

**CITY OF MALIBU
EXTENSION OF REVIEW PERIOD
FOR CRUMMER SITE SUBDIVISION
NOTICE OF PREPRATION AND INITIAL STUDY**

Subject: Extension of public review period for the Notice of Preparation and Initial Study (NOP/IS) for the project known as the **Crummer Site Subdivision (24120 Pacific Coast Highway) (State Clearinghouse Number 2008091155)**

The City of Malibu is the Lead Agency and has prepared a NOP/IS for the proposed Crummer Site Subdivision project. The City of Malibu has extended the public review period of the NOP/IS by approximately two weeks. Responses to the NOP/IS must be sent at the earliest possible date and no later than November 7, 2008.

Project Description: The proposed Crummer Site Subdivision project includes the subdivision of the project site into eight individual lots. Lots 1 through 5 would be developed with single-family residences. Lot 6 would be developed with a new private street, which would connect the proposed residences to Winter Mesa. The remaining two lots, Lots A and B, would be maintained as private and public open space, respectively. Lot A includes the slope adjacent to PCH and would be maintained by either the homeowners' association or Caltrans, who has an easement along the north-facing slope. Lot B would be dedicated to the City and be developed with a baseball field. The dedication of Lot B to the City would expand Malibu Bluffs Park by two acres. To serve the proposed recreational use, 35 parking spaces would be created along Winter Mesa. The sizes of the parcels and the proposed residences are provided in the below table.

<i>Parcel Summary</i>				
<i>Parcel No.</i>	<i>Proposed Use</i>	<i>Building Area (SF)</i>	<i>Parcel Area (gross SF)</i>	<i>Parcel Area (gross acres)</i>
1	Single-Family Residence	11,061	161,498	3.71
2	Single-Family Residence	11,169	151,264	3.47
3	Single-Family Residence	11,161	112,735	2.58
4	Single-Family Residence	11,172	146,709	3.37
5	Single-Family Residence	11,120	252,270	5.79
6	Private Road and Gatehouse	117	66,996	1.54
A	Private Open Space	n/a	60,550	1.39
B	Public Open Space/Recreation	n/a	87,905	2.01
TOTAL		55,683	1,039,927	23.87

Each residence would be two stories, with a maximum height of 28 feet, and would include a basement and swimming pool. Lots 2, 3, 4, and 5 would include a detached cabana and Lots 1 and 5 would have detached guest houses. One or more alternative onsite wastewater treatment system (AOWTS) plants would serve the proposed residences. Parcel 6 would include a new private road and gatehouse. The private road would take access from Winter Mesa. The private street easement would be tree-lined, 34 feet in width, and would terminate in a cul-de-sac, which would serve as a fire department turnaround. The private street easement would cover a total of 1.56 acres.

All proposed development is preliminary, and the applicant expects revisions to architectural plans throughout the process. No variances should be required to construct the proposed residences. Site plan review applications are proposed to permit the construction of the residences up to the maximum permitted height of 28 feet. The AOWTS would require permitting from the Los Angeles Regional Water Quality Board.

Topics Identified for Study in the EIR: Pursuant to Section 15060 of the California Environmental Quality Act (CEQA) Guidelines, the City has completed a preliminary review of the proposal for this project and has determined that an EIR should be prepared. The Initial Study prepared for the project identifies potentially significant impacts in the following issue areas. These issues will be addressed in the EIR.

1. Aesthetics
2. Air Quality
3. Biological Resources
4. Geology and Soils
5. Wildland Fires
6. Hydrology and Water Quality
7. Noise
8. Traffic and Parking

Submission of Responses: Please submit responses to Stefanie Edmondson, AICP, Principal Planner, at the City of Malibu (see below) by October 31, 2008. Agency responses should include the name, address, and phone number of the person serving as the primary point of contact within the commenting agency.

Applicant AZ Winter Mesa, LLC

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

Contact Person: Stefanie Edmondson, AICP, Principal Planner
(310) 456-2489, extension 233
sedmondson@ci.malibu.ca.us

Review Period: September 22, 2008 – November 7, 2008

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



Stacey Rice, Ph.D., AICP, Planning Manger

Publish Date: October 9, 2008

**INITIAL STUDY
FOR:**

**CRUMMER SITE
SUBDIVISION**



prepared for:

CITY OF MALIBU

Contact:
Stefanie Edmondson,
AICP, Principal Planner

prepared by:

**THE PLANNING
CENTER**

Contact:
Barbara Wu
Senior Planner

OCTOBER 2008

**INITIAL STUDY
FOR:**

**CRUMMER SITE
SUBDIVISION**



prepared for:

CITY OF MALIBU

23815 Stuart Ranch Road
Malibu, CA 90265
Tel: 310.456.2489 ext 233 • Fax: 310.456.7650
E-mail: sedmondson@ci.malibu.ca.us
Website: www.ci.malibu.ca.us

Contact:
Stefanie Edmondson,
AICP, Principal Planner

prepared by:

**THE PLANNING
CENTER**

9841 Airport Boulevard, Suite 1010
Los Angeles, CA 90045
Tel: 310.670.9221 • Fax: 310.670.9512
E-mail: bwu@planningcenter.com
Website: www.planningcenter.com

Contact:
Barbara Wu
Senior Planner

COFM-02.0E

OCTOBER 2008

Table of Contents

Section	Page
1. INTRODUCTION.....	1
1.1 PROJECT LOCATION.....	1
1.2 ENVIRONMENTAL SETTING.....	1
1.3 PROJECT DESCRIPTION.....	11
1.4 EXISTING ZONING AND GENERAL PLAN.....	11
1.5 INCORPORATION BY REFERENCE.....	12
1.6 CITY ACTION REQUESTED.....	12
2. ENVIRONMENTAL CHECKLIST.....	17
2.1 BACKGROUND.....	17
2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	19
2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY).....	19
2.4 EVALUATION OF ENVIRONMENTAL IMPACTS.....	20
3. ENVIRONMENTAL ANALYSIS.....	29
3.1 AESTHETICS.....	29
3.2 AGRICULTURE RESOURCES.....	30
3.3 AIR QUALITY.....	31
3.4 BIOLOGICAL RESOURCES.....	33
3.5 CULTURAL RESOURCES.....	34
3.6 GEOLOGY AND SOILS.....	36
3.7 HAZARDS AND HAZARDOUS MATERIALS.....	38
3.8 HYDROLOGY AND WATER QUALITY.....	41
3.9 LAND USE AND PLANNING.....	43
3.10 MINERAL RESOURCES.....	44
3.11 NOISE.....	45
3.12 POPULATION AND HOUSING.....	46
3.13 PUBLIC SERVICES.....	46
3.14 RECREATION.....	48
3.15 TRANSPORTATION/TRAFFIC.....	49
3.16 UTILITIES AND SERVICE SYSTEMS.....	50
3.17 MANDATORY FINDINGS OF SIGNIFICANCE.....	53
4. REFERENCES.....	55
4.1 PRINTED REFERENCES.....	55
4.2 PERSONAL COMMUNICATIONS.....	56
4.3 WEB SITES.....	56
5. LIST OF PREPARERS.....	59
LEAD AGENCY.....	59
THE PLANNING CENTER.....	59

APPENDICES

- A. Executive Summary of EDR Radius Map Report
- B. Correspondence



Table of Contents

List of Figures

Figure		Page
Figure 1	Regional Location	3
Figure 2	Local Vicinity	5
Figure 3	Aerial Photograph	7
Figure 4	Site Photographs	9
Figure 5	Site Plan	15

List of Tables

Table		Page
Table 1	Parcel Summary.....	11

1. Introduction

The project applicant is proposing the subdivision of an approximately 24-acre property into eight individual parcels for the development of five new homes, a new private road, and a new baseball field that would be dedicated to the City of Malibu. All projects within the State of California are required to undergo a review to determine the environmental impacts associated with implementation of the project in accordance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] §§ 21000 et al., 2004). CEQA was enacted in 1970 by the California Legislature to disclose to decision makers and the public the significant environmental effects of proposed activities and the ways to avoid or reduce the environmental effects by requiring implementation of feasible alternatives or mitigation measures. CEQA applies to all California government agencies at all levels, including local agencies, regional agencies, and state agencies, boards, commissions, and special districts. The City of Malibu has determined that an environmental impact report (EIR) is necessary for the proposed project described in this initial study and will act as the Lead Agency. As such, the City of Malibu is required to conduct a review to analyze the potential environmental effects associated with the proposed project.

1.1 PROJECT LOCATION

The project site is three parcels totaling approximately 24 acres, at 24120 Pacific Coast Highway (PCH), in the City of Malibu, County of Los Angeles. The Assessor's Parcel Numbers (APN) for the site are 4458-018-019, 4458-018-018, and 4458-018-002. The site is atop a bluff with slopes descending to the south and east. Malibu Bluffs Park borders the project site to the west, PCH borders the site to the north, and privately owned parcels border the site to the east and south. Winter Mesa, a small road connecting PCH to Malibu Bluffs Park, provides access to the project site. Figure 1, *Regional Location*, and Figure 2, *Local Vicinity*, show the location of the project site in its regional and local contexts. The project site boundaries are illustrated on an aerial photograph overlay in Figure 3, *Aerial Photograph*.



1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The project site is currently vacant. It is generally flat and has been disturbed in the past by weed-abatement activities, prior construction, and removal of baseball fields in the northwestern portion of the project site. The majority of the project site consists of exposed soil. The slopes along the boundaries to the south and east are up to 120 feet tall and covered in vegetation. There are two minor canyons along the southern portion of the project site. Photographs of the site in its current condition can be seen in Figure 4, *Site Photographs*.

1.2.2 Surrounding Land Use

The parcel immediately east of the project site contains a former towing yard and several structures, including a residence and a vacant building formerly used as an animal hospital. An EIR is currently underway to evaluate the subdivision and redevelopment of this adjacent parcel with four single-family residences. Approximately 400 feet east of the project site, the Winter Mesa drainage channel runs from north to south. A large shopping center is approximately 800 feet east of the project site, at the southwest corner of PCH and Webb Way. Between the project site and Malibu Road, near the bottom of the slopes, are single-family residences. On the south side of Malibu Road there are numerous beach-front single-family

1. Introduction

residences. The Pacific Ocean is approximately 300 feet south of portions of the project site. There is no direct access between the project site and the Pacific Ocean. West of the project site is Malibu Bluffs Park, which includes two baseball fields, a soccer field, a playground, and the Michael Landon Center visitor center. Farther west are bluff-front single-family residences. North of the project site is PCH, and north of PCH are vacant parcels, one of which is currently under review for a resort hotel. The campus of Pepperdine University is northwest of the project site across PCH.

