

STAFF USE ONLY

PROJECT NUMBER: R2004-00254
 CASES: RPP200400174
RENV T200900014



*** INITIAL STUDY ***

DRAFT

**COUNTY OF LOS ANGELES
 DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 06/16/2008 Staff Member: Michele Bush

Thomas Guide: 628 H5 & J5 USGS Quad: Malibu Beach

Location: 2919 Malibu Canyon Road/west of Malibu Canyon Road, North of Pacific Coast Hwy, Malibu Beach

Description of Project: The proposed project is a request for a plot plan for the development of a two story 7,900 square foot, 28 feet high single family residence, with a three car garage, 650 square foot guest house, pool, landscaping, Las Virgenes Municipal Water District water system, water tank and septic system, approximately 2,193 foot long new access road (198 feet onsite, 1,995 feet offsite), located off of Francisco Ranch Road. The project proposes 16,450 cubic yards of cut and 1,700 cubic yards of fill (1,300 cubic yards cut, 350 cubic yards fill onsite for building pad and 750 cubic yards cut, 50 cubic yards fill driveway onsite and 14,400 cubic yards cut, 1,300 cubic yards fill access road offsite.

Gross Acres: Approximately 110.10 acres

Environmental Setting: The project site is located north of Pacific Coast Highway (1), west of Malibu Canyon Road, south of Mulholland Highway and east of Coral Canyon Road in the unincorporated area of Malibu. State Park Land is located to the northeast, a Scientific Research and Development use (Hughes Research Laboratories) is located to the south, Pepperdine University is located to the southwest and vacant land is located to the west of the project site. The project site ranges from zero to greater than 50% sloped, the site is primarily sloped. The project site is vacant. The project site connects to Francisco Ranch Road to the north and Malibu Canyon Road to the east. The vegetation on the site consists of mixed chaparral, non-native grassland, Plummer's mariposa lily and Catalina mariposa lily. The project site is located within the Malibu Canyon and Lagoon SEA.

Zoning: A-2-5, Heavy Agriculture

Community Standards District: N/A

General Plan: N/A

Community/Areawide Plan: Malibu Local Coastal Plan, M2 - Mountain Land (1 du/20 ac)

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? <i>Based on review of GIS-NET data, the project site is located within the Malibu Canyon and Lagoon SEA and ESHA. The site is currently vacant.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? <i>Based on review of the project, GIS-NET data and notes from the Environmental Review Board (ERB) dated June 20, 2005, the project will impact a population of Plummer's mariposa lily and intact strands of coastal sage scrub and chaparral on several lots. The project proposes 16,450 cubic yards of cut and 1,700 cubic yards of fill.</i>
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake? <i>Based on review of GIS-NET data and the 2008 Thomas Guide, there is no drainage course located on the project site.</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)? <i>Based on review of the project, GIS-NET data and notes from the Environmental Review Board (ERB) dated June 20, 2005, the project will impact a population of Plummer's mariposa lily and intact strands of coastal sage scrub and chaparral on several lots.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)? <i>Based on review of the project application, there are oak trees on the project site. The applicant has certified that no activity will occur within five feet of any oak tree dripline or within 15 feet of any oak tree trunk, whichever distance is greater. This applies to oak trees located both on and off the subject property.</i>
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? <i>Based on a Biological Resources Assessment prepared by Steven G. Nelson, Consulting Biologist, no species of plant listed by state or federal resources agencies have been observed or are expected to occur on the property. Based on review of the project, GIS-NET data and notes from the Environmental Review Board (ERB) dated June 20, 2005, the project will impact a population of Plummer's mariposa lily and intact strands of coastal sage scrub and chaparral on several lots.</i>
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

MITIGATION MEASURES

Lot Size

Project Design

OTHER CONSIDERATIONS

Oak Tree Permit

ERB/SEATAC Review (Biota Report required)

Biological Constraints Analysis

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|--|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?</p> <p><i>Based on review of GIS-NET data and the Scenic Highway Element, Malibu Canyon Road, an adopted scenic highway, is located along the eastern edge of the project site. The development will occur toward the interior of the project site however, based on review of the project map, the project will be visible from Malibu Canyon Road.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?</p> <p><i>The proposed project will not be substantially visible from nor will it obstruct views from a regional riding or hiking trail. However the proposed Topanga-Henry Ridge Trail intersects the project site.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?</p> <p><i>The project area is undeveloped and undisturbed however it does not contain any unique aesthetic features.</i></p> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?</p> <p><i>The proposed project is a single family residence, with guest house and accessory structures. The majority of the land directly surrounding the project site is vacant. Hughes Research Laboratories and Pepperdine University are located to the south of the project site. There are single family residential uses within one (1) mile of the project site. The proposed project shall comply with the requirements of the Malibu Local Coastal Plan and Los Angeles County Zoning Code.</i></p> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is the project likely to create substantial sun shadow, light or glare problems?</p> <p><i>The proposed project will have to meet the requirements of the Malibu Local Coastal Plan and Los Angeles County Zoning Code.</i></p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Other factors (e.g., grading or landform alteration)?</p> |

MITIGATION MEASURES

Lot Size Project Design

OTHER CONSIDERATIONS

Visual Report Compatible Use

Consultation with Parks and Recreation.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

Potentially significant

Less than significant with project mitigation

Less than significant/No Impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Does the project have the potential to substantially 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?</p> <p><i>Based on review of GIS-NET data, the project site is located within the Malibu Canyon and Lagoon SEA and ESHA. Notes from the Environmental Review Board (ERB) dated June 20, 2005, the project will impact a population of Plummer's mariposa lily and intact strands of coastal sage scrub and chaparral on several lots. The project proposes 16,400 cubic yards of cut and 1,700 cubic yards of fill.</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.</p> <p><i>Based on the review of the project data and past and future projects in the surrounding area, the proposed project, a single family residence, is not likely to be cumulatively considerable.</i></p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?</p> <p><i>The proposed project is a single family residence, with guest house and accessory structures. The majority of the land directly surrounding the project site is vacant. Hughes Research Laboratories and Pepperdine University are located to the south of the project site. There are single family residential uses within one (1) mile of the project site. The proposed project is not likely to cause any substantial adverse effects on human beings.</i></p> |

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- Potentially significant
 Less than significant with project mitigation
 Less than significant/No Impact