



CITY of CALABASAS

Community Development Department  
100 Civic Center Way  
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[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

## Notice of Intent to adopt a Mitigated Negative Declaration

**NOTICE IS HEREBY GIVEN** that the City of Calabasas has completed an Initial Study for the following project in accordance with the City's Guidelines implementing the California Environmental Quality Act:

- Project Title/File No.:** Rondell Oasis Hotel Project, File No. 140001318
- Project Location:** The project site is located at 26300 Rondell Street (Assessor's Parcel Number (APN) 2069-031-014 and 2069-031-015) in the City of Calabasas, County of Los Angeles, along the Ventura Freeway (101 Freeway) corridor. The project site is on the east side of Rondell Street, east of Las Virgenes Road and adjacent to the Ventura Freeway southbound on-ramp.
- Project Description:** Request for a Conditional Use Permit, Site Plan Review, Lot Merger, Scenic Corridor Permit, Development Plan, Oak Tree Permit and Street Vacation for the construction of a new 73,000 square-foot hotel, which includes 127 rooms, pool and surface level parking. The proposed project includes a Development Plan Permit in order to construct a 50-foot tall 4-story building and construction of retaining walls in excess of 6-feet in height. The project includes the City vacating a portion of Rondell Road that abuts the western property line. An Oak Tree Permit is required to encroach within the protected zone of two oak trees in order to develop the subject site. The subject site is located at 26300 Rondell Road (APN 2069-031-014 and 2069-031-015), within the Commercial Retail zoning district, Scenic Corridor overlay zone and the Las Virgenes Gateway Masterplan.
- Project Sponsor:** Rondell Oasis, LLC, PO Box 6528, Malibu CA 90264

This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's staff has concluded that the project will not have a significant effect on the environment, and has, therefore, prepared a Draft Mitigated Negative Declaration.

The Initial Study reflects the independent judgment of the City. The project site  is,  is not, on a list compiled pursuant to Government Code section 65962.5. The proposed project  is,  is not, considered a project of statewide, regional or area wide significance. The proposed project  will,  will not, affect highways or other facilities under the jurisdiction of the State Department of Transportation.

**Public Review:** Copies of the IS/MND are available for public review at the Community Development Department Planning Division (100 Civic Center Way, Calabasas, CA 91302), the Calabasas Library (200 Civic Center Way, Calabasas CA 91302), and the City's website at: <http://www.cityofcalabasas.com/departments/planning/environment.html> .

The proposed IS/MND comment period is from November 4, 2015 to December 4, 2015. Written comments on the IS/MND may be submitted to the City of Calabasas Planning Division office at 100 Civic Center Way, Calabasas, CA 91302 or e-mailed to [mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com) by the end of the comment period, December 4, 2015 . All comments received related to issues discussed in the MND will be included in the

final package that is forwarded to the City of Calabasas Planning Commission and City Council for final consideration.

A public hearing for the City of Calabasas Planning Commission and City Council to receive comments on the document and to adopt the Initial Study/Mitigated Negative Declaration will be scheduled and noticed at a later date.

**Date:** November 3, 2015      **Signature:** 

Michael Klein

**Title:** Planner, City of Calabasas

**Phone:** (818) 224-1710

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