

2.0 PROJECT DESCRIPTION

INTRODUCTION

This Project Description serves as the basis for the technical analysis contained in this EIR and is provided to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision makers. The *California Environmental Quality Act (CEQA) Guidelines* state that a project description need not be exhaustive but should provide the level of detail needed for the evaluation and review of potential significant environmental impacts. Section 15146 of the *State CEQA Guidelines* states that the degree of specificity required in an environmental impact report (EIR) shall correspond to the degree of specificity involved in the underlying activity described in the EIR. As described in Section 15124 of the *State CEQA Guidelines*, a complete Project Description must contain the following information: (1) a statement of project objectives; (2) the location and boundaries of the proposed project; (3) a general description of the technical, economic, and environmental characteristics of the project; and (4) a statement describing the intended uses of the EIR.

PROJECT OVERVIEW

The project applicant The Park at Cross Creek LLC, is proposing the Whole Foods and the Park project (proposed project) consisting of a new 38,425-square-foot community shopping center in the Civic Center area of the City of Malibu. The shopping center is designed to be anchored by a Whole Foods Market. The floor area ratio (FAR) for the project would be 0.15, including the main market building and four smaller commercial retail buildings. The buildings would have pitched roofs up to 28 feet in height and surround a central parking area with walkways, landscaping, and outdoor amenities integrated throughout. The proposed project is intended to provide a variety of community and visitor-serving goods and services, including up to 4,000 square feet of restaurant use and approximately 4,800 square feet designed for outdoor seating and dining.

Primary vehicle access would be provided from a driveway on Civic Center Way that is designed to align with the driveway serving the Malibu County Mart across the street. Secondary access would be provided via a driveway on Cross Creek Road, a private street. The site is designed with a clockwise service access routing scheme utilizing a one-way northbound service road along the westerly property line to the loading dock area. All delivery trucks with three axles or more would be required to enter and exit the project through the primary entrance at Civic Center Way. Stop signs, stop lines, and crosswalks have been added within the parking lot to provide right-of-way control and guidance to motor vehicles and pedestrians. The project site plan provides for 220 parking stalls. The two commercial retail buildings along Cross Creek Road would incorporate wood decks designed to tie into the outdoor recreation

amenity area that would be located between the buildings and the sidewalk. This outdoor area would also incorporate storm water management features such as biofiltration. For wastewater disposal, the project proposes to connect to the future Civic Center Wastewater Treatment Facility (CCWTF) via points of connection in either Civic Center Way or Cross Creek Road. Therefore, no on-site wastewater treatment system is included as part of the proposed project.

The project provides 64,042 square feet of open space (25 percent of site area). The project is required to provide 40 percent of the site area for landscaping (102,467 square feet). The project provides 32,849 square feet of landscaped area, 48,492 square feet of tree canopy outside the planters and not included in the open space calculation, and 22,000 square feet of green/living walls (also not included in the open space calculation).

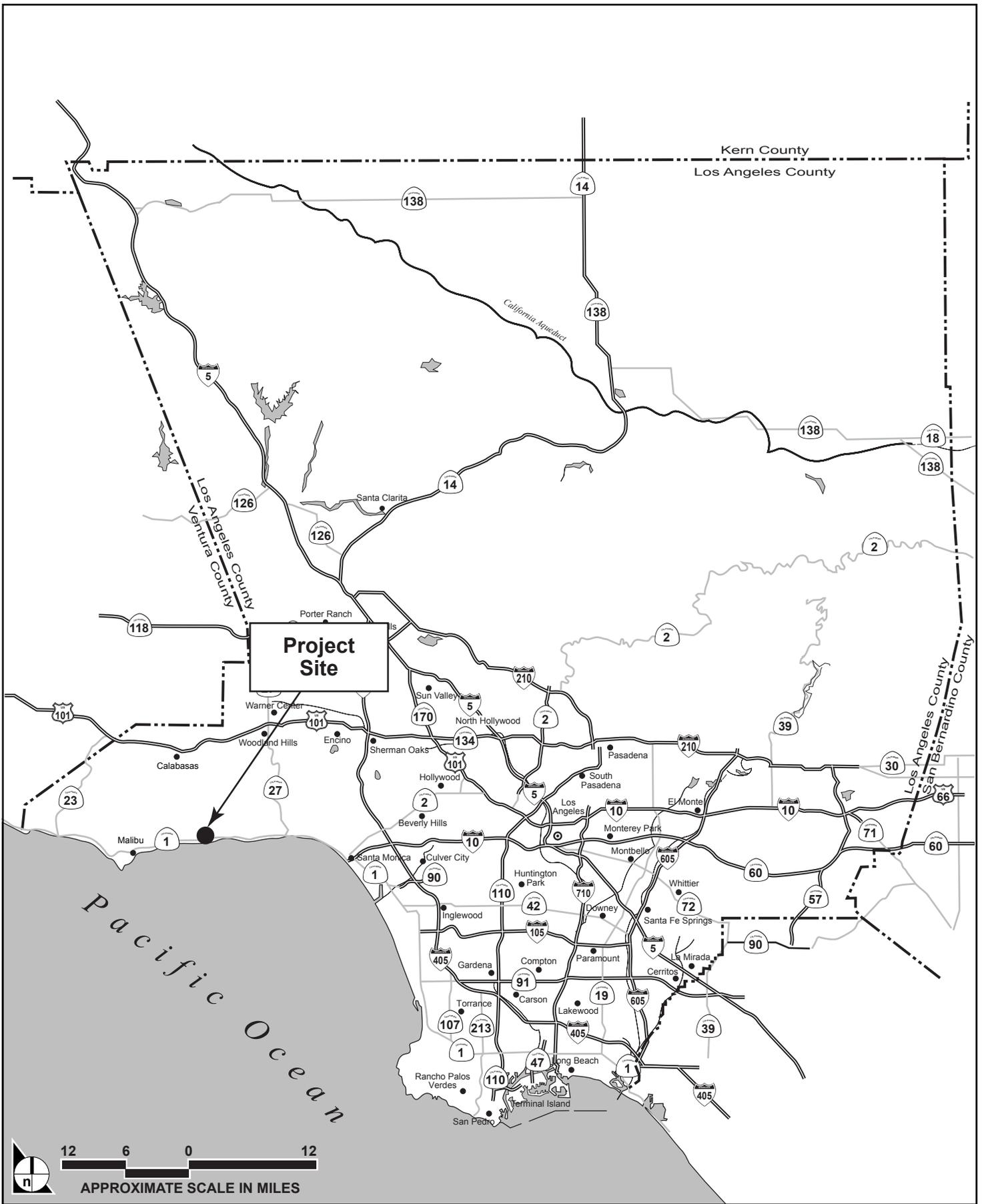
PROJECT LOCATION

The project site occupies 5.88 acres of land in the Civic Center area of the City of Malibu, Los Angeles County, California. The project site is situated north of Civic Center Way to the east of the Civic Center government buildings. The project site is also located in the Malibu Civic Center area. **Figure 2.0-1, Regional Location**, illustrates the location of the Whole Foods project site within a regional context. **Figure 2.0-2, Project Vicinity**, shows where the Whole Foods project site is located within the City of Malibu.

EXISTING SETTING

Regional and Project Vicinity

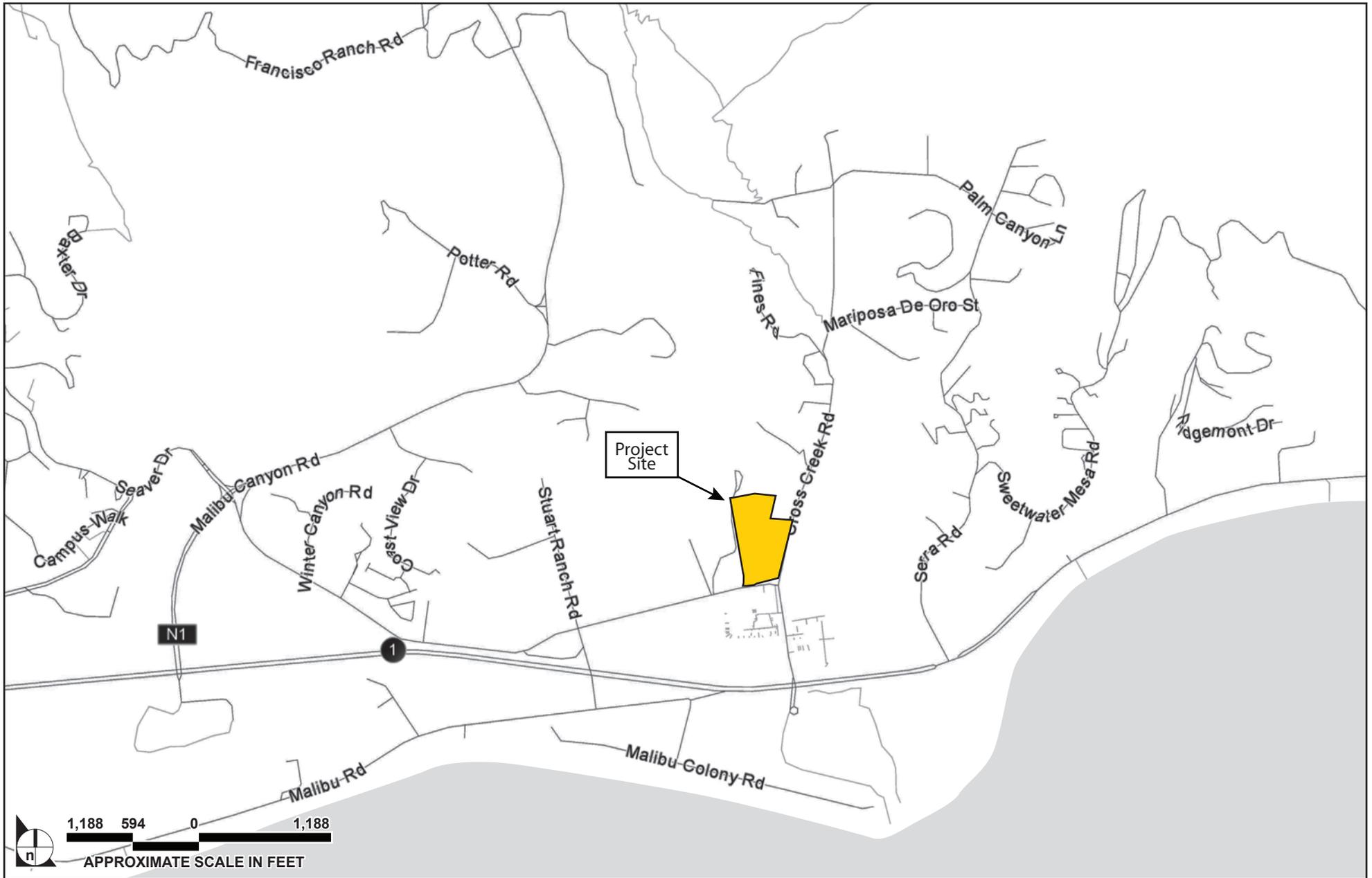
Figure 2.0-3, Project Boundary, depicts the boundary of the Whole Foods project site. The project site is an irregularly shaped, nearly flat parcel of approximately 5.88 acres in the Civic Center area of the City of Malibu. The project site is located at the northwest corner of the intersection of Civic Center Way and Cross Creek Road. Adjacent uses include a vacant parcel to the west, commercial uses to the east (Urban Outfitters, commercial office space), an equestrian facility (Sycamore Farm) to the north, and a commercial office and retail center to the south (Malibu Country Mart); a building housing a stormwater treatment system operated by the City of Malibu adjoins the project site along the southern boundary, within the Civic Center Way public right-of-way. The vacant northwest portions of the project site have never been developed, while the small paved portion of the project site on the east side of the parcel, off Cross Creek Road, was once used as a towing yard and a skateboard park. No known septic systems exist on the project site.



