CITY OF MALIBU
NOTICE OF PREPARATION AND SCOPING MEETING

FOR AN ENVIRONMENTAL IMPACT REPORT

Malibu Canyon Resort Project
CDP No. 24-001, CUP No. 24-001, EIR No. 24-001

In accordance with the California Environmental Quality Act (CEQA), the City of Malibu intends to prepare an Environmental Impact Report (EIR) for the project named above. A detailed project description and scoping meeting information are provided below.

The City has published this Notice of Preparation (NOP) in accordance with Section 15082 of the State CEQA Guidelines to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects.

Location: 4000 Malibu Canyon Road (cross streets: Malibu Canyon Road, Pacific Coast Highway, and Civic Center Way)

Affected Parcels: 4458-030-007, 4458-028-015, and 4458-028-019

Lead Agency and Contact Person: City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265
Tonya Ward, AICP, Contract Planner
tward@malibucity.org

Applicant and Property Owner: Green Acres, LLC
P.O. Box 6528
Malibu, CA 90264

Review Period Begins: November 19, 2026 **Ends:** December 21, 2026

Scoping Meeting: The City of Malibu ("City") is scheduled to hold a public scoping meeting for the Draft EIR to describe the proposed project, the environmental process, and to receive your input on the information to be included in the Draft EIR. The public scoping meeting is to be held at Malibu City Hall Council Chambers, 23825 Stuart Ranch Road, Malibu, CA 90265, on December 2, 2026, from 6:30 PM to 8:30 PM.

Purpose of Review: As specified by the State CEQA Guidelines, the NOP will be circulated for a 30-day review period. The City welcomes agency and public input during this period regarding the scope and content of environmental information related to your agency's responsibility that must be included in the Draft EIR.

The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omission, discover public concerns and solicit counter proposals pursuant to CEQA Guidelines Section 15200 (Purposes of Review).

Where and How to Send Comments: Comments should be submitted, in writing, by 5:30 PM on December 21, 2026. Agency responses to this NOP should include the name, address, and telephone number of the person serving as the primary point of contact for this project within the commenting agency. Comments should reference EIR No. 24-001 and should be addressed to:

Via mail:

Tonya Ward, AICP, Contract Planner
City of Malibu Planning Division
23825 Stuart Ranch Road
Malibu, CA 90265

Or via email:

tward@malibucity.org

Where Documents Are Available for Review:

In person:

City of Malibu Planning Division Public Counter
23825 Stuart Ranch Road
Malibu, CA 90265

Online:

https://www.malibucity.org/399/Malibu-Canyon-Resort

Applications/Entitlements Requested: At this time, the following entitlements are being requested by the Applicant. The list of entitlements may be revised if project changes occur.

- Conditional Use Permit for a 146-room hotel, including accessory restaurants, bars, cafes, below-grade lounge, and live entertainment in the CV-2 zone
- Coastal Development Permit for construction of the resort
- Lot Merger of the three existing parcels into one parcel
- Site Plan Review for the main resort building, detached suites, and parking structure's height above 18 feet (up to 24 feet for a flat roof and 28 feet for a pitched roof measured from the estimated average existing natural grade or finished grade, whichever is lower)
- Minor Modification for reduced front, side, and rear yard setbacks
- Variance 1: Construction of the proposed parking structure on existing slopes steeper than 3:1.
- Variance 2: Construction of a parking structure exceeding two above-grade stories.
- Variance 3: Construction of a parking structure exceeding the applicable maximum building height.
- Variance 4: Construction of retaining walls associated with the parking structure and main resort building basement exceeding applicable retaining wall height limitations.

Project Description: The triangle-shaped project site consists of three vacant, undeveloped parcels totaling approximately 27.8 net acres (28.2 gross acres) generally bounded by Pacific Coast Highway to the south, Malibu Canyon Road to the west, and

Civic Center Wastewater Treatment Facility and Civic Center Way to the east. The site is approximately 0.3 miles north of the Pacific Ocean. The project site is zoned Commercial Visitor Service 2 (CV-2) within the Civic Center Overlay Zone. Surrounding land uses include the Pepperdine University campus to the west and northwest, institutional and residential uses to the east and northeast, a public park and residential uses to the south. The site topography is generally flat and located roughly 20 to 30 feet above the adjoining road grade at the northwestern end of the project site. As one moves southeast, the adjacent roads descend from the site resulting in slopes along the south and east side of the project site. The project site is within a designated Very High Fire Hazard Severity Zone (VHFHSZ). Additionally, a portion of APN 4458-030-007 is mapped within the California Coastal Commission's appeal jurisdiction based on the presence of a mapped ephemeral stream; however, in a final boundary determination on October 3, 2025, the Coastal Commission found that the ephemeral stream no longer exists at this location, and that this portion of the site is not subject to Coastal Commission appeal jurisdiction pursuant to the definition of appealable projects within the Malibu Local Coastal Program (LCP).

