CITY of CALABASAS

Agenda Item10(a)
SMMC
9/25/17

Community Development Department
Planning Division
100 Civic Center Way
Calabasas, California 91302
T: (818) 224-1600

www.cityofcalabasas.com

Notice of Preparation

TO: 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 (EIR) 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 public review and comment period for this NOP begins Friday, September 1, 2017 and ends Tuesday, October 3, 2017 at 5:00 pm.

The project description, location, and the probable environmental effects are contained in the attached Initial Study (CD). *Note: This is an alternative project for the site and is being processed independently from the Canyon Oaks Project approved by City Council on May 31, 2016.*

A scoping meeting will be held by the lead agency. The City has voluntarily elected to host a scoping meeting, which will be held on Thursday, September 14, 2017 at 6:00 p.m. at Agoura Hills/Calabasas Community Center, located at 27040 Malibu Hills Rd, Agoura Hills, California.

Project Title/File No.: West Village Project, File No. 160003152

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.

Project Sponsor: The New Home Company, 85 Enterprise, Suite 450, Aliso Viejo, California 92656

Project Description: The proposed project involves the development of residential, commercial, and public open space/trail uses on an undeveloped site of approximately 77.22 acres. The residential component would include a non-gated community of 15 three-story multi-family housing buildings. Each building would provide 12 dwelling units for a total of 180 units, 27 of which would be designated affordable housing units. The commercial component would consist of a 5,867 square-foot retail center, including restaurant and retail uses. Approximately 86 percent of the site (66.1 acres) would be preserved as open space. Non-remedial site grading would involve approximately 218,770 cubic yards (cy) of cut and approximately 240,785 cy of fill, with a net of approximately 22,015 cy. 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 2,403,418 cy of cut, and an estimated 2,406,971 cy of fill, with all soil being processed and balanced onsite.

Consulting firm retained to prepare draft EIR:
Firm Name: Rincon Consultants, Inc.
Address: 180 N. Ashwood Avenue, Ventura, California 93003
Contact: Lindsey Sarquilla, Senior Environmental Planner

Date: August 31, 2017 **Signature:**

Glenn Michitsch, LEED AP

Title: Senior Planner, City of Calabasas
Phone: (818) 224-1707

City of Calabasas

West Village Project

Initial Study

August 2017

rincon

Environmental Scientists Planners Engineers

West Village Project
Calabasas, California

Initial Study

Prepared by:

City of Calabasas
100 Civic Center Way
Calabasas, California 91302

Prepared with the assistance of:

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

August 2017

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INITIAL STUDY

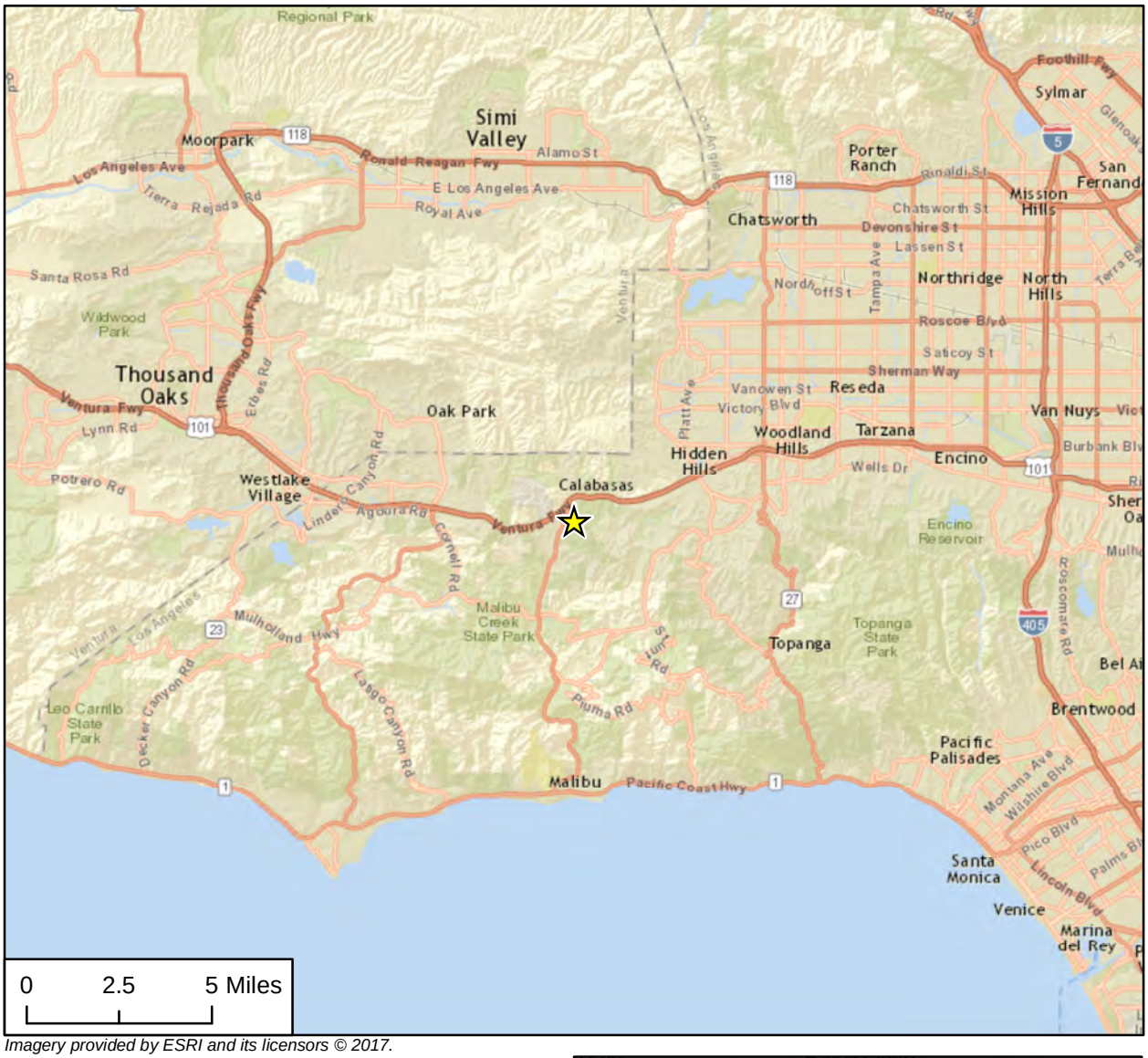
1.	**Project Title:**	West Village Project
2.	**Lead Agency Name and Address:**	City of Calabasas 100 Civic Center Way Calabasas, CA 91302
3.	**Contact Person and Phone Number:**	Glenn Michitsch, Senior Planner Krystin Rice, Planner (818) 224-1600
4.	**Project Location:**	The project site is located 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:**	The New Home Company (TNHC) Canyon Oaks, LLC 85 Enterprise, Suite 450 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 that is approximately 77.22 acres. Table 1 summarizes the proposed features onsite.