SOURCE: Impact Sciences, Inc. – December 2013

FIGURE 2.0-1

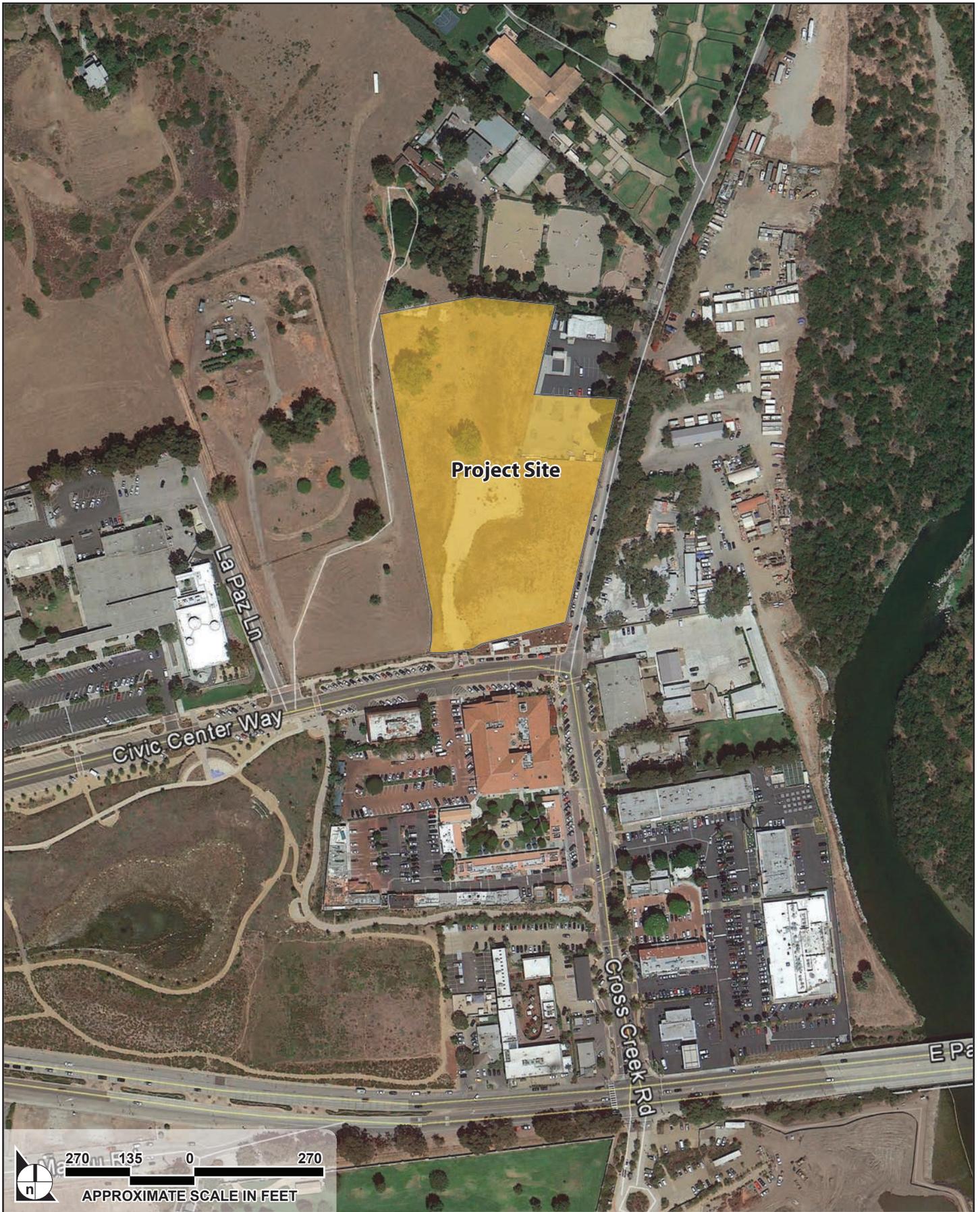
Regional Location



SOURCE: Impact Sciences, Inc., December 2013

FIGURE 2.0-2

Project Vicinity



SOURCE: Impact Sciences, Inc., December 2013

FIGURE 2.0-3

Project Boundary

Consistent with the overall semi-rural environment of the City, the Civic Center area is not highly urbanized. The low-density distribution of the structures, low profile of building heights and design elements, and limited landscaping amongst undisturbed open space maintains a spacious and small-town feel. The Civic Center area is surrounded by rural residential uses on hillsides to north, public open space along Malibu Creek and Lagoon on the east, multi-family and rural residential to the west, and the Pacific Coast Highway (PCH) to the south. Commercial, recreation, open space, and residential uses lie south of PCH.

Office uses in the area include professional office buildings of one to two stories that support professional service and business support uses, such as insurance, dry cleaners, medical, dental and law offices. Public uses in the area include Malibu City Hall, located off of Stuart Ranch Road in the northern section of the Civic Center area. Webster Elementary School, Our Lady of Malibu Church and School, and a Southern California Edison facility are located off of Civic Center Way in the northwest portion of this area. The Malibu Racquet Club, a commercial recreational facility, is located west of City Hall.

Additional uses near the project site include a GTE/Verizon Wireless maintenance facility, with a building and a surface parking lot, located immediately adjacent to the northeast corner of the project site (3705 Cross Creek Road). Located further to the north along Cross Creek Road is the neighborhood known as "Serra Retreat" (also sometimes call "Serra Canyon"). This area includes a community of 96 single-family residential properties and the Serra Retreat, a Catholic Retreat and Conference Center. Residents belong to the Serra Canyon Property Owners Association, which was formed to maintain the privately-owned portion of Cross Creek Road which serves the canyon community. Entry to the community is controlled by two guard-gated drives, one off PCH and the other on Cross Creek Road. Immediately to the west is the currently undeveloped parcel for the approved La Paz commercial development. The Los Angeles County Civic Center complex, which includes the Los Angeles County Public Library – Malibu Branch, and the former Los Angeles County Superior Court West District office (which is now closed), is located immediately to the west of the La Paz project site. The Santa Monica Community College District (as the Lead Agency) is currently preparing an EIR for the demolition of the former Los Angeles County Sheriff's Station, also on the complex site, which was decommissioned in the early 1990s, and the construction of a new, two-story, above-grade, approximately 27,500-square-foot educational facility, including an approximately 5,700-square-foot Sheriff's substation and an Emergency Operations and Planning Center on the ground floor to serve the Malibu community. The City's 26-acre Legacy Park, a passive community park, which includes an element of the City's storm water treatment system, is located southwest of the project site, across Civic Center Way.

The Pacific Ocean is located 0.5 mile south of the site, lower Malibu Creek is 0.5 mile to the south and east and the base of the Santa Monica Mountains foothills are located 0.5 mile to the north across Malibu Canyon Road.

City of Malibu General Plan, Municipal Code and Local Coastal Program

City of Malibu General Plan

The City's General Plan was adopted in 1996 and was last revised in 2004. The General Plan is primarily a policy document that sets goals and policies concerning the community and gives direction to growth and development. The General Plan consists of the seven state mandated elements: Land Use Element (Chapter 1.0), Open Space and Recreation Element (Chapter 2.0), Conservation Element (Chapter 3.0), Circulation and Infrastructure Element (Chapter 4.0), Safety and Health Element (Chapter 5.0), Noise Element (Chapter 6.0) and Housing Element (Chapter 7.0). In addition, it outlines the programs that were developed to accomplish the goals and policies of the General Plan. The General Plan policies ensure that new development meets City standards and is consistent with City goals.

Malibu Municipal Code

Malibu Municipal Code (MMC), Title 17 (Zoning Ordinance) regulates land use and development throughout the City. California law requires the City's zoning code to be consistent with the Land Use Element of the City's General Plan and is intended to implement the land use policies in the General Plan. The Zoning Ordinance identifies the uses that are allowed on parcels within the City.

Local Coastal Program

The City lies entirely within with the California Coastal Zone, as defined by the California Coastal Act. The Coastal Act requires that its goals and policies be implemented by local government through the Local Coastal Program (LCP) process. The LCP is composed of two parts: the Land Use Plan (LUP) and the Local implementation Plan (LIP). Both plans were adopted by the California Coastal Commission on September 13, 2002.

Land Use Plan

Policies of the Land Use Plan (LUP) are designed to assure orderly, balanced utilization and conservation of coastal zone resources, taking into account the social and economic needs of the state and City residents.

Local Implementation Plan

The LIP was adopted to implement the policies outlined in the LUP of the LCP by providing detailed guidance regarding development in the Coastal Zone.

Refer to Section 3.9, **Land Use**, for further information and analysis regarding project compliance these plans.

Measure R

On November 4, 2014, City of Malibu voters approved Measure R. This measure requires voter-approval of specific plans for commercial and commercial-residential projects over 20,000 square feet, and (2) allows formula retail businesses¹ in tenant spaces between 1,400 square feet and 5,000 square feet in existing civic center shopping centers but imposes stricter requirements (including a 2,500-square-foot limit per business and a limit of 30 percent of shopper center's tenants) on some such businesses in any new shopping center or existing ones outside the civic center. In conformance with Measure R, a Specific Plan has been prepared for the project. Once built-out, the occupancy of the project also must be in conformance with Measure R formula retail limitations.

Project Site

Currently vacant, the project site is relatively flat with a downward elevation change of approximately five feet from north to south. The northern portion of the site is approximately 20 feet above sea level and the southern end of the site is approximately 15 feet above sea level. A gravel road runs along the west side of the project site and a paved road area is located in the northeast portion along Cross Creek Road.

The project site consists of two vacant parcels identified as Assessor Parcel No. (APNs) 4458-022-001 and 4458-022-022, totaling 2.33 and 3.55 acres respectively. Both parcels are designated CV-1 according to the Local Coastal Plan (LCP) land use and zoning maps. The lot development criteria for CV-1 calls for new lots to be at least 5 acres in size, 300 feet wide and 500 feet deep; as part of the proposed project, the two parcels would be merged into one parcel that would be 5.88 acres with a depth of 717 feet and a width of 422.5 feet. The lot merger must be recorded prior to the issuance of grading permits.

¹ Formula retail is considered any type of retail sales activity and/or retail service activity conducted within a retail establishment which, along with 10 or more other existing, operational retail establishments located within the United States, is required to maintain two or more of the following features: Standardized array of merchandise or menu items; Standardized décor; Uniform apparel; Standardized signage, a servicemark, or a trademark; Standardized color scheme; or Standardized façade.

