

Mailing date: 6/27/2025

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



# Notice of Exemption

**City of Malibu  
Planning Department**

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

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

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

**Project Title:** Coastal Development Permit No. 22-059, Variance No. 24-018, Variance No. 24-019, and Categorical Exemption No. 25-064

**Project Location – Specific:** 22281 Carbon Mesa Road

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

**Description of Nature, Purpose, and Beneficiaries of Project:** An application for the construction of a new 6,968 square foot one-story, single-family residence with a basement, water tank, swimming pool, and new onsite wastewater treatment system, and associated development; including variances for development on slopes greater than 2.5 to 1 and a reduction of the required 100-foot setback from an Environmentally Sensitive Habitat Area

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

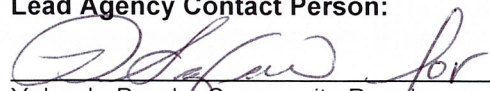
**Name of Applicant/Permittee/Property Owner/Recipient of Project Approvals:** Keystone Strategic Planning, on behalf of Property Owner Map Properties, LLC

**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, 15303(e) - 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), 15303(e), 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:**

  
 \_\_\_\_\_  
 Yolanda Bundy, Community Development Director

**Date:** 6/16/2025

- Signed by Lead Agency
- Signed by Applicant

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