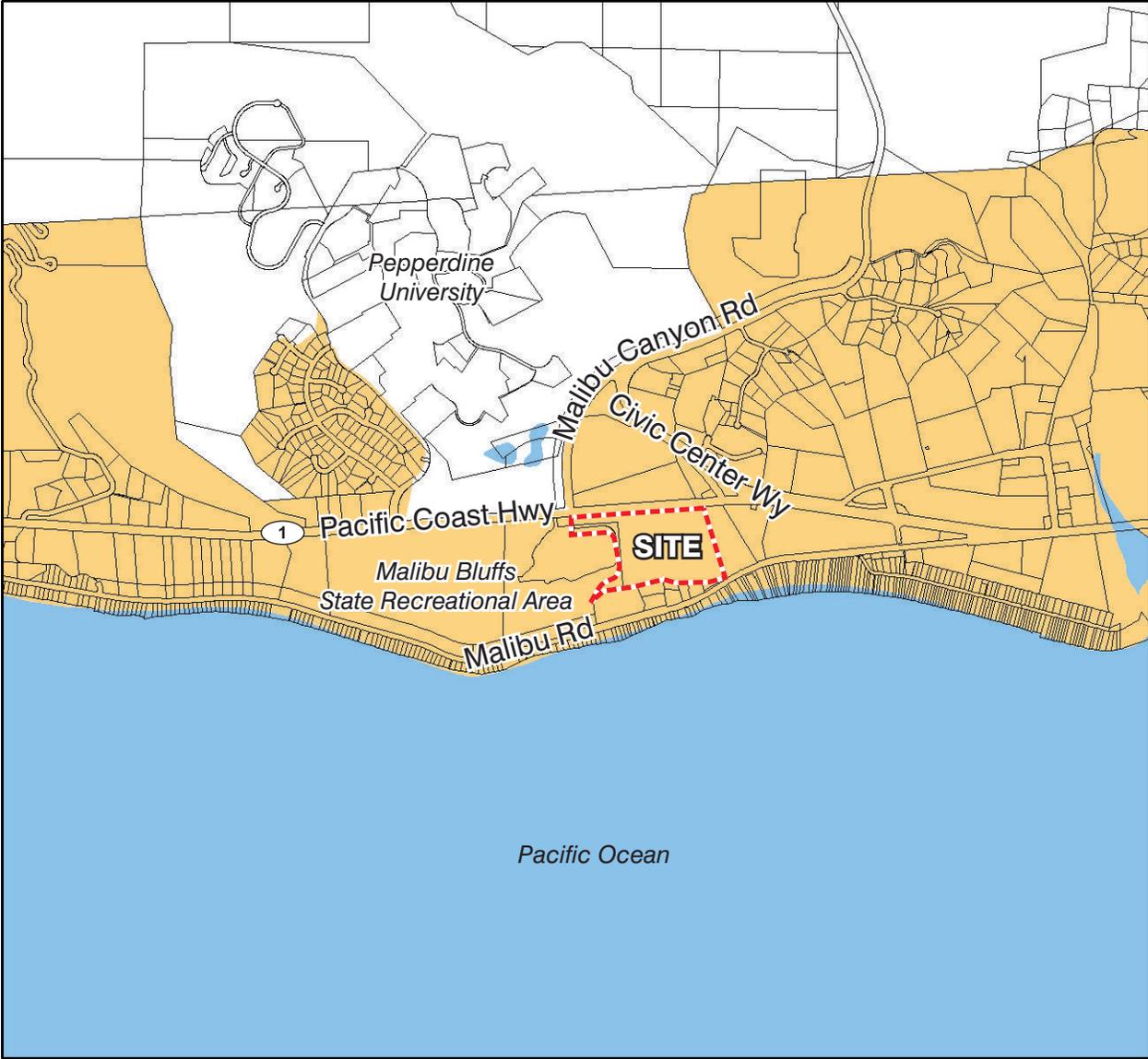
Regional Location



1. Introduction

This page intentionally left blank.

Local Vicinity



----- Site Boundary

0 2,000
Scale (Feet)



Source: Google Maps 2007

1. Introduction

This page intentionally left blank.

Aerial Photograph



--- Site Boundary

0 500
Scale (Feet)



Source: Google Maps 2008

1. Introduction

This page intentionally left blank.

Site Photographs



Wide view looking north from center of project site.



Wide view looking southeast from center of project site.

1. Introduction

This page intentionally left blank.

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Land Use

The proposed project includes the subdivision of the project site into eight individual lots. Lots 1 through 5 would be developed with single-family residences. Lot 6 would be developed with a new private street, which would connect the proposed residences to Winter Mesa. The remaining two lots, Lots A and B would be maintained as private and public open space, respectively. Lot A includes the slope adjacent to PCH and would be maintained by either the homeowners’ association or Caltrans, who has an easement along the north-facing slope. Lot B would be dedicated to the City and be developed with a baseball field. The dedication of Lot B to the City would expand Malibu Bluffs Park by two acres. To serve the proposed recreational use, 35 parking spaces would be created along Winter Mesa. The site plan of the proposed residences and the proposed lot lines can be seen in Figure 5, *Site Plan*. The sizes of the parcels and the proposed residences are contained in Table 1, *Parcel Summary*.

**Table 1
Parcel Summary**

<i>Parcel No.</i>	<i>Proposed Use</i>	<i>Building Area (sf)</i>	<i>Parcel Area (gross sf)</i>	<i>Parcel Area (gross acres)</i>
1	Single-Family Residence	11,061	161,498	3.71
2	Single-Family Residence	11,169	151,264	3.47
3	Single-Family Residence	11,161	112,735	2.58
4	Single-Family Residence	11,172	146,709	3.37
5	Single-Family Residence	11,120	252,270	5.79
6	Private Road and Gatehouse	117	66,996	1.54
A	Private Open Space	n/a	60,550	1.39
B	Public Open Space/Recreation	n/a	87,905	2.01
Total		55,683	1,039,927	23.87



Each residence would be two stories, with a maximum height of 28 feet, and would include a basement and swimming pool. Lots 2, 3, 4, and 5 would each include a detached cabana and Lots 1 and 5 would have detached guest houses. One or more alternative on-site wastewater treatment system (AOWTS) plants would serve the proposed residences.

Parcel 6 would include a new private road and gatehouse. The private road would take access from Winter Mesa. The private street easement would be tree-lined, 34 feet wide, and would terminate in a cul-de-sac, which would serve as a fire department turnaround. The private street easement would cover a total of 1.54 acres.

1.4 EXISTING ZONING AND GENERAL PLAN

The City of Malibu General Plan designates the project site Rural Residential–Two Acre (RR-2), which allows a maximum of one dwelling unit per two acres. The Malibu Zoning Map also designates the project site RR-2. The City’s Municipal Code defines the RR Rural Residential District as “intended for sensitively designed, large lot single-family residential development.”

The project site is also under the purview of the City of Malibu Local Coastal Program (LCP). The LCP Land Use and Zoning Maps identify the project site as Planned Development (PD). The PD zoning designation “is

1. Introduction

intended to provide for a mix of residential and recreational development of the Crummer Trust property [project site] located east of Malibu Bluffs State Park and south of Pacific Coast Highway.”

1.5 INCORPORATION BY REFERENCE

This document relies upon previously adopted regional and statewide plans and programs in its analysis. The following documents are incorporated by reference into this initial study.

City of Malibu General Plan: The City of Malibu General Plan is a statement of the goals and programs of the City, and a comprehensive plan setting forth a consistent guide to future development in the City. All development plans, zoning and subdivision ordinances, coastal development permits, and conditional use permits of the City are required to be consistent with the General Plan. The proposed project must comply with the requirements contained in the General Plan.

City of Malibu Local Coastal Program: An LCP is “a local government’s land use plans, zoning ordinances, zoning district maps, and, within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of [the California Coastal Act of 1976] at the local level.” The LCP has a Land Use Plan (LUP) and a Local Implementation Plan (LIP). The LUP includes goals, objectives, and policies intended to guide future development in the City of Malibu. The LIP contains specific regulations intended to carry out the policies of the LUP. The proposed project must comply with all goals, objectives, policies, and requirements contained in the LUP and the LIP. In cases where the LCP conflicts with the City General Plan or Municipal Code, the LCP takes precedence.

City of Malibu Municipal Code: The City of Malibu Municipal Code contains provisions and requirements that apply throughout the City. Included in the Municipal Code are provisions pertaining to buildings and construction, on-site wastewater treatment systems, subdivisions, public services, traffic, health, and safety, among others. The proposed project must comply with the requirements contained in the City of Malibu Municipal Code.

These documents and other referenced source material in this initial study will be made available for public review at the City upon request.

1.6 CITY ACTION REQUESTED

The anticipated actions required for this project are:

- Certification of the EIR
- Approval of the eight-parcel subdivision Vesting Tentative Tract Map (TTM No. 07-003)
- Approval of the Coastal Development Permit for the Tentative Tract Map (CDP No. 07-144)
- 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)
- Approval of Site Plan Review for building heights between 18 feet and 28 feet for each residential development

1. Introduction

In addition, the following approvals from other agencies are required:

Los Angeles Regional Water Quality Control Board. The proposed AOWTS is subject to the waste discharge requirements of the Los Angeles Regional Water Quality Control Board for private sewage disposal systems serving or proposed to serve residential buildings.

State Water Resources Control Board. The applicant must file a Notice of Intent to comply with the terms of the general waste discharge requirements for small construction projects. The State Water Resources Control Board requires the filing of the Notice of Intent for development projects that would result in more than an acre of disturbance.

California Department of Transportation. The applicant must obtain a transportation permit from Caltrans in order to transport the export soil on Pacific Coast Highway to the designated landfill. Staging of dump trucks and appropriate travel routes would be regulated by Caltrans.

Los Angeles County Fire Department. The applicant must obtain approval for the proposed fuel modification plan and the access driveway from the Los Angeles County Fire Department.

Los Angeles County Waterworks District 29. The applicant must obtain a Will Serve Letter from the District to demonstrate that the proposed single-family residences will have access to water.

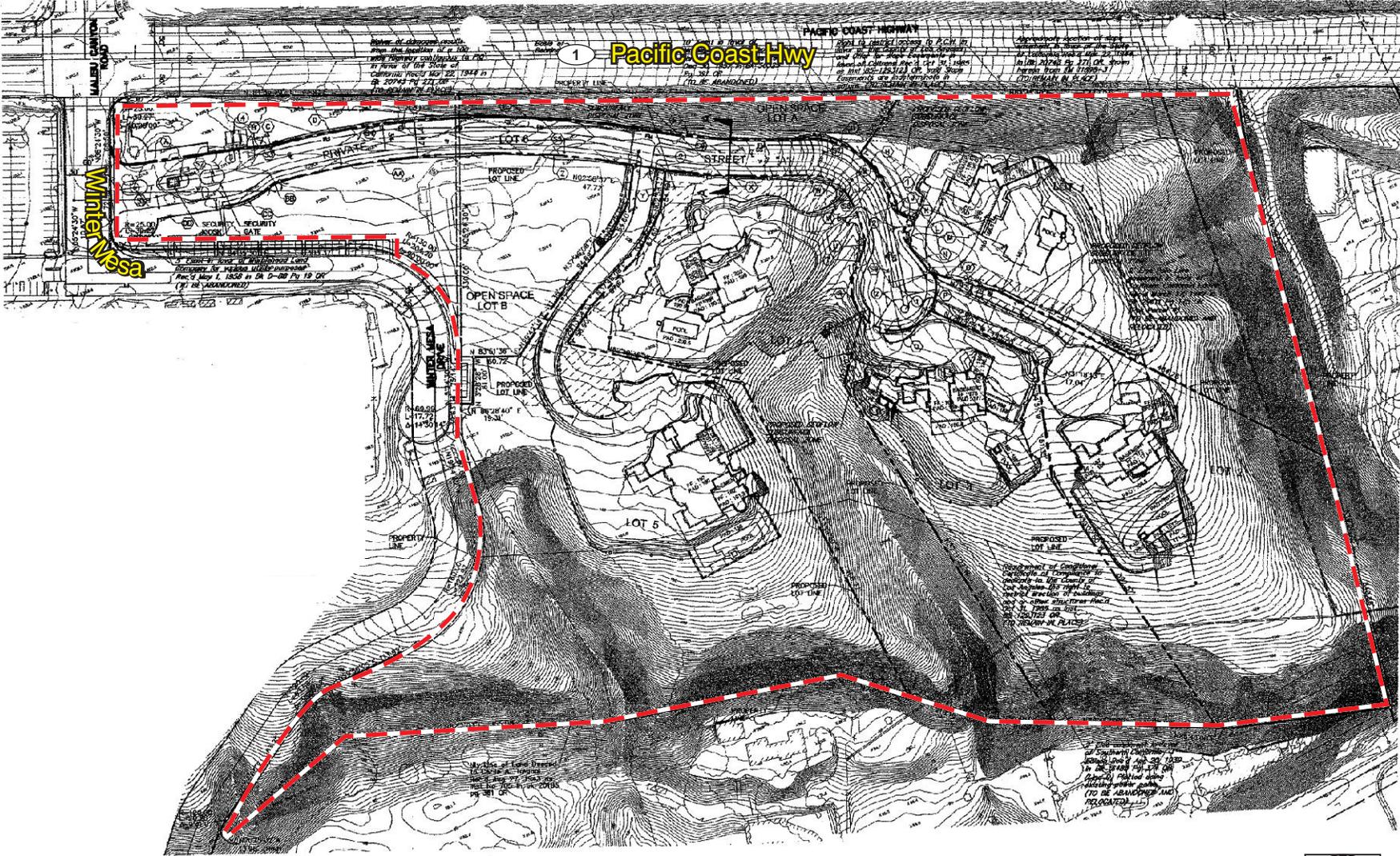
Various nonregulatory approvals are also necessary to underground utilities.



1. Introduction

This page intentionally left blank.

Site Plan



--- Site Boundary

Source: Landry Design Group 2008

Crummer Site Subdivision Initial Study



1. Introduction

This page intentionally left blank.

