

**CITY OF MALIBU
NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND
PLANNING COMMISSION PUBLIC HEARING**

Name of Project: **WHOLE FOODS AND THE PARK SHOPPING CENTER**

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

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

Contact Person: Jasch Janowicz, Contract Planner
(310) 456-2489, extension 345
jjanowicz@malibucity.org

Applicant: The Park at Cross Creek, LLC

Environmental Determination: The City of Malibu has completed a Draft Environmental Impact Report (EIR) for the Whole Foods and the Park Shopping Center project. The Draft EIR analyzes potentially significant impacts under the topics of aesthetics; air quality; biological resources; cultural resources; geology and soils; greenhouse gas emissions, geology and soils, hazards and hazardous materials; hydrology and water quality; land use and planning; noise and vibration; public services; recreation; transportation and traffic; and utilities. Where applicable, the Draft EIR has provided mitigation measures that would help reduce the level of impacts generated by the proposed project. Significant unavoidable impacts, growth-inducing impacts, and significant irreversible environmental changes have also been analyzed.

Notice of Public Hearing: Notice is hereby given that the Planning Commission will hold a public hearing to consider input from the public on the Draft EIR. The hearing will be held on:

Date: Monday, March 2, 2015
Time: 6:30 p.m.
Place: Council Chambers, Malibu City Hall
23825 Stuart Ranch Road, Malibu, CA

This public hearing is to allow for comments on the Draft EIR only. The project entitlements, including the Specific Plan, will not be discussed and no action will be taken on the Draft EIR. The public review period for the Draft EIR extends until March 23, 2013.

A written staff report will be available at or before the hearing. Persons wishing to address the Commission will be provided up to three minutes. These time limits may be changed at the discretion of the Commission.

Public Review Period: The Draft EIR is being circulated for a 45-day review period.

Review Period: **Begins:** February 5, 2015 **Ends:** March 23, 2015

Written comments will be received by the City of Malibu Planning Department until 5:30 p.m. on March 23, 2015. Written comments received during the review period and public testimony received during the public hearing will be responded to in writing and included in the Final EIR.

Purpose of Review: 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 15105 (Public Review Period for a Draft EIR or a Proposed Negative Declaration or Mitigated Negative Declaration).

Submitting Comments: Comments may be submitted, in writing, by 5:30 p.m. by March 23, 2015. Agency responses to this Notice of Availability should include the name, address, and telephone number of the person serving as the primary point of contact for this project within the commenting agency. Comments should reference the Whole Foods and the Park EIR (SCH No. 2012041087) and should be addressed to:

Jasch Janowicz, Contract Planner
City of Malibu
Planning Department
23825 Stuart Ranch Road
Malibu, CA 90265

Availability of Environmental Documentation: The Draft EIR is available for review during regular business hours at:

City of Malibu City Hall
23825 Stuart Ranch Road
Malibu, CA 90265-4861

Malibu Library
23519 West Civic Center Way
Malibu, CA 90265

The Draft EIR may also be found on the City's website at www.malibucity.org. CDs containing the Draft EIR may be purchased for \$2.00 at City Hall. Responsible agencies have been provided a CD of the document along with a copy of this notice.

Project Description:

The Whole Foods and the Park project (proposed project) includes the development of two parcels totaling 5.88 acres. The project site is currently vacant. The proposed project consists of a new, 38,425 square-foot community shopping center in the Civic Center area of the City of Malibu. The floor area ratio (FAR) for the project would be 0.15. The shopping center is designed to be anchored by a 24,549 square-foot Whole Foods Market and four smaller commercial retail buildings totaling 13,876 square feet. The buildings would have pitched roofs up to 28 feet in height and would 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 commercial uses, 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 Country 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 retail buildings along Cross Creek Road would incorporate wood decks designed to tie into the outdoor recreation amenity areas located between the buildings and the sidewalk. These outdoor amenities include Shane's Inspiration Playground, a Children's Sensory Garden, and a Kitchen Community Learning Garden. The proposed project would also provide a pedestrian connection to the adjacent (proposed) La Paz project site to the west. The proposed outdoor areas would also incorporate stormwater management features, such as biofiltration. For wastewater disposal, the project proposes to connect to the City's future Civic Center Wastewater Treatment Facility via points of connection in either Civic Center Way or Cross Creek Road. Therefore, no onsite wastewater treatment system is included as part of the proposed project.

The project proposes 64,042 square feet of open space (25 percent of site area). The project proposes 32,849 square feet of on-grade landscaped area, 48,492 square feet of tree canopy outside the landscape planters, and 22,000 square feet of green/living walls.

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

- Specific Plan in accordance with Malibu Municipal Code Section 17.02.045;
- General Plan Amendment and Zoning Map Amendment to change APN 4458-022-022 from Commercial General to Commercial Visitor Serving-1, consistent with the Local Coastal Program;
- Lot Merger of the two parcels;
- Coastal Development Permit for construction of the shopping center;
- Conditional Use Permit for construction of more than 500 square feet of commercial space, restaurant uses and onsite and offsite alcohol sales;
- Variances for reduction in the required landscape area and for over-height site walls within required yards;
- Site Plan Review for remedial grading quantities, and structure heights up to 28 feet; and
- Minor Modification for reduction of required yards.

Significant Effects: The Draft EIR concluded that the Project would have potentially significant impacts on the environment pertaining to biological resources (associated with tree removal and nesting birds); archeological and paleontological resources (from land-disturbing activities); geologic hazards (due to seismic activity and potential liquefaction); hydrology and water quality (related to water quality and site drainage); noise (from construction activity); and transportation and traffic (due to increased traffic to and from the proposed project site). However, the Draft EIR presents mitigation measures that would mitigate all of these impacts to a level of insignificance, except for the construction noise impacts.

If there are any questions regarding this notice, please contact Jasch Janowicz, Contract Planner, at (310) 456-2489, extension 345.



Bonnie Blue, AICP, Interim Planning Director

Publish Date: February 5, 2015