

APPENDIX 2

MITIGATION MONITORING PLANS



**Final
Mitigation Monitoring and
Reporting Program**

for

Las Virgenes Road Corridor Design Plan

Prepared for:

**City of Calabasas
Planning & Building Services Department
26135 Mureau Road
Calabasas, California 93302**

Prepared by:

**Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001**

November 24, 1998

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the City of Calabasas Las Virgenes Road Corridor Design Plan. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid significant impacts that have been identified in a mitigated negative declaration. The purpose of the MMRP is to ensure that required mitigation measures, identified in the mitigated negative declaration are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during the project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Mitigated Negative Declaration for the Las Virgenes Road Corridor Design Plan. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns would be filled out by the monitoring agency or party and would document monitoring compliance.



Final Mitigation Monitoring and Reporting Program
Las Virgenes Road Corridor Design Plan

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party (City and/or selected consultant)	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
The lighting program shall meet all state and local standards regarding street and intersection illumination while also providing an improved aesthetic setting in the City's business core.	Lighting plan shall be submitted and approved by the City	Prior to final design review	Once	CPW			
Air Quality							
To reduce nuisance effects and ensure compliance with State standards, implementation of dust suppression measures during construction is recommended.	Contractor specifications shall include dust control measures	Prior to selection of construction contractor	Once	CP&BD			
	The construction contractor shall provide maintenance records for construction vehicles	Prior to selection of construction contractor	Once	CP&BD			
	Field verification of dust control and other measures	During construction	Periodically	CP&BD			

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Cultural Resources							
If any cultural resources are encountered during construction, then procedures established by the Advisory Council on Historic Preservation concerning the protection and preservation of historic and cultural properties shall be followed. In this event, a qualified archeologist with local expertise shall be consulted immediately in order to assess the nature, extent, and possible significance of any cultural remains encountered.	Field verification	During grading	Periodically during grading	CPW			
Geology and Soils							
Final design plans shall be reviewed and approved by the City Engineer to identify the need for any geotechnical mitigation measures.	Review and approval of final design plans to determine if any special geotechnical studies or measures are needed	Prior to issuance of construction contract	Once	CPW			
The project will need to comply with all NPDES storm water requirements and mitigation measures will be required	Preparation of storm water pollution	Storm water pollution prevention plan to	Once for plan development and	CPW			

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during the grading and site development process to assure that sediment transport is minimized.	prevention plan and implementation of measures identified in the plan	be reviewed as part of final design; monitoring of mitigation measures to occur during construction	periodically during construction				
Hazards and Hazardous Materials							
A construction management plan shall be prepared. The management program shall include coordination with service providers and implementation of those measures deemed necessary to minimize potential short-term impacts related to the disruption of emergency services.	Preparation of construction management plan	Prior to approval of final design	Once	CP&BD			
Excavations that would be associated with undergrounding of utilities and implementation of streetscape improvements could result in the unanticipated discovery of subsurface contamination, particularly on or adjacent to gasoline service station sites along the corridor. Performance of an environmental due diligence evaluation is recommended to identify the possible	Perform due diligence investigation, as necessary, to identify possible presence of contamination within construction area; implementation of	Prior to approval of final design and during construction if mitigation measures are identified	Once for plan development. Periodically, if construction monitoring measures are recommended	CPW			

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presence of subsurface contaminants in these areas and to determine the appropriate measures needed to mitigate potential impacts. If necessary, remedial activities shall be implemented, prior to construction.	recommended measures, if any, needed to ensure worker health and safety						
Hydrology and Water Quality							
A hydraulic analysis of final project design shall performed and measures to alleviate existing drainage deficiencies within the area shall be implemented.	Perform hydraulic analysis to determine drainage facility requirements	Prior to approval of final design	Once	CPW			
Best management practices (BMPs) shall be implemented to intercept oil and gas residues from the right-of-way, parking areas, and related structures shall be implemented to prevent downstream contamination in the regional storm drain system.	Develop and implement BMPs	BMPs to be developed prior to final design; implementation of BMPs to be monitored during construction	Once prior to approval of final design and periodically during construction	CPW			
Land Use and Planning							
To minimize the construction effects on the public, building owners, tenants, and essential fire and police service providers, construction within the project	Prepare construction management plan	Prior to approval of final design plans	Once	CPW			

