





CITY of CALABASAS

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## Negative Declaration

To: \_\_\_\_\_ County Clerk, County of Los Angeles  
12400 East Imperial Highway, Room 2001  
Norwalk, CA 90650

\_\_\_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, California 95814

**Project Title/File No.:** File Nos. CUP-600-004, SPR-006-053, OAK-006-021, and TM6-000-003  
**Project Location:** 26705 Malibu Hills Road (APN: 2064-004-051), in the City of Calabasas, County of Los Angeles.  
**Project Description:** A request for a Conditional Use Permit, Site Plan, Oak Tree Permit, and Tentative Tract Map to construct a 60 unit Senior Condominium development, and to remove one oak tree and encroach into the protected zone of another oak tree, for property located at 26705 Malibu Hills Road (APN: 2064-004-051) within the CB (Commercial-Business Park) Zoning District.  
**Project Sponsor:** Steve Kaplan, 1219 Morningside Drive, Manhattan Beach, CA 90266

On June 22, 2006, the Planning Commission, having reviewed the Initial Study of this proposed project and having reviewed the written comments received prior to the public hearing before the Planning Commission on June 22, 2006, including the recommendation of the City's staff, does hereby find and declare that the proposed project will not have a significant effect on the environment.

The Planning Commission hereby finds that the Negative Declaration reflects its independent judgment. A copy of the Initial Study and any applicable mitigation measures are attached, and any other material which constitutes the record of proceedings upon which the City based its decision to adopt this Negative Declaration may be obtained at:

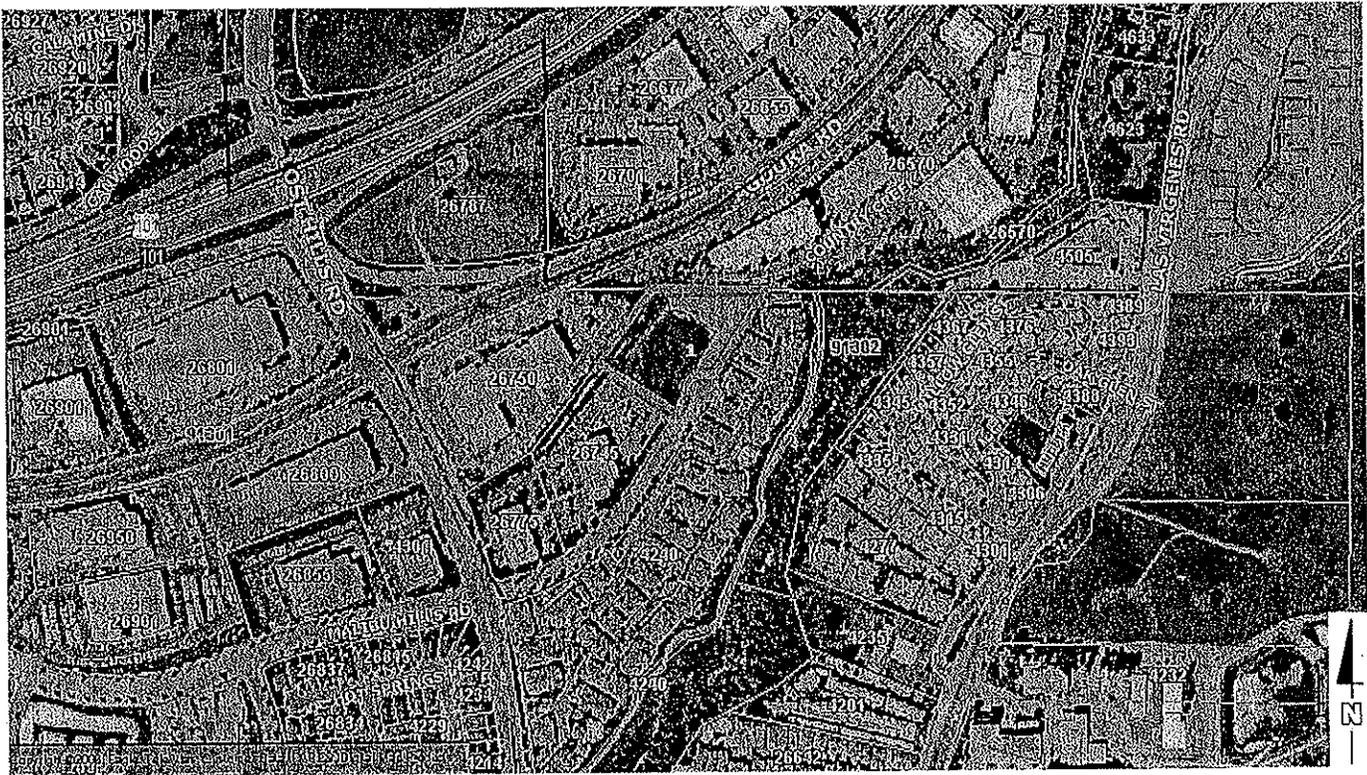
City of Calabasas Planning Division,  
26135 Mureau Road  
Calabasas, CA 91302

