

Mailing date: 5/2/2025

Check No. \_\_\_\_\_



# Notice of Exemption

**City of Malibu  
Planning Department**

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Malibu  
23825 Stuart Ranch Road  
Malibu, CA 90265  
(310) 456-2489

L.A. County Registrar-Recorder  
L.A. County Clerk  
12400 E. Imperial Highway, Room #1201  
Norwalk, CA 90650

**Project Title:** Coastal Development Permit No. 24-021, Site Plan Review No. 24-010, Demolition Permit No. 24-019, and Categorical Exemption No. 24-097

**Project Location – Specific:** 28815 Bison Court

**Project Location – City:** Malibu      **Project Location – County:** Los Angeles

**Description of Nature, Purpose, and Beneficiaries of Project:** An application for construction of a new 5,287 square foot two-story single family residence with attached garage and basement, onsite wastewater treatment system, swimming pool and spa, and associated site improvements; including site plan review for construction above 18 feet, up to 28 feet for a sloped roof, and demolition permit for removal of an existing single family residence

**Name of Public Agency Approving Project:** City of Malibu

**Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals:** Ryan Levis Architect, Inc., on behalf of Property Owner D & A Anawalt Revocable Trust

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268): \_\_\_\_\_
- Declared Emergency (Sec. 21080(b)(3); 15269(a)): \_\_\_\_\_
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c)): \_\_\_\_\_
- Categorical Exemption; Type and section number: Sections: 15303(a) - New Construction or Conversion of Small Structures, and 15304(b) - Minor Alterations to Land
- Statutory Exemptions; Code number: \_\_\_\_\_

**Reasons why project is exempt:** The project, as described above, is consistent with the classes of projects described in CEQA Guidelines Sections 15303(a), and 15304(b) that are considered exempt from further CEQA review. None of the exceptions described in Section 15300.2 apply. No potentially significant impacts will result from the project, either singularly or cumulatively.

**Lead Agency Contact Person:**

  
\_\_\_\_\_  
Maureen Tamuri, Interim Planning Director

**Date:** 4/21/2025

- Signed by Lead Agency
- Signed by Applicant

Date Received for Filing with OPR: \_\_\_\_\_