

5.0 OTHER CEQA-REQUIRED DISCUSSIONS

The *CEQA Guidelines* require that EIRs include a discussion of growth-inducing impacts, significant environmental effects that cannot be avoided, and significant irreversible environmental changes.

5.1 GROWTH INDUCING IMPACTS

Section 15126(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, either directly or indirectly, including ways in which a project could remove an obstacle to growth. The Housing Element Update's potential to induce growth is discussed in this section.

Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The Housing Element Update's growth-inducing potential would therefore be significant if it could result in unavoidable significant effects in one or more environmental issue areas.

Population and Economic Growth. As discussed in Section 2.0, *Project Description*, the Housing Element Update could result in the development of a maximum of 212 new multi-family residential units. Based on the City of Malibu's average household size of 2.38 persons per dwelling unit, buildout under the proposed project could result in approximately 505 new residents. Added to the existing population of 12,699 (California Department of Finance, May 2012), Malibu's population would increase to 13,204. While the Housing Element Update would facilitate population growth, the potential population increase is within the Southern California Association of Government's (SCAG) 2015 population forecast of 13,251 for Malibu. Section 4.11, *Population and Housing*, discusses impacts to population and housing. As discussed therein, population and housing impacts would be less than significant.

The Housing Element Update would not directly facilitate commercial development; therefore, it would not directly result in economic growth. However, an additional 212 multi-family residential units may indirectly contribute to economic growth. As development occurs under the proposed project, the additional population would likely contribute to the local economy as demand for general goods increases, which in turn could result in economic growth for various sectors. Additionally, construction activity associated with the construction of multi-family residences facilitated by the Housing Element Update would directly generate temporary employment opportunities onsite. Such economic growth is not expected to result in direct physical changes. Future residences facilitated by the Housing Element Update may generate additional demand for goods and services, which may in turn generate demand for new commercial development. Any future commercial development that is proposed would be subject to subsequent environmental review and approval by the City of Malibu. As such, impacts related to population and economic growth would be less than significant.

Removal of Obstacles to Growth. The Housing Element Update removes existing regulatory obstacles to encourage residential development. The impacts of this development are discussed throughout this EIR. The Housing Element Update would not directly result in the



removal of a physical obstacle to growth. The Housing Element Update would facilitate residential development on Candidate Sites #1, #2, and #7 and would [include a description of the goals for the Update programs and policies]. Development of these sites within the Multi-Family Residential (MF) zone (Candidate Sites #1 and #2) and Town Center Overlay District (TCO) (Candidate Site #7) (which cumulatively allows residential and commercial uses) is already anticipated under the General Plan and would be located adjacent to existing developed areas of Malibu that currently include residential and commercial development.

Infrastructure improvements necessary to accommodate development on Candidate Sites #1, #2, and #7, including access roads and water, wastewater, and storm water infrastructure, would be sized to specifically serve the onsite development. Specifically, any future development on each of the candidate sites would be required to include alternative onsite wastewater treatment systems (AOWTS) to accommodate the demand of the specific residential project. In addition, water would be provided to the candidate sites by Los Angeles County Waterworks District No. 29 via existing nearby water mains, and would only require minor connections to these existing water mains. Moreover, the Malibu Local Coastal Program (LCP) requires that storm water flows do not exceed pre-development runoff rates. As such, future storm water infrastructure would be designed to specifically accommodate runoff rates of the specific project. No additional infrastructure or facilities beyond those necessary to accommodate development facilitated on the candidate sites would be required. In addition, primary vehicular access to the candidate sites would be provided via existing roadways, including Pacific Coast Highway (PCH) and Civic Center Way. Therefore, the project would not remove obstacles to growth or construct a growth inducing feature and impacts would be less than significant.

5.2 SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS AND SIGNIFICANT IRREVERSIBLE CHANGES

Section 15126.2(c) of the *CEQA Guidelines* requires a discussion of “significant irreversible environmental changes which would be caused by the proposed project should it be implemented. Implementation of the Housing Element Update would not result in any significant and unavoidable impacts. ~~related to land use and traffic. As discussed in Section 4.9, Land Use, development facilitated by the Housing Element Update would result in a significant impact to consistency with General Plan policies related to transportation. As discussed in Section 4.13, Transportation and Circulation, project-generated traffic would result in significant impacts to local roads and intersections. These impacts would all be considered significant and unavoidable (Class I) with implementation of the Housing Element Update as proposed.~~

Use of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as a highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.”



Construction and use of the proposed multi-family residential uses established via the Housing Element Update would irreversibly commit construction materials and non-renewable energy resources to the purposes of the Housing Element Update. These energy resource demands would be used for construction, heating and cooling of buildings, transportation of people and goods, as well as lighting and other associated energy needs. Non-renewable and slowly renewable resources used by the residential land uses would include, but are not limited to, lumber and other forest products; sand and gravel; asphalt; petrochemical construction materials; steel; copper; lead and other metals, water; etc. Primary impacts related to consumption of non-renewable and slowly renewable resources would be less than significant because development facilitated by the Housing Element Update would not use unusual amounts of energy or construction materials, as development would be limited to residential uses.



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