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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of Malibu

Contact Name: Tyler Eaton, Principal Planner

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Project Location: 31800 & 31814 Broad Beach Rd., 31817 Seafield Dr., Malibu, CA 90265 Los Angeles County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project could potentially affect cultural and tribal resources onsite. Qualified archaeologists and tribal resource representatives are required to be present during the construction activities to monitor for the discovery of historical or prehistorical artifacts. The archaeological monitors will collect any prehistoric artifacts that are uncovered through grading within the artifact-bearing upper layer on the project site and can halt construction within 30-feet of a potentially significant discovery if necessary. Artifacts collected from a disturbed context or that do not warrant additional assessment can be collected, without the need to halt grading. If few artifacts are encountered, then monitoring can be reduced to a daily spot-check by the principal archaeologist until project subsurface excavation within the artifact-bearing layer is completed. However, if intact stratigraphy, artifact concentrations, or prehistoric features are encountered, which cannot be removed during grading and that the monitor believes will need further assessment, then the project "discovery" protocol will be followed. Discovery situations that do not lead to further assessment, survey, evaluation, or data recovery can be described in the monitor's daily logs, which will be compiled in a final monitoring/data recovery report that will be submitted to the City at the end of the project. All recovered artifacts will be cleaned, analyzed, and described within the final monitoring/data recovery report, which will also submitted to the South Central Coastal Information Center at the end of the project. All materials will be curated at a state-approved depository or reburied under the supervision of Native American representatives at the end of the project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A 2007 Phase II Archaeological Testing Report was prepared by C.A. Singer and is on file with the City of Malibu. As outlined in the Report, the project site is part of a much larger archaeological site, CA-LAN-114, a 10-acre prehistoric settlement originally identified in 1956. Phase II testing involved fifteen 0.6-meter-wide trenches. Thirteen trenches were excavated to a depth of 1.2 to 1.6 meters deep and two were excavated to 6.0 meters. The trenches confirmed that the soils onsite have been altered over time. Artifacts and ecofacts discovered during trenching included marine shell fragments, stone cobbles, milling implements, large flakes and bone fragments determined to be secondary midden mixed and deposited during subdivision grading. No mortuary materials or human remains were discovered. The Singer report concluded that because the soil deposits onsite have been moved, mixed and redeposited, there is a strong likelihood that any archaeological resources contained therein are not stratigraphically intact and have lost their original context. As such, they would not meet the minimum criteria for classification as unique archaeological resources as defined by California Public Resources Code Section 21083.2. However, due to the location of the project site within a known archaeological site, there is still a potential that important subsurface archaeological resources could be encountered during project construction. In 2023, a Phase III Mitigation/Data Recovery Plan was prepared by Envicom Corporation to outline the process to be used to mitigate archaeological impacts during grading of the project site. The Mitigation Plan is on file with the City of Malibu. The Plan reviewed the findings of the Singer Report relative to archaeological site CA-LAN-114 and determined that due to the extensive disturbance of the site, the data recovery plan should concentrate on the recovery of important artifacts during grading, rather on the methodical excavation of shovel test pits. The Mitigation Plan further identified that the site contains two subsurface layers including a darker impacted layer with artifacts from the surface to roughly 1.0 meters below the surface and a lighter-colored and deeper sterile layer without artifacts. Archaeological monitoring will be required for grading operations in the artifact-bearing layer.

Provide a list of the responsible or trustee agencies for the project.

The proposed project requires local approval by the City of Malibu and may be appealed to the California Coastal Commission.