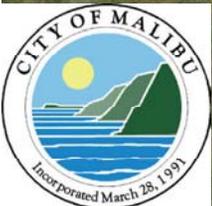


Rancho Malibu Hotel Project Environmental Impact Report

**NOP Scoping Meeting
May 16, 2012**



Introductions and Agenda

- Joyce Parker-Bozylinski, Planning Director
- Dan Gira, EIR Consultant - AMEC
 - Project background
 - Project description and alternatives
 - Overview of proposed EIR content / focus
 - Upcoming public process
- Public comments on EIR issues
- Informal questions and answers



Purpose of Scoping Meeting

- Solicit public input on the scope of the Environmental Impact Report (EIR):
 - Identify key environmental / community concerns
 - Review environmental issues to be analyzed
 - Feedback on potential project alternatives and mitigation measures
 - Project-related questions
- Input will be incorporated into EIR to ensure public environmental concerns are addressed



Project Location



Project History

- 1984: Site first proposed for hotel development
- 1988: CCC approves hotel for 300 rooms
- 1991: New development moratorium in Malibu
- 1997: Original EIR prepared
- 1998: Smaller hotel (146 rooms) approved by City
- 1998-2006: Time extensions keep City permit valid
- 2011: Permit application for current project (driver of this EIR)



Proposed Project

- 274,936 gross sf hotel complex - 146 rooms on 27.86 acre site; 12 acres of natural open space
 - Main hotel / spa complex, retail, restaurant, bar, ballroom, meeting rooms, swimming pool
 - 21 one- and two-story detached casitas
 - 543 parking spaces: 3 levels subterranean
 - 3.47 acres of formal landscaping; two event lawns
 - Onsite wastewater treatment system
 - 269,000 cubic yards of grading (190,000 of export), areas of cut and fill slopes; 700 feet of retaining walls
 - Drainage primarily to Winter Canyon and PCH

Project Overview



Possible Project Alternatives

- **No Project Alternative**
- **Garden Hotel:** Shift rooms from casitas to main hotel building to increase landscaping and reduce number and size of the casitas
- **Reduced Project:** Decrease in the size of the spa, retail uses and other support facilities
- **Alternative Use:** Development of a commercial shopping complex onsite

EIR Issue Areas

- **Visual Resources:** Views from public roads; neighborhood compatibility; size, bulk and scale
- **Air Quality/GHG Emissions:** construction emissions; long-term operational emissions
- **Biological Resources:** loss of coastal sage scrub habitat and existing trees
- **Cultural and Paleontological Resources:** known cultural and potential paleontological resources
- **Utilities:** adequacy of proposed onsite wastewater treatment system (OWTS) or connection to proposed Civic Center Wastewater Treatment Facility

EIR Issue Areas (cont'd)

- **Noise:** special events - potential increased evening/night noise levels (e.g., amplified music);
- **Groundwater Quality:** impacts to groundwater quality and absorption capacity
- **Land Use:** consistency with surrounding uses and General Plan, Muni Code and Local Coastal Program
- **Public Services:** increased demand for water supply and public services (e.g., police protection)
- **Transportation/Traffic:** construction hauling trucks; long term traffic increases (PCH, Malibu Canyon)



EIR Issue Areas (cont'd)

- **Geology and Soils:** Malibu Coast Fault; historic landslide; grading and erosion
- **Hazardous Materials/Waste:** generation of waste or exposure to hazards
- **Population and Housing:** potential increased employment / housing demand
- **Hydrology and Water Quality:** potential impacts to ground and surface waters



EIR Issue Areas (cont'd)

- **Cumulative Impacts**
 - Identify growth proposed in City and Civic Center area
 - Provide analysis of traffic, aesthetic, utility, groundwater and other cumulative effects
- **Additional CEQA Concerns:**
 - Irreversible Impacts
 - Climate Change
 - Growth Inducement



CEQA / EIR Public Process

- NOP/EIR Public Scoping Meeting – May 16, 2012
- NOP Comment Period – May 3 to **June 4, 2012**
- Public Draft EIR – Summer 2012
- Public Draft EIR PC Workshop – Summer 2012
 - Opportunity for public comment on environmental issues
 - Adequacy of EIR, mitigation measures and alternatives
- City consideration of Final EIR – Fall / Winter 2012
 - Opportunities for public input to Planning Commission
- Project permits – Winter / Spring 2013

Comments and Questions