2. *Environmental Checklist*

2.1 **BACKGROUND**

1. **Project Title:** Crummer Site Subdivision

2. **Lead Agency Name and Address:**

City of Malibu
23815 Stuart Ranch Road
Malibu, CA 90265

3. **Contact Person and Phone Number:**

Stefanie Edmondson, AICP, Principal Planner
310.456.2489

4. **Project Location:** The project site is an approximately 24-acre parcel at 24120 Pacific Coast Highway, in the City of Malibu. The APNs for the site are 4458-018-019, 4458-018-018, and 4458-018-002.

5. **Project Sponsor's Name and Address:**

AZ Winter Mesa, LLC
c/o Big Rock Partners, LLC
315 South Beverly Drive, Suite 315
Beverly Hills, CA 90212
Attn: Robert Gold

6. **General Plan Designation:** The City of Malibu General Plan Land Use Map designates the project site as RR-2, Rural Residential with a limit of one dwelling unit per two acres.

The project site is also governed by the LCP. The LCP Land Use Map and Zoning Map identify the project site as PD.

7. **Zoning:** The City of Malibu Zoning Map designates the project site as RR-2, with a maximum of one dwelling unit per two acres.

8. **Description of Project:** The proposed project entails the subdivision of the project site into eight individual parcels. Five parcels would be developed with one single-family residence each. One parcel would be developed with a new private street, which would connect the proposed residences to Winter Mesa. One parcel would be maintained as private open space. The remaining parcel would be developed with a baseball field, parking, and open space, and would be dedicated to the City of Malibu.



2. Environmental Checklist

9. Surrounding Land Uses and Setting: The parcel immediately east of the project site contains a former towing yard and several structures, including a residence and a vacant building formerly used as an animal hospital. South of the project site, near the bottom of the slopes, are single-family residences on Malibu Road. The Pacific Ocean is approximately 300 feet south. West of the project site is Malibu Bluffs Park, which includes two baseball fields, a soccer field, a playground, and a visitor center. North of the project site is PCH, and north of PCH are vacant parcels.

10. Other Public Agencies Whose Approval Is Required (e.g., permits, financing approval, or participation agreement):

Los Angeles Regional Water Quality Control Board
State Water Resources Control Board
California Department of Transportation
Los Angeles County Fire Department
Los Angeles County Waterworks District 29

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the proposed project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input checked="" type="checkbox"/> Hazards / Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

2.3 DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For



2. Environmental Checklist

2.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analyses Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. Environmental Checklist

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	X			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	X			
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?			X	

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?	X			
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
XVII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			



2. Environmental Checklist

This page intentionally left blank.

3. *Environmental Analysis*

Section 2.3 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist.

3.1 **AESTHETICS**

a) **Have a substantial adverse effect on a scenic vista?**

Potentially Significant Impact. The project site does not contain a designated scenic vista or vista point. However, portions of the project site are approximately 300 feet from the Pacific Ocean, and the project site affords views of the Pacific Ocean to the south and the Santa Monica Mountains to the north, as seen in Figure 4, *Site Photographs*. The proposed project would change the visual character of the project site through the creation of homes, a baseball field, a private road, a gatehouse, and landscaping. The change in character of the site may affect public views of the ocean. At this time, it is not known how the proposed project would affect scenic vistas. Visual simulations are currently being prepared, and this impact will be discussed further in the EIR.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

Potentially Significant Impact. The project site is adjacent to PCH, which is designated a scenic road by the LCP. PCH is also designated eligible for scenic highway status by the California Department of Transportation. Malibu Canyon Road, also designated a scenic road by the LCP, begins at the northwest corner of the project site and travels through the Santa Monica Mountains to the north. Much of the project site, including the locations of the proposed residences, is at least 50 feet above the grade of PCH. Due to the grade differential, the proposed structures would not be seen from the roadway segment adjoining the project site. However, they may be visible from other portions of PCH, as well as portions of Malibu Canyon Road to the north. Furthermore, the western portion of the project site, including the proposed locations of the baseball field, gatehouse, and private road, are closer to the grade of PCH, and may be visible from there. At this time, it is not known how the proposed project would affect the views of scenic roads. Visual simulations are currently being prepared, and this potentially significant impact will be discussed further in the EIR.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**

Potentially Significant Impact. The project site is currently undeveloped. The proposed project would alter the site by developing it with five homes, a private road, a gatehouse, a baseball field, and landscaping. The project site is in a scenic area, with views of the Pacific Ocean and the Santa Monica Mountains. The proposed project would change the visual character and quality of the project site and its surroundings. Visual simulations are currently being prepared, and impacts to the character of the site and surroundings will be analyzed further in the EIR.



3. Environmental Analysis

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The proposed project would create five homes and a baseball field on vacant land. The baseball field would not include nighttime lighting. South and west of the project site are numerous homes similar in size and scale to those proposed. Lighting associated with the proposed development would include indoor and outdoor lighting associated with the homes, evening security lighting throughout the site, street lighting, and headlights from vehicles accessing the project site. The proposed lighting would be similar to existing lighting in the project vicinity. However, the lighting associated with the homes and new road may be visible from portions of Pacific Coast Highway and Malibu Road, as well as from nearby homes and other structures north of the project site. Further analysis in the EIR is necessary to determine if the proposed project would result in impacts related to light or glare.

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The project site is not designated Farmland on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The project site is not currently used for agriculture. No impacts would occur as a result of the proposed project. This issue will not be examined further in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is not currently used or zoned for agriculture, and there are no Williamson Act contracts on the project site. No impacts would occur. This issue will not be examined further in the EIR.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The proposed project entails the construction of five homes, a private road, a gatehouse, and a baseball field on vacant land in the City of Malibu. The project site is not used for agriculture. Implementation of the proposed project would not have an effect on existing farmland. No impacts would occur as a result of the proposed project. This issue will not be examined further in the EIR.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the Air Quality Management Plan (AQMP). It fulfills the CEQA goal of informing decision makers of the environmental efforts of the project under consideration at an early enough stage to ensure that air quality concerns are fully addressed. It also provides the local agency with ongoing information as to whether they are contributing to clean air goals contained in the AQMP. Only new or amended general plan elements, specific plans, and major projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local general plans. Projects that are consistent with the local general plan are considered consistent with the AQMP.

The emissions from construction and operation of the proposed project would not exceed the South Coast Air Quality Management District (SCAQMD) thresholds. The project is not considered by the Southern California Association of Governments to be a regionally significant project, which would warrant a consistency review for criteria emissions or new greenhouse gas emissions control strategies under Assembly Bill 32, the Global Warming Solutions Act, which was passed to place the state on a course toward reducing its contribution to greenhouse gas emissions. As the proposed project is not a major project requiring a consistency evaluation and air pollutant emissions generated by the project would not exceed the SCAQMD emissions thresholds, the project would be considered to be consistent with the AQMP and no significant impacts would occur. This issue will not be examined further in the EIR.



b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. The proposed activities associated with project construction, on-site operational activities, and increased vehicular traffic generated by the project's proposed land uses have the potential to generate fugitive dust, stationary-source emissions, and mobile source emissions. Air pollutant emissions associated with the proposed project could occur over the short term for site preparation and construction activities to support the proposed land use. In addition, emissions could result from the long-term operation of the proposed project when completed. These emissions include those from vehicle trips, natural gas combustion, fireplace usage, water heaters, gas stoves, and fuel consumed for landscape activities. An air quality analysis is currently being prepared to determine if the resulting project's short- or long-term emissions would violate any air quality standard, or cumulatively contribute to global climate change impacts. For these reasons, this topic will be addressed in the EIR, and mitigation measures will be recommended as needed.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The City of Malibu is in the South Coast Air Basin, which is in nonattainment of federal standards for ozone and particulates. Implementation of the proposed project may increase existing levels of criteria pollutants and contribute to the existing nonattainment status for these criteria pollutants. As mentioned above, air pollutant emissions associated with the proposed project could occur over the short term for site preparation and construction activities to support the proposed land uses. In

3. Environmental Analysis

addition, emissions could result from the long-term operation of the completed project. An air quality analysis is currently being prepared to determine if the project would result in a cumulatively considerable net increase in any criteria pollutant. For these reasons, this topic will be addressed in the EIR, and mitigation measures will be recommended, as appropriate.

d) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. An impact is also potentially significant if emission levels exceed the state or federal ambient air quality standards, thereby exposing sensitive receptors to substantial pollutant concentrations. Sensitive receptors are persons more sensitive to the unhealthful effects of emissions, such as children and the elderly. Sensitive receptors near the project site include users of the adjacent Malibu Bluffs Park and the residents of homes on Malibu Road. Emission sources from the proposed project, mainly from construction activities, may expose existing and future sensitive receptors to substantial pollutant concentrations. An air quality analysis is currently being prepared to determine if sensitive receptors would be exposed to substantial pollutant concentrations. For these reasons, this topic will be addressed in the EIR, and mitigation measures will be recommended, as appropriate.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can cause agitation, anger, and concern to the general public. Most people determine an odor to be objectionable if it is sensed longer than the duration of a human breath, typically two to five seconds.

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing asphalt and other building materials to the site. With regard to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach any sensitive receptor sites, they are typically diluted to well below any level of air quality concern. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse, but not significant, air quality impact.

The operational phase of the project consists of five single-family units. The project would include one or more AOWTS plants. Alternative on-site wastewater treatment systems are similar to traditional septic tank systems, with additional emphasis on water quality. They are the primary means of wastewater treatment in the City of Malibu. Nuisance odors are regulated under SCAQMD Rule 402, which prohibits quantities of air contaminants or other materials to be emitted within the air basin that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; that endanger the comfort, repose, health, or safety of any such persons or the public; or that cause or have a natural tendency to cause injury or damage to business or property. The operation of the AOWTS is required to comply with Rule 402, and no significant sources of odors would occur on-site. Therefore, impacts from objectionable odors would be less than significant. This issue will not be examined further in the EIR.

3.4 BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. The project site has been disturbed by weed-abatement activities and a baseball field previously developed in the northwest portion of the project site. Although the areas proposed to be developed have been disturbed, there is natural vegetation on the slopes along the east and south boundaries of the project site. This vegetation could include special status plant species or could be habitat for special status animal species. Additionally, the site contains mature trees and vegetation that could potentially host breeding native bird and raptor species known to nest in the region. A biological resources evaluation is currently being reviewed by the City to determine the extent of the impact, if any. The results of the study will be provided in the EIR. Mitigation measures will be recommended, as needed.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact. There are two drainage features on-site. The drainages may support riparian habitat. Therefore, potential impacts to riparian habitat or other sensitive natural communities, and policy implications, will be analyzed further in the EIR.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact. Two drainages flow north to south directly through the project and drain into the Pacific Ocean. A jurisdictional delineation has been prepared and is currently being reviewed by the City. The EIR will analyze whether these drainages are under the jurisdiction of regulating agencies (i.e., Army Corps of Engineers, California Department of Fish and Game, or Regional Water Quality Control Board), and whether the project would impact any wetlands, which would require prepermit consultation with the appropriate regulating agency to identify potential permitting issues and acceptable mitigation. This issue will be further studied in the EIR.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact. Wildlife movement corridors are linear landscape elements that serve as linkages between historically connected habitat/natural areas, thereby facilitating wildlife movement. The project site is in a developed portion of the City of Malibu. The parcel immediately east of the project site has been developed with a former towing yard, residence, and other buildings. A large shopping center is approximately 800 feet to the east. There are residences south of the project site and along Malibu Road. PCH borders the site to the north. This is some open space for several hundred feet to the west, but development beyond that. Because the site is essentially surrounded by urban development, the project site does not serve as a migration or movement corridor. Vegetation on the southern slopes of the project site may provide limited habitat for migratory birds and a few individual wildlife species may move about the subject property. However, the project would comply with the requirements of the federal Migratory Bird Treaty Act and the Fish and Game Code and since the entire site is not proposed for development, would



3. Environmental Analysis

not significantly impact localized wildlife movement. Therefore, the proposed project would have no impact on wildlife movement corridors and a less than significant impact on localized wildlife movement. This issue will not be examined further in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City of Malibu's LCP includes a Native Tree Protection Chapter, which prohibits removal of or damage to certain qualifying trees, including native oaks (*Quercus* sp.), California walnut (*Juglans californica*), western sycamore (*Platanus racemosa*), alder (*Alnus rhombifolia*), and toyon (*Heteromeles arbutifolia*). A number of toyon and California walnut trees were observed near the on-site drainages; however, these drainage would not be impacted by the proposed project. The proposed project, therefore, would not conflict with the Native Tree Protection Chapter or any other local policies or ordinances. No significant impacts would occur as a result of the proposed project. This issue will not be examined further in the EIR.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. The project site is not covered by any Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat management plan. The Malibu LCP includes maps of environmentally sensitive habitat areas (ESHA) and marine resources. The project site is not designated as an ESHA or a marine resource. However, an ESHA is designated adjacent to the project site to the southwest. The LCP Land Use Plan states:

The LUP policies establish the protection of areas adjacent to ESHA and adjacent to parklands through the provision of buffers. Natural vegetation buffer areas must be provided around ESHA or parkland that are of sufficient size to prevent impacts that would significantly degrade these areas. Development, including fuel modification, shall not be permitted within required buffer areas.