Primary access to the site is provided from Civic Center Way via PCH. Both streets are generally posted with speed limits of, or operating at speeds of, 40 to 55 miles per hour. PCH's travel lanes are bordered by wide paved shoulders. No sidewalks or formal bike paths exist along this segment of PCH or Civic Center Way. Civic Center Way runs along the southern boundary of the project site and is two-lanes in front of the project site. Cross Creek Road is two lanes with a dirt shoulder along the eastern boundary of the project site.

Views of the project site are generally less obstructed by features such as intervening buildings, trees and topography the closer the viewer is to the site, particularly from streets and properties that are adjacent to or above the site. For example, the project site is visible from Civic Center Way, as well as properties along Civic Center Way. The project site is also partially visible from the PCH and Webb Way and from properties along these streets; however, trees, landscaping and structures obstruct some views toward the site from these locations. Such distant views are typically clearer in the absence of certain weather conditions such as fog, haze, rain, and sunshine glare from the ocean. The project site is not visible from the Pacific Ocean and the coastline.

Vegetation on the site is dominated by upland species with most of the site supporting upland non-native grasses and forbs typical of disturbed sites. Herbaceous species include riggut, dwarf nettle, foxtail barley, red-stem filaree, black mustard, bur clover, Russian thistle, Chinese caps, cheeseweed, and castor bean.² Three groups of sycamore trees (a total of eight) are located in the central and northwestern portions of the site and would be removed to accommodate the development. No streams, wetlands, Ecologically Sensitive Areas (ESAs) or Environmentally Sensitive Habitat Areas (ESHAs) as defined by the Coastal Act and LCP are located on the project site.³ Refer to **Section 3.3, Biological Resources**, for more information.

The site is underlain by non-marine sediments of older alluvium primarily consisting of interlayered loose to dense, fine to coarse sands, gravels, and firm to stiff sandy silt.⁴ Previous grading has resulted in fill placement (ranging from 2 to 2.5 feet in thickness) for the existing paved area on a small portion of the project site. Groundwater levels at the site range from 7.0 to 9.3 feet below the existing grade.⁵ Refer to **Section 3.5, Geology and Soils**, for more information.

² Glenn Lukos Associates, *Jurisdictional Determination, Whole Foods Plaza, Malibu, Los Angeles County, California*. February 21, 2012

³ Glenn Lukos Associates, *Jurisdictional Determination, Whole Foods Plaza, Malibu, Los Angeles County, California*. February 21, 2011.

⁴ GeoConcepts, Inc. *Limited Geologic and Soils Engineering Investigation Proposed Office Buildings Lot A&B NW Corner of Cross Creek Road and Civic Center Way Malibu, California*, June 21, 1999.

⁵ Van Beveren & Butelo, Inc. *Report of Geotechnical Investigation Proposed Papa Jack's Town Center*. August 7, 2007.

One 500-gallon gasoline underground storage tank (UST) formerly existed near the northwest corner of the project site. The tank was removed in 1997, no gasoline constituents were detected in soil samples collected during the removal, and the case has been issues regulatory closure with the Los Angeles County Department of Public Works (LADPW).⁶ Five wells are also located on the property; laboratory results showed volatile organic compounds (VOCs) below detection limits in a groundwater sample collected from an on-site well in 2008, and metals concentrations, where present, were within normal background ranges.⁷ Refer to **Section 3.7, Hazards and Hazardous Materials**, for more information.

PROJECT DESCRIPTION

The project applicant, The Park at Cross Creek LLC, proposes to develop a 38,425-square-foot commercial property consisting of five separate buildings on a 5.88-acre site. **Table 2.0-1** provides a project summary. Development would consist of five buildings with outdoor benches and eating areas,⁸ Shane’s Inspiration Playground, a fully accessible playground with facilities for children with special needs, a Sensory Garden,⁹ and a Kitchen Community Learning Garden¹⁰ providing learning opportunities for children and adults interested in growing sustainable organic food, including school classes. The proposed project would also provide a pedestrian connection to the adjacent (proposed) La Paz project site. The proposed project includes 220 parking spaces (seven handicapped accessible, 175 standard and 38 compact), 16 bicycle spaces (via four bicycle racks spread out across the site), four golf cart spaces, two electric vehicle charging stations, four loading spaces for the retail uses, and 520 square feet of soft-surface area for horse parking, including four hitching posts, and a watering trough.

⁶ The Reynolds Group, *Phase I Environmental Site Assessment Northwest Corner of Civic Center Drive and Cross Creek Road, Malibu California*. January 11, 2012.

⁷ The Reynolds Group, *Phase I Environmental Site Assessment Northwest Corner of Civic Center Drive and Cross Creek Road, Malibu California*. January 11, 2012.

⁸ Some outdoor eating areas may be dedicated to certain restaurant uses, others will be “open use”; where these may occur has not yet been determined.

⁹ The Sensory Garden would include plants and other design elements selected with the intention to provide experiences for heightened sight, smell, hearing, touch, and taste. The Sensory Garden would be designed to be accessible and enjoyable to visitors, both disabled and non-disabled.

¹⁰ The Learning Garden would be designed to be a year-round outdoor classroom and play space. The Kitchen Community, a 501c3 non-profit organization founded in 2011, would provide support in developing and maintaining the educational programs associated with this garden. Website: <https://thekitchencommunity.org/>

**Table 2.0-1
Proposed Project Summary**

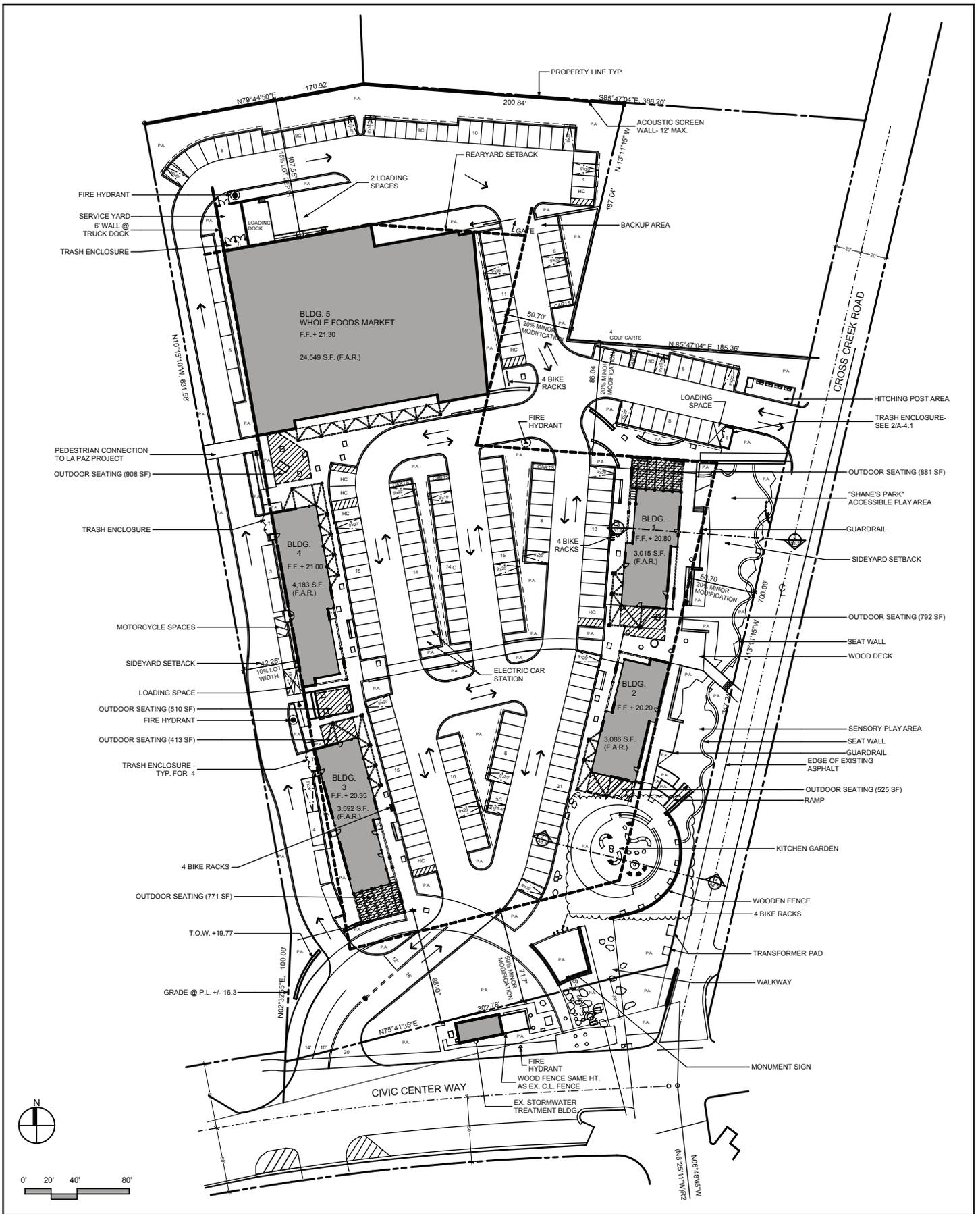
Building	Area
Building 1	3,015 square feet
Building 2	3,086 square feet
Building 3	3,592 square feet
Building 4	4,183 square feet
Building 5 (Whole Foods)	24,549 square feet
Total	38,425 square feet

Source: The Park at Cross Creek LLC (December 2014)

The design intent is to extend the low-scale village-like shopping experience that exists on Cross Creek Road into a similar low-scaled park-like atmosphere providing a physical and visual link to Legacy Park. The pedestrian entrance would be an extension of the Cross Creek pedestrian walkways. Combined with the market, a group of small-scale buildings surround the central parking area with its trees and landscaped islands, walkways and benches. The small scale of the buildings oriented to outdoor seating and dining areas, walkways, Shane’s Inspiration Playground, the Sensory Garden, and the Kitchen Community Learning Garden are all intended to complement the existing form and quality of the shopping experience found at the existing Malibu Country Mart Center.

The project layout and architecture is that of simple, contemporary buildings scattered in the landscape. The proposed building materials are simple and consist of stucco, wood siding, heavy timber, and metal roofs with colors inspired by nature and chosen to complement the proposed native landscaping and Santa Monica Mountains. The design incorporates the use of heavy timber trellises and standing seam metal roofs which reference Malibu’s ranching history.

Buildings on the project site would range in height between 16 to 28 feet depending on building design and roof configuration. The proposed building sizes also vary, the largest being the Whole Foods Market with the four smaller retail building surrounding the central parking area. The Whole Foods Market would be located at the rear of the property to maximize visual access to the Santa Monica Mountains from Civic Center Way, and to mask the loading and trash areas. **Figure 2.0-4, Site Plan**, shows the proposed project layout.