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area shall, to the extent feasible, be governed by a construction management program prepared in consultation with affected parties. The program shall stress advance notice of construction schedules and construction duration, pedestrian signage, and to the degree necessary, relocation of business activity to the rear entrances for businesses in the construction area.							
Noise							
To reduce potential nuisance effects on sensitive uses along the corridor, the timing of construction activities in the vicinity of sensitive land uses shall be limited to between the hours of 7 AM and 6 PM, Monday through Saturday.	Limit timing of construction activities	During construction	Periodically, during construction	CPW			
Transportation/Traffic							
The following striping modifications shall be implemented as part of the Las Virgenes Road Corridor Design Plan (Note that Figure 11 of the traffic report provides a schematic showing these recommended configurations). <ul style="list-style-type: none"> • Las Virgenes Road/Mureau Road. Cumulative traffic volumes indicate 	Incorporation of recommended measures into final project design	Prior to final approval of final project design	Once	CPW			

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<p>that a second westbound left-turn lane would be required at this intersection. The approach should be restriped to provide a left-turn lane and shared left-through-right lane.</p> <ul style="list-style-type: none"> • Las Virgenes Road/U.S. Highway 101 SB Ramps. The following improvements shall be implemented at this intersection: <ul style="list-style-type: none"> - The forecast volumes indicate that the intersection would need a second left-turn lane on the U.S. 101 SB off-ramp (eastbound approach). The additional left-turn lane should be provided within the existing ramp area by reducing the adjacent on-ramp from two-lanes to one-lane for a distance of approximately 200 feet. - The northbound right-turn lane should be restriped to provide a through-right lane which would "trap" on the U.S. 101 southbound on- 							

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<p>ramp which is located just north of the Rondell Street approach. Appropriate advance pavement markings and signing will be required for the trap lane.</p> <p>– The southbound right-turn lane should also be restriped to provide a through-right lane which would then turn into the southbound right-turn lane at the adjacent Agoura Road/Las Virgenes Road intersection, located south of the ramp intersection. Appropriate advance pavement markings and signing will also be required for this lane.</p>							
<p>Consistent with the City's General Plan EIR, the City shall monitor Citywide traffic flow conditions annually and implement measures deemed necessary to achieve acceptable traffic flows in the City.</p>	<p>Periodic monitoring of traffic flow conditions</p>	<p>Not less than annually</p>	<p>Annually</p>	<p>CPW</p>			
<p>The Los Virgenes Road Corridor Plan has provisions that discourage the</p>	<p>Review of individual projects</p>	<p>Prior to individual project approval</p>	<p>Minimum of once for each</p>	<p>CPW</p>			

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<p>number of driveways on Las Virgenes Road. This, together with design review requirements for new development will ensure safe ingress/egress to existing and proposed new development in the planning area.</p> <p>For new development, implementation of existing requirements identified in the City's General Plan Consistency Review Program and Development Code would mitigate potential impacts associated with emergency access, parking, and site safety.</p>	<p>as they are proposed</p> <p>Review of individual projects as they are proposed</p>	<p>Prior to individual project approval</p>	<p>project</p> <p>Minimum of once for each project</p>	<p>CPW</p>			

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The following table summarizes the mitigation measures for each issue area identified in the Mitigated Negative Declaration for the Las Virgenes Gateway Master Plan. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. These columns would be filled out by the monitoring agency or party and would document monitoring compliance.



