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 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