The residential component would include a non-gated community of 15 three-story multi-family housing buildings on 9.5 acres. Each building would provide 12 dwelling units for a total of 180 units, 27 of which would be designated affordable housing units. Dwelling units include one-, two-, and three-bedroom units arranged in seven different floor plans ranging from 645 to 1,464 square feet (sf) per unit. Residential space would total 182,550 sf.

The commercial component would consist of a 5,867 sf retail center on the northwestern side of the project site. The commercial component would accommodate approximately 3,367 sf of restaurant uses (restaurant and coffee shop) and approximately 2,500 sf of general commercial (two retail boutiques). Landscaping, signage, stone walkways, and a plaza water fountain would mark the entrance to the commercial center. Additionally, the commercial component would be designed to achieve a LEED silver rating or better, consistent with the City of Calabasas' green building ordinance.



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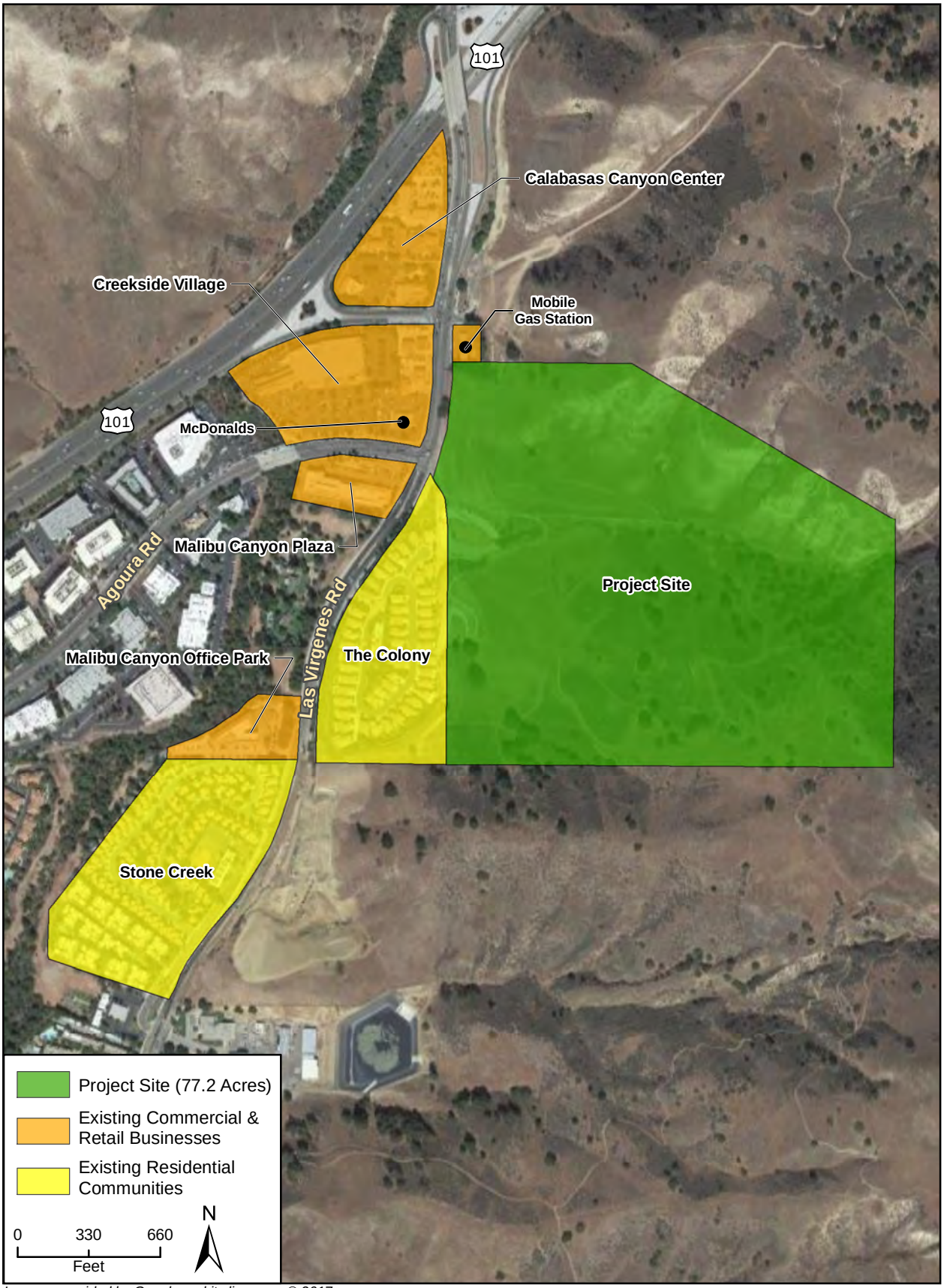
Project Location

N

Regional Location

Figure 1



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Land Use Vicinity Map

Figure 2

Table 1
Proposed Land Uses

Land Use	Acreage	Details
Residential		
15 three-story multi-family buildings	9.50	60 one-bedroom, 90 two-bedroom, and 30 three-bedroom units
Commercial		
Restaurant/Retail	1.19	Coffee shop, restaurant, and two retail boutiques
Community Green Space	0.36	Includes seating areas, outdoor barbeque and dining area, bicycle parking, a children's play structure, and an open lawn
Trails, Open Space and Flood Control Basin	66.09	Includes new public trail through the site connecting to existing New Millennium trail
Street Dedication	0.08	
Total	***77.22***	