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-4

Site Plan

The main building (Building 5) is proposed for use as a Whole Foods Market. The 24,549-square-foot building would be set at the north end of the project site. The building height would range from 24 feet from existing grade at the flat roof portion and 28 feet at the sloped roof portion. This height increase above the 18-foot allowable height is due in part to the fact that building finished floors must be raised by a minimum of three feet above the existing grade to meet Federal Emergency Management Agency (FEMA) requirements, and is also necessary to provide a screen for the rooftop mechanical equipment required for commercial use. A pedestrian entrance to the Whole Foods Market would be provided from a primary entrance at the south end of the building. The trash enclosures and loading docks would be located at the north end or the rear of the building. The front of the building (south elevation) would feature a heavy timber trellis with stone columns along the façade. The height of the roof at the north elevation would be 28 feet; the building height would be 24 feet on the east elevation, 25 feet on the south elevation and 24 feet on the west. Elevations for the Whole Foods Market are shown in **Figure 2.0-5, Building 5 Sections and Elevations**.

Building 1 would have a gross floor area of 3,015 square feet and is proposed to serve general commercial uses. The building height would be 19.11 feet from existing grade at the flat portion and 28 feet in the sloped roof portion. Building 2 would have a gross floor area of 3,086 square feet and is proposed to serve general commercial uses. The building height would be 20.1 feet from existing grade at the flat portion and 28 feet in the sloped roof portion. Building 3 would have a gross floor area of 3,592 square feet and is proposed to serve general commercial uses. The building height would be 20.6 feet from existing grade at the flat portion and 28 feet in the sloped roof portion. Building 4 would have a gross floor area of 4,183 square feet and is proposed to serve general commercial uses. The building height would be 19.11 feet from existing grade at the flat portion and 28 feet in the sloped roof portion. Building elevations and plans for Buildings 1 through 4 are shown in **Figure 2.0-6** through **Figure 2.0-9**.

The proposed project would also include a 12-foot sound wall along the northern property line. The property immediately north of the project site is used as a horse training facility and the owners of that property have expressed concern about the sensitivity of horses to sudden noise. The purpose of the proposed wall is to respond to that concern.

Access and Parking

Vehicles would access the project site via two proposed driveways: one driveway is planned on Civic Center Way near the west end of the project site opposite the Country Mart Shopping Center driveway and one driveway is planned on Cross Creek Road near the north end of the project site. The site is designed with a clockwise service access routing scheme utilizing a one-way northbound service road along the westerly property line to the loading dock area. In compliance with Fire Department

requirements the service road would maintain a minimum 20-foot width. Stop signs, stop lines, and crosswalks have been added within the parking lot to provide right-of-way control and guidance to motor vehicles and pedestrians.

The one way driveway loop behind Buildings 3 and 4 and the Whole Foods market is designed to keep employee and delivery vehicles at the rear of those buildings to facilitate access and parking in the main parking lot for the project patrons. Large truck deliveries to the supermarket will be at most twice a day and will be at non-peak hours. Restaurant deliveries will also be kept to non-peak operating hours.

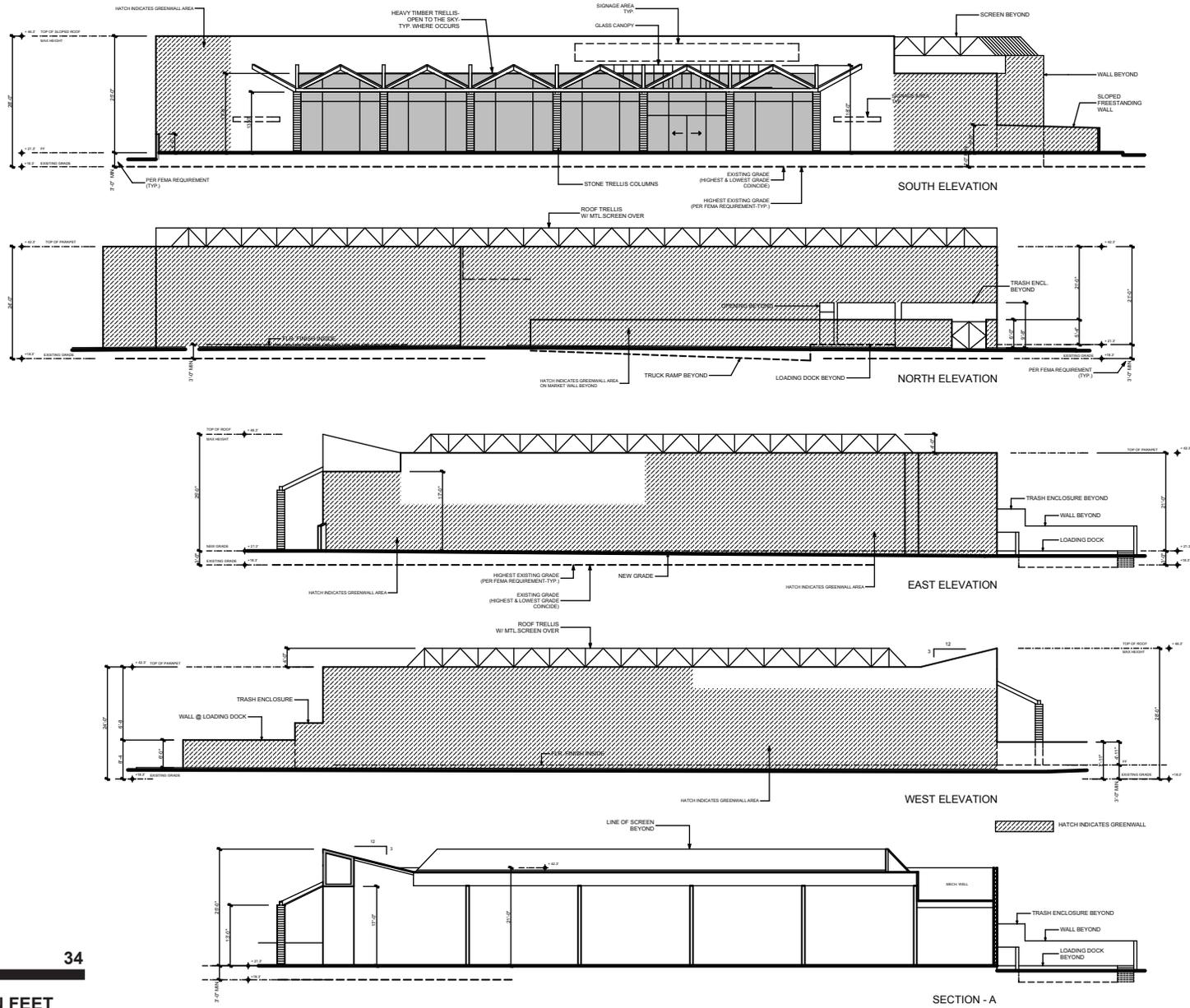
The Civic Center Way driveway would serve as the main entrance and exit for the shopping center. The driveway exit would have a stop sign at its intersection with Civic Center Way. The Cross Creek Road driveway would serve as the secondary vehicular entrance and exit for the shopping center. The Cross Creek Road driveway would accommodate vehicular access to all on-site parking. However, no three-axle delivery trucks would be permitted to use Cross Creek Road. The project proposes to remove four on-street parallel parking spaces located on the north side of Civic Center Way between the driveway and the Civic Center Way and Cross Creek Road intersection. The spaces are proposed for removal to improve vehicle sight lines, truck access and to eliminate parallel parking maneuvers that could block the flow of through-traffic.

The project has been designed to provide parking pursuant to the Malibu LIP requirements for a shopping center. Based on the Malibu LIP calculation of 217 parking spaces, the project's parking supply of 220 parking spaces would accommodate the estimated parking demand at the shopping center.¹¹

Landscaping and Open Space

The LCP requires that 40 percent of the gross lot area constitute landscaped area, or, in this case, 102,467 square feet. The ground-based planter area included in the landscaped area calculations totals 32,849 square feet; however the project proposes additional landscape features as shown in **Table 2.0-2 Proposed Landscaping and Plantings** which are described below and shown in **Figure 2.0-10 Landscape Plan**.

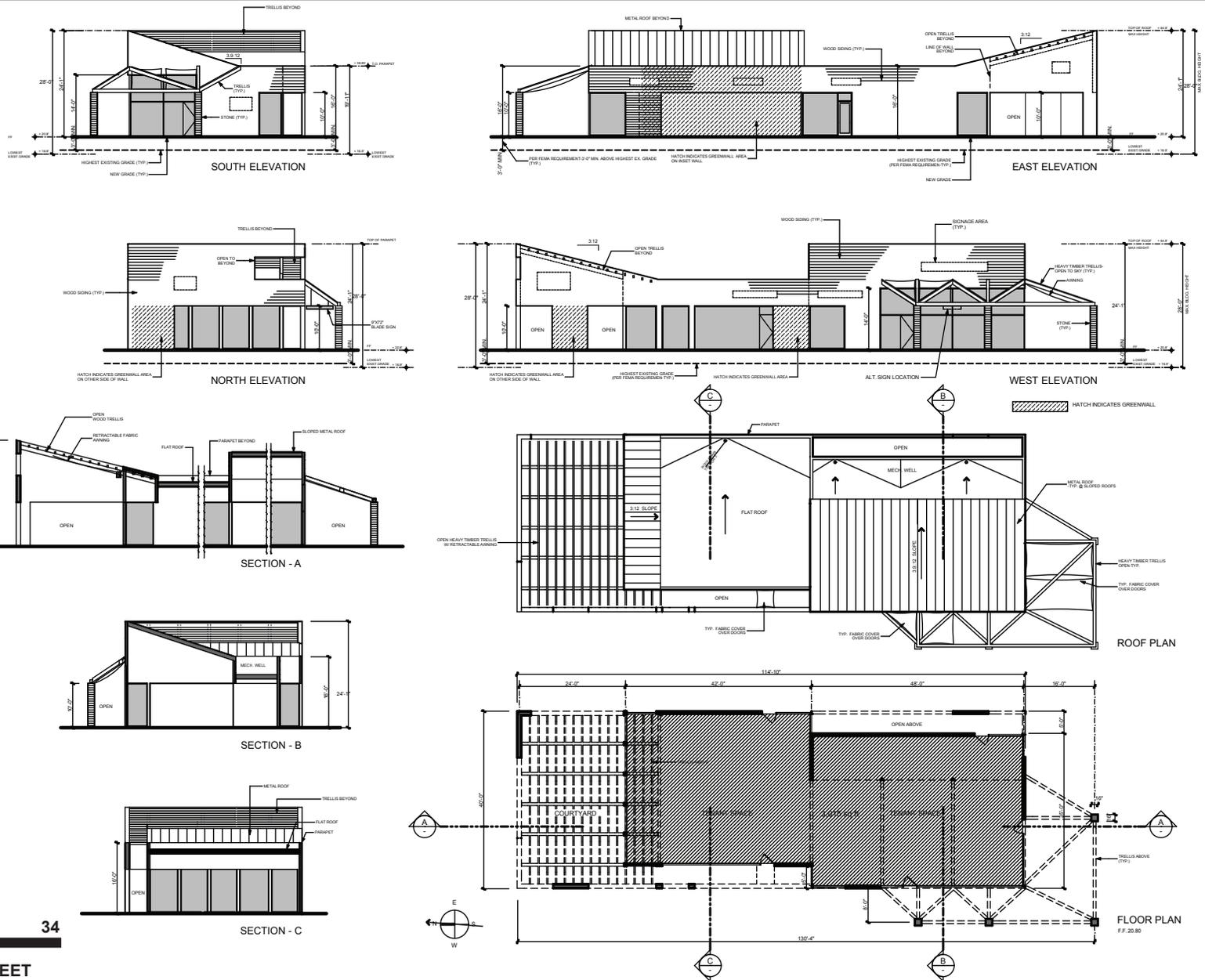
¹¹ A parking study/analysis was included in the Traffic Impact Analysis by provided Overland Traffic Consultants and included in this EIR in **Appendix 3.13**.



