

3.0 ENVIRONMENTAL IMPACT ANALYSIS

INTRODUCTION

The purpose of this section is to inform decision makers and the public about the type and magnitude of the change to the existing environment that would result from the project, plus proposed and approved cumulative development in the City of Malibu. Environmental topics addressed in this draft environmental impact report (EIR) are identified in the Notice of Preparation prepared by the City of Malibu for the proposed project. The environmental impact analysis sections of this Draft EIR provide a comprehensive discussion of the existing local and regional environmental conditions, evaluate expected project and cumulative impacts that would result from the project, and determine the level of significance of reasonably foreseeable impacts. The environmental impact analysis sections identify mitigation measures intended to reduce potential environmental impacts to the greatest extent feasible.

CUMULATIVE IMPACT ANALYSIS

The technical analysis contained in **Section 3.0, Environmental Impact Analysis**, examines both project-specific impacts and the potential environmental effects associated with cumulative development. The California Environmental Quality Act (CEQA) requires that EIRs discuss cumulative impacts, in addition to project-specific impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. According to Section 15355 of the *State CEQA Guidelines*:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.*

Section 15130(a)(1) of the *State CEQA Guidelines* further states that “a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts.”

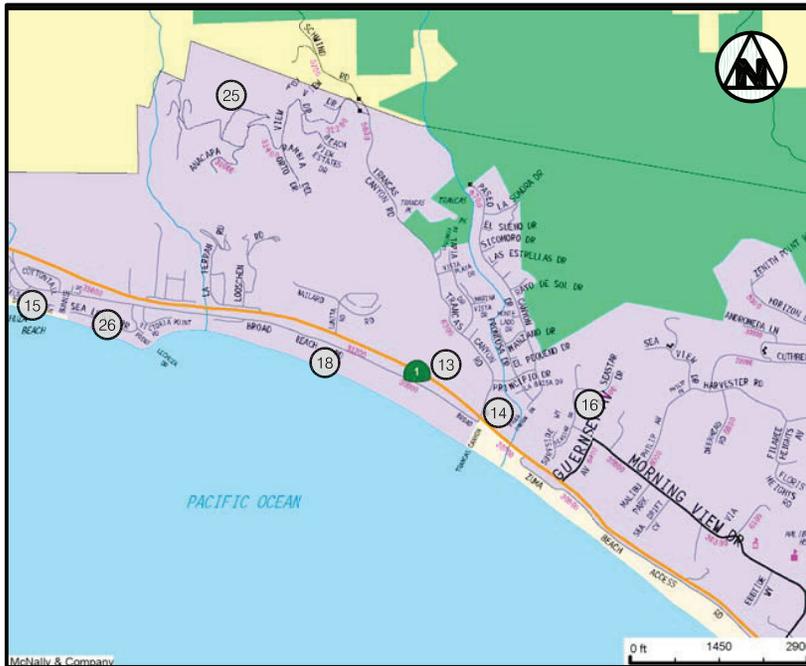
Section 15130(a) of the *State CEQA Guidelines* also requires that EIRs discuss the cumulative impacts of a project when the project's incremental effect is “cumulatively considerable.”¹ Where a Lead Agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but must briefly describe the basis for its conclusion. If the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, Section 15130(a)(2) of the *State CEQA Guidelines* requires a brief discussion in the EIR of why the cumulative impact is not significant and why it is not discussed in further detail. Section 15130(a)(3) of the *State CEQA Guidelines* requires supporting analysis in the EIR if a determination is made that a project's contribution to a significant cumulative impact is rendered less than cumulatively considerable and, therefore, is not significant. CEQA recognizes that the analysis of cumulative impacts need not be as detailed as the analysis of project-related impacts, but instead should “be guided by the standards of practicality and reasonableness” (*State CEQA Guidelines* Section 15130(b)). The discussion of cumulative impacts in this draft EIR focuses on whether the impacts of the proposed project are cumulatively considerable.

The fact that a cumulative impact is significant does not necessarily mean that the project-related contribution to that impact analysis is significant as well. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is “cumulatively considerable.” To support each significance conclusion, the draft EIR provides a cumulative impact analysis; and where project-specific impacts have been identified that, together with the effects of other related projects, could result in cumulatively significant impacts, these potential impacts are documented.