The LUP policies require that new development be sited and designed to minimize impacts to ESHA by minimizing grading, limiting the removal of natural vegetation, and prohibiting grading during the rainy season. Graded and other disturbed areas must be landscaped or revegetated with primarily native, drought resistant plants at the completion of grading.

The proposed project would not develop the southwest corner of the project site, and would therefore establish a buffer as described in the LCP between the ESHA and developed land. Compliance with the requirements of the City of Malibu LCP would reduce impacts to less than significant. This issue will not be examined further in the EIR.

3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

No Impact. Section 10564.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be "historically significant," if it meets one of the following criteria:

3. Environmental Analysis

- i) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history.

There are no structures on the project site. A review of historical aerial photographs of the project site, dating back to 1928, revealed that no permanent structures have existed on the project site in the past. However, a baseball field was constructed on the northwest portion of the project site and removed in the 1990s. The Environmental Data Resource, Inc., *Aerial Photo Decade Package*, containing the historical aerial photographs, is available for review at Malibu City Hall. The proposed project would not affect any designated historical resources, or any resources eligible for listing by the California Register of Historical Resources. No impacts would occur as a result of the proposed project. This issue will not be examined further in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Less Than Significant Impact. The Malibu area was historically occupied by the Chumash Indians. Prehistoric sites connected to the Chumash Indians have been recorded throughout the City. The proposed project site is vacant, and the area proposed for development generally flat. The northwestern portion of the site was previously developed with a baseball field, which was removed in the 1990s. The project site has been continually disturbed by weed abatement activities; a majority of the site consists of exposed soil.



A Phase I Archaeological Study was prepared for the proposed project by the Historical Environmental Archaeological Research Team. As part of the study, a records search was performed at the South Central Coastal Information Center at California State University, Fullerton (SCCIC-Fullerton), and an on-foot surface reconnaissance of the project site was conducted. The records search did not identify any archaeological sites on the project site, the field reconnaissance yielded no indications of archaeological resources on the site, and the Phase I Archaeological Study recommended no additional studies.

However, due to the historic occupation of Indians in the project vicinity, as a condition of project approval, the City will require archaeological monitoring of all ground-disturbing activities, including but not limited to grading, excavation, and site preparation. A qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards (48 Federal Register 44739-39) would be retained to provide these services. A Native American Monitor would also be retained should Native American artifacts or resources be uncovered. Any significant archaeological resources found would be preserved as determined necessary by the archaeologist and offered to a local museum or repository willing to accept the resource. In accordance with Section 11.4 of the LCP LIP, all reports and artifacts would be catalogued and curated in accordance with standards set by the US Secretary of the Interior at SCCIC-Fullerton, the designated repository for Los Angeles County. If human remains are uncovered, the Los Angeles Coroner, Native American Heritage Commission, local Native American representatives, and archaeological monitor would determine the nature of further studies, as warranted and in accordance with Public Resources Code 5097.98. This issue will not be examined further in the EIR.

3. Environmental Analysis

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. There are no known paleontological resources or unique geologic features on the project site. However, fossils have been recovered near the project site from the same sedimentary units that occur in the project area. The proposed project would involve ground-disturbing activities, which could affect previously undiscovered paleontological resources. Compliance with Section 17.54.040(D)(4)(b) of the City of Malibu Municipal Code and Section 11.5 of the LCP LIP, as provided above, would require earth-moving activities to halt in the event of a discovery of cultural resources would reduce impacts to paleontological resources to a level below significance. This issue will not be examined further in the EIR.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. There are no known human remains on the project site. However, the proposed project would involve ground-disturbing activities, which could disturb undiscovered human remains. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 48 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed. Conformance with standard conditions concerning the discovery of human remains would ensure that impacts related to human remains would be less than significant. This issue will not be examined further in the EIR.

3.6 GEOLOGY AND SOILS

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less Than Significant Impact. An Alquist-Priolo Earthquake Fault Zone (APEFZ) was previously designated on the project site. In February 2007, the APEFZ zone was removed by the California Geological Survey. The removal of the zone was based on fault studies conducted at the project site and on surrounding properties to east and northeast which concluded that the faults did not meet state criteria for active faulting. The studies were reviewed by and received concurrence from the City of Malibu and California Geological Survey. The project site is not in an APEFZ zone, and impacts would be less than significant. This issue will not be examined further in the EIR.

ii) Strong seismic ground shaking?

Less Than Significant Impact. There are no known active faults on the project site. However, there are a number of faults nearby and in the region that could cause strong earthquakes. The Malibu Coast Fault Zone is approximately 200 feet north of the project site. This fault was thought to be potentially active but, investigations by Leighton and Associates, Inc., in the Malibu Civic Center area and north of the Pacific Coast Highway concluded that it was inactive. The Puerco Canyon Fault, a splay of the Malibu Coast Fault, is mapped off-site beyond the southern border of the project site and extends under the

3. Environmental Analysis

Amarillo Beach Landslide complex and beneath Malibu Road. Both the Malibu Coast Fault and Puerco Canyon Fault exhibit reverse and left-lateral slip.

The project may be exposed to impacts from strong earthquakes. The site is considered to be no more susceptible to earthquakes than other sites within the coastal areas of the City of Malibu. The project site is in Seismic Zone 4, one of five zones (0–4) mapped in the California Building Code (CBC) to identify areas subject to varying degrees of potential impact and frequency of large earthquakes. Seismic Zone 4 is potentially subject to the greatest frequency of large earthquakes.

The state regulates development in California through a variety of tools that reduce potential hazards from earthquakes and other geologic hazards. The CBC contains provisions to safeguard against major structural failures or loss of life caused by earthquakes or other geologic hazards. The effects of earthquakes from known faults can be reduced through conformance with the latest CBC and Universal Building Code regulations, and with recommendations of the Structural Engineers Association of California for seismically resistant design structures. Furthermore, prior to construction of the proposed project, a project-specific Geotechnical Investigation will be prepared by a registered geologist pursuant to Title 24 California Code of Regulations. Compliance with measures outlined in the project's Geotechnical Investigation regarding site preparation, excavation, fill placement and compaction, foundation design, site drainage, and retaining wall designs would be incorporated into the structural design of the project and would minimize the potential for significant seismic impacts. Impacts would be less than significant. This issue will not be examined further in the EIR.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. According to the Seismic Hazard Map for the Malibu Beach Quadrangle and analysis completed for the feasibility-level soil study, which is being reviewed by the City Geologist, the project site is not within a State of California zone for potential liquefaction hazard. Therefore, impacts associated with earthquake-related grounding failure such as liquefaction and seismic settlement are less than significant. This issue will not be examined further in the EIR.

iv) Landslides?

Potentially Significant Impact. The site borders slopes that are zoned to require investigation to address the potential for seismically-induced landslides, such as the potential reactivation of the Amarillo Beach Landslide complex. Preliminary slope stability analyses indicate that structural setback zones would be required to establish buildings within areas of the site that meet the minimum required factors of safety. At this time, planned structures and grading are proposed within these zones. While the feasibility-level study finds that the proposed development would be safe from hazards posed by landslides, settlement, or slippage provided that the final recommendations of the Geotechnical Investigation are implemented, this issue will be further discussed in the EIR. The EIR will provide further discussion of the stability of the slopes and will identify additional mitigation measures, as needed.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. The majority of the project site currently contains exposed soil, which has been disturbed by weed-abatement activities throughout the project site and by the construction and removal of a baseball field in the northwestern portion of the project site. It is currently unknown whether the proposed project would result in soil erosion or the loss of topsoil. A feasibility-level soils report has been prepared for the proposed project and is currently being reviewed by the City. The findings of the report will be included in the EIR, and mitigation measures will be recommended, as appropriate.



3. *Environmental Analysis*

- c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

Potentially Significant Impact. The feasibility-level soils report, which is being reviewed by the City Geologist, indicates that subsurface earth materials consist of undocumented fill, alluvium, terrace deposits, and Monterey Formation bedrock. Soil sampling completed at nearby areas suggests that soils on the proposed project site are corrosive to ferrous metals, which is typically mitigated to design on-site concrete to resist moderate sulfate exposure. The EIR will provide additional analysis on the site's geologic unit and soil mitigation measures will be recommended, as appropriate.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Potentially Significant Impact. The feasibility-level soils report indicates that remedial grading for the upper soils is expected to mitigate the impacts of hydrocollapsible and expansive soils. Nonetheless, the study also recommends additional evaluation when project features are better defined. Therefore, the extent of the impact will be addressed in the EIR, and this issue will be analyzed further in the EIR.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

Potentially Significant Impact. The proposed project includes the creation of one or more AOWTS package plants. While the feasibility-level soils report indicates that the proposed development would be safe from hazards, additional feature-specific analyses, such as on any percolation and slope stability associated with the wastewater treatment package, will be required. The EIR will provide the findings of these additional studies. This issue will be analyzed further in the EIR.

3.7 HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Less Than Significant Impact. Construction activities would involve the transport of fuels, lubricating fluids, solvents, and other substances. On-site construction equipment might require routine or emergency maintenance that could result in the release of oil, diesel fuel, transmission fluid, or other materials. However, the materials would be used in relatively small quantities and would not pose a significant safety hazard. Large quantities of materials considered hazardous would not be used during construction. The storage, handling, and disposal of hazardous materials are regulated by the Environmental Protection Agency, Occupational Safety and Health Administration, and the Los Angeles County Fire Department (LACFD). Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner, and would minimize the potential for safety impacts to occur. After implementation of these standards and regulations, risks involving hazardous materials related to project construction would be less than significant. No further analysis is required.

After construction is complete, the routine operation of the baseball field and the proposed residences would not involve use of hazardous materials beyond normal cleaning solvents and landscaping products. Impacts related to hazardous materials would be less than significant. This issue will not be examined further in the EIR.

3. Environmental Analysis

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. As stated above, construction and operation of the proposed project may require relatively small quantities of hazardous materials. To reduce impacts from potential spills of hazardous materials during construction, the project would be required to comply with the requirements set forth under the Statewide General Permit for Construction Activities, pursuant to Section 402 of the federal Clean Water Act. Per the requirements, best management practices (BMPs) would be employed to control hazardous materials use and spills, as detailed within a Stormwater Pollution Prevention Plan prepared for the proposed project. The proposed residential and recreational uses would not require the use of hazardous materials beyond normal cleaning solvents and landscaping products, and therefore would not create significant hazards through accidental release of hazardous materials. No significant impacts would occur, and no mitigation measures are necessary. Impacts would be less than significant. This issue will not be examined further in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. There are two schools within one-quarter mile of the project site: Our Lady of Malibu Catholic School and Webster Elementary School. Both schools are on Winter Canyon Road approximately one-quarter mile north of the project site. Construction may require the use of small quantities of hazardous materials. Compliance with applicable laws and regulations governing the use, storage, and transportation of hazardous materials would ensure that all potentially hazardous materials are used and handled in an appropriate manner, and would minimize the potential for safety impacts to occur. After construction, the operation of the proposed residential and recreational uses would require no hazardous materials other than normal cleaning solvents and landscaping products, which would not cause a significant health or safety hazard on or off the project site. Emissions and hazardous materials associated with the proposed project would not create a hazard to schools near the project site. Impacts would be less than significant. This issue will not be examined further in the EIR.



d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. The project site is currently vacant and has been disturbed by weed abatement activities. According to historical aerial photographs, only the northwestern portion of the proposed project site appears to have been previously developed with a baseball field. A base search was conducted for the project site by EDR. The executive summary of the EDR report can be found in Appendix A of this document. The complete report is available for review at City Hall. The database search is used to identify properties that may be listed on agency records. The project site is not listed on any databases, and the closest facilities are more than one-quarter mile north of the site. Due to the distance between the project site and the closest facilities, it is not anticipated that any potential hazards associated with these facilities would affect the project site. No significant impacts would occur. This issue will not be examined further in the EIR.