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-5

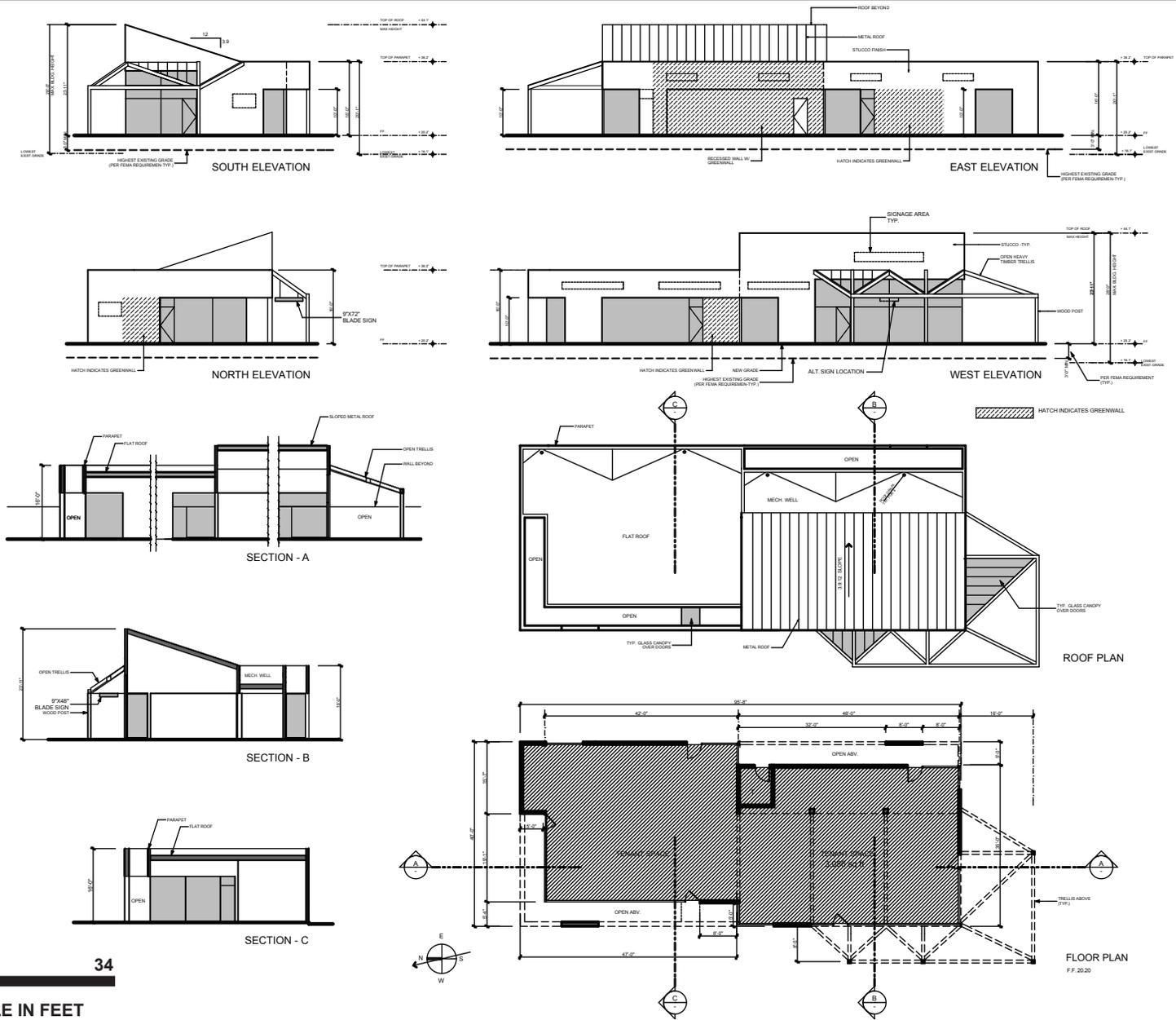
Building 5 Sections and Elevations



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-6

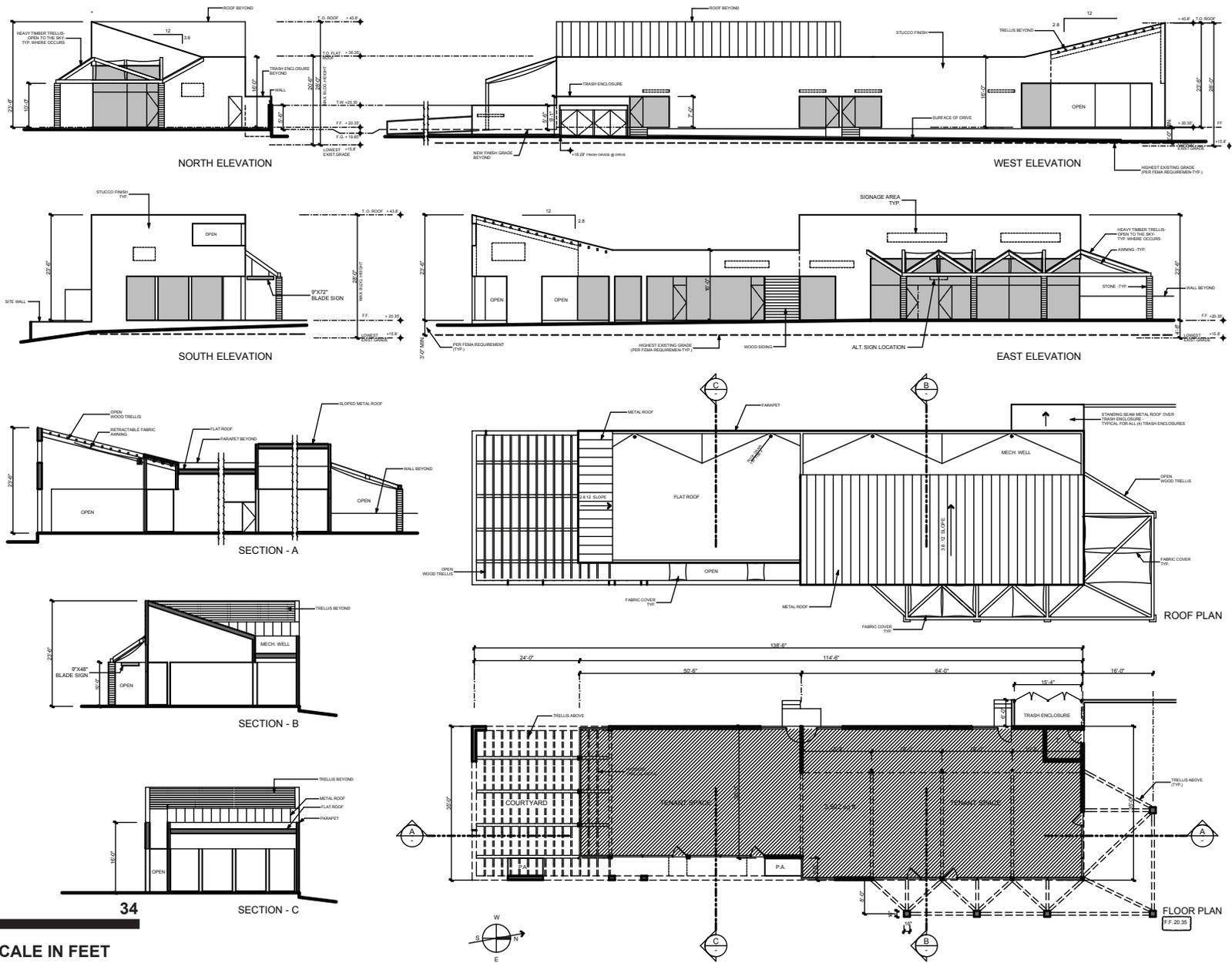
Building 1



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-7

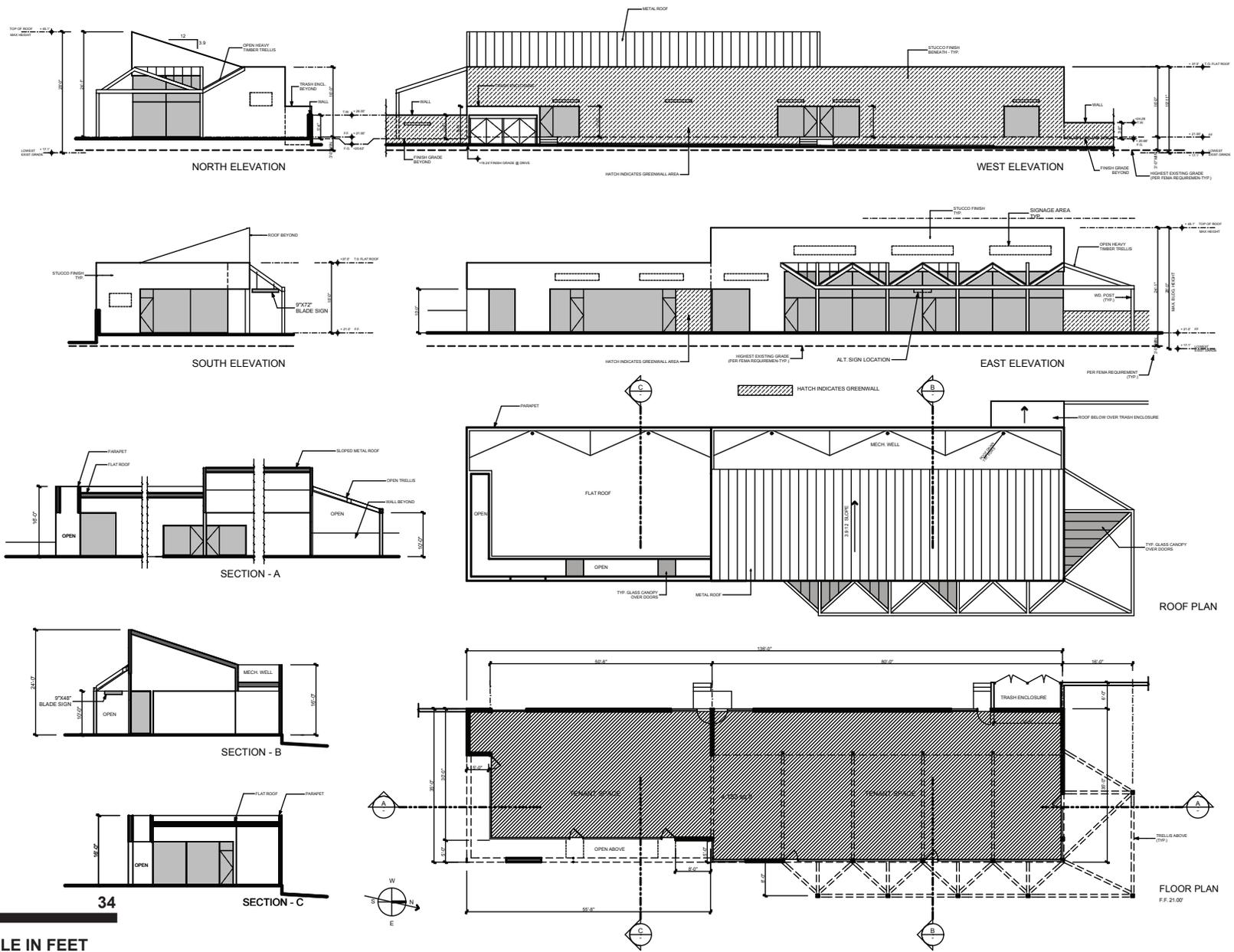
Building 2



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-8

Building 3



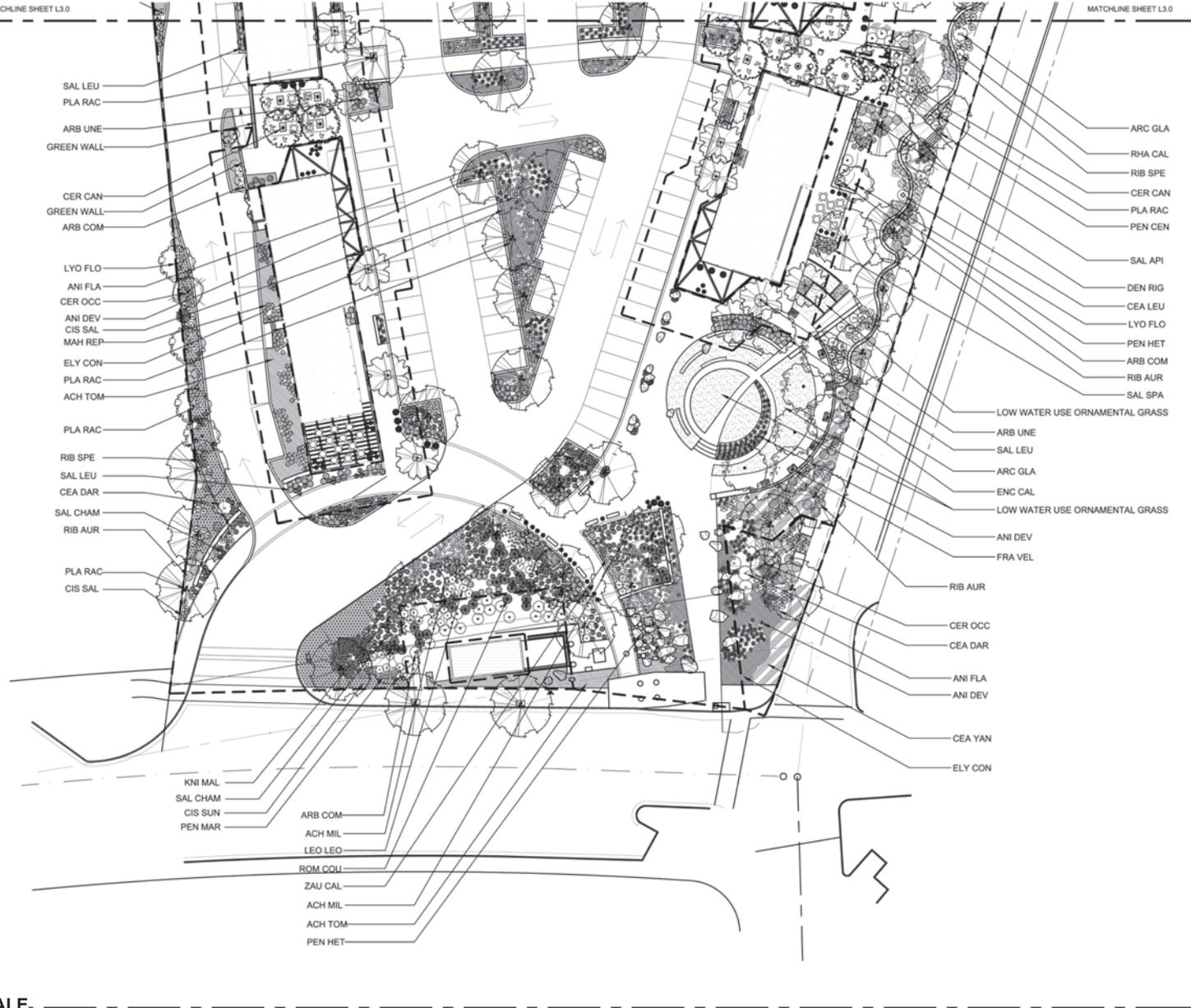
SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-9

Building 4

MATCHLINE SHEET L3.0

MATCHLINE SHEET L3.0



PLANTING NOTES

1. PLANT MATERIAL SYMBOLS SHOWN ON THESE PLANS ARE TYPICAL THROUGHOUT THE DRAWING SET. EACH SHEET CONTAINS A PLANT CALLOUT FOR EACH SYMBOL.
2. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONFORMANCE ONLY & ARE SUBORDINATE TO THE SPACING GIVEN. CHECK AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULL-FUL FIELD CONDITIONS.
3. STRIP ROOT BARRIER PANELS TO BE LOCATED AT ALL TREES PLANTED WITHIN EDGE OF A CONCRETE WALKWAY, CURB OR ASPHALT.
4. ALL PLANT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND CONSTRUCTION DETAILS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME
TREES	
PLA RAC	Platanus occidentalis
ARB MAR	Arbutus Menziesii
CER OCC	Cercis occidentalis
CER CAN	Cercis canadensis
ARB UNE	Arbutus unedo
