

NOTICE OF AVAILABILITY

Draft Environmental Impact Report

Name of Project: Crummer Site Subdivision

Applications: Environmental Impact Report No. 09-001, Coastal Development Permit Nos. 07-144 to 07-149, Tentative Tract Map No. 07-003, Local Coastal Program Amendment (LCPA) 12-001 and Zoning Text Amendment (ZTA) No. 12-001.

Description of Project: The purpose of the proposed Draft Environmental Impact Report (DEIR) is to analyze the potential environmental impacts of the proposed development of the Crummer Site Subdivision Project.

The proposed project consists of a subdivision of the project site into seven individual lots. Lots 1 through 5 would be developed with single-family residences and various accessory structures. Lot 6 would be developed with a private gated street, a gatehouse, an onsite wastewater treatment system (OWTS) plant, landscaping, and open space to be owned and maintained by the homeowners association (HOA). Lot 7 would be dedicated to the City of Malibu for active and passive recreational use.

Each of the five single-family residences 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 1 includes a detached guest house, Lot 2 includes a detached gym, Lots 3 and 5 include a detached cabana and guesthouse, and Lot 4 includes a detached cabana. Additionally, each residence would have a wastewater septic tank, which would route wastewater to the OWTS plant. The proposed private street providing access to the single-family homes (Lot 6). The private gated street would be 34 feet wide and terminate in a cul-de-sac, which would serve as a fire department turnaround and would be accessible from Winter Mesa Drive. The gatehouse would be approximately 280 square feet, 16 feet in height at its highest point, and would include an office and bathroom.

The proposed project would require an extension of water service to the project site. A water line would be installed to connect the proposed project to an existing water line near the intersection of Malibu Canyon Road and Malibu Knolls Road, approximately 2,000 feet north of the project site. The proposed extension of the water line would be installed along Malibu Canyon Road. Due to the curvature of the roadway, this would require the installation of approximately 3,200 feet of water line.

The project includes the dedication of land (Lot 7) to the City of Malibu to expand the portion of Malibu Bluffs Park owned by the City by 1.74 acres to the east and northeast. The City owned portion of Malibu Bluffs Park currently has two baseball fields, a multipurpose field, the Michael Landon Center, picnic benches, viewing areas and an 81-space parking lot. The proposed project will dedicate Lot 7 to the City. The recreational area has yet to be designed and would not be developed as part of this project. Although no recreational improvements would be permitted as part of the applicant's current proposal, the land dedication is intended to expand Malibu Bluffs Park. Therefore, active recreation areas, passive recreation areas, and an expanded parking lot are all foreseeable future uses. At this time the City believes that the recreational area may be used as a baseball field or a skate park. As such, these recreational uses are evaluated in the DEIR.

The proposed project also includes a LCPA and corollary (ZTA to omit Land Use Plan (LUP) Policy 2.78, amend LUP Chapter 6 Land Use Designations, and incorporate the Planned Development Ordinance in the Local Coastal Program (LCP) and the Malibu Municipal Code. The LCPA will be forwarded to the California Coastal Commission for certification.

Owner: PCH Project Owner LLC
Applicant: Robert Gold
Lead Agency: City of Malibu
Address: 24120 Pacific Coast Highway, Malibu, CA 90265, at the southeastern corner of the intersection of Pacific Coast Highway (PCH) and Malibu Canyon Road (where it terminates into Winter Mesa Drive)

Zoning District: Planned Development (PD)
Contact: Ha Ly, (310) 456-2489, extension 250

Significant Effects: The DEIR analyzes potentially significant impacts under the topics of air quality; biological resources; cultural resources; geology and soils; hazards and hazardous materials; hydrology and water quality; and transportation and traffic. Where applicable, the DEIR has provided mitigation measures that would help reduce the level of impacts generated by the proposed project. Significant unavoidable impacts, growth inducing impacts, and significant irreversible environmental changes have also been analyzed.

Review Period: Begins: **April 3, 2013** Ends: **May 20, 2013**

The Draft EIR will be circulated for a 45-day review period. Written comments will be received by the City of Malibu Planning Department until 5:30 p.m. on the ending date of the public review period.

Purpose of Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omission, discover public concerns and solicit counter proposals pursuant to CEQA Section 15105 (Public Review Period for a Draft EIR or a Proposed Negative Declaration or Mitigated Negative Declaration).

Addresses Where Printed and Electronic Versions Are Available for Review:

City of Malibu City Hall
23825 Stuart Ranch Road
Malibu, CA 90265-4861

Malibu Library
23519 West Civic Center Way
Malibu, CA 90265

The DEIR is also located on the City's website at www.malibucity.org. CDs may be purchased for \$3.00 upon request at City Hall. Responsible agencies have been provided a CD of the document along with a copy of this notice.

Where to Send Comments: All comments should be submitted in writing and directed to Ha Ly, Associate Planner, via email at hly@malibcity.org or by mail at 23825 Stuart Ranch Road, Malibu, CA 90265.

Public Hearings Scheduled: At this time, a public hearing date has not been scheduled. Contact the City of Malibu Planning Department at (310) 456-2489, extension 250, or consult the City's website for further information on scheduled hearing dates.

Joyce Parker-Bozylinski, AICP, Planning Director

Publish Date: April 3, 2013