

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov



Serious drought.
Help save water!

March 23, 2015

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MAR 23 2015

PLANNING DEPT.

Mr. Jasch Janowicz
City of Malibu
23825 Stuart Ranch Road
Malibu, CA 90265

Re: **Whole Foods in the Park**
Draft EIR
IGR#150223/EA, SCH#2012041087
Vic: LA /1/39.00-41.00

Dear Mr. Janowicz:

The California Department of Transportation (Caltrans) has reviewed the Traffic Impact Analysis (TIA) contained in the Draft Environmental Impact Report (DEIR) prepared for the proposed Whole Foods Market to be located in the Malibu Civic Center area. The Proposed project consists of a Whole Foods Market and four small commercial buildings for a total of approximately 38,400 square feet community shopping Center.

We note the proposed project is estimated to generate approximately 2290 average vehicle trips during weekday with 101 occurring in the AM peak hour and 154 in the PM peak hour. In addition, the proposed project would generate approximately 2528 weekend trips with 226 weekend mid-day trips.

Based on the 2017 analysis, three intersections are expected to be significantly impacted: Malibu Canyon Road and Pacific Coast Highway, Pacific Coast Highway and Webb Way, and Pacific Coast Highway and Cross Creek Road.

Mitigation Measures 3.13-1 states that the project shall contribute its pro-rata share of the costs associated with the intersection improvements required at Pacific Coast Highway and Cross Creek Road. "These intersection improvements shall consist of the construction of an additional westbound right-turn lane along Pacific Coast Highway and incremental roadway widening west and east of the Pacific Coast Highway/Cross Creek Road to provide additional right-turn capacity."

Mitigation Measures 3.13-2 states that the project shall contribute its pro-rata share of the costs associated with the intersection improvements required at Pacific Coast Highway and Malibu Canyon Road. "The improvements shall consist of restriping the south leg of the intersection to include a left-turn lane, one through lane and one right-turn lane. In addition, the project applicant shall fund traffic signal improvements for the intersection consisting of installing a northbound right turn overlap phase to run concurrently with the westbound left turn phase."

1

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability."

Mr. Jasch Janowicz
March 23, 2015
Page 2

Mitigation Measures 3.13-3 states that the project shall fund the construction of dual eastbound left-turn lanes at the eastbound approach to the intersection of Pacific Coast Highway and Webb Way. Prior to construction, all applicable permits shall be obtained from Caltrans.

1

Caltrans is aware of the proposed improvements and will continue to work with the City and applicants to implement them. Caltrans requests that all improvements are implemented in a timely manner prior to build-out of this project (Whole Foods in the Park) or La Paz Ranch development.

Caltrans recommends signalization of the Civic Center and Webb Way intersection to prevent vehicle queues from impacting the Pacific Coast Highway and Webb Way intersection. We note traffic volumes in 2015 justify a new traffic signal at this intersection.

2

If you have any questions regarding these comments, you may contact Elmer Alvarez, project review coordinator at (213) 897-6696 or electronically at elmer.alvarez@dot.ca.gov

Sincerely,



DIANNA WATSON
IGR/CEQA Branch Chief
Office of Regional Planning and Public Transportation

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Letter No. A-1: California Department of Transportation

California Department of Transportation
District 7 – Office of Regional Planning
100 S. Main Street, MS 16
Los Angeles, CA 90012
Dianna Watson, IGR/CEQA Branch Chief

Response A-1-1

The commenter restates the general project description for the proposed project and mitigation measure. The commenter further states that the California Department of Transportation (Caltrans) is aware of the proposed improvements and will continue to work with the City to implement them in a timely manner.

The comment does not raise a specific environmental issue within the meaning of CEQA, and therefore no further response is provided. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response A-1-2

Caltrans recommends signalization of the Civic Center and Webb Way intersection noting that traffic volumes justify a new signal at this intersection. The Traffic Impact Analysis prepared for the proposed project and included as Appendix 3.13 of the Draft EIR concludes the signal warrants were met at the Civic Center Way/Webb Way intersection as a result of cumulative growth forecast during 2017 and 2030. Mitigation Measure K-2 of the La Paz Final EIR requires that the La Paz developer install a new traffic signal and widen Webb Way to a six-lane cross section south of the intersection of Civic Center Way. The northbound approach and the eastbound approach would each be re-striped to include one left-turn lane, one through lane, and one right-turn lane. The southbound approach would be widened to provide one left-turn lane and one shared through/right lane.