PLA FLO	Platanus floridana
LYO FLO	Liquidambar styraciflua var. septentrionalis
SHRUBS	
ANI FLA	Amelanchier Alnifolia
ARB TOM	Arbutus Menziesii
ARC GLA	Arctostaphylos glauca
CEA DAR	Ceanothus Dark Star
CEA LEU	Ceanothus leucodermis
CIS SAL	Cistus ssp. purpureus
DEN RIG	Dendromecon rigida
ENC CAL	Encelia californica
ANI DEV	Argemone 'Orange Glow'
LEO LEO	Leontodon lewisii
MAH REP	Muhlenbergia repens
MAL FAB	Melastomaceae fasciculata
RHA CAL	Rhamnus californica 'Fire Cane'
RIB AUR	Ribes aureum
RIB AUR	Ribes aureum
RIB SPE	Ribes speciosum
ROM COLI	Romneya coulteri
SAL SPA	Salvia splendens
SAL CHA	Salvia chamaedryoides
SAL LEU	Salvia leucantha
SAL API	Salvia apiana
PERENNIALS/BULBS	
ACH MIL	Achillea millefolium
ANI MIL	Anemone 'Milkmaid'
PEN CEN	Pendula canadensis
PEN HET	Pendula heterophylla
PEN MAR	Pendula Margarita SCP
ZAU CAL	Zauschneria californica
SPERMATOPHYTES	
ARC ENE	Arctostaphylos 'Sunset Carpet'
CEA YAN	Ceanothus 'Yankee Post'
CIS SUN	Cistus 'Sunset'
ELY CON	Elymus canadensis
ACH TOM	Achillea tomentosa
GREEN WALL PLANTS	
ECH PUL	Echinospermum pulchellum
SED SPU	Sedum spectabile 'Tricolor'
SED RUB	Sedum rubrotinctum
SED NUS	Sedum nobile
CEA SPP	Ceanothus ssp.
GRA SPP	Gratiola ssp.
SEM ARA	Sesuvium arborescens
PAC DIV	Phacelia divaricata

SHEET NOTES

1. SEE SHEET L3.2 FOR NOTES AND LEGENDS



NOT TO SCALE.

