



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PREPARATION*

* Asterisk denotes changes made from previous notice

**THIS NOTICE OF PREPARATION (NOP) IS BEING RECIRCULATED FOR
THIS PROJECT DUE TO AN EXTENSION OF THE REVIEW AND COMMENT PERIOD**

DATE: December 11, 2012*

PROJECT TITLE: The Malibu Institute – Project No. TR071735
Vesting Tentative Tract Map No. 071735
Conditional Use Permit No. 201100122
Parking Permit No. 201100005
Environmental Review No. 201100192

PROJECT ADDRESS: 901 Encinal Canyon Road
Malibu, California 90265

PROJECT APPLICANT: The Malibu Institute
901 Encinal Canyon Road
Malibu, California 90265

CEQA LEAD AGENCY: County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012

The County of Los Angeles is the lead agency and will prepare an Environmental Impact Report (EIR) for the Project identified below. In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible agency, interested parties and federal agencies involved in approving the Project and to trustee agencies responsible for natural resources affected by the Project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Project site is located at 901 Encinal Canyon Road, within the unincorporated Malibu area of Los Angeles County. Regionally, the site is located in the western portion of the Santa Monica Mountains approximately forty-five miles west of downtown Los Angeles. Locally, the Project site is situated northwest of the city of Malibu, and south of the cities of Thousand Oaks and Westlake Village in a rural area of the Santa Monica Mountains lying south of the primary east-west ridgeline. Portions of the Project site located

south of Mulholland Highway also fall within the Coastal Zone as defined by the California Coastal Act. Adjacent land uses are primarily undeveloped private and public lands with large lot rural residential development common along the northern and western boundaries.

The Project site is comprised of an irregularly shaped assemblage of 29 irregularly shaped parcels that total approximately 650 acres, spanning from Encinal Canyon Road on the south to the intersection of Mulholland Drive and Westlake Boulevard on the north.

Existing development on the Project site consists of the Malibu Golf Club, a public 18-hole golf course with supporting amenities constructed in the early 1970s. Other facilities on the Project site include a clubhouse, restaurant/bar, snack shop, pro-shop, maintenance facilities, and two surface parking lots and associated driveways, which are all located in the central and southern regions of the Project site. Much of the golf course area is planted with non-native and ornamental plant species. The remainder of the Project site consists of areas of native vegetation. Several areas adjacent to the golf course have been graded in the past in connection with various development phases of the golf course.

PROJECT SUMMARY

The Malibu Institute (Applicant) proposes to create a sports-oriented educational retreat affiliated with the University of Southern California to complement a remodeled 18-hole golf course on a 650-acre property currently operated as the Malibu Golf Club in the unincorporated Malibu area of Los Angeles County. The Project would provide for the development of educational and meeting facilities (48,164 square feet), along with visitor-serving overnight accommodations consisting of 40 bungalow structures (109,140 square feet), a clubhouse (30,147 square feet), golf pro shop and grill (12,104 square feet), and support facilities including a maintenance building (10,500 square feet), warehouse (4,623 square feet), a golf cart storage barn (9,162 square feet), and a security/information building (447 square feet), all located within the previously disturbed area of the Malibu Golf Club. The Project would include 224,287 square feet of structures, which would include the reuse and remodel of the existing 12,475 square foot clubhouse and cart barn as part of the Institute building and the removal of 11,160 square feet of existing structures, for a total increase of 200,652 square feet of structures on the Project site. An existing 875 square foot guesthouse located on the northern portion of the property would be retained by the proposed Project for use as a caretakers' residence. The Malibu Institute would be open year-round for education-oriented conferences, and with overnight accommodations would operate 24 hours per day; however, meetings would take place predominantly during regular business hours. The redesigned golf course would continue to operate as a public golf facility, as well as being available to guests of the Malibu Institute.