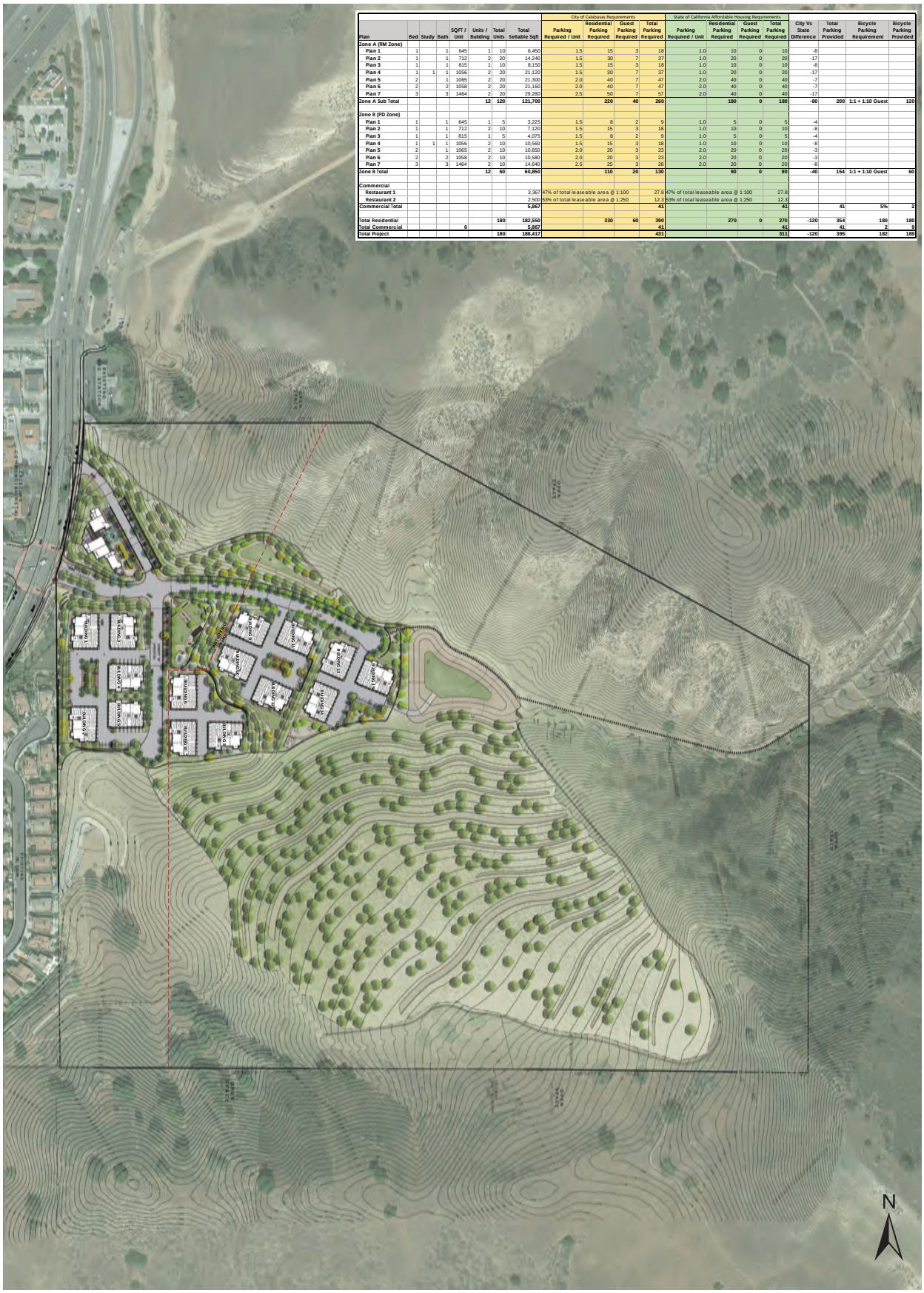
Approximately 86 percent of the site (approximately 66.1 acres) would be preserved as open space. The project would also provide a community green space with seating areas, an outdoor barbeque and dining area, bicycle parking, a children's play structure, and an open lawn. Additionally, the project would establish a public trail connection to the former "Gun Club Road" which is located on open space property to the east, and provides access to the existing New Millennium trail.

Non-remedial site grading would involve approximately 218,770 cubic yards (cy) of cut and approximately 240,785 cy of fill, with a net of approximately 22,015 cy. 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 2,403,418 cy of cut, and an estimated 2,406,971 cy of fill, with all soil being processed and balanced onsite.

The project would provide a total of 395 parking spaces onsite, including 180 residential garage spaces (15 of which would be Americans with Disabilities Act (ADA) accessible), 174 residential on-street parking spaces (six of which would be ADA accessible), and 41 on-street spaces for the commercial center (two of which would be ADA accessible). Thirty additional tandem parking spaces would be provided within the building garages; however, these spaces are not included in the vehicular parking space total since the municipal code does not recognize this type of parking as required spaces. To enable access to and from the project site, a new Street "A" extension of Agoura Road east of its terminus with Las Virgenes Road would be constructed. Figure 3 shows the layout of proposed structures on the project site.

The project applicant is requesting approval of a Site Plan Review, Development Plan Permit, Scenic Corridor Permit, Vesting Tentative Tract Map, Conditional Use Permit and an Oak Tree Permit.