3. Environmental Analysis

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. There are no public airports within 10 miles of the project site, and the project site is not in an airport land use plan area. The nearest public airport is Santa Monica Airport, approximately 15 miles east of the project site. No impacts would occur. This issue will not be examined further in the EIR.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. A search of the airport database AirNav revealed that there are no airports or airstrips within 10 miles of the project site. No hazards associated with private airstrips would be created by the proposed project. The nearest heliports are the Malibu Administrative Center Heliport, approximately one-half mile east of the project site and one operated by the Hughes Aircraft Company, approximately one half-mile north of the project site. Hazards associated with the heliports are negligible. Neither heliport is outfitted for commercial or public use. The proposed structures on the project site are not tall enough to alter air traffic patterns or otherwise create a safety hazard related to private airstrips or heliports. No impact would occur. This issue will not be examined further in the EIR.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Less Than Significant Impact. The project design would not inhibit emergency vehicle circulation. The proposed gate installed at the entrance of the new private street would include an approved Knox Box, which is a wall-mounted safe that holds building keys, to allow emergency access to the project site. Additionally, the proposed private street would be designed in accordance with LACFD standards for emergency access. The road would be designed so that emergency vehicles such as fire trucks can safely traverse it, and the cul-de-sac would serve as an emergency vehicle turnaround. The LACFD will review project site plans for access and safety issues, and building permits will not be issued until the project meets their standards for access, thereby avoiding any interference with emergency response or evacuation plans. The proposed project would not interfere with any adopted emergency response plans or evacuation plans. No significant impacts would occur. This issue will not be examined further in the EIR.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

Potentially Significant Impact. The City of Malibu is at high risk for wildfires. The proposed project site is in Fire Zone 4, Very High Fire Hazard Severity Zone, and has been impacted by wildfires in the past. A Fire Protection Plan is currently being prepared. It will provide measures and recommendations customized to the project site and based on fire behavior modeling, including structural enhancement and fuel modification. The measures and recommendations of the plan are intended to create defensible structures. This issue will be analyzed further in the EIR.

3.8 HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements?

Potentially Significant Impact. The proposed project would create five single-family homes, a new private road, and a baseball field on undeveloped land. Implementation of the proposed project would reduce the amount of permeable surfaces at the project site, which may increase stormwater runoff or waste discharge from the project site. This issue will be analyzed further in the EIR.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The proposed project would construct five single-family residences on a currently vacant site. This may involve substantial excavation of the project site, which has the potential to affect groundwater. This issue will be analyzed further in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.

Potentially Significant Impact. As stated above, the proposed project would reduce the amount of permeable surfaces at the project site. This may increase or alter the drainage of the project site. This issue will be analyzed further in the EIR.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Potentially Significant Impact. As stated above, the proposed project would reduce the amount of permeable surfaces at the project site. This may increase or alter the drainage and surface runoff from the project site. This issue will be analyzed further in the EIR.

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. As stated above, the proposed project would reduce the amount of permeable surfaces at the project site. This may increase or alter the drainage and surface runoff from the project site. This issue will be analyzed further in the EIR.

f) Otherwise substantially degrade water quality?

Potentially Significant Impact. As stated above, the proposed project may increase runoff or erosion from the project site. This could affect water quality in the project area. This issue will be analyzed further in the EIR.



3. Environmental Analysis

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The National Flood Insurance Act of 1968 and the Flood Disaster Protection Act of 1973 mandate the Federal Emergency Management Agency (FEMA) to evaluate flood hazards. FEMA provides Flood Insurance Rate Maps (FIRMs) for local and regional planners to promote sound land use and floodplain development, identifying potential flood areas based on the current conditions. To delineate a FIRM, FEMA conducts engineering studies referred to as Flood Insurance Studies (FISs). The most recent FIS and FIRM was completed and published for Malibu on July 6, 1998. Using information gathered in these studies, FEMA engineers and cartographers have delineated Special Flood Hazard Areas on FIRMs.

The FIRM for the project area (Community Panel Number 065043 0788 C, Panel 788 of 1275) designates the project site as within Zone C, which is defined as an “area of minimal flooding,” or in an area with a 500-year flood hazard or less. Due to the project site’s position on top of a bluff, it is unlikely that the project site would be affected by flooding. No impacts would occur. This issue will not be examined further in the EIR.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. As stated above, the project site is not in a 100-year flood hazard area according to FEMA. No impacts would occur. This issue will not be examined further in the EIR.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. As stated above, due to the height and topography of the area, the project site is not at risk of flooding. No impacts would occur. This issue will not be examined further in the EIR.

j) Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A seiche is a surface wave created when an enclosed body of water is shaken, usually by earthquake activity. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Seiches can also occur in partially enclosed water bodies or bays, such as the Santa Monica Bay. A tsunami is a large sea wave that can be generated by surface rupture of an underwater fault, or by underwater landslides. Tsunamis and seiches can be measured in the elevation above mean sea level that is inundated as a result of the tsunami or seiche. The City of Malibu has prepared an Emergency Response Plan for Tsunami Operations. The plan analyzes the inundation zone of a tsunami 25 miles wide with a run-up of 42 vertical feet. In reality, the run-up generated by tsunamis varies and may be greater than 42 vertical feet. Seiches in the Santa Monica Bay would likely be smaller.

Portions of the project site are approximately 300 feet from the Pacific Ocean and the Santa Monica Bay. However, the proposed residential and recreational uses are atop a bluff, at an elevation of at least 150 feet above mean sea level, and well above the 42 foot run-up considered in the Emergency Response Plan for Tsunami Operations. The plan also identifies an inundation zone in the City of Malibu which is likely to be affected by a seiche or tsunami. The proposed residential and recreational uses are not within this inundation zone. In fact, the Emergency Response Plan identifies Malibu Bluffs Park, which is adjacent to the project site and at a similar elevation, as a potential shelter site for the public in the event of a tsunami. The elevation of the project site should provide protection even from a tsunami larger than that identified in the Emergency

3. Environmental Analysis

Response Plan for Tsunami Operation. Tsunamis and seiches occur rarely and are unlikely to impact the project site due to its elevation.

There are no adjacent slopes that could direct mudflows onto the project site. The foothills of the Santa Monica Mountains are approximately one-quarter mile from the project site and are not close enough to direct mudflows onto the site. The proposed project would not be inundated by mudflows. The south and east boundaries of the project site include descending slopes; potential impacts and risks associated with these slopes (e.g., landslides) are discussed in Section 3.6, *Geology and Soils*, of this document and will also be further analyzed in the geology section of the EIR. The proposed project would not be at a significant risk of inundation by tsunami, seiche, or mudflow. Impacts would be less than significant. This issue will not be examined further in the EIR.

3.9 LAND USE AND PLANNING

a) Physically divide an established community?

Less Than Significant Impact. Adjoining the project site to the west is Malibu Bluffs Park. The proposed project's dedication of recreational space to the City would expand Malibu Bluffs Park by two acres, and would add an additional baseball field and an additional 35 parking stalls to Malibu Bluffs Park. The dedication of park space would not divide any established community or land uses, but would expand the existing park adjacent to the project site.

The proposed project would also create five new homes and a private road on the eastern portion of the project site. There are residences with access to the beach to the west and south of the site, and rural estates with access from PCH just west of Malibu Bluffs Park. The proposed single-family residences are consistent with the surrounding residential uses, and their development would not separate established communities. Impacts would be less than significant. This issue will not be examined further in the EIR.



b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The City of Malibu Zoning Map and General Plan Land Use Map designate the project site as RR-2, Rural Residential with a maximum of one dwelling unit per two acres. The proposed project includes the dedication of land and a baseball field to the City of Malibu for recreational purposes. The project site is not zoned or designated for recreational use in the Malibu General Plan. However, the LCP Land Use Map and Zoning Map identify the project site as PD, Planned Development. The PD designation "is intended to provide for a mix of residential and recreational development of the Crummer Trust property [project site] located east of Malibu Bluffs State Park and south of Pacific Coast Highway." The proposed project is consistent with the LCP zoning and land use designations.

Although the zoning designations of the General Plan Land Use and Zoning Maps and the LCP Land Use and Zoning Maps differ, they are not in conflict, as the primary permitted use of the designations and of the proposed project is residential. Further, the proposed project is in compliance with the enhanced use "mix of residential and recreational development" specifically called out for this parcel in the LCP, as noted above. As the proposed project complies with the LCP, impacts would be less than significant. This issue will not be examined further in the EIR.

3. Environmental Analysis

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact. The project site is not covered by any Habitat Conservation Plan, Natural Community Conservation Plan, or other habitat management plan. The site, however, is under the jurisdiction of the Malibu LCP and the Coastal Act, both of which set goals and policies to preserve, protect, and enhance coastal resources. The LCP Land Use Plan includes maps of ESHAs and marine resources. The project site is not designated as an ESHA or a marine resource. However, an ESHA is designated adjacent to the project site to the southwest. The LCP Land Use Plan states:

The LUP policies establish the protection of areas adjacent to ESHA and adjacent to parklands through the provision of buffers. Natural vegetation buffer areas must be provided around ESHA or parkland that are of sufficient size to prevent impacts that would significantly degrade these areas. Development, including fuel modification, shall not be permitted within required buffer areas.

The LUP policies require that new development be sited and designed to minimize impacts to ESHA by minimizing grading, limiting the removal of natural vegetation, and prohibiting grading during the rainy season. Graded and other disturbed areas must be landscaped or revegetated with primarily native, drought resistant plants at the completion of grading.

The proposed project would not develop the southwest corner of the project site, and would therefore establish a buffer as described in the LCP between the ESHA and developed land. Compliance with the requirements of the City of Malibu LCP would reduce impacts to less than significant. This issue will not be examined further in the EIR.

3.10 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. Sand and gravel resources are the only mineral resources that have been mapped in western Los Angeles County. Although these resources have not been mapped in the Malibu area, the presence of numerous canyons and drainages indicate that these resources may exist in the City. However, the project site is not in a mineral resource zone as defined by the County of Los Angeles Draft General Plan. No mineral resources of value are known to exist on the project site, and implementation of the proposed project would have no impact on known mineral resources of value to the region or the state. No impacts would occur. This issue will not be examined further in the EIR.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As stated above, no mineral resources of value are known to exist on the project site, and implementation of the proposed project would have no impact on known mineral resources of value to the region or the state. No impacts would occur. This issue will not be examined further in the EIR.

3.11 NOISE

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact. The proposed project would construct five homes on a vacant parcel. Short-term increases in noise would be associated with the excavation and grading of the site and the construction of the buildings. Short-term construction-related noise levels could be higher than existing ambient noise levels in the project area. The long-term operation of the proposed project would result in increased use of the project site and may generate noise or expose people to noise levels in excess of established standards. This issue will be analyzed further in the EIR.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact. Vibration impacts are generally associated with project construction activities using heavy construction equipment such as bulldozers. Construction equipment utilized during project development would produce vibration from vehicle travel as well as grading and building construction activities. This issue will be analyzed further in the EIR.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. Introduction of new residential and recreational land uses would result in an increase in stationary noise sources and traffic levels in the project site vicinity, which could result in a permanent increase in the ambient noise environment. This issue will be analyzed further in the EIR.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Potentially Significant Impact. As stated above, during the construction phase of the proposed project, noise levels associated with construction activities could result in a substantial increase in the ambient noise environment. This issue will be analyzed further in the EIR.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. There are no airports within 10 miles of the project site, and the project site is not in an airport land use plan area. The nearest public airport is Santa Monica Airport, approximately 15 miles east of the project site. No impacts would occur. This issue will not be examined further in the EIR.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. There are no airports or airstrips within 10 miles of the project site. Noise generated by or airstrips would not impact the project site. The nearest heliport is the Malibu Administrative Center Heliport. Noise from this heliport would not be excessive, as it is approximately one-half mile from the project site. No impacts would occur. This issue will not be examined further in the EIR.



3. Environmental Analysis

3.12 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The proposed project would construct five new single-family residences and a baseball field. Development of the proposed homes would result in a slight population growth in the area. According to the 2000 Census, the City of Malibu has a population of 12,575 and an average household size of 2.39 people. The proposed creation of five units would therefore increase the population of the City by approximately 12 people, or less than 0.1 percent of the population. This slight population increase would not cause a significant strain on the infrastructure of the City of Malibu. Impacts associated with population growth would be less than significant. This issue will not be examined further in the EIR.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed project entails the development of a vacant property. No housing would be displaced as a result of the proposed project. No impacts would occur. This issue will not be examined further in the EIR.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

No Impact. The proposed project entails the development of a vacant property. No people would be displaced as a result of the proposed project. No impacts would occur. This issue will not be examined further in the EIR.

