

CITY OF MALIBU NOTICE OF PREPARATION AND SCOPING MEETING

FOR AN ENVIRONMENTAL IMPACT REPORT

The City of Malibu will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. The City has determined in its initial review that an EIR is required for the project.

Name of Project: LOT LINE RECONFIGURATION OF FOUR PARCELS, SEABOARD ROAD EXTENSION, AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND ASSOCIATED DEVELOPMENT AT 21100 SEABOARD ROAD

Coastal Development Permit No. 04-051

Variance Nos. 05-043, 05-045, 07-043, 07-044 and 10-011

Site Plan Review Nos. 05-052 and 05-053

Lot Line Adjustment No. 08-003

Initial Study No. 07-008

Environmental Impact Report No. 10-001

State Clearinghouse Number 2008051112

Scoping Meeting: The City of Malibu ("City") is scheduled to hold a Public Scoping Meeting for the Draft EIR to describe the proposed project, the environmental process, and to receive input on the information to be included in the Draft EIR. The Public Scoping Meeting is scheduled on **Tuesday, June 29, 2010, at 6:00 p.m. in the Council Chambers, Malibu City Hall, 23815 Stuart Ranch Road, Malibu, CA.** The City of Malibu encourages interested individuals, organizations, and agencies to attend the meeting.

Location: 21000 and 21100 Seaboard Road (Rockpoint Way is the nearest cross street), within the coastal zone

Affected Parcels: 4450-022-054, 4450-022-056, 4450-022-057, and 4450-022-058

Property Owner: Diane Breitman, Trustee of The Breitman Residence Trust ("Breitman Trust"), Attention: Reid Breitman

Applicant: Lynn Heacox, The Land and Water Company

Lead Agency: City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265

Contact Person: Adrian Fernandez, Assistant Planner
(310) 456-2489, extension 482
afernandez@ci.malibu.ca.us

Review Period: Begins: June 17, 2010 Ends: July 16, 2010

Purpose of Review: As specified by the California Environmental Quality Act (CEQA) Guidelines, the Notice of Preparation (NOP) will be circulated for a 30-day review period. The City welcomes agency and public input during this period regarding the scope and content of environmental information related to your agency's responsibility that must be included in the Draft EIR.

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 15200 (Purposes of Review).

The City intends to prepare an EIR for the lot line reconfiguration of four parcels, Seaboard Road extension, and construction of a new single-family residence and associated development located at 21100 Seaboard Road. In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this NOP to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects. Environmental factors that would be potentially affected by the project include:

- ◆ **Biological Resources**
- ◆ **Geology and Soils**
- ◆ **Hydrology and Water Quality**

Where to Send Comments: Comments may be submitted, in writing, by 4:30 p.m. on July 16, 2010. Comments should reference EIR No. 10-001 and should be addressed to Adrian Fernandez, Assistant Planner. 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 City Hall
Planning Division
23815 Stuart Ranch Road
Malibu, CA 90265-4861

Project Description: The proposed project includes a lot line adjustment to reconfigure the property lines of four existing legal lots. The existing lot areas are 4.08 acres (Lot 1), 1.03 acres (Lot 2), 4.22 acres (Lot 3) and 22.81 acres (Lot 4). The lot areas as a result of the lot line adjustment will be 7.6 acres (Lot A), 1.3 acres (Lot B), 20.0 acres (Lot C), and 2.6 acres (Lot D).

Seaboard Road is the primary access to all the adjusted lots. Seaboard Road begins as a wide, paved, public road which branches off from Big Rock Drive, and then narrows to a privately owned, paved road accessible to existing residences. The project applicant has access rights over the private portion of Seaboard Road via a recorded easement. An existing unpaved road continues off of the private portion of Seaboard Road, and leads to the site of the proposed residence. This existing unpaved road is approximately 2,590 feet long. The existing unpaved road is proposed to be improved and widened to 20 feet within the existing 40 foot wide road easement boundaries to comply with the Los Angeles County Fire Department (LACFD) standards. Three wider areas to accommodate Fire Department turnarounds are proposed along the length of the road. The proposed total impermeable coverage for the road is 53,900 square feet spread over all four adjusted lots.

In order to widen the road, retaining walls must be installed to meet applicable LACFD standards. Portions of the retaining walls are proposed to exceed six feet in height, up to 12 feet. Therefore, a variance is required to exceed the permitted wall heights. The applicant has proposed a single wall in excess of six feet rather than two six foot walls. Portions of the proposed walls will be on slopes between 3 to 1 and 2½ to 1 and on slopes steeper than 2½ to 1. A site plan review is proposed for construction on slopes between 3 to 1 and 2½ to 1 and a variance for construction on slopes steeper than 2½ to 1.

A 28 foot high, two-story, 10,517 square foot, single-family residence and associated development are proposed in the adjusted Lot A. A site plan review is proposed for the height

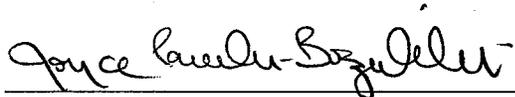
of the proposed residence to exceed 18 feet, up to 28 feet for a pitched roof. The combined grading related to the proposed residence and Seaboard Road improvements consist of 3,240 cubic yards of non-exempt grading and a total export of 535 cubic yards. A variance is proposed for the total non-exempt grading to exceed 1,000 cubic yards.

As part of the proposed lot line adjustment, development of single-family residences on each of the remaining three lots is anticipated. Future development on the remaining lots will be clustered around the access road and oriented to minimize disturbance to the surrounding areas. Plans have yet to be prepared for any development on the remaining three lots, but the potential future building pads are depicted on site plans as 5,100 square feet (Lot B), 9,700 square feet (Lot C), and 7,800 square feet (Lot D). Variances are proposed for the Seaboard Road improvements and future development to occur on areas designated as scrub Environmentally Sensitive Habitat Area (ESHA) and riparian ESHA and for the fuel modification areas of the proposed and future residences to encroach within their corresponding ESHA buffers.

The proposed road improvements to Seaboard Road will facilitate the development of surrounding undeveloped lots that also have access rights over Seaboard Road. There are three lots that abut the portion of Seaboard Road to be improved. These lots include Assessor's Parcel Nos. 4450-022-052, 4450-022-046 and 4450-023-002 and their gross lot areas are 1.02 acres, 4.4 acres and 32 acres, respectively. As the development of these lots is not part of this application, evaluation of their improvements is speculative at this time. Environmental impact areas to be evaluated for these lots include biological, hydrological and drainage.

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, and 15375.

If there are any questions regarding this notice, please contact Adrian Fernandez, Assistant Planner, at (310) 456-2489, extension 482.



Joyce Parker-Bozylinski, AICP, Planning Manager

Publish Date: June 17, 2010