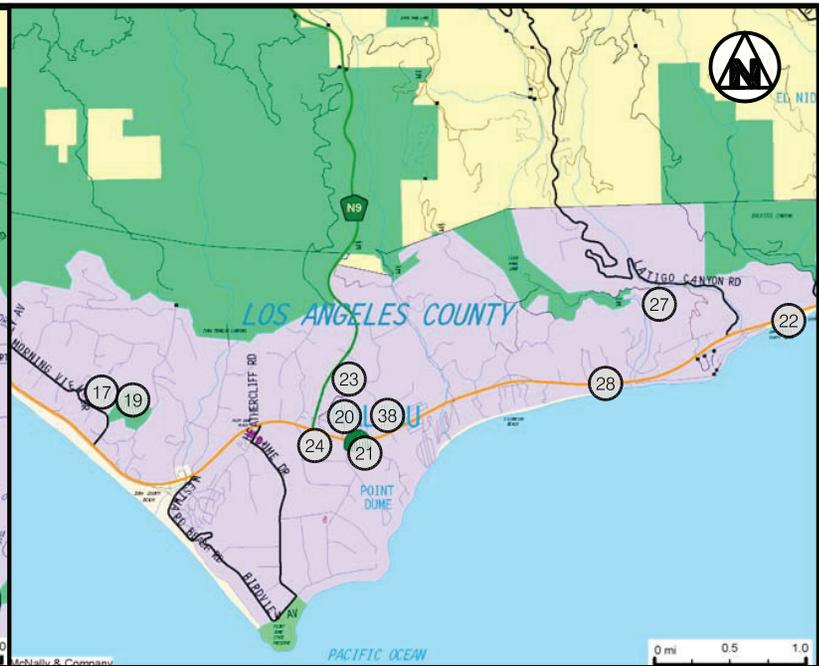
Section 15130(b) of the *State CEQA Guidelines* requires the consideration of the following two elements in the EIR analysis sections to provide an adequate discussion of cumulative impacts: “(A) a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the Agency; or (B) a summary of projections regarding anticipated future development contained in an adopted general plan or related planning document, which is designed to evaluate regional or area wide conditions.” In this draft EIR, a combination of these two methods is used depending upon the specific environmental issue area being analyzed.

Related projects within the City are presented in **Table 3.0-1, List of Related Projects**, and the locations of these projects are shown in **Figure 3.0-1, Location of Related Projects**. **Table 3.0-1** includes those projects that are (1) completed but not fully occupied; (2) currently under construction or beginning construction; (3) proposed with applications on file at the City of Malibu or the City of Los Angeles; or (4) reasonably foreseeable.

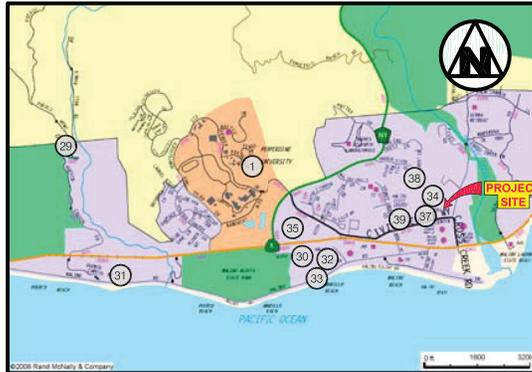
¹ Under Section 15065(a)(3) of the *State CEQA Guidelines*, “cumulatively considerable” means that “the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.”