3.13 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) **Fire protection?**

Less Than Significant Impact. The fire station nearest to the project site is Fire Station 88, at 23720 West Malibu Road, approximately 1,500 feet southeast of the project site. There are several other fire stations in the project area that are capable of responding to an incident at the project site. These stations currently offer fire protection to the project site and residences near the project site. Fire protection services from these stations would continue to be provided to the project site.

Impacts to public services such as fire protection are generally due to population growth. As stated above, the proposed project would result in a small amount of population growth. Due to the relatively small size of the proposed project, it is unlikely that it would have a significant impact on fire protection services. The proposed project is compatible with the LCP Land Use Map and Zoning Map designations for the site. The creation of the proposed baseball field would increase the use of Malibu Bluffs Park. However, this increase in use at Malibu Bluffs Park is not anticipated to be large enough to significantly affect fire protection services

3. Environmental Analysis

in the City. The proposed project would not require the creation or expansion of fire department facilities, or the need to hire of additional personnel.

Development of the proposed project would require the project applicant to comply with all requirements of the Los Angeles County Fire Department. These requirements include providing adequate roadway and exterior building access, water mains, fire flows, and fire hydrants, as well as maintaining brush clearance and fuel modification plans. The project site would be accessible to the fire department in the event of an emergency and designed in accordance with standards for emergency access. The proposed gate installed at the entrance of the new private street would include an approved Knox Box, which is a wall-mounted safe that holds building keys, to allow emergency access to the project site. Compliance with the LACFD's recommendations would lessen potential interference with emergency response plans and would minimize impacts to fire protection facilities to a less-than-significant level, and the proposed project would not result in a need for a new or the expansion of existing fire protection facilities. Hazards related to potential wildfires are addressed in Section 3.7h of this initial study and will be further addressed in the EIR. This issue will not be examined further in the EIR.

b) Police protection?

Less Than Significant Impact. Police protection for the City of Malibu is provided by the Los Angeles County Sheriff's Department (LACSD), Malibu/Lost Hills Station. Impacts to public services such as police protection are generally due to population growth. Population growth associated with the proposed project would be small, less than 0.1 percent of the population of the City identified in the 2000 Census. The proposed project would create a baseball field and additional parking, which would expand the size and use of Malibu Bluffs Park. These changes are not large enough to cause a significant impact to police protection services in the City of Malibu. The proposed project would not require the creation or expansion of sheriff's department facilities, or the hiring of additional personnel.



The LACSD currently offers police protection services to the project site, as well as to nearby properties, including Malibu Bluffs Park and nearby residences on Malibu Road. The LACSD would continue to provide protection services to the project site after implementation of the proposed project. The project site would be designed in accordance with standards for emergency access. The proposed gate installed at the entrance of a new private street would include an approved Knox Box to allow emergency access to the project site. The project site would receive adequate police protection. Impacts related to police protection would be less than significant. This issue will not be examined further in the EIR.

c) Schools?

Less Than Significant Impact. The project site is part of the Santa Monica-Malibu Unified School District. According to correspondence with the District, which is included in Appendix B of this document, potential schools that would serve the project site include Webster Elementary School, Malibu Middle School, and Malibu High School.

Webster Elementary School had an enrollment of 374 during the 2007–2008 school year. Malibu Middle School and Malibu High School share a campus and jointly had an enrollment of 1,273 students during the 2007–2008 school year. Both schools were operating slightly below their design capacity. Pursuant to Education Code Section 17620, school districts can levy a fee against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. In accordance to Government Code Section 65996, this development fee is deemed to be “full and complete school facilities mitigation,” and impacts are reduced to less than significant. This issue will not be examined further in the EIR.

3. Environmental Analysis

d) Parks?

Less Than Significant Impact. Residential development typically results in increased demands on park facilities. Since the proposed project involves the development of new housing, an increase in demand for local and regional parks is anticipated. However, population growth associated with the proposed project would be small, less than 0.1 percent of the population of the City identified in the 2000 Census. Population growth associated with the proposed project would be small, and would not have an appreciable effect on parks.

Nonetheless, the proposed project would dedicate approximately 88,000 square feet of the project site to recreational uses, including a baseball field. This would expand the adjacent Malibu Bluffs Park by approximately two acres. Additionally, approximately 61,000 square feet would be dedicated as private open space for the residents of the proposed homes. The proposed project would have a beneficial effect on parks of the City. This issue will not be examined further in the EIR.

e) Other public facilities

Less Than Significant Impact. The project site is in a developed area where public utilities and facilities are in place. Impacts to public facilities, such as libraries, are generally due to population growth. Population growth associated with the proposed project would be small, less than 0.1 percent of the population of Malibu recorded in the 2000 Census, and would not have a significant effect on public facilities. This increase would not require the creation or expansion of public facilities. Impacts associated with public facilities would be less than significant. This issue will not be examined further in the EIR.

3.14 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The proposed project may result in a slight increase in use at nearby recreational facilities, including Malibu Bluffs Park, which is adjacent to the project site. The increase in use would not be substantial since the proposed project would create only five new single-family residences. Furthermore, the proposed project entails the dedication of approximately 88,000 square feet of the project site to recreational uses, including a baseball field. This dedication would expand Malibu Bluffs Park by approximately two acres. An additional approximately 61,000 square feet of the project site would be used as private open space, which would be used by the residents of the proposed homes. The slight population growth associated with the proposed project would be offset by the increase in recreational space. Impacts associated with increased use of recreational facilities would be less than significant. This issue will not be examined further in the EIR.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Less Than Significant Impact. The proposed project would slightly increase the population of the area, and would therefore slightly increase the need for new recreational facilities. However, that need would be met by the proposed project's dedication of approximately 88,000 square feet of the project site for public recreational uses. A baseball field would be created on this space. This would expand the adjoining Malibu Bluffs Park by approximately two acres. As the proposed baseball field and its associated amenities (e.g. parking) is part of the proposed project, impacts associated with the proposed expansion of Malibu Bluffs

Park and the creation of the proposed baseball field are analyzed throughout this document. Impacts associated with the proposed Malibu Bluffs Park will be analyzed throughout this document and the EIR. This issue will not be examined further in the EIR.

3.15 TRANSPORTATION/TRAFFIC

- a) **Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Potentially Significant Impact. The proposed project would create five new residences and a new public baseball field on land that is currently vacant. The project would generate new traffic in the project area. A traffic study for the proposed project is currently being prepared. The study will evaluate the effects of the trips generated by the proposed homes and recreational use on nearby intersections and roadway segments. Mitigation measures will be recommended as appropriate. This issue will be examined further in the EIR.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**

Potentially Significant Impact. The proposed project would create five new residences and a recreation use on land that is currently vacant. This would increase traffic in the project area. A traffic study is currently being prepared. The study will determine if trips generated by the proposed project would cause an exceedance of level of service standards. This issue will be examined further in the EIR.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

No Impact. There are no public or private airports or airstrips within 10 miles of the project site. The nearest heliport is the Malibu Administrative Center Heliport, approximately one-half mile east of the project site. The proposed project would create structures on the currently vacant project site, which would have a maximum height of 28 feet. The proposed structures are not large enough or close enough to any airports or heliports to alter air traffic patterns. No impact would occur. This issue will not be examined further in the EIR.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

Potentially Significant Impact. The proposed project would create a new private road and public parking lot. The road would connect to Winter Mesa, immediately south of PCH. The new road and intersection would be near Malibu Bluffs Park. The proposed expansion of Malibu Bluffs Park would increase pedestrian activity and may increase conflicts between vehicles and pedestrians. The traffic study will determine if the design of the proposed project would increase hazards. This issue will be examined further in the EIR, and mitigation measures will be recommended, as appropriate.

- e) **Result in inadequate emergency access?**

Less Than Significant Impact. The project design would not inhibit emergency access. The private street would be designed in accordance with fire department standards for emergency access. The proposed gate, installed at the entrance of the new private road, would include an approved Knox Box to allow emergency access to the project site. The new private road would be designed to ensure that emergency vehicles such



3. Environmental Analysis

as fire trucks can safely traverse it, and the cul-de-sac would serve as a fire department turnaround. The LACFD will be reviewing project site plans for access and safety issues, and building permits will not be issued until the proposed project meets department's standards for access, thereby ensuring adequate emergency access. No significant impacts would occur. This issue will not be examined further in the EIR.

f) Result in inadequate parking capacity?

Potentially Significant Impact. The proposed project would expand Malibu Bluffs Park with a baseball field and 35 public parking spaces. The demand for parking generated by the creation of the proposed new baseball field is currently being determined. The EIR will examine the adequacy of the proposed parking.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less Than Significant Impact. The proposed project would not conflict with any policies, plans, or programs supporting alternative transportation. Public transportation is available in and around the project area. No significant impacts would occur as a result of the proposed project. This issue will not be examined further in the EIR.

3.16 UTILITIES AND SERVICE SYSTEMS

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The proposed project would include sewage treatment and water reclamation facilities on-site. The facilities would require a waste discharge permit that would be issued by the Los Angeles Regional Water Quality Control Board (RWQCB). The application for the permit would require the project applicant to include a waste discharge report and plans of the treatment facilities. The system would be required to: 1) comply with uniform statewide reclamation criteria; 2) establish and enforce regulations for reclaimed water users, governing the design and construction of the reclaimed water use facilities and the use of the reclaimed water in accordance with the uniform statewide reclamation criteria; 3) provide a quarterly report of the facilities summarizing reclaimed water use, including the total amount of reclaimed water supplied, the total number of reclaimed use sites, and the location of those sites, including the names of the hydrologic areas underlying the reclaimed water use sites; 4) conduct periodic inspections of the facilities of the reclaimed water users to monitor compliance with the uniform statewide reclamation criteria and requirements of the master permit; and 5) comply with other requirements that may be requested by the regional board. Compliance with the requirements and regulations of the RWQCB and receipt of a permit for operation of the facilities would reduce any potentially significant impact to a level below significance. This issue will not be examined further in the EIR.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. Water for domestic use in the proposed development can be delivered from existing pipelines adjacent to the site currently serving Malibu Bluffs Park and the Michael Landon Center. The water lines are operated by Water District 29 of the Los Angeles County Department of Public Works (LACDWP), Waterworks and Sewer Maintenance Division. Water service to the project site will require the design and construction of new water line mains on the proposed road and service connections to the residences. The new service will have to meet domestic water demands and fire flow requirements from the LACFD.

3. Environmental Analysis

Currently, 10-inch steel water line is stubbed near the entrance to the Michael Landon Center parking lot. The static pressure at this location is approximately 169 psi as provided by the LACDWP. This line has adequate supply and pressure to supply domestic and fire water to the proposed development. A pressure-reducing valve will be required at the service connection to reduce operating pressures to acceptable levels.

A new water line, however, would be required to be extended into the residences along the proposed private road. The size of the new line would be based on fire flow requirements set forth by fire department regulations. The line would be constructed with fire hydrants, domestic meters, and required appurtenances to supply domestic water and fire flow to the project area. With the installation of the new water line and pressure-reducing valve, if required, impacts to water facilities would be reduced to less than significant.