The applicant proposes the construction and operation of a 146-room luxury hotel resort campus. The resort will consist of a main resort building and 45 independent and detached, one and two-level buildings. Consistent with the City's commercial development standards, the Project results in a floor area ratio of 0.15 (approximately 181,425 gross square feet of above-grade space), with a minimum of 40 percent landscaping and 25 percent minimum open space. The Project would operate as a hotel consistent with the Malibu Municipal Code Chapter 3.24, limiting guest occupancy to no more than thirty (30) consecutive calendar days.

The proposed hotel resort development would consist of a two-story main resort building containing 60 guest rooms along with hotel lobby areas, an all-day dining restaurant, library, bar, rooftop club, and a signature resort restaurant, including accessory bars, cafes, a below-grade lounge, and live entertainment, as well as below-grade guest amenity and back-of-house space. The remaining 86 rooms would be distributed among 45 detached, one- and two-level suite buildings sited for views and to minimize massing through landscaping. Auxiliary amenity buildings surround the central pool and a southern conference/banquet area, providing above-grade banquet and workshare space, a pool grill and cafe, and restrooms, with below-grade spa, fitness, and lounge facilities. Based on the current site plan, the proposed total gross square footage comprises the following:

<u>Resort Buildings (Total: 313,582 Sq. Ft.)</u>

- Main Building: 36,149 + 26,772 = 62,921 Sq. Ft. (typical guestrooms + hotel amenities)
- Below grade guest amenity and back of house space: 114,661 Sq. Ft.
- 45 Detached Guest Suites: 136,000 Sq. Ft.

<u>Parking Garage (Total: 227,784 Sq. Ft.)</u>

- Parking Area and Vehicle Maneuvering Areas: 200,307 Sq. Ft.
- Mechanical and Equipment Areas: 27,477 Sq. Ft.

Total Area (FAR plus Unclosed Covered Areas): 541,366 Sq. Ft.

On-site parking would include approximately 589 spaces and would primarily be accommodated in an all-valet, partially underground five-level "notched" parking structure

at the project site's north end accessed from Civic Center Way and via a below-grade driveway from the main hotel entrance. The "notched" parking structure is designed to minimize visual impacts and is stepped and landscaped to mimic the topography and would include amenity and emergency refuge areas on the roof level. One smaller surface parking area on the site would accommodate some of the required staff/service parking spaces, augmented with solar carports per mandatory Title 24 requirements.

Storm water improvements on site would ensure no increase in peak flow from existing conditions, relying on green infrastructure (tree well filters, flow-through swales), a storm drain collection system, and a series of on-site detention basins. Approximately 183,499 cubic yards of earth material would be excavated and exported from the project site to adhere to City restrictions on land reformation. Other infrastructure improvements would include connection to the City's Civic Center Wastewater Treatment Facility, undergrounding of existing overhead electrical lines with relocation/addition of transformers (Southern California Edison), natural gas service (Southern California Gas Company), water service through Los Angeles County Waterworks District No. 29, and traffic-related intersection upgrades. Landscaping would retain roughly 11 acres (40 percent of the site) of the site perimeter in natural/native vegetation, with formal resort grounds including event lawns, pools, spa terraces, and revegetated graded slopes using native and drought-tolerant plantings.

Topics to be Studied in this EIR:

Pursuant to State CEQA Guidelines Section 15060(d), the City has determined that an Environmental Impact Report (EIR) will be required for the project and is proceeding directly to preparation of an EIR without an Initial Study. This determination is based on the size, complexity, and the history of the Project, and the presence of potential environmental impacts. In accordance with Section 15082 of the State CEQA Guidelines, the City has prepared this NOP to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects. Environmental factors that would be potentially affected by the project include:

Aesthetics
Agriculture / Forestry Resources
Air Quality
Biological Resources
Cultural Resources
Energy
Geology / Soils
Greenhouse Gas Emissions
Hazards & Hazardous Materials
Hydrology / Water Quality
Land Use / Planning
Mineral Resources
Noise
Population / Housing
Public Services
Recreation
Transportation
Tribal Cultural Resources
Utilities and Service Systems
Wildfire

Pursuant to State CEQA Guidelines Section 15126.6, the EIR will identify and compare a reasonable range of alternatives to the project, including a “No Project” alternative as required under CEQA.

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15060(d), 15200, 15126.6, and 15375.

If there are any questions regarding this notice, please contact Tonya Ward, AICP, Contract Planner via email, tward@malibucity.org.

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Yolanda Bundy, Community Development Director

Publish Date: November 19, 2026