

## 5.0 OTHER CEQA-REQUIRED DISCUSSIONS

The *CEQA Guidelines* requires that EIRs include a discussion of growth-inducing impacts and significant environmental effects that cannot be avoided and significant irreversible environmental changes.

### 5.1 GROWTH INDUCING IMPACTS

Section 15126(d) of the State CEQA Guidelines requires a discussion of a proposed project's potential to foster economic or population growth, either directly or indirectly, including ways in which a project could remove an obstacle to growth. The proposed Housing Element's potential to induce growth is discussed in this section.

Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed Housing Element's growth-inducing potential would therefore be significant if it could result in unavoidable significant effects in one or more environmental issue areas.

Population and Economic Growth. As discussed in Section 2.0, *Project Description*, the proposed Housing Element Update would result in the development of 212 multifamily residential units. Based on the City of Malibu's average household size of 2.38 persons per dwelling unit, buildout under the proposed project would result in 505 new residents. Added to the existing population of 12,699 (California Department of Finance, May 2012), the population would increase to 13,204. While the Housing Element would facilitate population growth, this is within the Southern California Association of Government's (SCAG) 2015 population forecast of 13,251. Section 4.11, *Population and Housing*, discusses impacts to population and housing. As discussed therein, population and housing impacts would be less than significant.

The proposed Housing Element Update would not directly facilitate commercial development; therefore, it would not directly result in economic growth. However, an additional 212 residential units may indirectly contribute to economic growth. As development occurs under the proposed project, the additional population would likely contribute to the local economy as demand for general goods increases, which in turn could result in economic growth for various sectors. Additionally, construction activity associated with the construction of residences facilitated by the Housing Element Update would directly generate temporary employment opportunities on-site. Such economic growth is not expected to result in direct physical changes and any new commercial development indirectly facilitated by the Housing Element would be subject to CEQA review. As such, impacts related to population and economic growth would be less than significant.

Removal of Obstacles to Growth. The proposed Housing Element Update would not remove obstacles to growth. The proposed Housing Element Update would facilitate residential development on Candidate Sites #1, #2, and #7. Development of these sites within urban uses (residential and commercial uses) is already anticipated under the General Plan and would be located adjacent to existing developed areas of Malibu that currently include residential and commercial development. Infrastructure improvements necessary to



accommodate development on Candidate Sites #1, #2 and #7, including access roads and water, wastewater, and storm water infrastructure, would be sized to specifically serve the onsite development. Specifically, any future development on each of the candidate sites would be required to include on-site wastewater treatment systems to accommodate the demand of the specific residential project. In addition, water would be provided to the candidate sites via existing nearby water mains, and would only require minor connections to these existing water mains. Moreover, the City of Malibu requires that storm water flows do not exceed pre-development runoff rates. As such, future storm water infrastructure would be designed to specifically accommodate runoff rates of the specific project. No additional infrastructure or facilities beyond those necessary to accommodate development facilitated on the candidate sites would be required. In addition, primary vehicular access to the candidate sites would be provided via existing roadways, including Pacific Coast Highway and La Paz Lane. Therefore, the project would not remove an obstacle to growth, or construct a growth inducing feature and impacts would be less than significant.

Precedent Setting Action. Development facilitated by the proposed Housing Element Update would change the character of Candidate Sites #1, #2 and #7 from mostly undeveloped and open to multi-family residential development. The proposed project would require an Affordable Housing Overlay (AHO) General Plan, Local Coastal Program (LCP) and zoning designation. The AHO designation would allow multi-family residential development at a density of 25 units/acre when affordable housing units are included in the project. The AHO designation would allow 25 units/acre because that density is necessary to accommodate the City's required housing needs allocation, as determined by SCAG in the RHNA, given the size of the candidate sites. Therefore, since the proposed AHO designation is specific to the three candidate sites and was developed for compliance with State Housing law, it would not represent a precedent-setting action.

## **5.2 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS AND SIGNIFICANT IRREVERSIBLE CHANGES**

Section 15126.2(c) of the State CEQA Guidelines requires a discussion of "significant irreversible environmental changes which would be caused by the proposed project should it be implemented. Implementation of the proposed Housing Element Update would result in significant and unavoidable impacts related to land use and traffic. As discussed in Section 4.9, *Land Use*, development facilitated by the proposed Housing Element Update would result in a significant impact to consistency with General Plan policies related to transportation. As discussed in Section 4.13, *Transportation and Circulation*, project-generated traffic would result in significant impacts to local roads and intersections. These impacts would all be considered significant and unavoidable (Class I) with implementation of the Housing Element Update as proposed.

Use of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as a highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents



associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.”

Construction and use of the proposed multifamily residential uses under the proposed Housing Element Update would irreversibly commit construction materials and non-renewable energy resources to the purposes of the Housing Element Update. These energy resource demands would be used for construction, heating and cooling of buildings, transportation of people and goods, as well as lighting and other associated energy needs. Non-renewable and slowly renewable resources used by the residential land uses would include, but are not limited to, lumber and other forest products; sand and gravel; asphalt; petrochemical construction materials; steel; copper; lead and other metals, water; etc. Primary impacts related to consumption of non-renewable and slowly renewable resources would be less than significant because development facilitated by the Housing Element Update would not use unusual amounts of energy or construction materials, as development would be limited to residential uses.



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