SOURCE: Valley Crest Design-Build, March 2013

FIGURE 2.0-10b

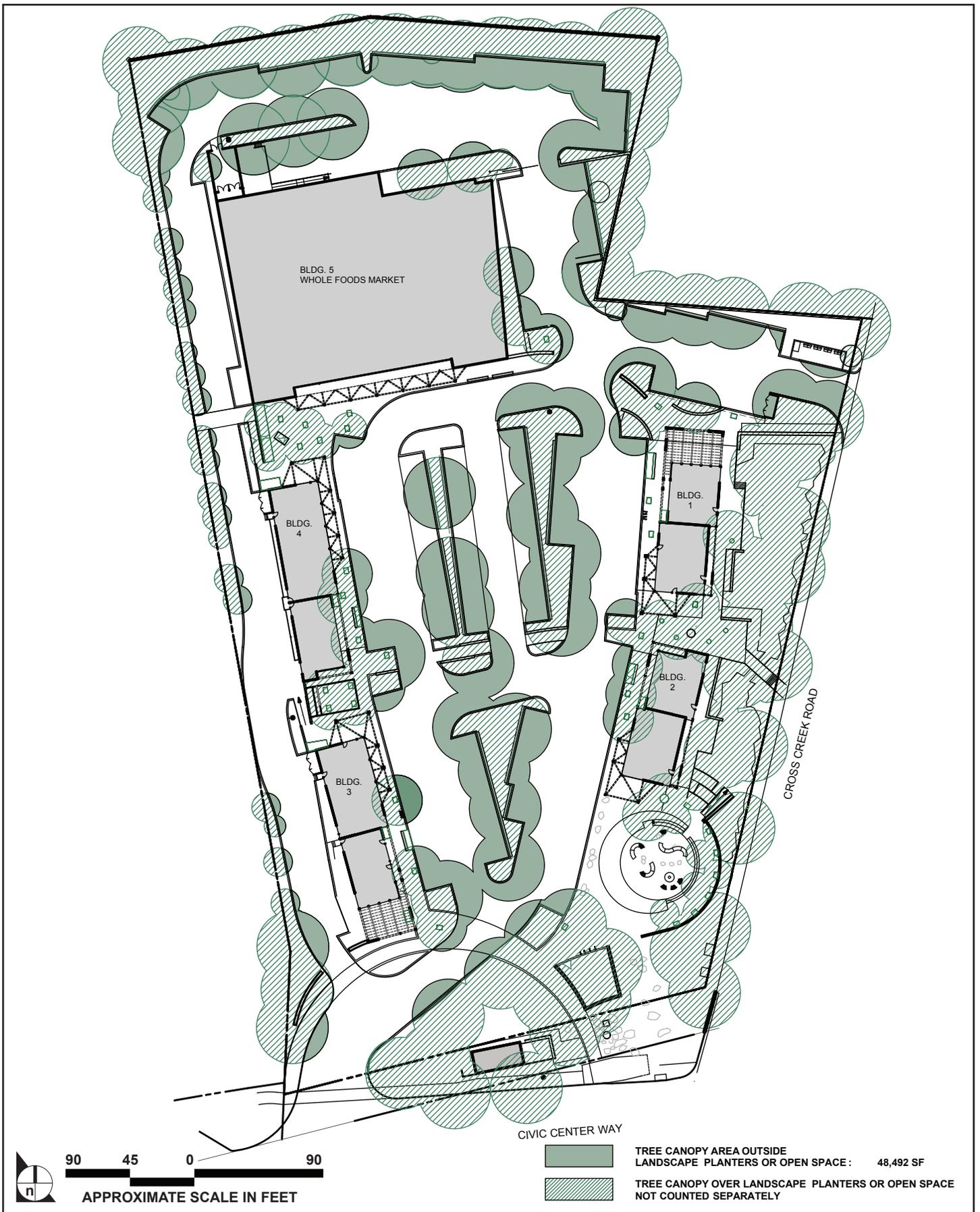
Landscape Plan



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-11

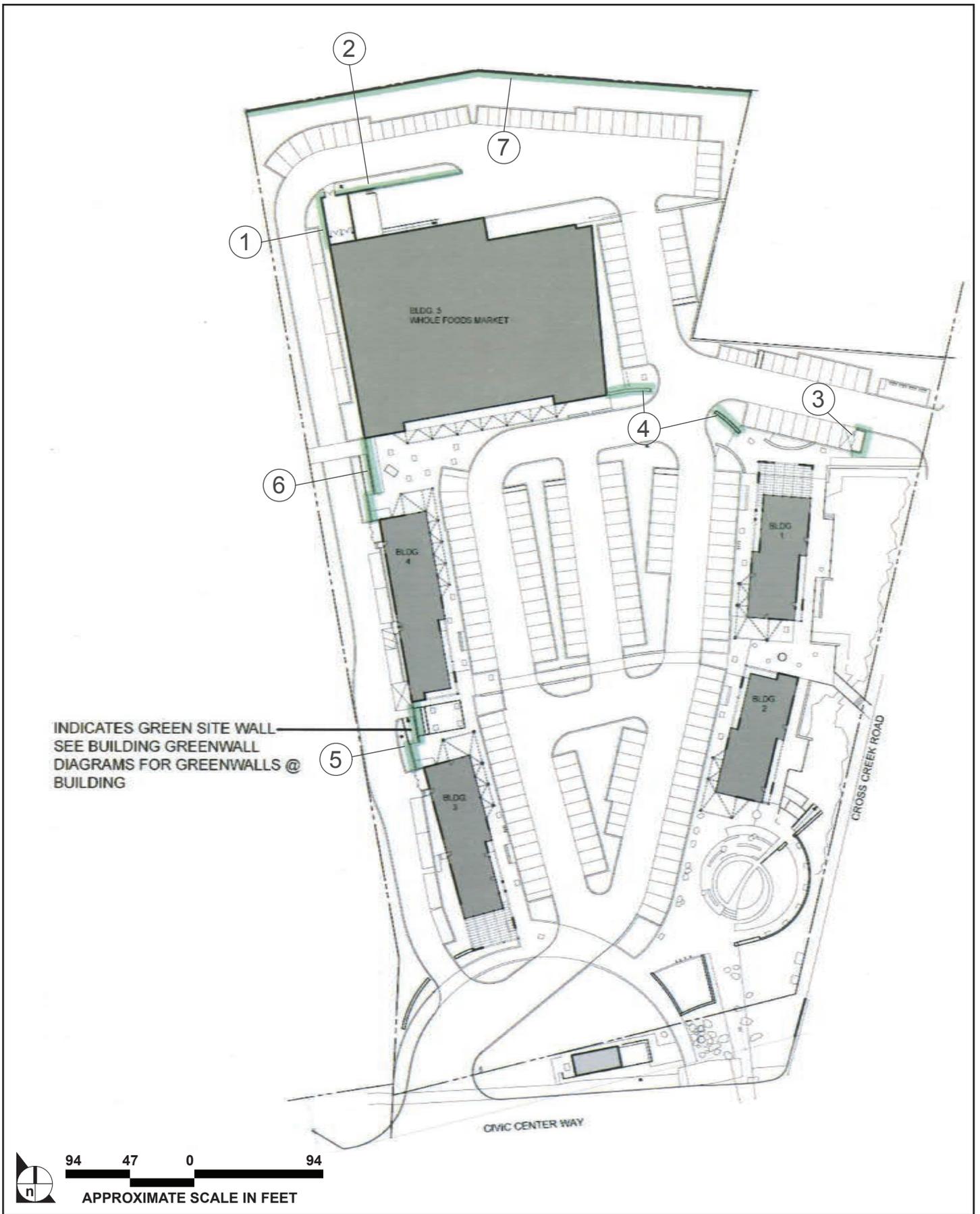
Open Space and Landscape Area Diagram



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-12

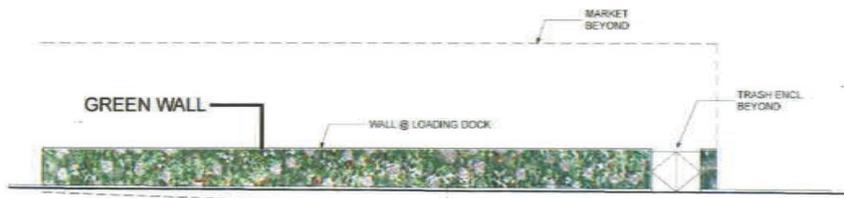
Tree Canopy Diagram



SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-13

Green Wall Site Plan

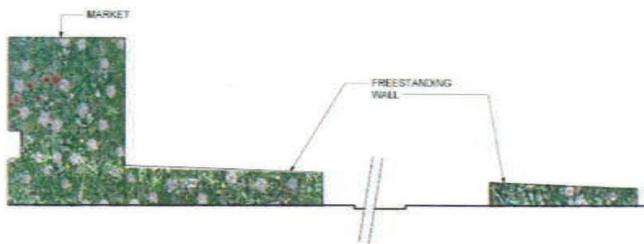


② NORTH ELEVATION

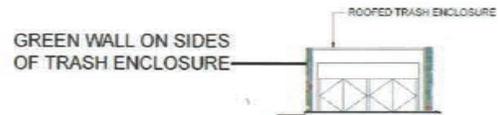


① WEST ELEVATION

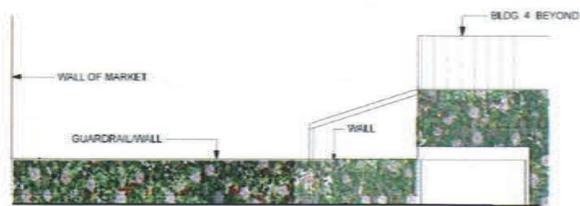
WALL @ MARKET LOADING DOCK



④ WALL @ SOUTH SIDE OF MARKET



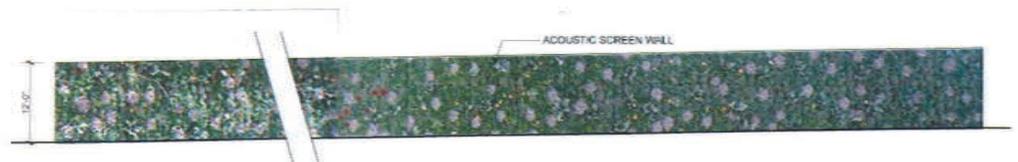
③ TRASH ENCLOSURE



⑥ WALL BETWEEN MARKET + BLDG. 4



⑤ WALL BETWEEN BLDGS. 3 + 4

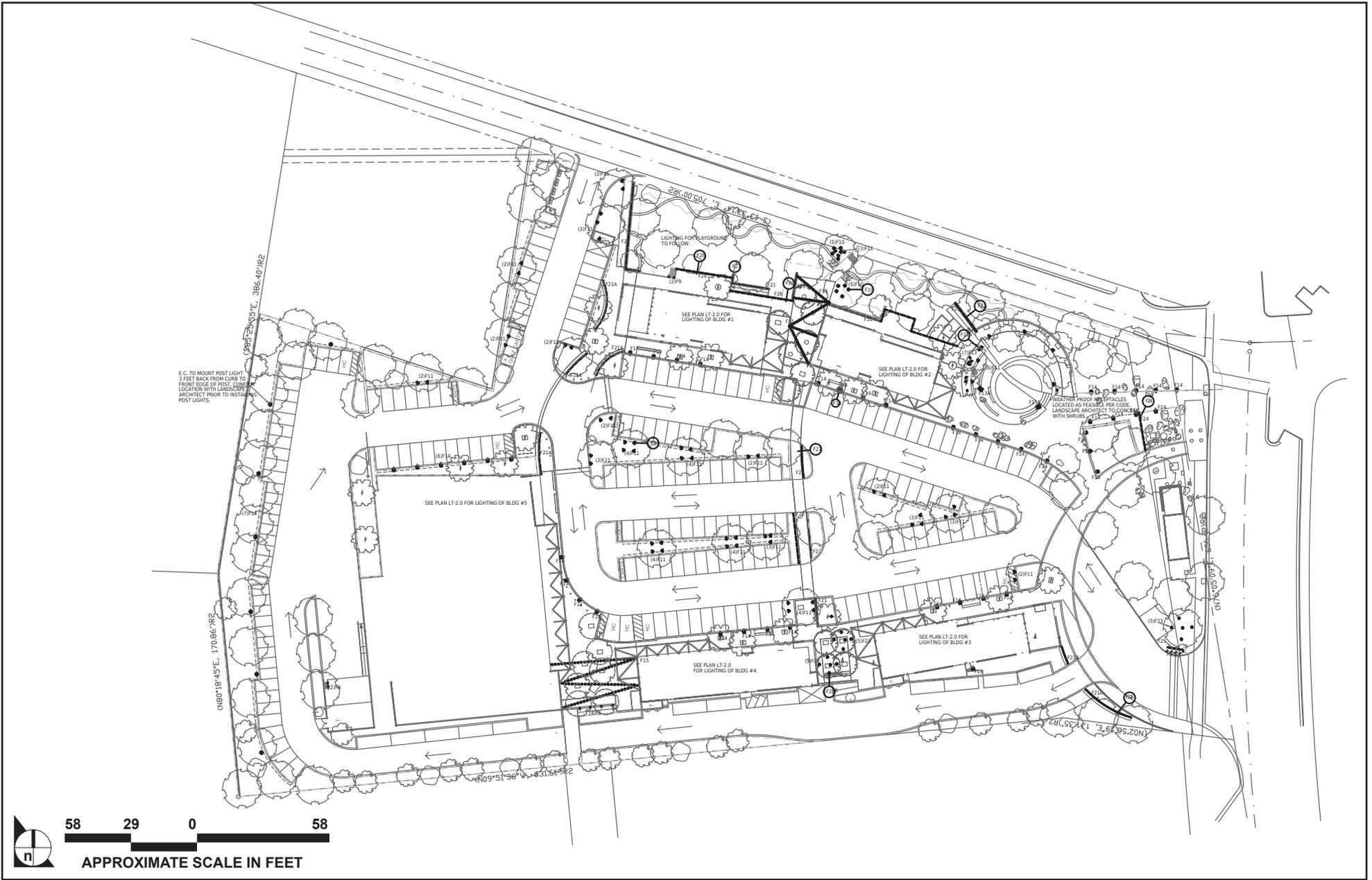


⑦ ACOUSTIC WALL

SOURCE: Goldman Firth Rossi Architects, December 2014

FIGURE 2.0-14

Green Wall Elevations



SOURCE: LIGHTVISON, Architectural Lighting Design, April 2013

FIGURE 2.0-15

Site Lighting Plan

**Table 2.0-2
Proposed Landscaping and Plantings**

Feature	Area
On-grade landscaping	32,849 square feet
Tree canopy	48,492 square feet
Green walls	22,000 square feet
Total	103,341 square feet

Note: The City of Malibu only counts on-grade landscaping toward the on-site landscaping requirement, therefore a variance is requested.

