



**CITY OF MALIBU  
NOTICE OF PREPARATION AND SCOPING MEETING  
FOR A DRAFT ENVIRONMENTAL IMPACT REPORT**

Pursuant to the California Environmental Quality Act (CEQA), the City of Malibu (City) will be the lead agency and will prepare an environmental impact report (EIR) for the project identified below.

**Name of Project:** **WHOLE FOODS IN THE PARK**  
Coastal Development Permit No. 10-022  
Environmental Impact Report No. 11-002

**Public Scoping Meeting  
Time and Location:** **May 22, 2012 at 6:00 p.m.**  
**City Hall – Multi-Purpose Room**  
**23825 Stuart Ranch Road, Malibu, CA 90265**

**Review Period:** **Begins:** April 26, 2012      **Ends:** May 29, 2012

**Deadline to Submit Comments:** May 29, 2012

**Lead Agency:** City of Malibu  
23825 Stuart Ranch Road, Malibu, CA 90265  
Phone: (310) 456-2489

**Contact Person:** Bonnie Blue, AICP, LEED AP, Senior Planner  
(310) 456-2489 extension 258  
bblue@malibucity.org

**Project Location:** 23401 Civic Center Way, at the northwest corner of the  
intersection of Civic Center Way and Cross Creek Road

**Affected Parcels:** APNs 4458-022-001 and 4458-022-022

**Applicant:** Marny Randall, on behalf of owner DB Malibu Holdco LLC

**Public Scoping Meeting:** The City is scheduled to hold a Public Scoping Meeting for the Draft EIR to describe the proposed project, the environmental process, and to receive input on the scope and content of information to be included in the Draft EIR. The Public Scoping Meeting is scheduled for **Tuesday, May 22, 2012, at 6:00 p.m. in the Multi-Purpose Room, Malibu City Hall**, 23825 Stuart Ranch Road, Malibu, CA. The City encourages all interested individuals, organizations and agencies to attend the meeting.

**Purpose of Review:** As specified by the CEQA Guidelines, the Notice of Preparation (NOP) will be circulated for a 30-day public review period. The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omission, discover public concerns and solicit counter proposals pursuant to CEQA Section 15200 (Purposes of Review).

The City welcomes agency and public input during this period regarding the scope and content of environmental information to be included and analyzed in the Draft EIR. Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibility in connection with the project.

**Where to Send Comments:** Comments on the NOP must be submitted, in writing, no later than **5:30 p.m., May 29, 2012**. Comments should reference EIR No. 11-001 and should be addressed to **Bonnie Blue, Senior Planner**, at the address above. Agency responses to this NOP should include the name, address, email address and telephone number of the person serving as the primary point of contact for this project within the commenting agency.

**Address Where Documents Are Available for Review:** City of Malibu - Planning Department  
23825 Stuart Ranch Road  
Malibu, CA 90265

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### **Project Description:**

The proposed project is located in the Malibu Civic Center area and includes the development of two vacant parcels totaling 5.88 acres to include a Whole Foods Market and four small commercial buildings, for a total of five buildings. In addition to the 24,549 square foot Whole Foods market, the proposed project includes tenant spaces, outdoor dining, a central surface parking area, and pedestrian and open space amenities. The additional buildings would range from 3,015 square feet to 4,183 square feet in size, and up to 28 feet in height with a pitched roof. The total commercial development associated with the project is anticipated to be 38,425 square feet in five structures with a floor area ratio (FAR) of 0.15.

The proposed project also includes an accessible play area with a sensory playground, water features and native plantings. Each of the four additional buildings would include an adjacent outdoor eating area. Approximately 25 percent (or 64,024 square feet) of the site would be improved open space, including the outdoor dining areas and play areas, of which 19,266 square feet would be planted area. An additional 12.8 percent of the site (32,849 square feet) would be improved as landscape area. In the public right of way adjacent to and off the site, an additional 4,514 square feet would be landscaped. Eight sycamore trees would be removed for the project and replaced onsite by 80 new sycamore trees.