								City of Calabasas Requirements				State of California Affordable Housing Requirements							
Plan	Bed	Study	Bath	SQFT / Unit	Units / Building	Total Units	Total Sellable Sqft	Parking Required / Unit	Residential Parking Required	Guest Parking Required	Total Parking Required	Parking Required / Unit	Residential Parking Required	Guest Parking Required	Total Parking Required	City Vs State Difference	Total Parking Provided	Bicycle Parking Requirement	Bicycle Parking Provided
Zone A (RM Zone)																			
Plan 1	1		1	645	1	10	6,450	1.5	15	3	18	1.0	10	0	10	-8			
Plan 2	1		1	712	2	20	14,240	1.5	30	7	37	1.0	20	0	20	-17			
Plan 3	1		1	815	1	10	8,150	1.5	15	3	18	1.0	10	0	10	-8			
Plan 4	1	1	1	1056	2	20	21,120	1.5	30	7	37	1.0	20	0	20	-17			
Plan 5	2		1	1065	2	20	21,300	2.0	40	7	47	2.0	40	0	40	-7			
Plan 6	2		2	1058	2	20	21,160	2.0	40	7	47	2.0	40	0	40	-7			
Plan 7	3		3	1464	2	20	29,280	2.5	50	7	57	2.0	40	0	40	-17			
Zone A Sub Total					**12**	**120**	**121,700**		**220**	**40**	**260**		**180**	**0**	**180**	**-80**	**200**	**1:1 + 1:10 Guest**	**120**
Zone B (PD Zone)																			
Plan 1	1		1	645	1	5	3,225	1.5	8	2	9	1.0	5	0	5	-4			
Plan 2	1		1	712	2	10	7,120	1.5	15	3	18	1.0	10	0	10	-8			
Plan 3	1		1	815	1	5	4,075	1.5	8	2	9	1.0	5	0	5	-4			
Plan 4	1	1	1	1056	2	10	10,560	1.5	15	3	18	1.0	10	0	10	-8			
Plan 5	2		1	1065	2	10	10,650	2.0	20	3	23	2.0	20	0	20	-3			
Plan 6	2		2	1058	2	10	10,580	2.0	20	3	23	2.0	20	0	20	-3			
Plan 7	3		3	1464	2	10	14,640	2.5	25	3	28	2.0	20	0	20	-8			
Zone B Total					**12**	**60**	**60,850**		**110**	**20**	**130**		**90**	**0**	**90**	**-40**	**154**	**1:1 + 1:10 Guest**	**60**
Commercial																			
Restaurant 1							3,367	47% of total leaseable area @ 1:100			27.8	47% of total leaseable area @ 1:100			27.8				
Restaurant 2							2,500	53% of total leaseable area @ 1:250			12.3	53% of total leaseable area @ 1:250			12.3				
Commercial Total							**5,867**				**41**				**41**		**41**	**5%**	**2**
Total Residential						**180**	**182,550**		**330**	**60**	**390**		**270**	**0**	**270**	**-120**	**354**	**180**	**180**
Total Commercial					**0**		**5,867**				**41**				**41**		**41**	**2**	**9**
Total Project						**180**	**188,417**				**431**				**311**	**-120**	**395**	**182**	**189**



Source: JZMK Partners, April 2017.

Site Plan

Figure 3

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; open space, a gas station and the 101 South Freeway on-ramp to the north; and mixed commercial and residential development to the west. Figure 2 shows an aerial view of the project site and surroundings.

8. Existing Project Site Land Uses and Setting:

The project site is currently undeveloped, featuring rolling hills with elevations ranging from 750 to 1,100 feet above mean sea level. Native grassland, coastal sage scrub, and oak trees dominate the landscape. Numerous unmaintained outbuildings remain from the site's history as a homestead and agricultural operation from the late 1800s to 1920s. Several state and federal waterways and wetlands are also present on the site, including an ephemeral drainage under U.S. Army Corps of Engineers jurisdiction.

The current General Plan land use designations for the project site are Planned Development (PD), Residential Multiple-Family 20-acres (R-MF-20), and Open Space Resource Protection (OSRP). The zoning designations are Planned Development (PD), Residential Multi-Family (RM-20), and Open Space Development Restricted (OS-DR).

9. Necessary Public Agency Approvals:

The City of Calabasas is the lead agency with responsibility for approving the proposed project.

Other public agencies whose approval maybe required include:

- *U.S. Army Corps of Engineers (USACE) – Section 404 discharge permit*
- *Regional Water Quality Control Board (RWQCB) – Section 401 water quality certification*
- *California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement*
- *LA County Fire Department*

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☒ Geology/Soils
☒ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☒ Hydrology/Water Quality
☒ Land Use/Planning	☐ Mineral Resources	☒ Noise
☐ Population/Housing	☒ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Tribal Cultural Resources	☒ Utilities/Service Systems
☒ Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

8/31/17
Date

Glenn Michitsch
Printed Name

Senior Planner
Title

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

a, c-d. As shown on the City's Land Use Map and Zoning Map, the project site is located within a locally designated Ventura Freeway Scenic Corridor and the Las Virgenes Scenic Corridor. The proposed project would alter the visual character of portions of the site by replacing open hillside terrain with residential and commercial development, grading to remediate an existing landslide, and removing oak trees, including heritage trees. This would have the potential to result in adverse impacts to scenic vistas, scenic resources, visual character, and light/glare conditions. Impacts to aesthetic resources would be **potentially significant** and will be addressed in an EIR.

b. The project site is located approximately 700 feet southeast of U.S. Highway 101, which is not officially designated as a state scenic highway; however, it is identified as eligible for designation as a state scenic highway (Caltrans 2011). U.S. Highway 101 is also a locally designated scenic highway in the 2030 General Plan. The site is also highly visible from Las Virgenes Road, which the 2030 General Plan identifies as a Scenic Corridor. Due to the visibility of the project site from these view corridors, impacts to views would be **potentially significant** and will be addressed in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a-e. Neither the project site nor surrounding areas contain any agricultural resources, farmland, forest land, or timberland. Consequently, the proposed project would have no effect on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Division of Land Resource Protection 2016). In addition, there are no lands zoned for agricultural or forest land within the city, nor are any lands under a Williamson Act contract. The proposed project includes about 66.1 acres of dedicated open space within an approximately 77.2-acre project site, which is consistent with the 2030 General Plan. **No impact** would occur with respect to this issue and further analysis in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

a-d. The project site is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The South Coast Air Basin is in nonattainment for the federal standards for ozone, lead, and particulate matter ($PM_{2.5}$), as well as state standards for ozone and particulate matter ($PM_{2.5}$, PM_{10}) (California Air Resources

