

DRAFT

PROJECT R2005-01468-(3)  
NUMBER:  
CASES: ROAK 200500018 (3)  
RENV200500062-(3)



\*\*\*\* INITIAL STUDY \*\*\*\*

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING

REC.  
STATE OF CALIFORNIA

APR 05 2007

SMMC  
MALIBU

GENERAL INFORMATION

I.A. Map Date: March 31, 1996 Staff Member: James Bell  
Thomas Guide: 629A1 USGS Quad: Malibu Beach  
Location: Angeles County Assessor's Parcel Number 4456-038-008 and 4456-038-009 and in the right-of-way along Piuma Road about 1,787 feet, East of Woodbluff Road, Malibu, CA

Description of Project:

Assessor's Parcel Number 4456-038-008(Lot 8) is proposed to be developed with a 285 foot long access driveway with a turn-a-round for emergency equipment and a building pad of about 5,600 square feet. The site plan depicts the location of the proposed residence toward the central-east portion of the site and is set back approximately 225 feet from Piuma Road. The proposed access road begins at the southeast corner of the site and travels north along the easterly property line to the proposed building pad and encroaches within the protected zone of nine oak trees. Approximately, 1,020 cubic yards of grading would occur on Lot 8 for the driveway and building pad. Assessor's Parcel Number 4456-038-009 (Lot 9) would also have access to Piuma Road from this driveway. A portion of Lot 9 would be graded to accommodate the proposed driveway on Lot 8. Approximately, 2,210 cubic yards of grading would occur on Lot 9 for the driveway and building pad of approximately 5,600 square feet. Cut and fill are to be balanced over these two lots and the balance of the lots of TR38931. No export of soil is proposed. The site plan depicts retroactive improvements to approximately 2,100 lineal feet of Piuma Road's right-of-way adjacent to 56 existing oak trees (17 of which have encroachments within their protected zone) and the retroactive removal of one oak. Access to the site is from Piuma Road to the east and west.

Gross Acres: 12.95-Acres (6.55-acres Lot 8, Lot 9 3.2-acres, and 3.2-acres of W. Piuma Rd. right-of-way)

Environmental Setting:

The project site is located in the right-of-way along West Piuma Road, from about 900 feet west of Woodbluff Road to 1,200 feet east of Woodbluff Road in the unincorporated area of Malibu. The subject property consists of two vacant lots and about 2,100 lineal feet of right-of-way within a rural area which has vacant properties, estate and ranch homes to the north and west. To the south of the site, there are vacant lots, single-family homes, and undeveloped State parkland. To the east of the site, there is undeveloped State parkland and a vacant lot. The subject property consists of sloping hillsides (0-50% grade) terrain slopping in a generally east to northwest direction. The subject site is located in a hillside area, and is surrounded by hillsides to the north, east, and south. An intermittent stream (Little Dark Creek) flows across Piuma Road and the southwest portion of Lot 8 across lot 7 and lot 6 thence off-site to the north. Another stream crossing of West Piuma Road is proposed at the eastern edge of the project area (the creek crossing is not part of this project) draining into the adjacent state parkland. Vegetation of the site consists of coastal sage scrub, chaparral, and oak trees. An oak tree survey indicates that there are 74 oak trees within the boundaries of the Lot 8 and 56 oak trees within the right-of-way of Piuma Road. Malibu Creek State Park is approximately 1/4 mile west of the subject site. State parkland is immediately adjacent to the subject right-of-way and Lot 9. Piuma Road is an improved roadway with 62 feet of right-of-way. The subject property is within The Malibu Coastal Zone and is designated as a Significant Ecological Area Buffer Zone (B5).

zoning: A-1-1 (Light Agricultural-1 acre required area)

General Plan: Non-Urban

Community/Area wide Plan: Malibu Land Use Plan/Rural Land Use I (1du/10 acres), Rural Land Use III (1du/2 acres), and Parks

SMMC  
Attachment  
4-30-07  
Item No. 11(c)