



CITY of CALABASAS

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, CA 91302
T: 818.224.1600

www.cityofcalabasas.com

Notice of Preparation

Agenda Item 9(b)
SMMC
7/28/14

TO: Property Owners, Responsible Agencies & Interested Parties

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT.

NOTICE IS HEREBY GIVEN that the City of Calabasas will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The Project description, location and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

A scoping meeting will, will not, be held by the lead agency. The City has voluntarily elected to host a scoping meeting, which will be held on **Thursday, July 10, 2014 at 1:00 p.m.** in Founder's Hall, located behind the public library at 200 Civic Center Way, Calabasas, California.

Your response must be sent at the earliest possible date, but **not later than 30 days** after receipt of this notice. Please send your response to Talya Mirzakhanian at 100 Civic Center Way, Calabasas, CA, 91302 or via email at tmirzakhanian@cityofcalabasas.com. We will need the name of a contact person in your agency.

Project Title/File No.: 14000011

Project Location: 4790 Las Virgenes Road (Assessor's Parcel Numbers 2069-078-009 and 2069-078-011), in the City of Calabasas, County of Los Angeles.

Project Sponsor: The New Home Company, 85 Enterprise, Suite 425, Aliso Viejo, CA 92656

Project Description: The proposed project involves the development of residential, commercial, and public open space/trail uses on an undeveloped site of approximately 77 acres. The residential component would include a gated community with 138 single-family detached homes, eight affordable condominiums for very-low income residents in one three-story building, and a clubhouse and recreation area. Single-family residential uses would total 311,300 square feet. The commercial component would consist of a 64,162 square-foot, 120-room, four-story hotel. This hotel would be designed to achieve a LEED silver rating through a compact footprint, landscaping with native and drought-tolerant plants, and a pedestrian- and bicycle-friendly environment. Approximately 73 percent of the site (56 acres) would be reserved for trails and open space. A perimeter trail around the site would provide direct access to existing urban trail linkages within the Santa Monica Mountains Recreation Area.

Consulting firm retained to prepare draft EIR:

Firm Name: Rincon Consultants, Inc.

Address: 180 N. Ashwood Avenue, Ventura, California 93003

Contact: Mr. Joe Power

City of Calabasas

Canyon Oaks Project

Initial Study



June 2014

**Canyon Oaks Project
Calabasas, California**

Initial Study

Prepared by:

City of Calabasas
100 Civic Center Way
Calabasas, CA 91302

Prepared with the assistance of:

Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura, California 93003

June 2014

INITIAL STUDY

1. **Project title:** Canyon Oaks Project
2. **Lead agency name and address:** City of Calabasas
100 Civic Center Way
Calabasas, CA 91302
3. **Contact Person and Phone Number:** Talyn Mirzakhonian, Senior Planner
Krystin Rice, Associate Planner
(818) 224-1600
4. **Project location:** The project site is located at 4790 Las Virgenes Road (Assessor's Parcel Numbers 2069-078-009 and 2069-078-011) in the City of Calabasas, County of Los Angeles. Figure 1 shows the location of the project site within the greater Los Angeles region and within the City of Calabasas. Figure 2 shows an aerial view of the project site and surroundings.
5. **Project sponsor's name and address:** TNHC Canyon Oaks, LLC
85 Enterprise, Suite 425
Aliso Viejo, CA 92656
6. **Description of project:**

The proposed project involves the development of residential, commercial, and public open space/trail uses on an undeveloped site of approximately 77 acres. Table 1 summarizes the proposed features on-site.

The residential component would include a gated community with 138 single-family detached homes, eight affordable condominiums for very-low income residents in one three-story building, and a clubhouse and recreation area. Single-family residential uses would total 311,300 square feet.

The commercial component would consist of a 64,162 square-foot, 120-room, four-story hotel. This hotel would be designed to achieve a LEED silver rating through a compact footprint, landscaping with native and drought-tolerant plants, and a pedestrian- and bicycle-friendly environment.

Approximately 73 percent of the site (56 acres) would be reserved for trails and open space. A perimeter trail around the site would provide direct access to existing urban trail linkages within the Santa Monica Mountains Recreation Area. The project applicant would dedicate a recreational trail easement to the City or another appropriate entity.



**Table 1
Proposed Land Uses**

Land Use	Acreage	Details
<i>Residential</i>		
Single-family Detached ^a	14.86	138 units
Condominiums	0.28	8 units
<i>Clubhouse/Recreation area</i>	0.42	
<i>Commercial</i>		
Hotel	2.83	120 rooms
<i>Trails/Open Space</i>	56.14	
<i>Circulation</i>		
Private Street	1.19	
Public Street Dedication	0.08	
<i>Easement for Flood Control</i>	1.46	
Total	77.22	

^a The acreage for single-family homes includes 2.98 acres in tract streets.

Non-remedial site grading would involve 664,287 cubic yards of cut, 694,419 cubic yards of fill, and the export of 30,132 cubic yards of material. In addition, the project would involve remedial grading to reshape and slope the land to stabilize an ancient landslide hazard area on the southern portion of the site. This remedial grading would involve an estimated 1,577,899 cubic yards of cut, 1,240,185 cubic yards of fill, and the export of 337,714 cubic yards of material.

The project would provide a total of 581 parking spaces on-site, including 276 residential spaces within private single family home garages, 155 on-street parking spaces, 16 spaces for the condominiums, and 134 spaces for the hotel. To enable access to and from the project site, a new Street "A" extension to Agoura Road would be constructed.

Figure 3 shows the layout of proposed structures on the project site.

The project applicant is requesting approval of a Development Plan, a Conditional Use Permit, a Scenic Corridor Permit, a Vesting Tentative Tract Map, a Site Plan Review, a General Plan Amendment, a Zone Change, and an Oak Tree Permit for the removal of 35 oak trees and encroachment into the protected zone of 14 oak trees.

7. Surrounding land uses and setting:

The project site is located immediately east of the intersection of Las Virgenes Road and Agoura Road. Land uses surrounding the project site consist mainly of open space to the south and east;