Wastewater generated by the proposed residences cannot be conveyed to an existing sewage facility or pipeline. There are no public or private entities that manage wastewater flows throughout the City of Malibu. The proposed development would include either a local small wastewater treatment plant that would treat wastewater generated from all five residential units or individual treatment systems at each of the five units. The wastewater would be treated through various processes such as: physical separation (primary); biological (secondary); and coagulation, filtration, and disinfection (tertiary). The plant(s) could be housed in a building or installed underground. They would be designed to support flows for the proposed residences and fixtures. In general, the flows from the proposed project would be less than the maximum flow limit of a standard small wastewater treatment plant. Design review and permitting for the operation of the proposed wastewater treatment system(s) will be completed by the City of Malibu and the RWQCB. The systems(s) would meet operation and maintenance guidelines required by the Los Angeles County Department of Health Services and would need to comply with requirements of the LCP. Areas irrigated by treated water would include a sign with the wording; "RECYCLED WATER – DO NOT DRINK" and a symbol conveying that message. With the implementation of the proposed AOWTS in accordance with the stated regulations, impacts to wastewater treatment facilities would be less than significant. This issue will not be examined further in the EIR.



c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less Than Significant Impact. There is a catch basin and storm drain pipe at the end of the Winter Mesa cul-de-sac. Stormwater currently drains into the canyon via the pipe. Project development would not require modification to this system. While the proposed project would reduce the overall permeable surfaces at the project site with the proposed residential buildings and paved areas, the majority of the project site would be set aside for landscape and open space. There would be a bioretention system on the project site before flows from off-site and on-site are discharged downstream. The bioretention system would be designed to treat the pollutants from the proposed hardscape before its ultimate discharge from the project site. Construction BMPs must be utilized during the grading and paving of the site as well as during project operation to minimize the discharge of sediments and nonvisible pollutants from the project site. No significant impacts to stormwater drainage facilities resulting from the proposed project are anticipated, and impacts associated with hydrology and water quality will be further addressed in the EIR (see section 3.8). This issue will not be examined further in the EIR.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. The proposed project would increase the demand for water. Water is supplied to the City of Malibu by District 29. The average residential unit in District 29 requires approximately 1 acre-foot of water per year. Therefore, the proposed five residences would require approximately 5 acre-

3. Environmental Analysis

feet of water per year. Watering of the approximately 3.4-acre public and private space areas would also require approximately 10 acre-feet of water per year; this assumption is based on the consumption rate at the existing 6.7-acre Malibu Bluffs Park between 2003 and 2007, which averaged 20 acre-feet of water per year. Therefore, it is anticipated that the proposed project would demand approximately 15 acre-feet of water per year. Based on the average 10,410 acre-feet of water that was supplied by District 29 over the last five years, operation of the proposed project would increase overall water consumption in District 29 by approximately 0.14 percent. This amount of increase is not substantial.

Furthermore, according to the Malibu General Plan EIR, adequate existing and planned imported water supplies would be available to accommodate the increased demand that would result from the buildout of the City's General Plan, which assumed the development of a maximum of 12 dwelling units (one unit per two acres) at the project site. As the proposed project is less intense than the originally planned development, it would require less domestic water than that originally projected in the General Plan. Via a Will Serve letter, District 29 has also indicated that it will supply water to the proposed project. Therefore, the increase in water demand would not be substantial, and impacts on water supply are less than significant. This issue will not be examined further in the EIR.

e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. All wastewater would be treated on-site. The proposed project would not require any existing wastewater treatment providers to treat wastewater produced on the project site. The proposed project would not increase the demand for wastewater treatment from any existing providers and would not affect wastewater treatment providers in any way. No impacts would occur. This issue will not be examined further in the EIR.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The City of Malibu General Plan estimates that a residential land use generates solid waste at a factor of 4 pounds per unit per day. The proposed project would create five single-family residences, and would therefore generate approximately 20 pounds of solid waste per day.

The proposed project would be served by Universal Waste Systems, who are under contract with the City of Malibu. The nearest landfill to the project site is the Calabasas Landfill, operated by the County Sanitation Districts of Los Angeles County, approximately eight miles north of the project site. The Calabasas Landfill has an estimated capacity of approximately 9 million tons, and receives approximately 2.8 million pounds of solid waste per day. The proposed project would therefore increase the amount of solid waste received at the landfill by a negligible amount. The proposed project would therefore not result in a discernable impact on the Calabasas Landfill. The proposed project is relatively small, and would not generate a substantial amount of solid waste, and would not require additional landfill space. No significant impact would occur. This issue will not be examined further in the EIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. The following federal and state laws and regulations govern solid waste disposal. The United States Environmental Protection Agency administers the Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. In the State of California, Assembly Bill (AB) 939, the integrated Solid Waste Management Act of 1989; Public

3. Environmental Analysis

Resources Code 40050 et seq., requires every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 requires each county to prepare a countywide siting element specifying areas for transformation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period. AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991, requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects.

The City of Malibu has implemented the Integrated Waste Management Program (IWMP), which provides management of 1) the City's refuse collection policies including residential curbside, recycling, green waste, and refuse reduction programs; 2) residential rubbish contractors who have an exclusive right-to-operate in the City; 3) commercial and industrial recycling programs; 4) collection of trash at bus stops on a weekly basis; and 5) providing public outreach. The City has a contract with Solid Waste Solutions, Inc. to administer the program. The IWMP also has a household hazardous waste recycling program as required by State law under the California Integrated Waste Management Act. Malibu participates on a regional basis with the Cities of Calabasas, Agoura Hills, Westlake Village, and Hidden Hills, as well as with the County of Los Angeles, in providing programs that deal with household hazardous waste disposal. The proposed project would comply with all laws and regulations, including the IWMP, governing solid waste. Therefore, no significant impact to federal, state, and local statutes and regulations related to solid waste would occur. This issue will not be examined further in the EIR.

3.17 MANDATORY FINDINGS OF SIGNIFICANCE

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Potentially Significant Impact. There are no known cultural resources at the proposed project site, and project implementation would not eliminate important examples of major periods of California history or prehistory. The proposed project site, specifically the eastern and southern slopes, may contain sensitive plant communities. Impacts to these biological resources will be further analyzed in the EIR.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Potentially Significant Impact. The proposed project has the potential to degrade the quality of the environment through impacts involving aesthetics, air quality, biological resources, cultural resources, geology/soils, wildfires, hydrology/water quality, noise, recreation, and transportation/traffic. The EIR will analyze these topics in greater detail to determine whether the proposed project would generate any cumulatively considerable impacts.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. The proposed project could create impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, wildfires, hydrology/water quality, noise, recreation, and transportation/traffic. These impacts could potentially have an adverse effect on humans. Further analysis of these issues is required as part of the environmental review process and will be included in the EIR.



3. Environmental Analysis

This page intentionally left blank.

4. References

4.1 PRINTED REFERENCES

California Department of Conservation, Division of Mines and Geology. 2000. *Digital Images of Official Maps of Alquist-Priolo Earthquake Fault Zones of California, Southern Region CD-ROM*.

California Geological Survey. 2007, August 16. *Earthquake Fault Zones, Malibu Beach Quadrangle, Revised Official Map*.

City of Los Angeles. 2006. *LA CEQA Thresholds Guide*.

City of Malibu. 1995. *City of Malibu General Plan*.

City of Malibu. 1995. *Final Environmental Impact Report for the City of Malibu General Plan*.

City of Malibu. 2005. *Emergency Response Plan for Tsunami Operations*.

City of Malibu. 2008, July. *Final Environmental Impact Report for La Paz Development Agreement*.

City of Malibu. 2003. *Final Environmental Impact Report for Malibu Bay Company Development Agreement*.

City of Malibu. 2002. *Local Coastal Program Land Use Plan*.

City of Malibu. 2002. *Local Coastal Program Local Implementation Plan*. Amended 2007.

County of Los Angeles Department of Public Works. 2005. *Los Angeles County Department Of Public Works Waterworks District No. 29, Malibu and the Marina Del Rey Water System 2005 Urban Water Management Plan*.

County of Los Angeles Fire Department. 1998, January. *Fuel Modification Plan Guidelines*.

Environmental Data Resources, Inc. 2008, July 30. *The EDR Aerial Photo Decade Package*.

Environmental Data Resources, Inc. 2008, July 29. *The EDR Radius Map Report with Geocheck*.

Historical Environmental Archaeological Research Team. 2007, July. *A Phase 1 Archaeological Study for a 24-Acre Parcel Located at 24200 Pacific Coast Highway (APN No's 4458-018-002, 4458-018-018, 4458-018-019), City of Malibu, Los Angeles County, California*.

Impact Sciences, Inc. 2006, July. *Biological Resource Evaluation and Special-Status Plant Survey Results Crummer Project Site, City of Malibu, California*.



4. References

Leighton and Associates, Inc. 2007, December 5. *Feasibility-Level Grading Plan Review Proposed Malibu Bluffs Development: 5-Lot Subdivision "The Crummer Site", APN4458-018-019 24200 Pacific Coast Highway, City of Malibu, California.*

Los Angeles County. 2008. *Draft General Plan.*

4.2 PERSONAL COMMUNICATIONS

Allen, Kirk (Associate Civil Engineer). 2008, July 30. Phone correspondence. County of Los Angeles, Department of Public Works, Waterworks Division.

Dahl, John (Site Engineer). 2008, July 31. Phone correspondence. Calabasas Landfill.

Linnear, Hattie (Administrative Assistant). Student Services Department. Santa Monica-Malibu Unified School District.

Hopkins, Jack (Customer Service Planner). Facsimile Correspondence. Southern California Edison.

Rydman, Dave (Water Resource Manager). 2008, September 2. Phone correspondence. Los Angeles County Waterworks District 29.

4.3 WEB SITES

AirNav. Airport Search. <http://www.airnav.com/airports/search.html>. Accessed July 21, 2008.

California Air Resources Board. Community Health Air Pollution Information System. http://www.arb.ca.gov/gismo2/chapis_v01_6_1_04/. Accessed July 21, 2008.

California Department of Conservation, Division of Mines and Geology. State of California Seismic Hazard Zones Orange Quadrangle Official Map. http://gmw.consrv.ca.gov/shmp/download/pdf/ozn_ora.pdf. Accessed July 21, 2008.

California Department of Forestry and Fire Protection. Los Angeles County Fire Hazard Severity Zone Maps. http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_losangeles.php. Accessed July 21, 2008.

California Department of Transportation, Officially Designated State Scenic Highways and Historic Parkways. http://www.dot.ca.gov/hq/LandArch/scenic_highways/. Accessed July 18, 2008.

Certified Unified Program Agency (CUPA) Directory Search. <http://www.calepa.ca.gov/CUPA/Directory/Default.aspx>. Accessed July 21, 2008.

City of Malibu Current Building Codes. <http://www.ci.malibu.ca.us/index.cfm?fuseaction=detail&navid=80&cid=655>. Accessed July 17, 2008.

City of Malibu Municipal Code. <http://municipalcodes.lexisnexis.com/codes/malibu/>. Accessed July 17, 2008.

4. References

- Department of Toxic Substances Control. Envirostor. <http://www.envirostor.dtsc.ca.gov/public/>. Accessed July 21, 2008.
- Federal Aviation Administration. Airport Data (5010) & Contact Information. http://www.faa.gov/airports_airtraffic/airports/airport_safety/airportdata_5010/. Accessed July 21, 2008.
- Federal Emergency Management Agency (FEMA). Flood Insurance Rate Map. <http://msc.fema.gov>. Accessed July 21, 2008.
- National Library of Medicine, National Institutes of Health. Toxmap. <http://toxmap.nlm.nih.gov/toxmap/main/index.jsp>. Accessed July 21, 2008.
- South Coast Air Quality Management District. Facility Information Detail (FIND). <http://www.aqmd.gov/webappl/fim/prog/search.aspx>. Accessed July 21, 2008.
- State Water Resources Control Board. Geotracker. <http://geotracker.swrcb.ca.gov>. Accessed July 21, 2008.
- US Census Bureau. American Factfinder. http://factfinder.census.gov/home/saff/main.html?_lang=en. Accessed July 29, 2008.
- US Environmental Protection Agency. EnviroMapper. <http://www.epa.gov/enviro/emef/>. Accessed July 21, 2008.



4. References

This page intentionally left blank.

5. List of Preparers

LEAD AGENCY

Stefanie Edmondson, AICP, Principal Planner

THE PLANNING CENTER

Bill Halligan, Principal-In-Charge

Barbara Wu, Senior Planner

Henry Kaplan, Assistant Planner

Cary Nakama, Graphic Artist



5. List of Preparers

This page intentionally left blank.

Appendix A

Executive Summary of EDR Radius Map Report

The complete EDR Radius Map Report with GeoCheck is available for review at the City of Malibu City Hall.



Appendix

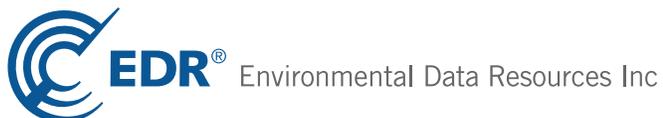
This page intentionally left blank.