WEST STUDY AREA



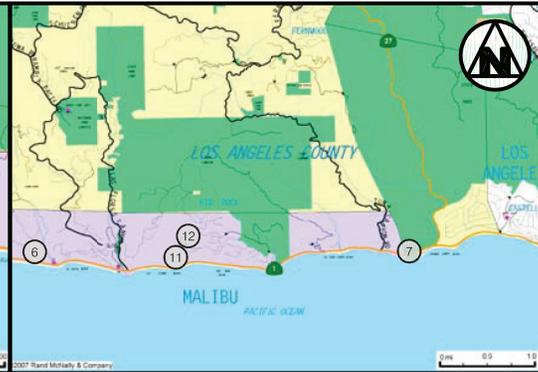
POINT DUME STUDY AREA



CIVIC CENTER STUDY AREA



CARBON BEACH STUDY AREA



EAST STUDY AREA

SOURCE: Overland Traffic Consultants, Inc., December 2012

FIGURE 3.0-1

Location of Related Projects

**Table 3.0-1
List of Related Projects**

Map No.	Project Name/Location	Land Use	Size
1	Pepperdine University	Campus Wide upgrades ¹	--
2	22716 Pacific Coast Highway	Restaurant	7,100 sf
3	22706 Pacific Coast Highway	Restaurant	5,904 sf
4	22959 Pacific Coast Highway	Office Retail	2,630 sf 4,517 sf
5	22729 Pacific Coast Highway	Office	2,499 sf
6	22065 Pacific Coast Highway	Condominiums	8 units
7	18805,07,09 Pacific Coast Highway	Single Family	3 du
8	22301,03,05,09 Pacific Coast Highway	Single Family	4 du
9	21997 and 22003 Pacific Coast Highway	Single Family	2 du
10	3314 Serra Road	Single Family	3 du
11	20624 and 20630 Pacific Coast Highway	Single Family	2 du
12	2110 Seaboard	Single Family	4 du
13	6155 Trancas Canyon Road	Townhomes	32 units
14	30745 Pacific Coast Highway	Shopping Center	53,423 sf
15	31720.5 Pacific Coast Highway	Public Access Improvements	--
16	6270,6304,6312,6282,6398 Sea Star Drive	Single Family	5 du
17	30215 Morning View Drive	High School Improvements	35,315 sf
18	Broad Beach Road	Restoration Project	--
19	30215 Morning View Drive	Sports Field Lighting	--
20	28811 Pacific Coast Highway	Single Family	3 du
21	28722 Pacific Coast Highway	Fire Station	6,033 sf
22	26038.5 Pacific Coast Highway	Fish Ladder Project	--
23	6061 Galahad Road	Single Family	4 du
24	6271 and 6277 Zuma Mesa Drive	Single Family	2 du
25	31537 Anacapa View Drive	Trancas Highlands Water Assessment Project	--
26	31864 and 31866 Sea Level Drive	Single Family	2 du
27	5905 and 5909 Latigo Canyon Road	Single Family	2 du
28	27535 Pacific Coast Highway	Single Family	2 du
29	3500 Puerco Canyon road	Single Family	7 du
30	24120 Pacific Coast Highway	Single Family Baseball Field	5 du 1 field
31	24903 Pacific Coast Highway	Office	9,685 sf
32	23915 Malibu Road	Single Family	7 du
33	24038 Malibu Canyon Road	SMMC Beach Access Improvements	--
34	23465 Civic Center Way	Office/Institutional Retail	56,825 sf 77,110 sf
35	Rancho Malibu Hotel	Hotel Retail Hotel Spa Hotel	19,849 sf 20,928 sf 146 rm

Map No.	Project Name/Location	Land Use	Size
36	City of Malibu	Wastewater Treatment Facility	--
37	23525 Civic Center Way	Santa Monica College Satellite Campus (200 Students)	25,000 sf
38	28455 Pacific Coast Highway	102 du (6 du per acre)	5.12 acres
	28401 Pacific Coast Highway	20 du (6 du per acre)	3.25 acres
	370 La Paz Lane	14 du (6 du per acre)	2.30 acres
39	23575 Civic Center Way	Shopping Center	76,000 sf

du = dwelling units; sf = square feet; rm = rooms.

Source: City of Malibu

¹ *The Pepperdine Campus Life Project proposes to develop and re-develop property within an existing approximately 365-acre area on campus through a two-phase development program that will take 12 years. Six components of proposed development include approximately 394,137 square feet of net new development comprised of the following: Student Housing Rehabilitation, Athletics and Events Center and Parking Structure, Upgraded NCAA Soccer Field and Maintenance Facilities, Town Square and Welcome Center over Subterranean Parking, Enhanced Recreation Center Area, School of Law Parking Structure*

Specific past, present, and reasonably anticipated future projects listed above, as well as applicable Malibu land use planning documents, are considered when evaluating cumulative impacts in **Sections 3.1** through **3.14** of this EIR, as appropriate for each environmental topic addressed in this EIR.