Date: **DRAFT** \_\_\_\_\_ Signature: \_\_\_\_\_  
Geoffrey Starns  
Title: Senior Planner  
Phone: (818) 878-4225

Date received for filing and posting: \_\_\_\_\_



Figure 2—VICINITY MAP



**General Plan Designation:**

B-BP (Business-Business Park)

**Zoning:**

CB (Commercial-Business Park)

**Project Description:**

A request for a Conditional Use Permit, Site Plan Review, Oak Tree Permit, and Tentative Tract Map to construct a 60 unit Senior Condominium development, and to remove one oak tree and encroach into the protected zone of another oak tree, for property located at 26705 Malibu Hills Road (APN: 2064-004-051) within the CB (Commercial-Business Park) Zoning District.

**Project Setting:**

The project site is located at the end of a cul-de-sac on Malibu Hills Road. It currently has a parking lot on a portion of the lot, with the remainder of the lot being vacant. There is a slope on the northwest side of the property which slopes down from the neighboring property about 20 feet.

**Surrounding Land Uses:**

<u>Direction</u>	<u>Zoning</u>	<u>Current Land Use</u>
North	CB (Commercial - Business Park)	Offices
South	RM (Residential - Multi-family)	Multi-family Residential
East	RM (Residential - Multi-family)	Multi-family Residential
West	CB (Commercial-Business Park)	Offices

**Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):**  
None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	

**DETERMINATION (To be completed by the Lead Agency):**

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" 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 potentially 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.

Date: May 22, 2006

Signature:   
Geoffrey Starns

Title: Senior Planner  
Phone: (818) 878-4225

Date received for filing and posting: \_\_\_\_\_

**EVALUATION OF ENVIRONMENTAL IMPACTS**

Environmental Factors	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>1. AESTHETICS</b> - Would the project:				
(a) Have a substantial adverse effect on a scenic vista?				X
(b) Substantially damage scenic resources, including, but not limited to; trees, rock outcroppings and historic buildings within a state scenic highway?				X
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
(d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
<b>2. AGRICULTURE RESOURCES</b> - 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 a optional model to use in assessing impacts on agriculture and farmland. Would the project:				
(a) Convert Prime Farmland, Unique Farmland, or 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?				X
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
<b>3. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?				X
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
(c) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
(d) 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 that exceed quantitative thresholds for ozone precursors)?				X
(e) Expose sensitive receptors to substantial pollutant concentrations?				X
(f) Create objectionable odors affecting a substantial number of people?				X
<b>4. BIOLOGICAL RESOURCES</b> - 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?				X

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
(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?				X
(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?				X
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
(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?				X

**5 CULTURAL RESOURCES: Would the project:**

(a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
(d) Disturb any human remains, including those interred outside of formal cemeteries?				X

**6 GEOLOGY & SOILS: Would the project:**

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				X
(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? Refer to Division of Mines and Geology Special Publication 42.				X
(ii) Strong seismic ground shaking?				X
(iii) Seismic-related ground failure, including liquefaction?				X
(iv) Landslides?				X
(b) Result in substantial soil erosion or the loss of topsoil?				X
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
(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?				X

**7. 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?				X
(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?				X
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X
(d) Be located on a site which is included on a list of hazardous materials 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?				X
(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?				X
(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?				X
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
(h) Expose people or structures to a significant risk of loss, injury or death involving wildfires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**8. HYDROLOGY & WATER QUALITY - Would the project:**

(a) During project construction, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?				X
(b) After the project is completed, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?				X