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Aesthetics							
Urban development in the project area shall be required to incorporate design elements of the Plan, thereby creating a uniform, coordinated visual character for the area. In addition, all mitigation measures contained in existing planning programs would be required to be implemented prior to the construction of planned new development. Implementation of existing visual resources protection programs that are incorporated into the Plan and other City planning policies and programs shall be required.	Review of individual projects to ensure that Plan elements and other City requirements are implemented	Prior to approval of individual projects	Once	CP&BD			
Air Quality							
The City's discretionary review process for individual projects incorporates specific measures to minimize both operational as well as short-term construction impacts. Implementation of these measures would be expected to reduce the impacts of individual projects to less than significant.	Review of individual projects to identify project-specific air quality mitigation measures	Prior to approval of individual projects	Once, although additional monitoring may be needed to verify implementation of project-specific measures	CP&BD			
Biological Resources							
To mitigate the potentially adverse impacts of future development within these areas, the City's General Plan EIR contains	Review of individual projects to identify project-	Prior to approval of individual projects	Once, although additional monitoring may	CP&BD			

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<p>several mitigation measures that are required to minimize project-specific impacts on biological resources. These measures include review of individual projects to determine the presence, extent, and sensitivity of biological resources. Mitigation measures include preservation of specific species and habitat areas, buffer zones to minimize adverse effects of urban encroachment into sensitive biological areas, replacement of specific plant species such that no net reduction in the number of plants occurs, among other measures.</p> <p>The creek restoration program included in the Plan will be subject to review and approval by several regulatory agencies including but not limited to the US Army Corps of Engineers, California Department of Fish and Game, US Fish and Wildlife Service, California Regional Water Quality Control Board and the Los Angeles County Flood Control District.</p> <p>Anticipated short-term impacts of restoration include direct impacts associated with removal of the existing concrete lined channel and indirect impacts that could be associated with</p>	<p>specific biological resource mitigation measures</p>		<p>be needed to verify implementation of project-specific measures</p>				

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increased sedimentation until the native plants become established. These impacts shall be mitigated by permit conditions that would be required by the resource permitting agencies. Such measures may include avoidance of sensitive habitat areas adjacent to the existing channel, construction during the summer period when erosion and sedimentation would be minimal, use of stabilizers to control bank erosion, selection of construction staging areas that would minimize the impact to existing habitat areas, and other measures as determined necessary based on more detailed review of project-specific design.							
Cultural Resources							
<p>Cultural and historical resources mitigation measures identified in the City's General Plan EIR shall be implemented.</p> <p>These measures require that prior to approving discretionary development proposals subject to General Plan consistency findings, City staff shall review cultural resources' sensitivity and implement a range of assessment and mitigation measures necessary to ensure that potential impacts to cultural resources</p>	Review of individual projects to identify project-specific cultural resource mitigation measures	Prior to approval of individual projects	Once, although additional monitoring may be needed to verify implementation of project-specific measures	CP&BD			

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are minimized.							
Geology and Soils							
<p>To mitigate the potential impacts associated with geologic hazards in the area, the City has developed Seismic and Geologic Hazards Management Performance Standards. These standards require that site-specific soils reports be submitted with each new development application to determine on-site soil and geologic conditions and to define site-specific measures needed to reduce project impacts to a less than significant level. In addition, the performance standards require that new development meet a factor of safety of 1.5 against shear failure and 1.1 against seismically induced slope failure.</p> <p>All new development would be subject to the City's Hillside Development Performance Standards that limit the extent and nature of grading activities. Provided that appropriate mitigation measures are implemented as a condition of the planning and construction of new development, this land use change is not expected to result in significant geologic impacts.</p>	Review of individual projects to identify project-specific geologic hazards and required mitigation measures	Prior to approval of individual projects	Once, although additional monitoring may be needed to verify implementation of project-specific measures	CP&BD			