Primary access to the site would be provided via Civic Center Way. Traffic would circulate in both directions at the interior of the site to access the parking while a one-way fire lane would run along the west edge of the project site to the rear. The site would include 220 parking spaces, 2 electrical vehicle charging stations and 16 bike racks. Extensive walkways, as well as golf cart spaces and equestrian hitching areas would also be provided. Additional improvements include the undergrounding of overhead utility lines, relocation of two transformers operated by Southern California Edison and installation of two new transformers on the project site. The project is anticipated to include upgrades to the intersection of Pacific Coast Highway and Cross Creek Road to address potential traffic impacts. As a condition of obtaining water service through Los Angeles County Waterworks District No. 29, the applicant has signed a participation agreement to pay its pro-rata share of costs for design and construction of infrastructure needed to improve water service for domestic and firefighting use within the District, anticipated to include an 800,000 gallon storage tank, water mains and related facilities in the area of the Civic Center.

The City of Malibu is not served by a public sewer system. The project site is located within the Civic Center septic prohibition area established in 2010 by the State Water Resources Control Board. The prohibition bans septic discharges beginning in 2015 and prohibits new discharges. Pursuant to a Memorandum of Understanding (MOU) between the State Regional Water Resources Control Board and the Regional Water Quality Control Board for the Los Angeles Region, the City is required to construct a centralized wastewater treatment system to serve the Civic Center area. The subject property is among the properties identified as the first phase that must be connected to the new centralized system by 2015. Rather than construct its own onsite wastewater treatment system, the Whole Foods project proposes to connect to the City's planned centralized system when it becomes available. The City's system is currently in the

planning stages and will be undergoing a separate environmental review process. To date, the planning and design of the City's system has proceeded in accordance with the timeframe specified in the MOU. The MOU calls for system construction to begin in 2014.

The area surrounding the Whole Foods in the Park project site includes shopping centers, restaurants, City and County government buildings, and recreational uses. Malibu Creek and Lagoon are located to the east and south. The City's recently completed Legacy Park, including native habitats, advanced storm water and urban runoff treatment systems and extensive pedestrian enhancements, is located across Civic Center Way from the proposed project. A rural residential neighborhood is located to the north.

#### **Topics to be Studied in this EIR:**

The City intends to prepare an EIR for the Whole Foods in the Park project. In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this NOP to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects. Environmental factors that would be potentially affected by the project include:

Aesthetics	Hydrology and Water Quality
Air Quality	Land Use / Planning
Biological Resources	Noise
Cultural Resources	Public Services (Fire and Sheriff)
Geology, Soils, and Seismicity	Traffic, Circulation and Parking
Greenhouse Gas Emissions	Utilities and Service Systems (including wastewater)
Hazards and Hazardous Materials	

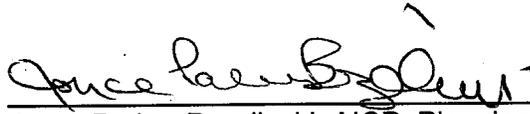
No agricultural resources are present on the project site; and therefore, this impact will not require further analysis. Additionally, according to the Malibu General Plan, no mineral resources are known to exist on the proposed project site. Finally, as the project would not accommodate additional population or displace housing, there would be no impacts associated with population and housing. These topics will be addressed briefly in an Effects Found Not to be Significant section contained in the EIR. The EIR will include a comprehensive discussion of wastewater and the potential for connection to the City's planned treatment system. The EIR will rely on the best available information on the proposed wastewater treatment system to determine the potential effects of the proposed project on wastewater systems.

The applicant is seeking the following entitlements as part of the proposed project:

- Approval of a coastal development permit for construction of the shopping center;
- A Conditional Use Permit for construction of more than 500 square feet of commercial space, restaurant uses and onsite and offsite alcohol sales;
- A lot merger;
- Variances for reduction in required landscape area and for over-height site walls within required yards;
- Site plan review for remedial grading quantities, and structure heights between 18 and 28 feet;
- Minor modification for reduction of required yards; and
- General Plan and Zoning Map Amendment to amend the designation for one of the parcels from Commercial General (CG) to Commercial Visitor Serving-1 (CV-1) to be consistent with the Malibu Local Coastal Program land use designation

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

If there are any questions regarding this notice, please contact Bonnie Blue, AICP, LEED AP, Senior Planner, at (310) 456-2489, extension 258.

  
Joyce Parker-Bozylinski, AICP, Planning Director

Publish Date: April 26, 2012