Crummer Site

24120 Pacific Coast Highway
Malibu, CA 90265

Inquiry Number: 2280109.2s
July 29, 2008

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	29
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-9
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	A-11

Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2008 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

24120 PACIFIC COAST HIGHWAY
MALIBU, CA 90265

COORDINATES

Latitude (North): 34.034420 - 34° 2' 3.9"
Longitude (West): 118.701190 - 118° 42' 4.3"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 342950.0
UTM Y (Meters): 3767083.0
Elevation: 203 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34118-A6 MALIBU, CA
Most Recent Revision: 1999

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL National Priority List
Proposed NPL Proposed National Priority List Sites
Delisted NPL National Priority List Deletions
NPL LIENS Federal Superfund Liens
CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP CERCLIS No Further Remedial Action Planned
LIENS 2 CERCLA Lien Information
RCRA-TSDF RCRA - Transporters, Storage and Disposal
RCRA-LQG RCRA - Large Quantity Generators
RCRA-SQG RCRA - Small Quantity Generators

EXECUTIVE SUMMARY

RCRA-CESQG.....	RCRA - Conditionally Exempt Small Quantity Generator
RCRA-NonGen.....	RCRA - Non Generators
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
ERNS.....	Emergency Response Notification System
HMIRS.....	Hazardous Materials Information Reporting System
DOT OPS.....	Incident and Accident Data
US CDL.....	Clandestine Drug Labs
US BROWNFIELDS.....	A Listing of Brownfields Sites
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
LUCIS.....	Land Use Control Information System
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HIST Cal-Sites.....	Historical Calsites Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
SCH.....	School Property Evaluation Program
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CA WDS.....	Waste Discharge System
WMUDS/SWAT.....	Waste Management Unit Database
CA FID UST.....	Facility Inventory Database
SLIC.....	Statewide SLIC Cases
AOCONCERN.....	San Gabriel Valley Areas of Concern
UST.....	Active UST Facilities
HIST UST.....	Hazardous Substance Storage Container Database
AST.....	Aboveground Petroleum Storage Tank Facilities
LIENS.....	Environmental Liens Listing
SWEEPS UST.....	SWEEPS UST Listing
CHMIRS.....	California Hazardous Material Incident Report System
Notify 65.....	Proposition 65 Records
LA Co. Site Mitigation.....	Site Mitigation List
DEED.....	Deed Restriction Listing
VCP.....	Voluntary Cleanup Program Properties
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
LOS ANGELES CO. HMS.....	HMS: Street Number List

EXECUTIVE SUMMARY

CDL.....	Clandestine Drug Labs
RESPONSE.....	State Response Sites
HAZNET.....	Facility and Manifest Data
EML.....	Emissions Inventory Data
HAULERS.....	Registered Waste Tire Haulers Listing
ENVIROSTOR.....	EnviroStor Database

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land
INDIAN VCP.....	Voluntary Cleanup Priority Listing

EDR PROPRIETARY RECORDS

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations..	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 03/26/2008 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>HUGHES RESEARCH LABORATORIES</i>	<i>3011 MALIBU CANYON ROAD</i>	<i>1/2 - 1 NE</i>	<i>5</i>	<i>12</i>

EXECUTIVE SUMMARY

STATE AND LOCAL RECORDS

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, and dated 06/09/2008 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LA COUNTY DEPT PUBLIC WRKS #4	3637 WINTER CANYON ROAD	1/4 - 1/2NNE	A2	9

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ROAD MAINTENANCE #436/536	3637 WINTER CANYON RD	1/4 - 1/2NNE	A1	6
WEBSTER ELEMENTARY SCHOOL	3602 WINTER CANYON BL	1/4 - 1/2NNE	3	10

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 04/07/2008 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TOMRA PACIFIC INC/RALPHS #731	23841 MALIBU RD	1/4 - 1/2E	4	12

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 04/08/2008 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ROAD MAINTENANCE #436/536 Facility Status: Suspension of Work Letter from Cleanup Fund	3637 WINTER CANYON RD	1/4 - 1/2NNE	A1	6
WEBSTER ELEMENTARY SCHOOL Facility Status: Case Closed	3602 WINTER CANYON BL	1/4 - 1/2NNE	3	10

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

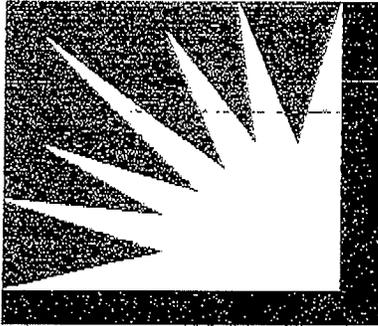
<u>Site Name</u>	<u>Database(s)</u>
LA COUNTY FIRE STATION #72	HAZNET, SWEEPS UST
GERSTER/ROLPH BRAKE & WHEEL	SWEEPS UST
LA COUNTY FIRE STATION #99	SWEEPS UST
LA CO FD FIRE STA #071	SWEEPS UST
CHEVRON USA SS 3357	SWEEPS UST
ROAD ELEMENT DUME YARD	SWEEPS UST
GENERAL TELEPHONE CO OF CALIF	SWEEPS UST
APOLLO CAR WASH	SWEEPS UST
1X MCKESSON DRUG CO	HAZNET, LUST, CHMIRS
POINT MUGU STATE PARK	LUST, Cortese, UST
MALIBU-GRAYFOX SITE	CERC-NFRAP
LA CO FD FIRE STA #072	UST
MALIBU	HIST UST
MAINTENANCE DISTRICT #3-CAMP 1	HIST UST
QMM RCAG	HIST UST
LA COUNTY FIRE DEPT STATION 88	AST
LA COUNTY FIRE DEPT STATION 71	AST
CAMP 8 PAID FIRE SUPPRESSION	AST
S C E CRATER LATIGO M3 T8	RCRA-SQG, FINDS, HAZNET
CHEVRON STATION 61400	RCRA-SQG, FINDS
4330 E 26TH	RCRA-LQG

Appendix B
Correspondence



Appendix

This page intentionally left blank.



SOUTHERN CALIFORNIA

EDISON

An EDISON INTERNATIONAL Company

FAX

Date: 7/18/08

Number of pages including cover sheet: 3

To: Henry Kaplan

PAX: _____

Phone: _____

Fax: 310 670 9512

From: JACK HOPKINS

PAX: _____

Phone: 805 654 7482

Fax: 805 654-7328

REMARKS: Urgent For your review Reply ASAP Please comment



Date: 07/18/08

COMPANY: Simon Schreier and Associates

SUBJECT: Grummer Project 24200 Pacific Coast Highway 5 Custom Single Family Homes/Approx. 13,500 S.F.

Dear: Mr Simon Schreier

This is to advise that the subject property is located within the service territory of the Southern California Edison Company (SCE) and that the electrical loads of the project are within parameters of projected load growth which SCE is planning to meet in this area.

Our total system demand is expected to continue to increase annually; however, excluding any unforeseen problems, our plans for new distribution resources indicate that our ability to serve all customers' loads in accordance with our rules and tariffs will be adequate during the decade of the 2000's.

Current conservation efforts on the part of SCE customers have resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

If you have any additional questions, please feel free to call me at (805) 654-7482.

Sincerely,

Jack Hopkins

A handwritten signature in black ink, appearing to read "Jack Hopkins", written over a horizontal line.

Customer Service Planner

Crummer Site Subdivision
24120 Pacific Coast Highway, City of Malibu
Electricity Questionnaire

1. Will Southern California Edison be able to provide electrical service to the proposed project given the current level of facilities and supply? If not, please indicate what improvement will be required to service the project.

SEE ATTACHED WILL SERVE LETTER.

2. Please provide consumption factors for schools and recreational land uses. How much electricity will be required to serve the proposed project?

13,500 S.F. APPROX - 50 KVA PER HOME - DEPENDS ON
30 TONS A/C. LOAD INFORMATION FROM ELECTRICAL ENGINEER

3. Please describe the electrical facilities that are currently present in the project vicinity. Is there existing service to the project site? What new facilities will be required to provide electrical service to the project site?

EXISTING 16 KV VAULT AT MALIBU CANYON RD
+ PEH.

4. What impact will the proposed project, in combination with all the other development projects in the area, have on the City's ability to provide electrical service?

CITY DOES NOT PROVIDE ELECTRICAL SERVICE.
PROVIDED BY EDISON.

5. What mitigation measures, if any, would you recommend for the proposed project?

NONE

6. Please add any comments you may wish to make regarding this project.

NONE.

Response Prepared By:

<u>JACK HOPKINS</u>	<u>SERVICE PLANNER</u>
Name	Title
<u>SO CAL EDISON</u>	<u>7/19/08.</u>
Agency	Date

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

*1651 Sixteenth Street
Santa Monica, California 90404
(310) 450-8338*

July 23, 2008

The Planning Center
9841 Airport Boulevard, Suite 1010
Los Angeles CA 90045-5409

RE: Residential Development - 24120 Pacific Coast Highway, Malibu CA

Attn: Henry Kaplan:

Listed below are the Santa Monica-Malibu Unified School District schools that children at the above mentioned address would attend:

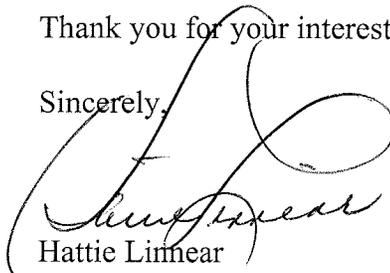
K-5 Webster Elementary School
3602 Winter Canyon
Malibu, CA 90265
(310) 456-6494

6-8 Malibu Middle School
30215 Morningview Drive
Malibu, CA 90265
(310) 457-6801

9-12 Malibu High School
30215 Morningview Drive
Malibu, CA 90265
(310) 457-6801

Thank you for your interest in the schools of the Santa Monica-Malibu Unified School District.

Sincerely,



Hattie Linhear

Administrative Assistant
Student Services Department

MARGARET DONNELLAN TODD
COUNTY LIBRARIAN

August 1, 2008

Henry Kaplan
Assistant Environmental Planner
The Planning Center
9841 Airport Boulevard, Suite 1010
Los Angeles, CA 90045-5409

Dear Mr. Kaplan:

**PROPOSED RESIDENTIAL DEVELOPMENT
24120 PACIFIC COAST HIGHWAY, CITY OF MALIBU
REQUEST FOR INFORMATION**

This is in response to your request for information regarding library services for the preparation of an environmental impact report for the development of five homes at 24120 Pacific Coast Highway in the City of Malibu, California.

If you have any questions or need additional information, please contact Malou Rubio at (562) 940-8450.

Sincerely,



Terri Maguire
Chief Deputy County Librarian

TM:DF:MR:MB:vm

U:\STAFFSERVICES\DEVELOPER\FEE\EIR\Malibu - 24102 Pacific Coast Highway - EIR.doc

Attachment

c: David Flint, Assistant Director, Finance and Planning
Malou Rubio, Staff Services
Robert Seal, Public Services Administration

COUNTY OF LOS ANGELES PUBLIC LIBRARY

**CRUMMER SITE SUBDIVISION
24120 PACIFIC COAST HIGHWAY, MALIBU, CA
RESPONSE TO LIBRARY QUESTIONNAIRE**

1. What public library(s) would serve the proposed project site?

The County's Malibu Library provides library services to the proposed project site. The Malibu Library is located at 23519 W. Civic Center Way, Malibu, CA 90265.

2. Is the existing amount of library space and number of volumes of books considered adequate for the existing population within the affected library service area? If not, what is the estimated deficit of space and/or volumes?

Yes, the existing library space of 16,530 sq. ft. and the collection of 81,809 books and other library materials as of March 31, 2007 (latest data available) is adequate for the existing population of 16,947 (2000 U.S. Census) within the Malibu Library service area.

3. What factors are used to determine the amount of library space and number of volumes to serve a given population?

The County Library uses its current service level guidelines to determine the amount of library space and the number of books and other library materials that are needed for each library. These service level guidelines are a minimum of 0.50 gross square foot of library facility space per capita and 2.75 items (books and other library materials) per capita.

4. What impact would development of the proposed project have on existing and planned library facilities?

The population growth from the development of these five single-family residents in the proposed project would create additional demand for library services. However, it would not affect the service capacity of the Malibu Library to adequately serve the residents of its service area.

5. What measures are required or recommended to reduce or offset the impacts of this project or the cumulative impacts of this project and other anticipated growth?

Since the County's library facilities mitigation fee does not apply to residential development projects located in cities, we recommend that there be discussions in the future between City representatives and the County Library regarding acceptable mitigation measures, including payment of fees, to mitigate the potential impact of new residential developments on local library services.

6. Please add any other comments you may wish to make regarding this project.

None

Response Prepared By:

Malou Rubio

Name

Head, Staff Services

Title

County of Los Angeles Public Library

Agency

August 1, 2008

Date