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Hazards and Hazardous Materials							
<p>The General Plan Consistency review program includes Fire Management Performance Standards that would be required for any new development within the area. These performance standards address issues such as emergency response times, circulation system requirements, fire flow water system requirements, specifications for building materials, setbacks and landscaping. In addition, the performance standards require review of new development projects by the County of Los Angeles Consolidated Fire Districts to determine appropriate fire hazard management requirements for each project. These fire hazard management requirements shall be included as conditions of individual project development.</p> <p>Adherence to fire hazard management performance standards shall be required of all new development.</p> <p>Proper environmental due diligence should be performed prior to the implementation of any new projects. If subsurface contamination is identified, appropriate</p>	<p>Review of individual projects to identify project-specific hazards, including the possible presence of hazardous materials, and required mitigation measures</p>	<p>Prior to approval of individual projects</p>	<p>Once, although additional monitoring may be needed to verify implementation of project-specific measures</p>	<p>CP&BD</p>			

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remediation measures shall be identified and implemented. In addition, measures to protect worker safety may be required in these areas. All remedial measures shall be performed under the direction of the appropriate governmental oversight agency to ensure compliance with acceptable protocols and cleanup standards.							
Hydrology and Water Quality							
<p>Buildout of the project area would potentially affect runoff characteristics, thereby resulting in flooding and water quality impacts unless appropriate mitigation measures are implemented prior to new development.</p> <p>These measures include adherence to the City's General Plan Consistency Review Program Stormwater Management and Flooding Performance Standards and other measures identified in the City's General Plan EIR such as:</p> <ul style="list-style-type: none"> all discretionary development projects shall be required to submit an erosion control plan prior to the issuance of a grading permit; all discretionary projects shall be 	Review of individual projects to identify project-specific hydrologic characteristics and potential flooding and water quality impacts and required mitigation measures	Prior to approval of individual projects	Once, although additional monitoring may be needed to verify implementation of project-specific measures	CPW			

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<p>required to implement requirements identified in the Los Angeles County National Pollution Discharge Elimination System (NPDES) permit;</p> <ul style="list-style-type: none"> all new development shall implement Best Management Practices (BMPs) to minimize construction and urban pollutants in storm water runoff; all discretionary development projects shall be required to install reclaimed water systems for irrigation, if such reclaimed water is or can be made available within five years of the irrigation system construction; and water conservation measures, including drought resistant landscaping, shall be incorporated into final site design and layout. <p>The City's Stormwater Management and Flooding Performance Standards are intended to avoid any adverse downstream flooding impacts that may be associated with new development.</p> <p>Section 404 and Section 401 approvals will be required from the US Army Corps of Engineers and the California Regional Water Quality Control Board, respectively, prior to implementation of the creek</p>							

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<p>restoration project. These water resource protection programs are intended to mitigate impacts to water quality. Implementation of measures required as conditions of the 404 permit and the 401 water quality certification would adequately mitigate short-term impacts associated with creek restoration. These measures will likely include use of BMPs during construction, avoidance of sensitive habitat areas, and/or limitation of construction activities to low flow, low rainfall periods.</p> <p>A hydraulic analysis of final project design shall be performed and measures to alleviate existing drainage deficiencies within the area. Shall be implemented.</p> <p>Best management practices shall be implemented to intercept oil and gas residues from the right-of-way, parking areas, and related structures should prevent any downstream contamination in the regional storm drain system.</p>							
Land Use and Planning							
To minimize the construction effects on the public, building owners, tenants, and essential fire and police service providers, construction of the streetscape	Prepare construction management plan for streetscape	Prior to approval of final streetscape design plans	Once	CPW			