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

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MAR - 6 2015
PLANNING DEPT.

February 24, 2015

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

Dear Mr. Janowicz:

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND
PLANNING COMMISSION PUBLIC HEARING, "WHOLE FOODS AND THE PARK
SHOPPING CENTER," IT INCLUDES THE DEVELOPMENT OF TWO PARCELS
TOTALING 5.88 ACRES, THE PROJECT SITE IS CURRENTLY VACANT, IT ALSO
CONSISTS OF A NEW 38,425 SQUARE-FOOT, COMMUNITY SHOPPING CENTER,
23401 CIVIC CENTER WAY, MALIBU (FFER 201500026)

1

The Notice of Availability of a Draft Environmental Impact Report and Planning
Commission Public Hearing has been reviewed by the Planning Division, Land
Development Unit, Forestry Division, and Health Hazardous Materials Division of the
County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

3.11. Fire Protection

ENVIRONMENTAL SETTING

2

Existing Conditions

Paragraph 1, sentences 3 and 4 should be corrected and updated as follows:

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

- AGOURA HILLS, ARTESIA, AZUSA, BALDWIN PARK, BELL, BELL GARDENS, BELLFLOWER, BRADBURY, CALABASAS, CARSON, CERRITOS, CLAREMONT, COMMERCE, COVINA, CUDAHY, DIAMOND BAR, DUARTE, EL MONTE, GARDENA, GLENDORA, HAWAIIAN GARDENS, HAWTHORNE, HIDDEN HILLS, HUNTINGTON PARK, INDUSTRY, INGLEWOOD, IRWINDALE, LA CANADA FLINTRIDGE, LA HABRA, LA MIRADA, LA PUENTE, LAKEWOOD, LANCASTER, LAWNSDALE, LOMITA, LYNWOOD, MALIBU, MAYWOOD, NORWALK, PALMDALE, PALOS VERDES ESTATES, PARAMOUNT, PICO RIVERA, POMONA, RANCHO PALOS VERDES, ROLLING HILLS, ROLLING HILLS ESTATES, ROSEMEAD, SAN DIMAS, SANTA CLARITA, SIGNAL HILL, SOUTH EL MONTE, SOUTH GATE, TEMPLE CITY, WALNUT, WEST HOLLYWOOD, WESTLAKE VILLAGE, WHITTIER

The Department's operations are divided into nine operational Divisions, which are composed of 22 Battalions serving unincorporated areas of Los Angeles County and ~~57~~ 58 contract cities (including the City of Malibu). In ~~2012~~ 2014, the LACFD responded to ~~approximately 314,500~~ 339,019 incidents, including ~~about 7,650~~ 8,187 fire incidents.

2

Paragraph 2, sentences 3 should be updated as follows:

In ~~2013~~ 2014, these stations responded to ~~2,538~~ 2,419 incidents within the City of Malibu, including ~~47~~ 63 fire incidents

LAND DEVELOPMENT UNIT:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Land Development Unit are to review and comment on all projects within the unincorporated areas of the County of Los Angeles. Our emphasis is on the availability of sufficient water supplies for firefighting operations and local/regional access issues. However, we review all projects for issues that may have a significant impact on the County of Los Angeles Fire Department. We are responsible for the review of all projects within contract cities (cities that contract with the County of Los Angeles Fire Department for fire protection services). We are responsible for all County facilities located within non-contract cities. The County of Los Angeles Fire Department's Land Development Unit may also comment on conditions that may be imposed on a project by the Fire Prevention Division, which may create a potentially significant impact to the environment.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
3. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance, and fuel modification plans, must be met.
4. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, the Fire Department's requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.

3

5. The County of Los Angeles Fire Department's Land Development Unit's comments are general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.
6. This proposed development of the Whole Foods and the Park Shopping Center was reviewed when the City of Malibu submitted the project under the Coastal Development Permit 10-022. The County of Los Angeles Fire Department's Land Development Unit approved the submittal on November 22, 2011 (attached). Any changes to the approved project configuration may require additional submittal to Fire Department's Fire Land Development Unit for additional review and approval.
7. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.
8. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit's Inspector Nancy Rodeheffer at (323) 890-4243.

