

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Broad Beach Road Malibu, LLC Residence and Lot Merger

Lead Agency: City of Malibu Contact Person: Tyler Eaton, Principal Planner
 Mailing Address: 23825 Stuart Ranch Road Phone: 310-456-2489 ext. 273
 City: Malibu Zip: 90265 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: City of Malibu
 Cross Streets: 31800 & 31814 Broad Beach Rd. and 31817 Seafield Dr. Zip Code: 90265

Longitude/Latitude (degrees, minutes and seconds): -118 ° 52 ' 4.9002 " N / 34 ° 2 ' 14.1504 " W Total Acres: 0.24 acres

Assessor's Parcel No.: 4470-025-005, 4470-025-006, 4470-025-007 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 1 Waterways: Pacific Ocean
 Airports: NA Railways: NA Schools: Juan Cabrillo and Malibu Middle and High School

Document Type:

- | | | | |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>NOI</u> | <input type="checkbox"/> FONSI | _____ |

Local Action Type:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____ |

Development Type:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Residential: Units <u>1</u> Acres <u>0.06</u> | <input type="checkbox"/> Transportation: Type _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____ |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____ |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____ | <input type="checkbox"/> Hazardous Waste: Type _____ |
| <input type="checkbox"/> Recreational: _____ | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____ | |

Project Issues Discussed in Document:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>Tribal Cultural Resources</u> |

Present Land Use/Zoning/General Plan Designation:

Single Family - Medium

Project Description: *(please use a separate page if necessary)*

The project proposes a lot merger between three parcels and the construction of a new 18-foot tall, approximately 1,954 square-foot (sf) single-family residence with 1,084 sf basement and 420 sf two-car garage, an onsite wastewater treatment system, patios, decks, landscaping, walls and fences, and approximately 1,701 cubic yards of grading. The project requests a 50% reduction in the required front yard setback. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>4</u>
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>See attached list</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 5/29/2025 Ending Date 6/30/25

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Broad Beach Malibu, LLC c/p Fairborz Eslamieh</u>
Address: _____	Address: <u>6740 Tampa Avenue</u>
City/State/Zip: _____	City/State/Zip: <u>Reseda, CA 91335</u>
Contact: _____	Phone: <u>310-589-9700</u>
Phone: _____	

Signature of Lead Agency Representative: _____  Digitally signed by Tyler Eaton
Date: 2025.05.28 14:29:22 -0700 Date: 5/28/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Initial Study Distribution List