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improvements within the project area shall, to the extent feasible, be governed by a construction management program prepared in consultation with affected parties. The program shall stress advance notice of construction schedules and construction duration, pedestrian signage, and to the degree necessary, relocation of business activity to the rear entrances for businesses in the construction area.	improvements						
Noise							
<p>The General Plan EIR establishes mitigation measures that are required to reduce noise impacts to a less than significant level. In addition, the City's General Plan Consistency Review Program has Noise Management Performance Standards that apply to all new development projects. These measures include but are not limited to the following:</p> <ul style="list-style-type: none"> • Orient buildings for use in buffering or attenuating noise • Place the highest noise sources sufficiently far from sensitive uses • Provide sound attenuation walls or open space buffers • For commercial, office, and business park uses, place rooftop equipment at 	Review of individual projects to identify project-specific noise characteristics, impacts, and required mitigation measures	Prior to individual project approval	Once, although additional monitoring may be needed to verify implementation of project-specific measures	CP&BD			

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<p><i>an appropriate setback from property lines, or in acoustically treated mechanical rooms or in shielded equipment wells, to meet noise standards and minimize disturbance potential.</i></p> <ul style="list-style-type: none"> <i>Provide sound rated windows, additional insulation in exterior walls and roofing systems, vent or mail slot modifications or relocation, and/or forced air ventilation systems.</i> <p>As part of the new development review process, the effect of construction noise should be evaluated and measures to avoid or lessen potential impacts should be implemented as conditions of development. Mitigation measures shall include limitations on construction hours and the routing of construction traffic away from sensitive uses, as applicable.</p>							
Public Services							
<p>Mitigation measures contained in the City's General Plan EIR would apply and shall be implemented. These measures require that development projects in the City of Calabasas implement the following:</p> <ul style="list-style-type: none"> <i>Construct and/or pay for the new on-site capital improvements that are</i> 	<p>Review of individual projects to identify project-specific infrastructure demands, impacts, and required mitigation</p>	<p>Prior to individual project approval</p>	<p>Once, although additional monitoring may be needed to verify implementation of project-specific</p>	<p>CP&BD and CPW</p>			

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<p><i>required to support the project</i></p> <ul style="list-style-type: none"> • <i>Ensure that all new off-site capital improvements that are required by the project are available prior to issuance of the certificates of occupancy</i> • <i>Phase development so as to ensure that the capital facilities that will be used by the new development are available prior to the issuance of certificates of occupancy</i> • <i>Ensure that, in the event that capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development</i> <p>In addition, prior to approval of any new development, the applicant shall review the proposed project with service provider representatives to determine measures needed to minimize project impacts and to determine whether all needed facilities and services to support the project will be provided in a timely manner. Mitigation measures may include the requirement of security features in proposed new structures, provision of adequate emergency access, use of fire retardant building materials and landscaping,</p>	measures		measures				

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<p>implementation of appropriate brush clearance and setbacks, and other measures deemed necessary by emergency response agencies.</p> <p>To mitigate the potential effects of cumulative buildout on school facilities, the City's General Plan requires that discretionary development projects, subject to General Plan consistency findings, shall not result in a quantifiable reduction in the level of educational facilities provided to existing development. Specifically, new development projects in the City shall be required to establish or expand school facilities commensurate with their project impact. In cases where existing school capacity is not sufficient to house the students from a development; implementation of appropriate funding mechanisms will be required to the extent permitted by law.</p>							
Recreation							
<p>Discretionary projects subject to the General Plan consistency findings would be required to demonstrate that they meet the City's parkland and recreational performance standards. These performance standards also include provisions for review and approval of new</p>	<p>Review of individual projects to identify project-specific recreational facility demands, impacts, and required</p>	<p>Prior to individual project approval</p>	<p>Once, although additional monitoring may be needed to verify implementation of project-</p>	<p>CP&BD</p>			

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commercial development that could occur in the project area. New development on commercially designated property could be required to provide trail of access easements and/or the payment of development impact fees to offset the potential effects of such uses.	mitigation measures		specific measures				
Transportation/Traffic							
<p>The following striping modifications shall be implemented as part of the Las Virgenes Road Corridor Design Plan (Note that Figure 11 of the traffic report provides a schematic showing these recommended configurations).</p> <ul style="list-style-type: none"> • Las Virgenes Road/Mureau Road. Cumulative traffic volumes indicate that a second westbound left-turn lane would be required at this intersection. The approach should be restriped to provide a left-turn lane and shared left-through-right lane. • Las Virgenes Road/U.S. Highway 101 SB Ramps. The following improvements shall be implemented at this intersection: <ul style="list-style-type: none"> – The forecast volumes indicate that the intersection would need a second left- 	Incorporation of recommended measures into final project design	Prior to final approval of final project design	Once	CPW			