Board 2016). During project construction, dust could be generated and contribute to particulate matter that may degrade local air quality. Traffic and energy consumption associated with project operation would also generate air pollutant emissions. Such emissions could potentially exceed SCAQMD's significance thresholds. In addition, sensitive receptors (residences) located adjacent to the project site have the potential to be adversely impacted by air pollutant emissions associated with project construction and operation. These air quality impacts would be **potentially significant** and will be assessed in an EIR.

e. According to the SCAQMD *CEQA Air Quality Handbook*, land uses typically producing objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (1993). The project would include a mixed-use development that consists of residential, commercial, and recreational/park uses, which are not listed by the SCAQMD as a land use that produces objectionable odors. Other odors, including the smells of oil or diesel fuels, would be limited to project construction. All off-road construction equipment would be covered by the California Air Resources Board (ARB) anti-idling rule (SS2449(d)(2)), which limits idling to five minutes. Project construction would be temporary and would not be a long-term odor generator. Therefore, odor impacts would be **less than significant** and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES Would the project:				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a, b, d, e. Rincon Consultants, Inc. prepared botanical surveys for the project site in 2010 and updated these surveys in 2013, 2015, and 2017. Carlberg Associates prepared an Oak Tree Report for the project site in accordance with the City of Calabasas' Oak Tree Preservation and Protection Guidelines in June 2017. During the 2017 survey, two special status plants were found (Catalina mariposa lily and Southern California black walnut tree). Both species receive a California Rare Plant Rank of 4.2 from the California Native Plant Society—meaning they are of limited distribution and fairly threatened in California (California Native Plant Society (CNPS), 2017). Plants with a Rare Plant Rank of 4 fall into a watch list category, with a few qualifying for state listing but many holding local significance. In addition, one sensitive habitat (Southern Coast Live Oak Riparian Forest) was observed. Southern Coast Live Oak Riparian Forest is listed on California Department of Fish and Wildlife's (CDFW) *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) and the CDFW (2003) considers this community rare and worthy of consideration as it is listed by the California Natural Diversity Database. According to the Oak Tree Report (2017), 192 oak trees are located onsite, 184 of which are Coast Live Oaks. The project applicant is requesting an Oak Tree Permit to remove 45 oak trees. These biological resources located within and adjacent to the project site boundaries could be adversely affected by project construction and operation. Impacts to these biological resources would be **potentially significant** and will be studied in an EIR.

c. Rincon Consultants, Inc. prepared a wetland delineation for the project site in 2010 and confirmed the delineation findings with a supplemental site visit in 2012 and a site visit with agency representatives (CDFW, U.S. Army Corps of Engineers [USACE], and Regional Water Quality Control Board [RWQCB]) in 2015. According to the delineation report, the project site contains an unnamed ephemeral drainage channel near the center of the project site within APN 2069-078-011 that is within USACE, CDFW, and RWQCB jurisdiction. In addition, there

are two small wetlands within a tributary to this drainage that are within USACE and RWQCB jurisdiction, as well as two additional isolated wetlands that are considered RWQCB jurisdictional Waters of the State (Rincon Consultants 2015). The project's impacts to wetlands would be **potentially significant** and will be assessed in an EIR.

f. No adopted habitat conservation plans or natural community conservation plans apply in Calabasas (City of Calabasas 2008). **No impact** would occur and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a-d. In accordance with the City of Calabasas Historic Preservation ordinance, a Phase I Cultural Resources Investigation, which included assessment of archaeological resources, was prepared for the project site by McKenna et al. in November 2013 and a Cultural Resources Review was prepared for the project site by Historical Environmental Archaeological Research Team (HEART) in April 2011. Both studies report no evidence of prehistoric or historic cultural resources, including archaeological, paleontological or other cultural resources. Further, the report prepared by HEART (2011) concludes that development of the proposed project would have no effect on significant cultural resources. Although the McKenna et al. report identifies the project as site sensitive for the presence of prehistoric and paleontological resources, standard monitoring during construction in conformance with current discipline standards would render impacts less than significant. Monitoring for paleontological resources would be consistent with current protocol of the Natural History Museum of Los Angeles County. In addition, the consulting archaeological monitor(s) would be accompanied by a local Native American representative. Impacts to cultural resources would be **less than significant** and further analysis in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

a-d. No faults traverse the project site and no active faults have been mapped within the City of Calabasas; however, the City lies within a seismically active region that is prone to occasional earthquakes. According to the Southern California Earthquake Data Center Map (SCEDC), there are nine active faults and four potentially active faults within 25 miles of Calabasas. Like much of California, the project site is subject to groundshaking from seismic activity emanating from a number of faults in the region. In addition, portions of the project site are potentially susceptible to liquefaction and earthquake-induced landslides (City of Calabasas 2015). Geotechnical analysis of the project site (RJR Engineering 2011 and 2014) indicates that on-site slopes include an ancient landslide and could be subject to seismically induced landslides having the potential

to affect persons and property on the subject site, as well as on the adjoining properties and public rights-of-way; therefore, the proposed project includes remedial grading to address existing landslide hazards.

The California Building Code (CBC) and the Calabasas Municipal Code control building design and construction. Calabasas, along with all of Southern California and the Central Coast, is within Seismic Zone 4, the area of greatest risk and subject to the strictest building standards. New development would conform to the CBC (as amended at the time of permit approval) as required by law, and preparation of a final City-approved geotechnical study and remediation plan would be required prior to project approval.

