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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Malibu Canyon Resort Project

Lead Agency: City of Malibu

Contact Name: Tonya Ward, AICP, Contract Planner

Email: tward@malibucity.org Phone Number: 310-456-2489, ext. 485

Project Location: Malibu (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project site consists of three vacant, undeveloped parcels (APNs 4458-030-007, 4458-028-015, and 4458-028-019) totaling approx. 27.8 net acres (28.2 gross acres) at 4000 Malibu Canyon Road in the City of Malibu, zoned Commercial Visitor Serving 2 (CV-2) within the Civic Center Overlay Zone. The applicant proposes construction and operation of a 146-room luxury hotel resort campus comprising a two-story main resort building (60 guest rooms, lobby, dining, library, bar, rooftop club, signature restaurant, below-grade lounge/amenities/back-of-house), 45 detached one- and two-level suite buildings (86 guest rooms), auxiliary pool/banquet/spa/fitness buildings (313,582 sq. ft. total resort buildings; 181,425 gross sq. ft. above grade; 0.15 FAR), and a 589-space, five-level partially underground "notched" parking structure (227,784 sq. ft.) plus solar carport surface spaces. Improvements include approx. 183,499 cy of earth export, green stormwater infrastructure, connection to the Civic Center Wastewater Treatment Facility, utility undergrounding, and intersection upgrades. Requested entitlements include CUP, CDP, Lot Merger, Site Plan Review, Minor Modifications (4 Variances).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Pursuant to CEQA Guidelines Section 15060(d), the City is proceeding directly to an EIR without an Initial Study. Potentially significant environmental effects to be evaluated in the Draft EIR 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, and Wildfire. Mitigation measures will be identified and evaluated in the Draft EIR to reduce or avoid potentially significant impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not applicable at the Notice of Preparation (NOP) stage. Public and agency scoping comments are being solicited during the 30-day NOP review period (November 19, 2026 – December 21, 2026) and at the December 2, 2026 scoping meeting. Known physical and regulatory considerations include site location within a Very High Fire Hazard Severity Zone (VHFHSZ), grading/earth export (approx. 183,499 cy), potential for encountering cultural/tribal cultural resources, building and retaining wall height/slope variances, traffic, wastewater/water infrastructure.

Provide a list of the responsible or trustee agencies for the project.

Responsible and Trustee Agencies potentially having jurisdiction or permitting/review authority include: California Coastal Commission (CDP appeal/coordination), California Department of Transportation (Caltrans) District 7 (SR-1/Pacific Coast Highway), Los Angeles Regional Water Quality Control Board (Region 4), and/or California Department of Fish and Wildlife (Region 5).