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<p>turn lane on the U.S. 101 SB off-ramp (eastbound approach). The additional left-turn lane should be provided within the existing ramp area by reducing the adjacent on-ramp from two-lanes to one-lane for a distance of approximately 200 feet.</p> <ul style="list-style-type: none"> - The northbound right-turn lane should be restriped to provide a through-right lane which would "trap" on the U.S. 101 southbound on-ramp which is located just north of the Rondell Street approach. Appropriate advance pavement markings and signing will be required for the trap lane. - The southbound right-turn lane should also be restriped to provide a through-right lane which would then turn into the southbound right-turn lane at the adjacent Agoura Road/Las Virgenes Road intersection, located south of the ramp intersection. Appropriate advance pavement markings and signing will also be required for this lane. 							
<p>Consistent with the City's General Plan EIR, the City shall monitor Citywide traffic</p>	<p>Periodic monitoring of traffic flow</p>	<p>Not less than annually</p>	<p>Annually</p>	<p>CPW</p>			

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Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>flow conditions annually and implement measures deemed necessary to achieve acceptable traffic flows in the City.</p> <p>The Los Virgenes Road Corridor Plan has provisions that discourage the number of driveways on Las Virgenes Road. This, together with design review requirements for new development will ensure safe ingress/egress to existing and proposed new development in the planning area.</p> <p>For new development, implementation of existing requirements identified in the City's General Plan Consistency Review Program and Development Code would mitigate potential impacts associated with emergency access, parking, and site safety.</p>	<p>conditions</p> <p>Review of individual projects as they are proposed</p> <p>Review of individual projects as they are proposed</p>	<p>Prior to individual project approval</p> <p>Prior to individual project approval</p>	<p>Minimum of once for each project</p> <p>Minimum of once for each project</p>	<p>CPW</p> <p>CPW</p>			
Utilities and Service Systems							
<p>All mitigation measures contained in the City's General Plan EIR intended to ensure that necessary improvements are in place to serve individual projects shall be implemented prior to the construction of new development. These measures require that prior to the approval of any new development, a project applicant shall review the project with representatives of the individual service provider to determine</p>	<p>Review of individual projects to identify project-specific utility demands, impacts, and required mitigation measures</p>	<p>Prior to individual project approval</p>	<p>Once, although additional monitoring may be needed to verify implementation of project-specific measures</p>	<p>CP&BD and CPW</p>			

Key: CP&BD - City of Calabasas Planning & Building Department
 CPW - City of Calabasas Department of Public Works

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<p>that all needed services and facilities needed to support the project will be provided in a timely manner. The mitigation measures contained in the General Plan EIR also require that discretionary development projects shall not result in a quantifiable reduction in the level of infrastructure services provided to existing development.</p> <p>Individual projects will also be required to provide necessary stormwater facilities and to ensure that adequate infrastructure is in place to accommodate individual project demands.</p> <p>The proposed Las Virgenes Creek Reclamation Plan would modify the existing creek channel in the project area by replacing an existing concrete-lined channel with an alternative design that is intended to accomplish flood control objectives as well as restoring habitat. Implementation of this drainage modification has the potential to adversely affect drainage in the area of Las Virgenes Creek by altering the stormwater carrying capacity of the channel. This restoration project will require review and approval by several regulatory agencies including Los</p>							

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Angeles County Flood Control District. Project-specific measures shall be implemented, as necessary to avoid any potential flooding impacts that could be associated with this component of the proposed Master Plan.							

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