Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Malibu Canyon Resort Project

Lead Agency: City of Malibu | Contact Person: Tonya Ward, AICP

Mailing Address: 23825 Stuart Ranch Road | Phone: 310-456-2489, ext. 485

City: Malibu | Zip: 90265 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Malibu

Cross Streets: Malibu Canyon Road & State Route 1 (Pacific Coast Highway) & Civic Center Way | Zip Code: 90265

Longitude/Latitude (degrees, minutes and seconds): 34 ° 2 ′ 13 ″ N / 118 ° 42 ′ 6 ″ W Total Acres: 28.2 gross

Assessor's Parcel No.: 4458-030-007, 4458-028-015, 4458-028-019 Section: 00 Twp.: 1 South Range: 17 West Base: SBBM

Within 2 Miles: State Hwy #: 1 (Pacific Coast Highway) Waterways: Malibu Creek, Malibu Lagoon, Pacific Ocean

Airports: Railways: Schools: Pepperdine U, Webster ES, Our Lady of Malibu

Document Type:

CEQA: ☒ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☒ Coastal Permit ☒ Other: Minor Modifications (4 Variances)

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☒ Commercial: Sq.ft. 541,366 Acres 28.2 Employees 200
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☒ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: Energy, Greenhouse Gas, Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

Vacant/Undeveloped; Commercial Visitor Serving 2 District (CV-2) in Civic Center Overlay Zone

Project Description: *(please use a separate page if necessary)*

Construction and operation of a 146-room luxury hotel resort campus on three vacant parcels totaling 27.8 net acres (28.2 gross acres) at 4000 Malibu Canyon Road. The Project includes 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. Includes approx. 183,499 cy of earth export, green stormwater infrastructure, connection to Civic Center Wastewater Treatment Facility, utility undergrounding, and intersection upgrades.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 7		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 4
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
X	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of	X	Santa Monica Mtns. Conservancy
	Corrections, Department of	X	State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 19, 2026 Ending Date December 21, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Impact Sciences, Inc.
Address: 445 S. Figueroa Street, Suite 2550
City/State/Zip: Los Angeles, CA 90071
Contact: Jessica Kirchner, AICP
Phone: 213-935-1901

Applicant: Green Acres, LLC
Address: P.O. Box 6528
City/State/Zip: Malibu, CA 90264
Phone: 702-625-5975

Signature of Lead Agency Representative: Tonya Ward **Date:** 11/18/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.