Geologic issues would be **potentially significant unless mitigation incorporated** and will be addressed in an EIR.

e. The project would connect to the City's sewer system and would not require the use of septic tanks. Therefore, **no impact** would result and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a-b. Project construction and operation would generate emissions of greenhouse gases (GHGs) and, therefore, would incrementally contribute to global climate change. As such, project implementation could conflict with the requirements of Assembly Bill 32, Senate Bill 32, Senate Bill 375, and related plans, policies, and regulations pertaining to reducing GHG emissions. The project's potential contribution to cumulative impacts related to GHG emissions and climate change would be **potentially significant** and will be studied in an EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

a, b. The proposed residential, commercial, and open space uses would not involve the routine transport, use, or disposal of hazardous substances, other than minor amounts used for

maintenance and landscaping. The project would not have the potential to release hazardous materials into the environment. Impacts would be **less than significant** and further analysis of these issues in an EIR is not warranted.

c. MUSE School is located approximately 1,000 feet from the project site. However, the proposed mixed-use project would not emit hazardous materials or involve the handling of large quantities of hazardous materials or substances. Therefore, **no impact** would occur and further analysis of this issue is not warranted.

d. The project site does not appear on any hazardous material site list compiled pursuant to Government Code Section 65962.5. The following databases were checked (June 2017) for known hazardous materials contamination at the project site:

- *Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database*
- *Geotracker search for leaking underground fuel tanks*
- *Cortese list of Hazardous Waste and Substances Sites*
- *Department of Toxic Substances Control's Site Mitigation and Brownfields Database*

The project site does not appear on any of the above lists. Furthermore, a Phase I Environmental Site Assessment prepared in November 2013 by Leighton and Associates, Inc., found no recognized environmental conditions associated with the project site. Although the Phase I report identified a moderate potential for elevated levels of naturally occurring radon on-site, compliance with California Health & Safety Code § 105430 would require radon testing and mitigation plans for new construction prior to the issuance of building permits (U.S. EPA 2017). The project would be required to incorporate construction measures into building design to reduce radon levels. Thus, **no impact** related to hazardous material sites would occur and further analysis of this issue is not warranted.

e, f. There are no public or private airports on or adjacent to the project site. The nearest airport is Van Nuys Airport, located approximately 12 miles northeast of the project site. **No impact** would occur and further analysis of these issues is not warranted.

g. The project would conform to the site planning and project design standards contained in Article III of the Development Code, which would ensure that emergency response access is maintained. **No impact** would occur and further analysis of this issue is not warranted.

h. The entire City of Calabasas, including the project site, is located within the Los Angeles County Consolidated Fire District's Very High Fire Hazard Severity Zone. This zone includes wildland fire hazard areas defined as watershed lands that contain native growth and vegetation (City Municipal Code, Section 17.20.130). The proposed project would adhere to standard requirements set forth by the City Municipal Code and the CBC with City of Calabasas amendments, including driveway width requirements, the creation and maintenance of wildfire buffers, and sprinkler and alarm requirements. Impacts related to wildland fire would be **less than significant** with mandatory compliance with applicable building standards and regulations.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY Would the project:				
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a, c-f. The proposed project would alter the existing topography of the site and add impervious surfaces. This would alter drainage patterns and the rate and amount of surface runoff. The introduction of urban/suburban uses also has the potential to cause downstream surface water quality impacts due to the introduction of impervious surfaces and pollutant-generating activities. Impacts related to these issues would be **potentially significant unless mitigation is incorporated**; therefore, these issues will be studied further in an EIR.

b. The Las Virgenes Municipal Water District would provide water to the project site and relies on imported water for its supplies. Therefore, the proposed project would not affect groundwater supplies or recharge. **No impact** would occur with respect to groundwater and further analysis of this issue is not warranted.

g-i. The project site is located outside the 100-year flood hazard zone and the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding (FEMA Map No. 06037C1264G). In addition, according to the 2030 General Plan FEIR (2008), the City of Calabasas is not in the dam inundation area for any major stream or river in the region. Therefore, **no impact** with respect to flooding would occur and further analysis of this issue is not warranted.

j. The project site is not subject to risks relating to seiche, tsunami, or mudflows (City of Calabasas 2008). **No impact** would occur with respect to this issue and further analysis is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING Would the proposal:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a. Development of the proposed project would not involve a road or other facility that would physically divide an established community. The project involves residential and commercial development that is generally consistent with the 2030 General Plan land use designations for the site. **No impact** would occur and further analysis of this issue is not warranted.

b. The proposed project would involve development of the site in general accordance with the uses prescribed in the 2030 General Plan. The project includes development on approximately 11.1 acres, which is less than the 16 acre development limit specified for the project site in the General Plan. The project may disturb sensitive biological resources and could potentially create adverse impacts with respect to such issues as aesthetics, air quality, biological resources, geology, and greenhouse gas emissions. Therefore, consistency of the project with environmental policies contained in applicable local and regional plans, including the 2030 General Plan, the Calabasas Municipal Code, and the Southern California Association of Government's (SCAG's) Regional Comprehensive Plan and Regional Transportation Plan-Sustainable Communities Strategy will be discussed in an EIR. Impacts would be **potentially significant**.

c. The proposed project would not conflict with any habitat conservation plan or natural community conservation plan as the project site is not subject to such plans. **No impact** would occur and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a-b. The proposed project would not entail construction of structures or facilities for the purposes of extraction or exploration of mineral resources and the project would not result in the loss of availability of a mineral resource of local, regional, or statewide importance (City of Calabasas 2008). **No impact** would occur with respect to mineral resources and further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE Would the project result in:				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	☐	☐	☐	☒

a-d. The project site is adjacent to Las Virgenes Road and approximately 700 feet southeast of U.S. Highway 101; therefore, it would be subject to noise from traffic on these roadways. Further, project construction would temporarily increase noise levels at adjacent residences, while project operation would increase traffic along Las Virgenes Road and Agoura Road, which may adversely affect existing uses along these corridors. Impacts related to these issues would be **potentially significant** and will be addressed in an EIR.

e, f. The airport nearest to the project site is Van Nuys Airport, located approximately 12 miles northeast of the site. The project would not be subject to excessive noise levels associated with airport operations. **No impact** would occur with respect to these issues and further analysis is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING Would the project:				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Section 4.10 of the 2030 General Plan Final EIR determined that impacts related to population growth would be less than significant because Calabasas is almost entirely built out and the General Plan includes policies and objectives aimed at limiting further growth (2008). The proposed project would involve development of the project site in general accordance with the uses and at the intensities/densities prescribed in the 2030 General Plan. Specifically, the proposed project would add 180 new dwelling units, identical to what is anticipated for the project site under the 2030 General Plan. According to the California Department of Finance (2017), the average household density in Calabasas is 2.75 residents per unit. Based on this average, the 180 residences proposed would add an estimated 495 residents for a total City population of 24,697 residents. The proposed project complies with the density and multi-family unit restrictions outlined for the site in the 2030 General Plan. Therefore, development of the proposed project would not add population beyond that anticipated in the 2030 General Plan. Impacts would be **less than significant** and further analysis of this issue is not warranted.

b-c. The project site is currently vacant. Thus, project implementation would not displace people or housing. **No impact** would occur and further analysis of these issues is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☒	☐	☐
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

a(i). The Los Angeles County Fire Department (LACFD) provides fire protection services to the project site. The nearest fire station is Station #125, located at 5215 Las Virgenes Road, in Calabasas. The site is approximately one half mile (driving distance) from the fire station, with access via Las Virgenes Road.