Project Development

All construction activity would occur within the area previously disturbed during development of the Malibu Golf Club in the 1970s. The Project would remodel the existing 18-hole public golf course using an environmentally sensitive design, including sand-capping the fairways, a "smart" irrigation system, and new generation drought-tolerant grasses. These measures would reduce water consumption for irrigation of the golf course by approximately 35%. The 18-hole golf course layout would be reconfigured using the acreage of 17 of the existing holes on approximately 107 acres of the existing 118-acre existing golf course, with the turf area reduced to approximately 62 acres. The Applicant would remove approximately 1,590 non-native species of trees planted during the original construction of the golf course, and would re-vegetate areas surrounding the golf course with drought-tolerant, native species of grasses, shrubs, and trees, including oaks and sycamores, that would require no irrigation and would create a landscape pallet more consistent with the character and habitat of the Santa Monica Mountains. The Project does not propose to remove any protected oak trees or encroach into any oak tree protection zones. By clustering development of the buildings and accommodations on approximately 20 acres and the remodeled golf course on 107 acres in the southern portion of the 650-acre property, over 450 acres of native coastal scrub and chaparral, including oak woodland forest, would be left undisturbed and become permanently dedicated open space. Grading for buildout of the Project would consist of approximately 120,000 cubic yards of cut and 120,000 cubic yards of

fill, which would be balanced onsite. No import or export of fill material would be required.

Green Building Features

The Project would incorporate many “green” features. The Institute building, which would contain the educational and meeting facilities, would use the building footprint, foundation and infrastructure of the existing clubhouse and cart barn. The Project would replace over 185,000 square feet of existing non-pervious parking lots and cart paths with pervious material to allow infiltration of storm water and improve water quality. The buildings and accommodations would incorporate sustainable and green design with the goal of achieving LEED™ Platinum certification (or equivalent) for all buildings on the property. Design features also would include green roofs on many of the Project buildings, the use of color and shade structures to reduce the heat island effect, charging stations for electric vehicles, the use of highly efficient geothermal HVAC equipment, and the use of native, drought-tolerant landscaping, and the use of a shuttle van or bus service for larger groups visiting the Project. Water conservation and design features would include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The Project would use photovoltaic panels over shade structures in the expanded surface parking area to generate most of the energy needs for the Project and would replace existing outdoor overhead parking lot lighting, which currently can be seen from off-site, with lighting complying with Dark Skies initiatives and the County’s Rural Lighting Outdoor Lighting District Ordinance. The Project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County’s Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. Finally, the Project would remove multiple septic tanks throughout the property and install an on-site wastewater treatment and recycling system, providing effluent treatment meeting Title 22 standards for reuse as irrigation for the remodeled golf course.

Access, Circulation & Parking Facilities

The Project would include modification and construction of existing and new roadways and parking areas and visitor circulation improvements on the Project site to provide access to each of the Project components. Primary access to the Institute would continue to be from Encinal Canyon Road via Clubhouse Drive. Internally, Trancas Lakes Drive would provide access to the guest parking area located in close proximity to all of the proposed facilities, and a network of internal walkways and paths would promote circulation among the various facilities of the Malibu Institute by foot or electric cart. Externally, the Malibu Institute would generate approximately 314 Average Daily Trips (ADT) on area roadways, including 11 A.M. peak hour trips and 18 P.M. peak hour trips, as estimated by a traffic study prepared for the Project. These trips would be predominantly distributed along Kanan Road to the north and south, from Encinal Canyon Road, with some minor increases associated with Decker Canyon Road. Additional study will determine if the Level of Service of any affected roadways or intersections would be significantly impacted based on County standards. The Project would provide shuttle service from neighboring airports, including Los Angeles International Airport and Burbank Airport, which would reduce the ADT on area roads as well as reduce the Project’s parking demands.

To ensure there is ample parking, and to comply with County development standards, the Project would provide 387 parking spaces, which would be more than the 378 total parking spaces required by the Los Angeles County Code based on the proposed uses. Although the Malibu Institute would satisfy Code-required parking for the entire Project, in order to cluster the buildings in the southern portion of the 650-acre property and allow the dedication of over 450 acres of permanent open space, the Project cannot satisfy Code-required parking on each respective lot, and, instead would provide centralized parking to be shared between lots. Pursuant to Los Angeles County Zoning Code section 22.56.990, projects proposing a parking arrangement different than the parking requirements of County Code section 22.52 require a parking permit. Therefore, the Applicant is requesting a parking permit to authorize the use of shared parking between lots on the property. No tandem or compact spaces are proposed to meet Code-required parking.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

The following is a list of applicable discretionary approvals required for development and use of the Project site:

- Certification of an Environmental Impact Report;
- Approval of a Vesting Tentative Tract Map No. 71735 with 28 lots with 5 lots containing the Project development and 23 lots dedicated as permanent open space;
- Approval of Conditional Use Permit No. 201100122 to authorize the following: (1) development of the Malibu Institute project, and operation of a sports-oriented educational retreat affiliated with the University of Southern California, on a 650-acre property currently operated as the 18-hole Malibu Golf Club. The Project would consist of educational and meeting facilities, overnight visitor-serving accommodations in 40 bungalows, a restaurant/lounge, a warehouse, a cart storage building, a clubhouse with a spa and pool, a pro shop, and a maintenance building. The Project would allow the remodeling and continued use of the property for operation of the public 18-hole golf course; (2) the continued sale of alcoholic beverages for on-site consumption; (3) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced on-site with no import or export of fill material; (4) the continued use and operation of a helipad (to be relocated) in the R-R zone; (5) a caretaker residence in the R-R-1 zone and (6) the construction and use of a new water tank and associated water line to replace the existing 100,000 gallon water tank on the Project site.
- Approval of a Parking Permit to authorize the use of shared parking of 387 parking spaces on-site.
- Approval of a Fuel Modification Plan from the Los Angeles County Fire Department;
- Approval of a Coastal Development Permit from the California Coastal Commission for development of the Project in the California Coastal Zone;
- Issuance of a Streambed Alteration Agreement from the California Department of Fish and Game pursuant to Fish and Game Code Section 1603;
- Issuance of a U.S. Army Corps of Engineers Nationwide Permit pursuant to Clean Water Act Section 404;
- Issuance of a Water Quality Certification from the Regional Water Quality Control Board pursuant to Clean Water Act Section 401;
- Issuance of Waste Discharge Requirements and Waste Reclamation Requirements from the Regional Water Quality Control Board for operation of an onsite wastewater system;
- Approval by the Los Angeles County Local Agency Formation Commission (LAFCO) of a community services district to maintain the onsite wastewater system and the permanently dedicated open space.
- Additional County and other governmental actions as may be determined necessary.

AREAS OF POTENTIAL ENVIRONMENTAL IMPACTS TO BE ANALYZED IN THE EIR

The Department of Regional Planning has determined by way of an Initial Study that an Environmental Impact Report (EIR) is necessary for the Project. The areas of potential environmental impact to be addressed in the EIR will include at least the following:

Potential Hazards

- Geotechnical Hazards
- Flood Hazards
- Fire Hazards
- Noise Hazards

Potential Impacts to Resources

- Water Quality
- Air Quality
- Greenhouse Gas Emissions
- Biota
- Cultural Resources
- Visual Resources

Potential Impacts on Services

- Traffic/Access
- Sewage Disposal
- Fire/Sheriff Services
- Utilities

Other Potential Impacts

- Environmental Safety
- Land Use
- Population/Housing/Employment/Recreation
- Mandatory Findings

To provide a complete record of the County's environmental decision-making, environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled "Impacts Found to be Less than Significant"

In addition to evaluating the potential effects of the Project, the EIR will analyze a full range of Project alternatives, including, but not necessarily restricted to a "no Project" alternative and an alternative site plan.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the NOP will be from November 21, 2012 to January 21, 2013 (extended from December 24, 2012)*.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than January 21, 2013. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Carolina Blengini
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Special Projects Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
Tel: 213-974-1522
Fax: 213-626-0434
Email: cblengini@planning.lacounty.gov

REVIEW MATERIALS

The County of Los Angeles Department of Regional Planning is soliciting input based on your views and opinions concerning the scope of the EIR for the Project. Additional material including an expanded project description, Initial Study and maps are available for public review on the Department of Regional Planning website <http://planning.lacounty.gov/case/view/tr071735-3/> as well as at the following libraries:

Malibu County Library
23519 W. Civic Center Way
Malibu, CA 90265-4804
Environmental Documents
Phone: (310) 456-6438

Westlake Village Library
31220 Oak Crest Drive
Westlake Village, CA 91361

Las Virgenes/Agoura Hills County Library
29901 Ladyface Court
Agoura Hills, CA 91301
Environmental Documents
Phone: (818) 889-2278

