (Ref: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375). As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day public review period. The City welcomes input from agencies and the public during this period regarding the scope and content of environmental information included and analyzed in the EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibility in connection with the project.

Where to Send Comments: Responses to the NOP must be submitted, in writing, no later than **June 11, 2012 at 5:30 p.m.** Comments should reference CDP No. 07-144 and should be addressed to Ha Ly, Associate Planner, at the address below. Agency responses to this NOP should include the name, address, and telephone number of the person serving as the primary point of contact for this project within the commenting agency.

**Address Where Documents
Are Available for Review:** City of Malibu - Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

City Website: www.malibucity.org

Project Description and Setting: On September 19, 2008, a Notice of Preparation and Initial Study (Prior NOP) for the project was published by the City of Malibu with an initial public comment period from September 19, 2008 to October 20, 2008. The public comment period was subsequently extended until October 31, 2008. A draft EIR was never completed for the project. In view of the length of time that has elapsed since the end of the public comment period for the Prior NOP, and changes in laws and the project description since that date, the City of Malibu, as lead agency, has determined that an updated Initial Study be re-issued.

The project applicant is proposing the subdivision of an approximately 24-acre property into seven individual parcels for the development of five new single-family residences and associated accessory structures, landscaping, a new private gated road with a guardhouse, and dedication of approximately 1.74 acres of land to the City of Malibu for active and passive recreational use. Lots 1 through 5 would be developed with single-family residences and various accessory structures. Each single-family residence would be two stories, with a maximum height of 28 feet, and would include a basement, attached garage, swimming pool and spa, fountains, vehicle entry gate, fencing, landscaping and hardscape. Lot 6 would be developed with a private gated street, a gatehouse, an onsite wastewater treatment system (OWTS), landscaping and open space to be owned and maintained by the homeowners association ("HOA"). The OWTS will be designed with a stub-out box to allow for possible connection to a municipal wastewater treatment in the Civic Center area in the future. New water service will be provided to the project site by Los Angeles Waterworks District 29,

by way of a new 10 inch water line running approximately 3,200 linear feet from the intersection of John Tyler and Malibu Canyon Road connecting to the project site at the northwestern corner of Lot 6.

The project includes the dedication of land (Lot 7) to the City of Malibu to expand Malibu Bluffs Park by 1.74 acres to the east and northeast. The recreational area has yet to be designed and would not be developed as part of this project; however, several foreseeable alternative uses for the recreational area will be evaluated as part of the EIR. For instance, the recreational area may be used as a baseball or soccer field, and a portion of Lot 7 may also be developed with a parking lot resulting in 50 new parking spaces for Bluffs Park (open to the public), a City-owned maintenance shed, and passive recreational uses such as public sitting areas and picnic tables.

Proposed parcel and building sizes are contained in Table 1 below.

**Table 1
Parcel Summary**

Lot No.	Proposed Use	Building Area (SF)	Gross Lot Area (SF)	Gross Lot Area(AC)	Net Lot Area** (SF)	Net Lot Area (AC)	1:1 Slope (SF)	Street Easement (SF)
1	SFR*	11,082	168,009	3.86	161,858	3.72	1,688	4,463
2	SFR	11,069	146,916	3.37	141,357	3.24	5,056	503
3	SFR	11,009	113,678	2.61	109,205	2.51	2,081	2,292
4	SFR	11,158	150,818	3.46	136,023	3.12	4,213	10,582
5	SFR	11,023	259,132	5.95	251,737	5.78	5,423	1,972
6	Private street, OWTS & gatehouse	245	125,733	2.88	125,733	2.88	0	0
7	Public active & passive recreation, public parking, maintenance shed	616	75,640	1.74	75,540	1.74	0	0
TOTAL		56,202	1,039,927	23.87	1,001,553	22.97	18,461	19,912

*SFR = Single-family Residence

**Net Lot Area = Gross Lot Area less 1:1 Slopes and Street Easements

The project also includes a Local Coastal Program Amendment (LCPA No. 12-001) and Zoning Text Amendment (ZTA No. 12-001) to incorporate the Planned Development Ordinance in the Local Coastal Program and the Malibu Municipal Code.

Entitlements Requested

The following Planning entitlements are proposed for the Crummer Site Subdivision:

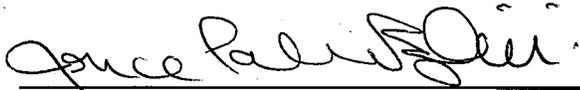
- a. Certification of the EIR;
- b. Approval of the seven-parcel subdivision Vesting Tentative Tract Map (TTM No. 07-003);
- c. Approval of the Coastal Development Permit for the Tentative Tract Map (CDP No. 07-144)
- d. Approval of the Coastal Development Permit for each of the five single-family residential developments (CDP No. 07-145, CDP No. 07-146, CDP No. 07-147, CDP No. 07-148, and CDP No. 07-149)
- e. Approval of Planned Development Ordinance (LCPA No. 12-001 and ZTA No. 12-001);

EIR Analysis: Based on the initial study prepared dated May 2012, environmental factors that would be potentially affected by the project include:

- a. **Visual Impacts / Aesthetics:** Potential visual impacts of the proposed project to be constructed on a vacant site.
- b. **Air Quality / Greenhouse Gas Emissions:** Potential impacts of the proposed project related to increased vehicular traffic, construction truck trips and construction dust emissions.

- c. **Biological Resources:** Potential impacts that the proposed project may have on biological resources.
- d. **Cultural Resources:** Potential impacts that the proposed project may have on cultural resources.
- e. **Geology, Soils, and Seismicity:** Potential impacts associated with site-based geological conditions and construction of the proposed project site.
- f. **Hazards:** Potential impacts of the proposed project related to hazards.
- g. **Hydrology & Water Quality:** Potential impacts of the proposed project on onsite hydrology and water quality resources.
- h. **Land Use / Planning:** Review for consistency with the General Plan, Malibu Municipal Code and LCP goals and polices as well as compatibility of the proposed project with surrounding uses.
- i. **Noise:** Potential increase in ambient noise levels due to the proposed project and associated traffic.
- j. **Recreation:** Potential impacts of the proposed project associated with recreational facilities.
- k. **Traffic:** Potential impacts of the proposed project to traffic and circulation.

If there are any questions regarding this notice, please contact Ha Ly, Associate Planner, at (310) 456-2489, extension 250.



Joyce Parker-Bozylinski, AICP, Planning Director