AGENCY	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4
California Dept. of Pesticide Regulation	P.O. Box 4015		Sacramento, CA 95812-4015	
Calif. Dept. of Fish & Game	South Coast Region-CEQA Program	3883 Ruffin Road	San Diego, CA 92123	
Calif. Dept. of Parks & Recreation	1416 9 th Street		Sacramento, CA 95814	
Calif. Hwy. Patrol, Leland Tang, PIO	West Valley Area Office	5825 De Soto Avenue	Woodland Hills, CA 91367	
California Coastal Commission	c/o Barbara Carey	89 S. California Street, Suite 200	Ventura, CA 93001	
California State Parks	c/o Suzanne Goode	1925 Las Virgenes Road	Calabasas, CA 91302	
City of Calabasas	c/o Tom Bartlett	100 Civic Center Way	Calabasas, CA 91302	
City of Santa Monica	c/o Dawid Martin	1685 Main Street, #212	Santa Monica, CA 90401	
County of LA – Public Works	c/o Mr. Suk Chong, Land Dev. Div.	P.O. Box 1460	Alhambra, CA 91802-1460	
County of Ventura	Resource Management	800 South Victoria Ave. L# 1740	Ventura, CA 93009-1740	
Department of Conservation	801 K Street, MS-13-71	Sacramento, CA 95814		
Dept. of Transp. Dist. 7, Regional Planning	IRG/CEQA Branch	100 South Main Street	Los Angeles, CA 90012-3603	
Dept. Toxic Substances Control	c/o Edwin F. Lowry	9211 Oakdale Avenue	Chatsworth, CA 91311	
Gas Company/Pacific Region	Attn: Environmental Review	PO Box 9099	Compton, CA 90224	
GTE	Environmental Affairs	PO Box 725	Chino, CA 91708	
Department of Housing and Community Development	Paul Dirksen	P.O. Box 952050	Sacramento, CA 94252-2050	
So. Cal. Edison, Third Party Env. Review	Karen Cadavona	2244 Walnut Grove Avenue	Quad 4C 472A	Rosemead, CA 91770
L.A. Co. Health Svc./Environ. Hygiene	Attn: Environmental Review	5050 Commerce Drive, Suite 115	Baldwin Park, CA 91706	
LA Co. Fire Dept., Attn: Lily Cusick	Lily Cusick	Forestry Division, Rm. 123	5823 Rickenbacker Rd #123	Commerce, CA 90040
LA County Sanitation District	ATTN: Environmental Review	P.O. Box 4998	Whittier, CA 90607	
LA County Sheriff Department	c/o Environmental Review	27050 Agoura Road	Agoura, CA 91301	
LA Dept. of Beaches & Harbors	Charlotte Miyamoto, Chief, Planning Div.	13483 Fiji Way	Marina Del Rey, CA 90292	
Las Virgenes MWD	Carlos G. Reyes	4232 Las Virgenes Road	Calabasas, CA 91302	
Los Angeles County	Waterworks District 29	21533 Civic Center Way	Malibu, CA 90265	
Southern California Edison	Mark Olson, Public Affairs Region Manager	1721 22nd Street	Santa Monica, CA 90404	
Mass Transit Authority (MTA)	CEQA Review Coordination	Mail Stop 99-23-2, One Gateway Plaza	Los Angeles, CA 90012	
Mountains Restoration Trust	c/o Steven Harris	3815 Old Topanga Canyon Road	Calabasas, CA 91302	
National Park Service	Attn: Development Monitoring Specialist	1 Baxter Way, Suite 180	Thousand Oaks, CA 91362	
Native American Heritage Commission	c/o Rob Wood	1556 Harbor Blvd.	West Sacramento, CA 95691	
Paul Edelman	Santa Monica Mountains Conservancy	King Gillette Ranch, 26800 Mulholland Hwy	Calabasas, CA 91302	
Pepperdine University	Dir. of Reg. Affairs Rhiannon Pregitzer	24255 Pacific Coast Highway	Malibu, CA 90263	
Resource Conservation Dist. of S.M. Mountains	c/o Steve Williams	30000 Mulholland Highway	Agoura Hills, CA 91301	
RWQCB, Region 4	c/o CEQA Manager	320 West 4th Street, Suite 200	Los Angeles, CA 90013	
Santa Monica Bay Keeper	Mark Abramson	120 Broadway, Suite 105	Santa Monica, CA 90401	
SCAG	c/o Javier Minares	818 W. 7 th Street, 12 th Floor	Los Angeles, CA 90017	
Sierra Club	Santa Monica Mountain Task Force	5860 Belbert Circle	Calabasas, CA 91302	
So. Cal. Edison Co. Local Gov. Affairs	Land Use / Environmental Coordinator	2244 Walnut Grove Avenue	Rosemead, CA 91770	
South Coast Air Quality Management District	CEQA Intergovernmental Review	Attn: Program Supervisor	21865 E. Copley Drive	Diamond Bar, CA 91765
State Lands Commission	Betty Silva	100 Howe Avenue, Suite 100-5	Sacramento, CA 95825	
U.S. Army Corps of Engineers L.A. Dist.	ATTN: Regulatory Division, CESPL-RG	915 Wilshire Blvd., Suite 930	Los Angeles, CA 90017-3409	
Heal the Bay	1444 9 th Street	Santa Monica, CA 90401		
LA County Dept of Health Services	5050 Commerce Drive	Baldwin Park, CA 91706-1423		
LA County Dept. of Regional Planning	320 W. Temple Street	Los Angeles, CA 90012		
Malibu Lagoon Museum	23200 Pacific Coast Highway	Malibu, CA 90265		
Malibu Post Office – Postmaster	23838 W Pacific Coast Hwy	Malibu, CA 90265		
Malibu Public Library	23519 Civic Center Way	Malibu, CA 90265		
Malibu Surfing Association	P.O. Box 2683	Malibu, CA 90265		
Malibu Township Council	P.O. Box 803	Malibu, CA 90265		
National Marine Fishery Service	501 West Ocean Blvd. #4200	Long Beach, CA 90802-4213		
Office of Historic Preservation	P.O. Box 942896	Sacramento, CA 94296-0001		
Office of Planning & Research	1400 Tenth Street	Sacramento, CA 95812-3044		
Santa Monica – Malibu USD	1651 16 th Street	Santa Monica, CA 90404		
State Coastal Conservancy	1330 Broadway, 11 th Floor	Oakland, CA 94612-2530		
State of California Resources Agency	1416 Ninth Street, Suite 1311	Sacramento, CA 95814		
State Water Resources Control Board	P.O. Box 100	Sacramento, CA 95812		
Steve Scheinkman	30254 Morning View	Malibu, CA 90265		
Surfrider Foundation	3435 Ocean Park Blvd #107-12	Santa Monica, CA 90405		
US Fish and Wildlife Service	2493 Portola Avenue, Suite B	Ventura, CA 93003		
LA County Fire Department	Attn: Lily Cusick	Forestry Division, Rm. 123	5823 Rickenbacker Rd #123	Commerce, CA 90040
South Coast Air Quality	lsun@aqmd.gov			
Los Angeles Metro	devreview@metro.net			
Heal the Bay	info@healthebay.org			