3

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

4

HEALTH HAZARDOUS MATERIALS DIVISION:

1. Based on the provided information the following should be clarified and addressed in the EIR:
 - a) Why the groundwater investigation was conducted?
 - b) It appears that the monitoring wells (MWs) are still onsite. Therefore, another round of groundwater samples should be taken and analyzed for

5

Jasch Janowicz, Contract Planner
February 24, 2015
Page 4

volatile organic compounds (VOCs). If VOCs are below MCL, the MWS should be abandoned under permit. If VOCs are above MCL, the groundwater contamination should be reported to the Los Angeles Regional Water Quality Control Board.

5

- c) A soil gas study should be conducted to verify absence of VOCs in the subsurface soil.

6

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JTK:ad

Enclosure



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL - INCORPORATED

Subdivision No: CDP 10-022 Map Date March 28, 2011 (Fire Access Plan)
23401 Civic Center Way

C.U.P. City Malibu

- FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
Fire Department Access shall be extended to within 150 feet distance of any exterior portion of all structures.
Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
Private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with the Fire Code. All required fire hydrants shall be installed, tested and accepted prior to construction.
Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact the Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205, for details).
Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
These conditions shall be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
The Fire Department, Land Development Unit has no additional requirements for this division of land at this time. Additional Fire Department requirements will be required when this land is further subdivided and/or during the building permit process.

Comments: This project is cleared for Public Hearing as submitted. Access is adequate as shown on the site revised fire access plan dated March 28, 2011, (May 3, 2011 FD).

INSPECTOR Nancy Rodeheffer DATE November 22, 2011

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - INCORPORATED

Subdivision No: CDP 10-022 Map Date March 28, 2011 (Fire Access Plan)
23401 Civic Center Way

City Malibu

- Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department, for all land shown on map which shall be recorded.
The required fire flow for public fire hydrants at this location is 2000 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 2000 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
Fire hydrant requirements are as follows:
Install 1 public fire hydrant(s). Upgrade ___ Verify (flow test) ___ existing Public fire hydrant(s).
Install 3 private on-site fire hydrant(s). Upgrade ___ Verify (flow test) ___ existing On-Site fire hydrant(s).
All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
Location: As per map on file with the office.
Other location:
Install 3 on-site fire hydrants as indicated on the fire access plan mark up dated May 20, 2010.
Install 1 new public fire hydrant as indicated on the Fire Access Plan mark up dated May 20, 2010.
All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
Additional water system requirements may be required when this land is further subdivided and/or during the building permit process.
Hydrants and fire flows are adequate to meet current Fire Department requirements.
Fire hydrant upgrade is not necessary if existing hydrant(s) meet(s) fire flow requirements.
Submit original water availability form to this office.

SUBMIT COMPLETED (ORIGINAL ONLY) FIRE FLOW AVAILABILITY FORM TO THIS OFFICE FOR REVIEW.

COMMENTS: Per the County of Los Angeles Water Works District 29, the Fire Flow Availability form dated October 25, 2011, indicates adequate flow requirements for the proposed development.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate City regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Nancy Rodeheffer Date November 22, 2011
Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

Letter No. A-2: County of Los Angeles Fire Department

County of Los Angeles Fire Department
1320 North Eastern Avenue
Los Angeles, CA 90063-3294
Kevin T. Johnson, Acting Chief, Forestry Division

Response A-2-1

The commenter notes receipt of the Draft Environmental Impact Report (Draft EIR) and states that the documents has been reviewed by Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department and that their comments are provided below.

The comment does not raise a specific environmental issue within the meaning of CEQA, and therefore no further response is provided. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response A-2-2

The commenter requests that certain corrections and updates be made to the text. These changes have been made; refer to **Section 3.0, Corrections and Additions**, of this Final EIR.

The comment does not raise a specific environmental issue within the meaning of CEQA, and therefore no further response is provided. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response A-2-3

The project has been designed to include and meet all County Fire Department requirements, codes, and ordinances; please refer to Section 2.0, Project Description, Figure 2.0-16, Fire Department Access Plan which includes information regarding required clearances and hydrant locations.

