

Whole Foods in the Park

Scoping Meeting

May 22, 2012



**PROJECT
SITE**



- 2 parcels = 5.88 acres
- 5 buildings = 38,425 sq. ft.
 - 4 buildings @ 3,000 to 4,200 sq. ft. each
 - Whole Foods 24,549 sq. ft.
 - 28 feet max
- FAR = 0.15
- Outdoor dining = 4,800 sq. ft.
- 2 driveways
- Pedestrian, golf cart, equestrian access
- Landscaping – 80 sycamores
- Outdoor amenities
- Shane's Park
- Landscape City right of way – 4,514 sq. ft.

Site Prep & Infrastructure

- Tie in to future Civic Center WWTP
- Remedial grading for FEMA
- Water District 29 participation agreement
- New right turn lane on PCH at Cross Creek





ENTRY COURTYARD



SHANE'S PARK WITH
SENSORY PLAYGROUND BEYOND



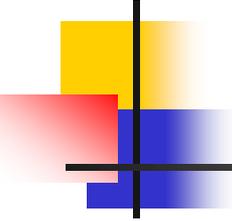
MARKET ENTRANCE & COURTYARD

Proposed Entitlements

- CDP
- Lot merger
- GP and Zoning map update to CV-1
- CUP
- Site Plan Reviews
 - 28 foot height
 - Remedial grading
- Minor Mod – front and east side yards
- Variances
 - Landscape/Open Space - 37.8%
 - 12 foot noise wall
 - 10 foot directory sign
 - 16 foot clock tower

What is an EIR?

- An Environmental Impact Report (EIR) is an informational document.
- Studies are prepared and conclusions of significance are made in accordance with the CEQA Guidelines and the City's CEQA Guidelines.



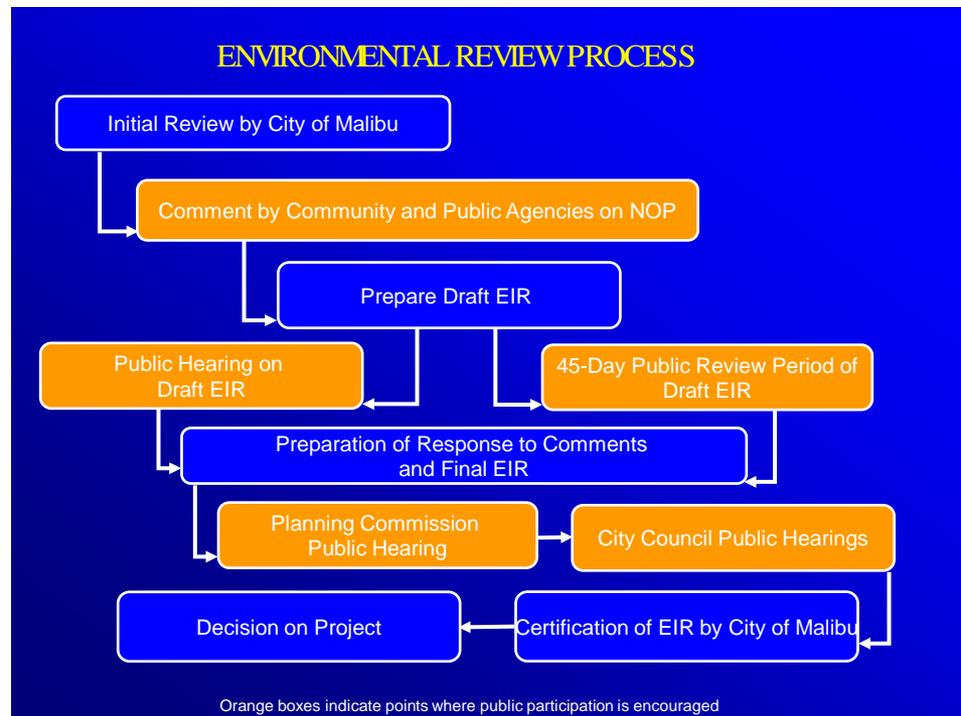
Potential Environmental Impacts

- Air Quality (construction and operational)
- Biological Resources
- Geology
- Land Use/Planning
- Aesthetics
- Cultural Resources



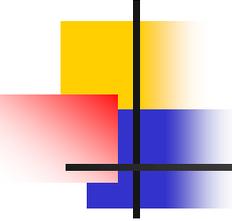
- Hydrology/Water Quality
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Noise (construction and operational)
- Traffic (construction and operational)
- Public Service (Fire and Sheriff)
- Utilities and Service Systems (including Wastewater)

Environmental Review Process



How Do I Make Comments to this EIR?

- Participate in the Discussion this evening
- Send in Written Comments –no later than **May 29, 2012**
- Review the Draft EIR when it is Published and provide comments during the 45-day review period
- Comment at the Planning Commission and (if applicable) City Council Hearings



What Kinds of Comments are Useful to the EIR Process

- Of course, City staff wants to hear all of your comments. But the most helpful comments to the EIR process are those that directly pertain to the environmental consequences of the project.



Public Concerns and Comments

- This is your opportunity to discuss any environmental issues that you believe should be addressed in the EIR