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(c) Provide substantial additional sources of polluted runoff from delivery areas; loading docks; other areas where materials are stored, vehicles or equipment are fueled or maintained, waste is handled, or hazardous materials are handled or delivered; other outdoor work areas; or other sources?				X
(d) Discharge stormwater so that one or more beneficial uses of receiving waters are adversely affected?				X
(e) Violate any other water quality standards or waste discharge requirements?				X
(f) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of 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)?				X
(g) 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?				X
(h) Significantly increase erosion, either on or off-site?				X
(i) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
(j) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems?				X
(k) Otherwise substantially degrade water quality?				X
(l) 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?				X
(m) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
(n) 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?				X
(o) Expose people or structures to inundation by seiche, tsunami or mudflow?				X
<b>9. LAND USE &amp; PLANNING: Would the project:</b>				
(a) Physically divide an established community?				X
(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?				X
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Environmental Factors	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>10. MINERAL RESOURCES: Would the project:</b>				
(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?				X
(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?				X
<b>11. NOISE: Would the project result in:</b>				
(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?				X
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
(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?				X
(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 levels?				X
<b>12. POPULATION AND HOUSING: Would the project:</b>				
(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 road or other infrastructure)?			X	
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>13. PUBLIC SERVICES: Would the project:</b>				
(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				X
(i) Fire protection?				X
(ii) Police protection?				X

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(iii) Schools?				X
(iv) Parks?				X
(v) Other public facilities?				X
<b>14. RECREATION: Would the project:</b>				
(a) 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?				X
(b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?				X
<b>15. TRANSPORTATION/TRAFFIC: Would the project:</b>				
(a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
(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?				X
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
(e) Result in inadequate emergency access?				X
(f) Result in inadequate parking capacity?				X
(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<b>16. UTILITIES AND SERVICE SYSTEMS: Would the project:</b>				
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
(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?				X
(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?				X

<i>Environmental Factors</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. Seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).				X
(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?				X
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
(g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**MANDATORY FINDINGS OF SIGNIFICANCE**

(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to 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?				X
(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 project, and the effects of probable future projects.)				X
(c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X

## EXPLANATION OF ISSUES

### 1. AESTHETICS. Would the project:

#### (a) Have a substantial adverse effect on a scenic vista?

Discussion of Effects: The project site is an infill site in a developed area. It is surrounded by existing development and not located in a scenic corridor. Therefore, no adverse impacts to scenic vistas are anticipated.

Mitigation: None Required.

#### (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?

Discussion of Effects: The project site is an infill site in a developed area. It is surrounded by existing development and is not adjacent to a street that is designated in the Calabasas General Plan as a scenic highway. In addition, there are no historic buildings or any scenic resources identified on the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

#### (c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion of Effects: The project would not degrade the existing visual character or quality of the site or its surroundings. The project site is an infill site in a developed area characterized by urban uses. It is surrounded by existing development. The design of the project meets the requirements of the General Plan and the Land Use and Development Code. The Spanish Colonial Revival style is compatible with the surrounding structures. Therefore, no impacts are anticipated.

Mitigation: None Required.

#### (d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The project is required to comply with the City of Calabasas' Dark Skies ordinance (Chapter 17.27 of the Calabasas Municipal Code). In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage. Therefore no adverse impacts are anticipated. Site lighting plans are also subject to review by the Planning Division prior to issuance of building permits.

Mitigation: None Required.

2. **AGRICULTURE 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. Would the project:

- (a) Convert Prime Farmland, Unique Farmland, or 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?

Discussion of Effects: The project site is an infill site in a developed area, it is surrounded by existing development and does not contain any agricultural uses. Further, the site is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: None Required.

- (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion of Effects: The project site is an infill site in a developed area, it is surrounded by existing development and is not zoned for agricultural use. The proposed project is consistent with the development standards and allowed land uses of the proposed zone. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: None Required.

- (c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The proposed project is consistent with the Calabasas General Plan and the development standards and allowed land uses of the Commercial Office (CO) zone. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

3. **AIR QUALITY.** Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- (a) Conflict with or obstruct implementation of the applicable air quality plan?

Discussion of Effects: The project will not conflict with or obstruct implementation of any air quality plan. As noted in the Calabasas General Plan FEIR (Section IV-J), pollutant levels in the Calabasas area already exceed Federal and State standards. To reduce pollutant levels, the City of Calabasas is actively participating in efforts to enhance air quality by implementing Control Measures in the Air Quality Management Plan for local jurisdictions within the South Coast Air Basin.

The proposed project is consistent with the General Plan, for which the EIR was prepared and impacts evaluated. Furthermore, the project is consistent with the City's participation in the Air Quality Management Plan and, because of the project's limited size and scope, will not conflict with or obstruct implementation of the plan.

The project site is an infill site in a developed area and it is surrounded by existing development. The Calabasas General Plan FEIR analyzed air quality emissions. This project is consistent with the Calabasas General Plan. Therefore No additional adverse impacts are anticipated.

Mitigation: None Required.

- (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Discussion of Effects: The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Construction impacts to air quality were analyzed in the Calabasas General Plan FEIR (Section IV-J). The project is consistent with the Calabasas General Plan and the FEIR identifies mitigation measures for construction activities which this project is required to follow as a condition of the project. Therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation and no further mitigation is required.