The project has been designed to take into account all County of Los Angeles Fire Department requirements and conditions for fire and life safety. Prior to obtaining grading or building permits for the project, the City will obtain all required building and fire plan check approval from the County of Los Angeles Fire Department.

The comment does not raise a specific environmental issue within the meaning of CEQA, and therefore no further response is provided. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response A-2-4

The comment restates the statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division, but does not raise an environmental issue within the meaning of CEQA, no further response is required. The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.

Response A-2-5

One groundwater monitoring well cover was observed by The Reynolds Group (TRG) at the south-center of the project site on parcel 4458-22-001, approximately 40 feet north of Civic Center Way during site reconnaissance on October 20, 2011. On October 21, 2011, TRG contacted Mr. Robert Schwartz of Cross Creek Ventures, LLC, the property owner from approximately 2006 to 2009. According to Mr. Schwartz, the well was installed in 2007 to measure depth and quality of groundwater related to potential development of a Whole Foods Market at the project site and to provide data for the design of a suitable on-site wastewater treatment system to be provided by Brown and Caldwell, an engineering and consulting firm.

A file review request was made to the California Regional Water Quality Control Board, Los Angeles Regional Water Quality Control Board (LARWQCB) by TRG on October 21, 2011, in an effort to obtain information about the monitoring well on the Civic Center Way parcel. The LARWQCB responded by email stating that no files exist for project site.

A Report of Hydrogeologic Investigation, dated June 4, 2008 (Hydrogeologic Report, included as Appendix 3.7 of the Draft EIR), indicated that three monitoring wells were installed on the project site; one relatively deep pump test well (to a depth of approximately 110 feet) and two shallow monitoring wells (to a depth of approximately 20 feet) in the southeast portion of the site (well numbers TW1, TW2, and TW3). Two other wells, designated MW1 and MW2, already existed on-site. As previously discussed, only one well (MW1) was observed by TRG during physical inspection of the project site in October 2011. Laboratory analytical results in the Hydrogeologic Report showed volatile organic compounds (VOCs) below laboratory detection limits in a groundwater sample collected from an on-site well on April 25, 2008, and metals concentrations, where present, were within normal background ranges. Further, no other research conducted during the most recent Phase 1 Environmental Site Assessment (Phase 1 ESA, dated January 11, 2012 and included in Appendix 3.7 of the Draft EIR) suggests that groundwater beneath the project site is impacted. As such, the existing wells on the project site are not considered to be an issue of environmental concern. Further, it is the stated opinion of TRG that no further environmental investigation at the project site is warranted.

As requested by the LACFD, the remaining, locatable monitoring well (MW1) will be abandoned in accordance with the California Department of Water Resources, Division of Planning and Local Assistance "Monitoring Well Standards (Bulletin 74-90)," Section 19, "Requirements for Destroying Monitoring Wells and Exploration Holes," State Water code, Division 7. Water Quality, Chapter 10, Water Wells, Cathodic Protection Wells, Monitoring Wells, and Geothermal Heat Exchange Wells, Sections 13700 through 13806, and State Health and Safety Code Division 104, Part 9.5, Section 115700, Abandoned Excavations, prior to initiation of construction activities on the project site.

Response A-2-6

TRG has been involved with providing environmental investigations at the project site since 1996. Summaries of previous environmental investigations performed at the project site were provided in TRG's Phase I ESA dated January 11, 2012, included as Appendix 3.7 to the Draft EIR.

The results of the 2012 Phase I ESA showed no negative impacts from chemicals and considered the following previous environmental investigations at the project site:

1. *July 1995 Phase I ESA by ERM-West:* In July 1995 a complete Phase I ESA was performed by ERM-West Inc. The eastern portion of the project site off Cross Creek Road was, at the time of this Phase I ESA, leased to Coast Club Services, a towing company. Potentially hazardous materials observed on the project site during the investigation included small amounts of gasoline in sealed containers, motor oil, several automotive batteries sitting on the asphalt and small amounts of solvents and cleaners. Oil stains, some covered with absorbent sand, were noted. The northwest portion of project site Parcel 4458-22-022 was also included in the July 1995 Phase I ESA. No issues of environmental concern were noted on the northwest/undeveloped portion.
2. *August 1996 Subsurface Investigation by TRG:* Based on findings of the July 1995 Phase I ESA and in an abundance of caution, TRG performed a subsurface investigation in July 1996 that included trenching with a backhoe to conduct soil matrix and soil vapor sampling at the project site. All eight soil matrix samples and 16 soil vapor samples were "non-detect" for gasoline and volatile organic compounds (VOCs).
3. *April 1997 UST Removal by Environmental Resolutions:* On April 1, 1997, Environmental Resolutions removed one 500 gallon gasoline underground storage tank (UST) that was discovered during the aforementioned 1996 subsurface investigation near the northwest corner of the project site. The removal was performed showing ownership by GTE/Verizon according to Los Angeles County Department of Public Works (LADPW) records. Soil samples collected during the removal were

"non-detect" for all analytes tested and the UST case was issued closure in a letter from the LADPW dated February 13, 2003.

4. *September 2006 Phase I Environmental Site Assessment:* TRG performed a complete Phase I ESA which included both the Civic Center Way parcel and the Cross Creek Road parcel in September 2006. No recognized environmental conditions (RECs) were identified on either parcel or in the vicinity of the project site.
5. *January 2010 Phase I Environmental Site Assessment:* TRG performed a complete Phase I ESA which included both the Civic Center Way parcel and the Cross Creek Road parcel in January 2010. No RECs were identified at either parcel or in the vicinity of the project site.
6. *January 11, 2012 Phase I Environmental Site Assessment, (Phase I ESA):* In October and December 2011, a complete Phase I ESA, was performed by TRG at the project site. Based on historical research, the site reconnaissance, and interviews performed during the investigation, TRG stated that no further environmental investigation was warranted at the project site at that time.

Based on the foregoing information, the City does not feel that any further soils testing is necessary.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

March 25, 2015

Jasch Janowicz
City of Malibu
2381 Stuart Ranch Road
Malibu, CA 90265

Subject: Whole Foods and the Park
SCH#: 2012041087

Dear Jasch Janowicz:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on March 23, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

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MAR 30 2015

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1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

**Document Details Report
State Clearinghouse Data Base**

SCH# 2012041087
Project Title Whole Foods and the Park
Lead Agency Malibu, City of

Type EIR Draft EIR

Description The project applicant, The Park at Cross Creek LLC, proposes to develop a 38,425 sf commercial property consisting of five separate buildings on a 5.88-acre site. Table ES-1 provides a project summary. Development would consist of five two-story buildings with outdoor benches and eating areas; Shane's Inspiration Playground, a fully accessible playground with facilities for children with special needs; a Sensory Garden; and a Kitchen Community Learning Garden providing learning opportunities for children and adults interested in growing sustainable organic food, and including school classes. The proposed project also 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 sf of soft-surface area for horse parking, including four hitching posts, and a watering trough.

Lead Agency Contact

Name Jasch Janowicz
Agency City of Malibu
Phone (310) 456-2489 x345 **Fax**
email
Address 2381 Stuart Ranch Road
City Malibu **State** CA **Zip** 90265

Project Location

County Los Angeles
City Malibu
Region
Lat / Long
Cross Streets Civic Center Way and Cross Creek Road
Parcel No. 4458-022-001 & 4458-022-022
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 1
Airports
Railways
Waterways Pacific Ocean
Schools
Land Use Land Use - CV-1 and CG; Z: CV-1

Project Issues Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Soil Erosion/Compaction/Grading; Traffic/Circulation; Water Quality; Landuse

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Services, California; California Highway Patrol; Caltrans, District 7; Air Resources Board; Regional Water Quality Control Board, Region 4; Native American Heritage Commission; State Lands Commission; Santa Monica Mountains Conservancy

Date Received 02/06/2015 **Start of Review** 02/06/2015 **End of Review** 03/23/2015

Letter No. A-3: Governor's Office of Planning and Research

Governor's Office of Planning and Research
State Clearinghouse and Planning Unit
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812-3044
Scott Morgan, Director, State Clearinghouse

Response A-3-1

This comment acknowledges the receipt of the Draft EIR by the State of California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit, and compliance with State Clearinghouse review requirements for draft environmental documents, in accordance with CEQA.

The comment will be included as part of the record and made available to the decision makers prior to a final decision on the proposed project.