The proposed project would incrementally increase demand for fire protection service. However, the proposed project would be required to pay standard development impact mitigation fees. In addition, the applicant would be required to comply with the Fire Code and LACFD standards, including specific construction specifications, access design, location of fire hydrants, and other design requirements. Since the project site is within the current service area for Station #125, it would not require the construction of new fire protection facilities. Furthermore, existing fire protection service is expected to meet the City's needs through 2030 (City of Calabasas 2008). Therefore, because the proposed project would not add population beyond that anticipated in the 2030 General Plan projections, impacts related to fire services would be **less than significant** and further analysis of this issue is not warranted.

a(ii). The Los Angeles County Sheriff's Department (LASD) provides police protection service in Calabasas and to the project site. The LASD is located at 27050 Agoura Road in the City of Calabasas, approximately one mile (driving distance) from the project site. The proposed project would incrementally increase demand for police protection service. However, project implementation would not create the need for new or expanded police protection facilities. Existing police service is expected to meet the City's needs through 2030 (City of Calabasas 2008). Therefore, because the proposed project would not add population beyond that anticipated in the 2030 General Plan projections, impacts related to police protection services would be **less than significant** and further analysis of this issue is not warranted.

a(iii). The Las Virgenes Unified School District (LVUSD) provides primary and secondary public education services to the project site. LVUSD manages three schools located within the attendance area of the project site: Calabasas High School, A. E. Wright Middle School, and Lupin Hill Elementary School. The proposed project would increase school enrollment and could result in exceedances of capacity at LVUSD schools. Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998) states that payment of statutory fees is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real

property, or any change in governmental organization or reorganization. However, because the 2030 General Plan FEIR from 2008 found that Lupin Hill Elementary School was 7 percent overcapacity and Calabasas High School was 4 percent over capacity (City of Calabasas 2008), impacts would be **potentially significant unless mitigation is incorporated**; therefore, this issue will be studied further in an EIR.

a(iv). Development of the proposed project would add 180 new dwelling units. According to the California Department of Finance (2017), the average household density in Calabasas is 2.75 residents per unit. Based on this average, the project would add an estimated 495 residents. The City of Calabasas maintains a parkland target ratio of 3 acres per 1,000 residents. Thus, 495 residents would result in a demand of around 1.5 acres of parkland. To offset this incremental increase in park demand, the project would allocate about 66.1 acres for open space on-site and also includes a community green space and new trail access. The community green space would consist of outdoor barbeques, seating areas, a children's playground, shade structure, and an open lawn. Moreover, the project would be required to meet Quimby Act (California Government Code Section 66477) obligations through dedication of land or fees in lieu of land to mitigate impacts to recreation due to increased population. Impacts related to parks would be **less than significant** and further analysis of this issue is not warranted.

a(v). The project site would be served by the Calabasas Library, which opened in July 2008. The library is expected to meet the City's library needs through 2030 (City of Calabasas 2008). Therefore, because the proposed project would not add population beyond that anticipated in the 2030 General Plan projections, significant impacts related to libraries are not anticipated. Impacts relating to other services would be **less than significant** and further analysis of these issues is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a-b. Please see the discussion above under Item XIV.a.iv. Impacts related to recreation would be **less than significant** and further analysis of these issues is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. TRANSPORTATION / TRAFFIC Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

a-b. The proposed project would generate increased traffic on surrounding roadways, particularly Las Virgenes Road and Agoura Road, and would alter existing traffic patterns. Project-generated traffic could potentially cause exceedances of City level of service standards and, therefore, may also conflict with local and regional congestion management standards. Impacts related to these issues would be **potentially significant unless mitigation is incorporated** and will be studied further in an EIR.

c. Van Nuys Airport is the airport nearest to the project site, approximately 12 miles northeast. Implementation of the proposed project would have no effect on air traffic patterns, including

either an increase in traffic levels or a change in location that results in safety risks. **No impact** would occur and further analysis of these issues is not warranted.

d-f. The project does not include any design features or incompatible uses that would increase traffic hazards. As a condition of project approval, the project would be required to provide adequate emergency access, based on Article III of the City Development Code, which includes specific site planning and project design standards intended to address such issues as traffic hazards and emergency access. In addition, the project would be subject to the LACFD and LASD review, prior to approval, to ensure that access needs are met. As part of the project, the existing three-way intersection located at Las Virgenes and Agoura Roads would be converted to a traditional four-way intersection. Project access would be provided via a new private access road that would connect to the east side of Las Virgenes Road opposite the signalized Agoura Road intersection. Additionally, the proposed frontage improvements associated with the project include adding a third northbound lane on Las Virgenes Road north of Agoura Road. The project would not affect existing pedestrian facilities or conflict with adopted policies plans or programs regarding public transit. As such, impacts relating to traffic hazards and emergency access would be **less than significant** and further analysis of these issues is not warranted.

	Potentially Significant Impact	**Potentially Significant Unless Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
XVII. TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Cod Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe.	☐	☐	☒	☐

a-b. As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted, which establishes a formal consultation process for California tribes regarding tribal cultural resources. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. As of July 2017, no Native American tribes have requested to be notified of projects under AB 52. Nevertheless, the City will prepare and mail informal outreach letters to individual tribes that have not formally requested consultation under Assembly Bill 52 as part of the Notice of Preparation public review process.