Mitigation: None Required.

- (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 that exceed quantitative thresholds for ozone precursors)?

Discussion of Effects: The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality because of the limited size and scope of the project. Although no impacts are anticipated, the project will still comply with the air quality standards of the General Plan and the SCAQMD resulting in impacts that are less than significant (please refer to Section IV-J of the Calabasas General Plan FEIR).

Mitigation: None Required.

- (d) Expose sensitive receptors to substantial pollutant concentrations?

Discussion of Effects: Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. According to the SCAQMD, projects have the potential to create significant impacts if they are located within one-quarter mile of sensitive receptors and would emit toxic air contaminants identified in SCAQMD Rule 1401.

Although there are sensitive receptors located within one-quarter (1/4) mile of the project site, the multi-family residential project proposed will not expose sensitive receptors to any increase in pollutant concentrations. Further, construction impacts to air quality were analyzed in the Calabasas General Plan FEIR (Section IV-J). The project is consistent with the Calabasas General Plan and the FEIR identifies mitigation measures for construction activities which this project is required to follow as a condition of the project. In addition, there are not, however, any known hot spots or heavy concentrations of pollutants in the area that would expose residents to potential adverse impacts. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(e) Create objectionable odors affecting a substantial number of people?

Discussion of Effects: The uses on site do not create any objectionable odors. Further, the project shall comply with the policies of the Calabasas Municipal Code and the General Plan. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

4. 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?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. Furthermore, the project site is not located within an area that has been identified as containing 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 the U.S. Fish and Wildlife Service. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The site does not contain any riparian habitat or other sensitive natural community identified by the Department of Fish & Game or Fish & Wildlife Service. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None Required.

- 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?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. No wetland habitat is present on site. Therefore, project implementation would have no impact on these resources.

Mitigation: None Required.

- 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?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. As a result, any wildlife corridors that may be present on nearby open space lands will not be impacted. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None Required.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion of Effects: The City of Calabasas does have an ordinance in place to protect Oak Trees. The applicant is proposing to remove 1 oak tree and encroach into the protected zone of another oak tree. The Oak tree report, including the mitigation proposed, is consistent with the City of Calabasas' Oak Tree Ordinance. The project is in conformance with all requirements of the ordinance, including any mitigation measures for removal of the trees. Therefore, no adverse environmental impacts are anticipated and no further mitigation is required.

Mitigation: None Required.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

Discussion of Effects: The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Mitigation: None Required.

5. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The project site is not identified as an historical resource. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None Required.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The General Plan FEIR (Section IV-D) does not identify this site as an area of potential archeological resources. Therefore, no adverse impacts to archeological resources are anticipated.

Mitigation: None Required.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. This area has, therefore, already been disturbed by development. No known paleontological resources or unique geologic features exist on site. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None Required.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. This area has, therefore, already been disturbed by development. No known religious or sacred sites exist within the project area. Therefore, no adverse environmental impacts are anticipated.

Mitigation: None Required.

6. GEOLOGY & 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? Refer to Division of Mines and Geology Special Publication 42.

Discussion of Effects: There are no active faults known on the site and there are no Alquist-Priolo Earthquake Fault Zone Areas within the City of Calabasas. The General Plan FEIR (Section IV-A/Figure IV-2) identifies five active or potentially active fault zones near the City. Given that the closest fault zone is located several miles from the project site, fault rupture within the project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(ii) Strong seismic ground shaking?

Discussion of Effects: There are no active faults known on the site and there are no Alquist-Priolo Earthquake Fault Zone Areas within the City of Calabasas. The General Plan FEIR (Section IV-A/Figure IV-2) identifies five active or potentially active fault zones near the City. The closest fault zone is located several miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the Uniform Building Code (UBC), the Calabasas Municipal Code, the General Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(iii) Seismic-related ground failure, including liquefaction?

Discussion of Effects: The Calabasas General Plan does not identify any areas within the City that have the potential for liquefaction or other seismic-related ground failure. The Geotechnical Engineering Investigation prepared in January 2004 for the site indicates that the soils found on site are not subject to liquefaction and other seismic-related ground failure. Therefore, the liquefaction potential within the project area is minimal. The project is also consistent with the City of Calabasas' General Plan strategies regarding seismic-related ground failures, including liquefaction. Finally the project will be constructed in compliance with the Uniform Building Code and Calabasas Municipal code. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(iv) Landslides?