The applicant also proposes to install and maintain approximately 4,500 square feet of landscape in the City's right of way (ROW) contiguous to the property along Civic Center Way. This landscaping within the City's right of way is also not included in the code required landscaping area calculations.

The term Landscaped Area is not defined in the LCP. The definition of Landscaped Area in the City's Landscape Water Conservation Ordinance (9.22.020 Definitions) however does include walls and fences which are part of the landscape design features of the project per (Section 9.22.090 (A)(12.)) The Specific Plan prepared for the proposed project further interprets permitted functional landscape elements, such as tree canopies and green walls, which could be included in the landscaped area calculations. Under this alternative interpretation, the project would provide greater Landscaped Area than required. However, should the decision makers determine that a more traditional interpretation of the landscape requirement is more appropriate for the site, the project applicant has requested a variance from the required Landscaped Area standards.

Eighty replacement California sycamores are proposed to be planted on the site to replace the eight second-growth sycamores that are to be removed (i.e., a 10:1 replacement ratio). Along with the preservation of the existing eucalyptus row at the rear of the property, the proposed project would, by virtue of the substantial tree canopies provided, increase the actual landscape coverage beyond the percentage calculation provided per Code. Applying a canopy coverage of 50 feet in diameter, the tree canopy, outside the proposed planter areas and open space area, would total 48,492 square feet.

Green walls are proposed on designated walls of the market and the four smaller buildings. The green walls add an additional 22,000 square feet of landscape area. These green walls would create another visual landscape element to the project, and would increase energy savings due to their potential to reduce "heat island" effects. To date the final materials and methods of construction of the green walls have yet to be determined. However, it is anticipated that the green wall plant materials would largely be

composed of succulents, which would require only minimal irrigation. The irrigation would be provided through a drip irrigation system integrated into the wall construction.

The project also proposes two play areas for children, a Kitchen Community Learning Garden, and several outdoor seating areas scattered throughout the project. The overall feel of the project would be a “park-like” setting, given the extensive tree canopy provided by large-scale Sycamore trees, the green walls, and the on-grade planting areas.

CONSTRUCTION PHASING AND GRADING

The project is planned to be constructed in one phase with infrastructure and amenities correlated with site development. Subsequent to project approval and the completion of the first phase of the CCWTF, project construction would commence and is estimated to take approximately 12 to 14 months to complete, with full occupancy targeted for 2018.

As previously discussed, grading volumes in excess of 1,000 cubic yards of soil will be necessary to raise the building floors above the floodplain to meet FEMA requirements. The proposed grading breaks down as follows: 70 cubic yards of remedial cut and 5,321 cubic yards of remedial fill, 7612 cubic yards of removal and recompaction, and 4,516 cubic yards of exempt understructure fill. Construction of the proposed project would require the import of a total of 5,251 cubic yards of soil.

The proposed project would provide on-site drainage and storm water treatment improvements. Refer to **Section 3.8, Hydrology**, for more information and analysis.

PROJECT OBJECTIVES

CEQA requires that an EIR include a statement of the objectives sought by the proposed project (*State CEQA Guidelines*, Section 15124(b)):

A statement of objectives sought by the proposed project. A clearly written statement of objectives will help the Lead Agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.

The project objectives include the following:

- Fulfill the City’s General Plan and Local Coastal Program objectives for commercial development in the Civic Center area.
- Provide several compatible uses, meeting both local and visitor-serving needs, within one shopping center in a convenient location with shared parking.

- Afford a wider range of organic grocery and produce options to support the Malibu community and reduce reliance on out-of-town markets and vehicle trips.
- Extend the shopping experience that exists on Cross Creek Road into a park-like atmosphere, which will provide a physical and visual link to Legacy Park.
- Situate the project in an area where it is clustered with other similar uses along the eastern portion of Civic Center Way.
- Increase pedestrian interaction among the business and public spaces along Civic Center Way and Cross Creek Road.
- Create a visually appealing and inviting project to add to the Civic Center of Malibu.
- Revegetate the site with plantings that incorporate the plants species of both Malibu's and the Santa Monica Mountain's native coastal plant community.
- Provide an aesthetic relationship with the Santa Monica Mountains and Malibu Creek.
- Minimize and eliminate negative impacts to the neighborhood.
- Deliver project features that contribute significant benefits to the community.
- Comply with Measure R.

Discretionary Land Use Applications

Current Land Use Designations

Both properties are designated CV-1 (Commercial Visitor-Serving 1) under the LCP land use and zoning maps. Under the General Plan (GP) and Malibu Municipal Code (MMC) zoning, one of the parcels is designated CV-1 (4458-022-001) but the other (4458-022-022) is currently CG (Commercial General). In 2009 the City of Malibu adopted a housekeeping General Plan and MMC zoning map amendment to fix discrepancies with the LCP for a number of properties in the City, including the project site. However, inadvertently only one of the APNs was included so the other parcel (4458-022-022) still retains the conflicting CG designation under the GP and MMC.

Zoning

The project site is zoned CV-1 (Commercial Visitor Serving District). MMC Section 17.26.010 states: "The CV-1 district is intended to provide for visitor serving uses, including motels and bed and breakfast inns, which serve visitors and residents which respect the rural character and natural environmental setting." Permitted and conditionally permitted uses are governed by MMC Section 17.26.020 and 17.26.030, respectively. Lot development criteria are provided in MMC Section 17.26.040.

In order to develop the project site as proposed a number of discretionary approvals are required as follows:

Coastal Development Permit (CDP) No. 10-022: Local Coastal Program (LCP) development entitlement.

Specific Plan: In conformance with Measure R (Malibu Municipal Code Section 17.02.045), a Specific Plan has been prepared for the project. The Specific Plan also was prepared under the authority of Government Code Sections 65450-65457 and the State of California Guidelines for the preparation of Specific Plans.

General Plan Amendment (GPA) No. 11-001: In 2009 staff did a housekeeping General Plan and MMC zoning map amendment to fix discrepancies with the Local Coastal Plan for a number of properties in the City, including the project site. However, inadvertently only one of the APNs was included so the other parcel (4458-022-022) still retains the conflicting General Commercial (CG) designation under the General Plan and MMC. Consequently a General Plan amendment is required to correct the designation of parcel 4458-022-022 from CG to CV-1.

Zoning Map Amendment (ZMA) No. 11-001: Similar to the General Plan Amendment discussion above, the zoning map concerning parcel 4458-022-022 must be revised from CG to the CV-1 designation.

Lot Merger (LM) No. 10-004: A lot merger of two parcels, resulting in one lot totaling 5.88 acres (Land Use Implementation Section 15.4).

Conditional Use Permit No. 10-013: A conditional use permit is required in the CV-1 District for commercial space greater than 500 square feet; 4,000 square feet of restaurant space and for on-and off-site alcohol sales. Two of the restaurant spaces may have on-site alcohol service and the market will sell alcoholic beverages for off-site consumption (Land Use Implementation Chapter 3, Appendix I, Table B Permitted Uses).

Site Plan Review (SPR) No. 10-042: Grading volumes in excess of 1,000 cubic yards of soil are proposed to raise the building floors above the floodplain to meet Federal Emergency Management Agency (FEMA) requirements. (Land Use Implementation Plan Section 8.3(G)). Proposed grading breaks down as follows: 70 cubic yards of remedial cut and 5,321 cubic yards of remedial fill, 7612 cubic yards of removal and recompaction, and 4,516 cubic yards of exempt understructure fill.

SPR No. 10-043. Portions of each of the proposed structures would exceed the 18-foot height limit, to a maximum of 24 feet above existing grade for flat roof areas and up to 28 feet above existing grade for

pitched roof areas. This height increase above 18 feet is due, in part, to the fact that the building finish floors must be raised to meet FEMA requirements.

Minor Modification (MM): As shown in the table below, the minor modification request addresses reduced side yard setbacks.

Table 2.0-3
Site Plan Review/Minor Modification Review for Reduced Side Yard Setbacks

Code Requirement	LIP Standards	Proposed
West Side Yard (10% of lot width)	42.25 feet	42.25 feet
East Side Yard	63.37 feet	50.70 feet (20% reduction)
Rear Yard	107.55 feet	86.04 feet (20% reduction)
Front Yard	143.40 feet	88.00 feet (39% reduction)

Note: 50 percent reduction allowed under Minor Modification of front yard

Variance (VAR) No. 10-028. The City of Malibu Local Coastal Plan (LCP) requires that 40 percent of the gross lot area constitute Landscaped Area, or, in this case, 102,467 square feet. The ground based planter area included in the Landscaped Area calculations totals 32,849 square feet and therefore a variance application has been submitted. However, with the inclusion of additional functional landscaped areas (tree canopy coverage and green walls) the total landscaping would equal 103,341 square feet, or 40.3 percent of the gross lot area.

Functional Landscaped Area:

On-grade landscape:	32, 849 sf
Tree Canopy (outside on grade planters, open space and inside property lines):	48, 492 sf
Green Walls:	<u>22, 000 sf</u>
Total:	103, 341 sf

sf = square feet

Source: Whole Foods and the Park, Variance Findings Reduction in Required Landscaped Area, Marny Randall, December 2014.

Additionally, the project applicant proposes to install and maintain approximately 4,500 sf of landscape in the City's ROW contiguous to the property. This landscaping within the City's ROW has not been included in the code required Landscaped Area calculation.

VAR 10-029: The variance request would allow a wall height in the rear yard setback to exceed 6 feet (Land Use Implementation Section 3.5.3(A)(3)). A 12-foot sound wall is proposed for the rear property line. This is due in part to the irregular shape of the parcel, making the development layout difficult. More importantly, however, the property immediately north of the project site is used as a horse training facility. The owners of that property have expressed concern about the sensitivity of horses to sudden noise, and the purpose of the proposed wall is to respond to that concern.

Master Sign Program No. 10-020: A comprehensive sign program for the project site.

PERMITS AND APPROVALS

Table 2.0-4, Future Agency Actions, identifies other permits and approvals known to be needed, or which may be needed, in order to implement various project components in the future.

**Table 2.0-4
Future Agency Actions¹**

Agency	Action Required
Regional Water Quality Control Board	National Pollutant Discharge Elimination System Permit; Section 401 permit under the federal Clean Water Act; and permits related to the reclamation plant and use of recycled water
South Coast Air Quality Management District	Various permits for air emissions regulation found in the Air Quality Management Plan

¹ This table is not intended to provide the complete and final listing of future actions required to implement the project. This is an attempt to identify those actions that are known at this time to be required in the future.