

1.0 INTRODUCTION

This document is the Final Environmental Impact Report (EIR) for the Whole Foods and the Park Shopping Center Project. This document together with the Draft EIR and its technical appendices comprise the Final EIR. The document has been prepared by the City of Malibu (City) in accordance with the California Environmental Quality Act (CEQA).

The Final EIR is required under Section 15132 of the *State CEQA Guidelines* to include the Draft EIR, comments and recommendations received on the Draft EIR, the responses of the lead agency to significant environmental issues raised by those comments in the review and consultation process, and any other relevant information added by the lead agency (including minor changes to the Draft EIR). A Mitigation Monitoring and Reporting Program is also required; it can be a separate document, or, as in this case, included in the Final EIR.

The evaluation and response to comments is an important part of the CEQA process as it allows the following: (1) the opportunity to review and comment on the methods of analysis contained within the Draft EIR; (2) the ability to detect any omissions which may have occurred during preparation of the Draft EIR; (3) the ability to check for accuracy of the analysis contained within the Draft EIR; (4) the ability to share expertise; (5) the ability to discover public concerns.

This document provides revisions to the Draft EIR made in response to comments, staff review, and/or changes to the proposed project. These revisions also correct, clarify, and amplify the text of the Draft EIR, as appropriate, and do not alter the conclusions of the Draft EIR.

PROCESS

In accordance with Section 15050 of the *State CEQA Guidelines* the City is the lead agency that prepared both the Draft and Final EIR for the project, the Whole Foods and the Park Shopping Center. The City prepared and circulated the Draft EIR for a period of 45 days, extending from February 5, 2015 and ending on March 23, 2015. The Draft EIR was available for review at the City of Malibu Planning Department, 23825 Stuart Ranch Road, Malibu; the Malibu Public Library, 23519 West Civic Center Way, Malibu; and an electronic copy of the Draft EIR was posted on the City website. A public hearing to receive comments on the Draft EIR was held on March 2, 2015 in the Council Chambers of Malibu City Hall located at 23825 Stuart Ranch Road, Malibu. A Notice of Availability of the Draft EIR was transmitted to responsible and trustee agencies, regulatory agencies and other interested parties to request comments on the Draft EIR, pursuant to *State CEQA Guidelines* Section 15086. Comments on the

Draft EIR were received during the comment period, and those comments are responded to in this Final EIR.

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.

The Final EIR, together with the Specific Plan and the additional entitlement requests for the proposed project, will be considered by the Planning Commission and the City Council at properly noticed public hearings. The Planning Commission will make recommendations to the City Council for the project's entitlements (Specific Plan, coastal development permit, general plan and zoning map amendments, lot merger, conditional use permit, variance, site plan review, minor modification and master sign program) and the Final EIR. Following approval of the Specific Plan by the City Council, the Specific Plan shall be placed on the ballot for approval by the qualified voters of the City of Malibu. No final approval of the project's entitlements can take place until the Specific Plan is approved by the voters.

CONTENT OF THE FINAL EIR

As discussed above, the primary intent of the Final EIR is to provide a forum to air and address comments pertaining to the analysis contained within the Draft EIR. Pursuant to Section 15088 of the *State CEQA Guidelines*, the City has reviewed and addressed all comments received on the Draft EIR by the comment period deadline. Included within the Final EIR are the written comments that were submitted during the public comment period.

In order to adequately address the comments provided by interested agencies and the public in an organized manner, this Final EIR includes the following sections and appendices:

Section 1.0: Introduction: This section provides a brief introduction to the Final EIR and its contents.

Section 2.0: Responses to Comments: This section provides a list of commenting agencies, organizations, and individuals. Responses to all comments on the Draft EIR are also included in this section.

Section 3.0: Corrections and Additions: This section provides a list of corrections and additions to the Draft EIR. None of the changes significantly impact the conclusions presented in the Draft EIR.

Section 4.0: Mitigation Monitoring and Reporting Program: This section includes the Mitigation Monitoring and Reporting Program (MMRP) prepared in compliance with the requirements of Section

21081.6 of the California Public Resources Code and Section 15091(d) and 15097 of the *State CEQA Guidelines*.

REVIEW AND CERTIFICATION OF THE FINAL EIR

Consistent with CEQA (Public Resource Code Section 21092.5), responses to agency comments are being forwarded to each commenting agency prior to certification of the Final EIR. The Final EIR is available for public review at:

- City of Malibu, Planning Department, 23825 Stuart Ranch Road, Malibu
- Malibu Public Library, 23519 West Civic Center Way, Malibu

The Final EIR is also located on the City's website at:

<https://www.malibucity.org/index.aspx?nid=401>