Discussion of Effects: The Calabasas General Plan FEIR identifies areas of potential landslides. This site is not identified as one of those areas. Furthermore, the project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the developed nature of the area around the project site and the relatively flat topography of the site and surrounding area makes the chance of landslides remote. The project is also consistent with the City of Calabasas' General Plan strategies regarding landslides. Finally the project will be

constructed in compliance with the Uniform Building Code and Calabasas Municipal code. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(b) Result in substantial soil erosion or the loss of topsoil?

Discussion of Effects: The project will not result in significant soil erosion or loss of topsoil because of the previously disturbed and partially developed nature of the project site. The project is subject to the City's National Pollutant Discharge Elimination System (NPDES) program. The project is also consistent with the City of Calabasas' General Plan strategies regarding this issue. Finally the project will be constructed in compliance with the Uniform Building Code, the Calabasas Municipal code, and is subject to the City's NPDES program. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion of Effects: The project would not result in the location of development on a geologic unit or soil that is unstable, or that would become unstable because as previously discussed, the potential for liquefaction and landslides associated with the project is unlikely. Subsidence is generally associated with large decreases or withdrawals of water from the aquifer. The project would not withdraw water from the existing aquifer. . The project is also consistent with the City of Calabasas' General Plan strategies regarding this issue. Finally the project will be constructed in compliance with the Uniform Building Code, the Calabasas Municipal code, and is subject to the City's NPDES program. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Discussion of Effects: The site was previously graded and compacted as part of the development of the office buildings in the area. There has not been any soils considered expansive found in the area. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(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?

Discussion of Effects: The area is served by the local sewer system and the use of alternative systems is not necessary. There will be no impact to the sewage system.

Mitigation: None Required.

7. HAZARDS & 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?

Discussion of Effects: The project does not involve the transport, use or disposal of hazardous materials during either construction or project implementation. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (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?

Discussion of Effects: The proposed project does not include the use of hazardous materials or volatile fuels. In addition, there are no known stationary commercial or industrial land uses within close proximity to the subject site, which use/store hazardous materials to the extent that they would pose a significant hazard to visitors/occupants to the subject site, in the event of an upset condition resulting in the release of a hazardous material. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

Discussion of Effects: The proposed project does not include the use, emissions or handling of hazardous or acutely hazardous materials, substances or waste. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (d) Be located on a site which is included on a list of hazardous materials 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?

Discussion of Effects: The proposed project site is not listed on the hazardous materials site compiled pursuant to Government Code § 65962.5. Therefore, the project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: None Required.

- (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?

Discussion of Effects: The project site is not located within two miles of a public airport or within an airport land use plan. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (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?

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: The City's Disaster Preparedness Plan, as contained within the General Plan, includes policies and procedures to be administered in the event of a disaster. The project will comply with the requirements of the LA County Fire Department and all City requirements for fire and other emergency access. Because the project is required to comply with all applicable City codes, no adverse impacts are anticipated.

Mitigation: None Required.

- (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?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. However, the entire City of Calabasas is considered within a Severe Fire Hazard Zone. Therefore project site is located near wildland areas. The Los Angeles County Fire Department has implemented brush clearance requirements for the Severe Fire Hazard zone. This project is required to meet those requirements. Therefore, no impacts are anticipated.

Mitigation: None Required.

8. HYDROLOGY & WATER QUALITY. Would the project:

- (a) During project construction, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?

Discussion of Effects: The project site is served by separate sewer and storm drain systems. Runoff water generated by the project during construction will be discharged in accordance with the National Pollutant Discharge Elimination System (NPDES) permit and the Storm Water Pollution Prevention Plan (SWPPP) developed in compliance with the Los Angeles Regional Water Quality Control Board and best management practices included in the SWPPP. Therefore, it is anticipated that during project construction, it will not create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit, and no impacts are anticipated.

Mitigation: None Required.

- (b) After the project is completed, will it create or contribute runoff water that would violate any water quality standards or waste discharge requirements, including the terms of the City's municipal separate stormwater sewer system permit?

Discussion of Effects: The project site is served by separate sewer and storm drain systems. Runoff water generated by the project during construction will be discharged in accordance with the National Pollutant Discharge Elimination System (NPDES) permit and the Storm Water Pollution Prevention Plan (SWPPP) developed in compliance with the Los Angeles Regional Water Quality Control Board and best management practices included in the SWPPP. Therefore, it is anticipated that during project construction, it will not create or contribute runoff water that would violate any water quality standards or waste discharge

requirements, including the terms of the City's municipal separate stormwater sewer system permit, and no impacts are anticipated.

Mitigation: None Required.

