
VI. GENERAL IMPACT CATEGORIES

A. SUMMARY OF SIGNIFICANT UNAVOIDABLE IMPACTS

Cumulative Biological Resources

Development of the Proposed Project would result in the grading (including remedial excavation and re-compaction) of the Project Site resulting in the removal of native hillside sage scrub habitat and sycamore woodland relic cells. Additionally, non-native Eucalyptus trees and the non-native annual grassland would also be permanently removed. ~~The loss of coastal sage scrub (CSS) is considered a potentially significant impact on a project basis due to the limited and isolated extent of CSS on site.~~ While ~~this~~ the loss of habitat would be mitigated to a less than significant level on a project basis, the project's impact would contribute to the regional loss or degradation of biological resources. However, the cumulative degradation to regional biological resources in the Malibu area from development of existing residential lots, intensification and improvement of existing land use and development of existing commercial lots such as that proposed, is considered regionally significant on a cumulative basis. By definition, the nature of cumulative impacts precludes the possibility of true mitigation as existing open space conditions are being replaced with development. The loss of open space can only be mitigated for by creating new open space where none exists now. As this is not a practical or viable measure, the cumulative impacts associated with the Project remain potentially significant and unavoidable.

Construction Noise

Construction of the Proposed Project would result in temporary increases in ambient noise levels in the project area on an intermittent basis. The new ambient noise level during the construction phase of the Proposed Project (with the use of mufflers) would be at least 17 decibels (A-weighted) (dBA) greater than the existing ambient noise level at Receptor 1 and at least 9 dBA greater than existing ambient noise levels at Receptors 2 and 3 (see Figure V.H-1, Noise Monitoring Locations). At Receptor 4, an incremental increase of less than 1 dBA is anticipated during construction. The new ambient noise levels at Receptors 1, 2, and 3 would exceed the significance threshold of a 5 dBA. With the use of mufflers and the application of the prescribed Mitigation Measures listed above, a decrease of approximately 3 dBA in the new ambient sound level is anticipated at Receptor 1, and a decrease of approximately 2 dBA in the new ambient sound level is anticipated at Receptors 2 and 3. However, a significant and unavoidable temporary noise impact during construction would remain at Receptors 1, 2 and 3. In the event the Proposed Project is approved despite these significant noise impacts, a statement of overriding considerations will be required to be adopted by the decision makers.

Transportation/Circulation

Implementation of the mitigation improvements would be effective in mitigating project impacts at three of the five intersection locations identified in the analysis for the weekday cumulative plus project conditions. However, significant and unavoidable traffic impacts would still remain at two intersection locations, namely: the intersection of Malibu Canyon Road & PCH during the weekday a.m. and p.m.

periods, and the intersection of Cross Creek Road and Civic Center Way during the weekday p.m. period. There are no feasible mitigation measures for the intersections at Malibu Canyon Road & PCH and Civic Center Way & Cross Creek Road.

Additionally, for the roadway segment of Malibu Canyon Road between the Hughes Research Lab and Piuma Road, no feasible mitigation measures have been identified.

In the event the project is approved despite these significant traffic impacts, a statement of overriding considerations will be required to be adopted by the decision makers.

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B. GROWTH INDUCING IMPACTS OF THE PROPOSED PROJECT

CEQA Guidelines Section 15126 requires consideration of the potential growth inducing impact of projects, including “the ways in which the Proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment...and the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.”

The Proposed Project includes the development of a 15.2-acre vacant property into three separate commercial development projects for a total development of 132,058 sf of commercial floor area, including commercial office and retail space and a 20,000 sf City Hall. The architecture is envisioned as Mediterranean with modern updates, with maximum building heights not exceeding 24 feet at the base of the roof level and 324-feet in height as measured from the highest point of articulated roof elements. A summary of the total proposed development for all three parcels combined is as follows:

- 112,058 square feet of commercial retail space;
- 20,000-square foot City Hall;
- 609 parking spaces.

As indicated in Section IV, Overview of Environmental Setting, the Project Site is located within an undeveloped 15.2-acre parcel of land within the developed Civic Center area. The Project Site is located along Civic Center Way and is located in an area currently served with existing infrastructure (i.e., water, electricity/natural gas, roads/access, stormdrains, etc.). The Project Site is surrounded by a largely undeveloped hillside to the north-northwest, a single-family residence to the northeast, vacant land to the east, Civic Center Way to the south, and the Los Angeles County-Malibu Civic Center property to the west. Single-family residential properties are located further to the north, along the ridgeline overlooking the Civic Center area. Further to the ~~west~~east, across Cross Creek Road are residential, industrial and commercial uses. Land uses to the south, across Civic Center Way include commercial uses and the future Malibu Legacy Park Site (formerly known as the ~~vacant~~ Chili Cook-Off site). The Malibu Civic Center, located immediately to the west of the Project Site, is occupied by the Los Angeles County Civic Center buildings. Although the Proposed Project would result in developing land that is currently vacant and undeveloped, the Project is considered an infill project as the Project Site is entirely surrounded by urban development. Therefore it would not result in growth inducing impacts.

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C. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines Section 15126.2(c) indicates that “uses of non renewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or non-use thereafter unlikely.” These guidelines also indicate that “[i]rreversible commitments of resources should be evaluated to assure that such current consumption is justified.”

The type and level of development proposed under the Proposed Project would necessarily consume certain limited, slowly renewable, and non-renewable resources. This consumption would occur during the construction phases of the Proposed Project and would continue throughout its operational lifetime. The project would require a commitment of resources during construction that would include building materials (i.e., wood/metal), fuel (gasoline and diesel), natural gas, and water. The project would require a commitment of resources during operation that would include materials associated with daily living (food, clothing, etc.) and certain unrenewable fuel resources (gasoline and diesel). These uses would not differ substantially from the existing uses on adjoining properties within the civic center area.

As indicated above, the Proposed Project would require the consumption of resources that are not replenishable or which may renew so slowly as to be considered non-renewable. The resources that would be committed during construction include construction supplies; certain types of lumber and other forest products; aggregate materials used in concrete and asphalt such as sand, gravel, and stone; metals such as steel, copper, and lead; petrochemical construction materials such as plastics; and water. Fossil fuels, such as gasoline, diesel and oil, would be consumed in the use of construction vehicles and equipment, and water would be used during grading (dust suppression).

The resources that would be committed during operation would include energy in the form of gas and electricity, water, and common household chemicals associated with typical retail, office and restaurant uses. With the installation of modern utilities and fixtures, in accordance with Title 24 requirements, the project would represent an incremental increase, if any, in consumption of natural resources.