Standard monitoring during construction in conformance with current discipline standards would render impacts to tribal cultural resources less than significant. In addition, consulting archaeological monitor(s) would be accompanied by a local Native American representative. Impacts to tribal cultural resources would be **less than significant** and further analysis in an EIR is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☒	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS Would the project:				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

a, b, d, e. The proposed project would develop a currently undeveloped site, which may increase demand on water supplies and the wastewater treatment provider. Wastewater generated in Calabasas is treated at the Tapia Water Reclamation Facility (TWRF), operated by Las Virgenes Municipal Water District (LVMWD). The TWRF has a capacity of 16 million gallons per day (mgd), however due to permit limitations on nutrients, its current treatment capacity is approximately 12 mgd. In 2015, the TWRF processed nearly 8 mgd (LVMWD 2016). Therefore, there is a surplus capacity of approximately 4.5 mgd. Wastewater generation factors from the City of Los Angeles CEQA Thresholds Guide were used to estimate the proposed project's wastewater generation.[1] As shown in Table 2, the proposed project would generate about 31,105 gallons of wastewater per day (0.031 mgd).

[1] The number of seats in the restaurant was estimated based on the proposed restaurant square footage. Specifically, it was assumed that the restaurant square footage would be split 60/40, dining area/prep area. It was also assumed that the square feet per seat for full-service restaurants is usually 12-15 sf/seat (Total Food Service, 2013). Using 12 sf/seat to be conservative, the restaurant would have approximately 99 seats.

Table 2
Projected Wastewater Generation

Land Use	Units	Wastewater Generation Factor	Wastewater Flow (Gallons Per Day)
Residential			
One-bedroom units	60	120 gpd/unit	7,200 gpd
Two-bedroom units	90	160 gpd/unit	14,400 gpd
Three-bedroom units	30	200 gpd/unit	6,000 gpd
Commercial			
Restaurant	99 seats	30 gpd/seat	2,970 gpd
Coffee shop	1,186 sf	280 gpd/1000 gsf	332 gpd
Retail boutiques	2,533 sf	80 gpd/1000 gsf	203 gpd
Total Wastewater Generation			31,105 gpd

gpd = gallons per day sf = square feet gsf = gross square feet
Source: City of Los Angeles, 2006 and Total Food Service, 2013

LVMWD also provides water service to the City, and depends on imported water supplies managed and delivered by the Metropolitan Water District of Southern California (MWD). As shown in Table 3, the proposed project would generate demand for about 37,325 gallons of water per day or 41.8 acre-feet per year. Impacts related to water and wastewater would be **potentially significant unless mitigation is incorporated** and will be studied further in an EIR.

Table 3
Project Water Demand

Land Use	Units	Demand Factor	Demand (Gallons Per Day)	Demand (Acre-Feet Per Year)
Residential				
One-bedroom units	60	144 gpd/unit	8,640	9.67
Two-bedroom units	90	192 gpd/unit	17,280	19.36
Three-bedroom units	30	240 gpd/unit	7,200	8.07
Commercial				
Restaurant	99 seats	36 gpd/seat	3,564	3.99
Coffee shop	1,186 sf	336 gpd/1000 gsf	398	0.45
Retail boutiques	2,533 sf	96 gpd/1000 gsf	243	0.27
		Total Water Demand	**37,325**	**41.8**

gpd = gallons per day
Source: City of Los Angeles, CEQA Thresholds Guide Document, 2006.
Water demand is assumed to be 120% of wastewater generation, as shown in Table 2, in order to account for landscape irrigation.

c. Please see Item VIII, *Hydrology and Water Quality*, for a discussion of storm drain infrastructure. Impacts related to this issue would be **potentially significant unless mitigation is incorporated**; therefore, this issue will be studied further in an EIR.

f, g. The Calabasas Sanitary Landfill, located adjacent to the U.S. Highway 101 on Lost Hills Road, would receive solid waste generated by the proposed project. The total capacity of the Calabasas Landfill is 69.3 million cubic yards and its remaining capacity is approximately 14.5 million cubic yards (CalRecycle 2017). An average of 537 tons of waste is deposited in the landfill daily, with a permitted maximum daily capacity of 3,500 tons per day (CalRecycle 2015). Thus, the average daily surplus is 2,963 tons per day. As shown in Table 4, the proposed project would generate about 837.6 pounds, or 0.42 tons, of solid waste per day before mandated diversion and conservatively assuming the 1,986 sf restaurant would support 99 seats.

Table 4
Project Solid Waste Generation

Land Use	Area	Generation Factor	Solid Waste Generated (lbs/day)	Solid Waste Generated (tons/year)
Residential				
Multi-Family Housing	180 units	4 lbs/unit/day	720	31.4
Commercial				
Restaurant	99 seats	1 lbs/seat/day	99	18.1
Coffee shop	1,186 sf	0.005 lbs/sf/day	5.9	1.1
Retail boutiques	2,533 sf	5 lbs/1000 sf/day	12.7	2.3
Total Solid Waste Generation			**837.6**	**152.9**

** Note solid waste generated as shown herein does not include mandated diversion requirements.*
sf = square feet
Source: CalRecycle 2016. https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates

The proposed project would be subject to federal, State, and local regulations related to solid waste, recycling, and water conservation, including the City's 75 percent waste diversion rate goal, which would reduce the total amount generated to about 209 pounds per day (38 tons per year). As mentioned, the Calabasas Landfill has a surplus of 2,963 tons per day, or 1.08 million tons per year. Therefore, the landfill has adequate capacity to serve the proposed project and impacts would be **less than significant**. Further analysis of this issue is not warranted.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. MANDATORY FINDINGS OF SIGNIFICANCE				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a-c. As described in the sections above, the proposed project may generate impacts (some temporary, and some permanent) in the following areas: Aesthetics, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning (Policy Consistency), Noise, Public Services (Schools), Transportation/Traffic, and Utilities and Service Systems. These issue areas as well as potential cumulative impacts will be evaluated in the EIR, and any feasible mitigation measures will be identified to avoid and/or reduce any significant impacts.

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