- (c) Provide substantial additional sources of polluted runoff from delivery areas; loading docks; other areas where materials are stored, vehicles or equipment are fueled or maintained, waste is handled, or hazardous materials are handled or delivered; other outdoor work areas; or other sources?

Discussion of Effects: The site is required to comply with National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. Pursuant to NPDES standards, the project must implement a stormwater pollution prevention plan developed in compliance with the Los Angeles Regional Water Quality Control Board and best management practices included in the SWPPP. With the implementation of this storm water monitoring program, it is anticipated that any impacts would be mitigated. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (d) Discharge stormwater so that one or more beneficial uses of receiving waters are adversely affected?

Discussion of Effects: The site is required to comply with National Pollutant Discharge Elimination System (NPDES) to minimize water pollution. Pursuant to NPDES standards, the project must implement a stormwater pollution prevention plan developed in compliance with the Los Angeles Regional Water Quality Control Board and best management practices included in the SWPPP. With the implementation of this storm water monitoring program, it is anticipated that any impacts would be mitigated. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (e) Violate any other water quality standards or waste discharge requirements?

Discussion of Effects: The project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements.

Mitigation: None Required.

- (f) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of 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)?

Discussion of Effects: No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. No adverse impacts are anticipated.

Mitigation: None Required.

- (g) 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?

Discussion of Effects: It is not anticipated that the project would alter the drainage pattern of the site or area, in a manner that would result in erosion, siltation or flooding on-or-off site. The existing drainage pattern of the project site will not be altered and it will have no impact on downstream hydrology. Stormwater generated by the project will be discharged in accordance with the NPDES permit. With the implementation of a stormwater pollution prevention plan developed in compliance with the Los Angeles Regional Water Quality Control Board, the best management practices included in the SWPPP, and a stormwater monitoring program would mitigate any impacts. No streams or streambeds are present on the site. No changes in erosion off-site are anticipated.

Mitigation: None Required.

- (h) Significantly increase erosion, either on or off-site?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The project will not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the project site. Therefore, no impacts are anticipated.

Mitigation: None required.

- (i) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

Discussion of Effects: The proposed project is not anticipated to increase runoff from the site and will not create a burden on existing infrastructure. Furthermore, with the implementation of a stormwater pollution prevention plan developed in compliance with the Los Angeles Regional Water Quality Control Board, the best management practices included in the SWPPP, and a stormwater monitoring program would mitigate any impacts. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (j) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems?

Discussion of Effects: It is not anticipated that the project would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Pursuant to the requirements of the General Plan and the City's Development Code, individual developments must provide site drainage according to guidelines established by the City's Public Works Department and drainage systems will be required to carry all runoff from the site. If master drainage facilities are not in place at the time of project development, then standard engineering practices for reducing runoff may be required, which could include the construction of on-site storm water detention and/or retention facilities. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (k) Otherwise substantially degrade water quality?

Discussion of Effects: Activities associated with the construction period could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is in excess of 5 acres, requiring compliance with National

Pollutant Discharge Elimination System (NPDES) to minimize water pollution. A permit from the Los Angeles Regional Water Quality Control Board (SRWCB) is required. However, with the permit requirement and implementation of the policies in the Calabasas General Plan, any impacts associated with the project would be mitigated. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (l) 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?

Discussion of Effects: The project site is not located 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. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (m) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

Discussion of Effects: As identified in Figure III-3 of the General Plan Community Profile, the site lies outside of the 100-year flood hazard area. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (n) 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?

Discussion of Effects: As identified in Figure III-3 of the General Plan Community Profile, the site lies outside of the 100-year flood hazard area. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (o) Expose people or structures to inundation by seiche, tsunami or mudflow?

Discussion of Effects: As identified in Figure III-3 of the General Plan Community Profile, the site lies outside of the 100-year flood hazard area. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

9. LAND USE & PLANNING. Would the project:

- (a) Physically divide an established community?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development with urban land uses. This project will construct senior condominiums, which will be consistent with the multi-family uses to the south and east. The project site will therefore remain of similar design and size to surrounding development. No adverse impacts are anticipated.

Mitigation: None Required.

- (b) Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?

Discussion of Effects: The proposed project is consistent with the Calabasas General Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: None Required.

- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion of Effects: There are no adopted habitat conservation plans in the project area. As such no conflicts or impacts are anticipated.

Mitigation: None Required.

10. 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?

Discussion of Effects: The project site is located within a mostly developed area surrounded by urban land uses. There are no known mineral resources in the area. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (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?

Discussion of Effects: There are no known mineral resources in the area. No impacts are anticipated.

Mitigation: None Required.

11. 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?

Discussion of Effects: The Calabasas General Plan FEIR provides noise levels for various intersections in Calabasas, including the intersection adjacent to the site. The measured noise level is below 65 dBA and does not exceed any noise standard. The project will not result in an increase in the amount of noise since any common area are located to the northeast side of the site and the majority of the parking is located underground. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion of Effects: The uses associated with this project normally do not induce groundborne vibrations. As such, no impacts are anticipated. During construction, some vibration will occur due to the construction equipment used on the site primarily during the grading and foundation stages of construction. However this vibration is temporary in nature and anticipated to be minor. In addition, the project is subject to the

construction activity limitations required in the General Plan to limit the impact of construction on surrounding neighbors. Therefore the impacts are anticipated to be at a level of Less than Significant.

Mitigation: None Required.

- (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The project will not result in a substantial increase in the ambient noise levels since any common area are located to the northeast side of the site and the majority of the parking is located underground. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: Temporary construction activities will minimally impact ambient noise levels. All construction machinery will be maintained according to industry standards to help minimize the impacts. Normal activities associated with the project are unlikely to increase ambient noise levels. In addition, the project is subject to the construction activity limitations required in the General Plan to limit the impact of construction on surrounding neighbors. Therefore the impacts are anticipated to be at a level of Less than Significant.

Mitigation: None Required.

- (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?

Discussion of Effects: The project is not located within an adopted airport land use plan area or within two miles of a public airport. Therefore no adverse impacts are anticipated.

Mitigation: None Required.

- (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 levels?

Discussion of Effects: The project is not located within the vicinity of a private airstrip. Therefore no adverse impacts are anticipated.

Mitigation: None Required.

## 12. POPULATION & 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 road or other infrastructure)?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The project is proposing only 60 units and will be age restricted for seniors. The surrounding area, to the south and east, is mostly multi-family development with some single-family development, totaling over well over 1,000 units. In addition, the number of units proposed in the general

plan is higher than the expected build-out, due to the reduction in the number of units in other approved projects. Therefore, the 60 units proposed by this project is not a substantial amount; thus the impacts are less than significant.

Mitigation: None Required.

- (b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The project site is currently vacant. Therefore, no existing housing will be displaced and no adverse impacts are anticipated.

Mitigation: None Required.

- (c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The project site is currently vacant. Therefore, no existing people will be displaced and no adverse impacts are anticipated.

Mitigation: None Required.

13. PUBLIC SERVICES. Would the project:

- (a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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?

Discussion of Effects: The site is in a developed area currently served by the LA County Fire Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None Required.

- (ii) Police protection?

Discussion of Effects: The site is in a developed area, currently served by the LA County Sheriff's Department. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None Required.

- (iii) Schools?

Discussion of Effects: The project is proposing senior housing. Therefore there will not be any student generation which could impact local schools. Also, the state has exempted senior projects from paying school fees as they do not impact schools. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

(iv) Parks?

Discussion of Effects: The site is in a developed area, currently served by the City of Calabasas. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. In addition, the project is required to pay Quimby (park) fees prior to the issuance of building permits. Therefore no adverse impacts are anticipated.

Mitigation: None Required.

(v) Other public facilities?

Discussion of Effects: The site is in a developed area, currently served by the City of Calabasas. The project will not require the construction of any new facilities or alteration of any existing facilities or cause a decline in the levels of service, which could cause the need to construct new facilities. No impacts are anticipated.

Mitigation: None Required.

14. RECREATION. Would the project:

- (a) 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?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The proposed project includes private recreational facilities for the use of its residents. In addition, the project is required to pay Quimby (park) fees prior to the issuance of building permits. Since the development is proposing only 60 units, providing private recreational opportunities, and paying Quimby fees, any increase in park usage is anticipated to be minor. Therefore, no adverse impacts are anticipated.

Mitigation: None Required.

- (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The proposed project includes private recreational facilities for the use of its residents. However, these facilities are compatible with the size and scale of surrounding development and will be constructed in conjunction with the proposed project. Therefore, the private recreational facilities will not have an adverse effect on the environment and no adverse impacts are anticipated.

Mitigation: None Required.

15. TRANSPORTATION/TRAFFIC. Would the project:

- (a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Discussion of Effects: The General Plan considered that this site would be constructed with an office building. A new traffic study was completed and it was determined that Senior Housing would generate significantly fewer trips than an office building of similar size, which would be permitted in the zoning district.

During construction, some additional traffic will occur due to the construction equipment used on the site primarily during the grading and foundation stages of construction. However this traffic is temporary in nature and anticipated to be minor. In addition, the project is subject to the construction activity limitations required in the General Plan to limit the impact of construction on surrounding neighbors. Therefore the impacts are anticipated to be at a level of Less than Significant.

Mitigation: None Required.

- (b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Discussion of Effects: As discussed above, the proposed project will reduce the amount of trips generated from what was conceived in the General Plan, thereby improving the projected level of service in the surrounding intersections. Therefore, the project will not exceed any level of service established by the city and no adverse impacts are anticipated.

Mitigation: None Required.

- (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?

Discussion of Effects: The project is not located near any airport, or in the flight path of any airport. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion of Effects: The project is in an area that is mostly developed. All street improvements are complete and no alterations are proposed for adjacent intersections or arterials. The project will, therefore, not create a substantial increase in hazards due to a design feature. No impacts are anticipated.

Mitigation: None Required.

- (e) Result in inadequate emergency access?

Discussion of Effects: The project will be designed to provide access for all emergency vehicles and will therefore not create an inadequate emergency access. No impacts are anticipated.

Mitigation: None Required.

(f) Result in inadequate parking capacity?

Discussion of Effects: The project exceeds the amount of parking required by the City of Calabasas Municipal Code. Therefore, there will not be inadequate parking capacity and no adverse impacts are anticipated.

Mitigation: None Required.

(g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion of Effects: The project does not conflict with any transportation policies, plans or programs. Therefore, no impacts are anticipated.

Mitigation: None Required.

16. UTILITIES AND SERVICE SYSTEMS. Would the project:

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion of Effects: The proposed project is served by the Las Virgenes Municipal Water District. The project is required to meet the requirements of the Las Virgenes Municipal Water District regarding wastewater. No impacts are anticipated.

Mitigation: None Required.

(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?

Discussion of Effects: The proposed project is served by the Las Virgenes Municipal Water District. The Las Virgenes Municipal Water District has reviewed the proposed project and does not object to its construction. In addition, the project is required to meet the requirements of the Las Virgenes Municipal Water District regarding wastewater. Therefore, No impacts are anticipated.

Mitigation: None Required.

(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?

Discussion of Effects: The proposed project is served by the City of Calabasas. The project is required to meet the requirements of the Calabasas Public Works Department regarding storm drain facilities. No impacts are anticipated.

Mitigation: None Required.

- (d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. Seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).

Discussion of Effects: The proposed project is served by the Las Virgenes Municipal Water District. There is currently a sufficient water supply available to the Las Virgenes Municipal Water District to serve this project. No impacts are anticipated.

Mitigation: None Required.

- (e) Result in a determination by the wastewater treatment provider that 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?

Discussion of Effects: The proposed project is served by the Las Virgenes Municipal Water District. The Las Virgenes Municipal Water District has reviewed the proposed project and does not object to its construction. In addition, the project is required to meet the requirements of the Las Virgenes Municipal Water District regarding wastewater. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion of Effects: City of Calabasas serves the proposed project. Currently, the City of Calabasas contracts with a waste disposal company that collects and transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: None Required.

- (g) Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion of Effects: This project complies with federal, state, and local statutes and regulations regarding solid waste. Therefore, no impacts are anticipated.

Mitigation: None Required.

## 17. MANDATORY FINDINGS OF SIGNIFICANCE

- (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to 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?

Discussion of Effects: The proposed project located on a developed site and, therefore, does not have the potential to reduce wildlife habitat and threaten a wildlife species. Therefore, no impacts are anticipated.

Mitigation: None Required.

- (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 project, and the effects of probable future projects.)

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The impacts of the proposed 60 unit senior complex are less than an office building of similar size that was contemplated in the General Plan. It therefore, does not have impacts that are cumulatively considerable.

Mitigation: None Required.

- (c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion of Effects: The project site is an infill site in a developed area and it is surrounded by existing development. The proposed project would construct a 60 unit senior condominium complex. It is consistent with the goals and policies of the general plan, as well as being compatible with surrounding development. As discussed throughout this initial study, the proposed project does not have any significant adverse impacts. Therefore, the project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Mitigation: None Required.

**EARLIER ANALYSES** (*Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D)*):

1. Earlier analyses used: Identify earlier analyses used and state where they are available for review.
  - (a) Calabasas General Plan Final Environmental Impact Report
  - (b) Traffic Study dated April 25, 2006.
  - (c) Oak Tree Report dated May 22, 2006

All documents listed above are on file with the City of Calabasas Planning Division, 26135 Mureau Road, Calabasas, CA 91302.