



CITY of CALABASAS

Community Development Department  
Planning Division  
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## Notice of Availability

**TO:** Property Owners, Responsible Agencies & Interested Parties

**SUBJECT:** NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT.

**NOTICE IS HEREBY GIVEN** that a Recirculated Draft Environmental Impact Report (EIR) has been prepared for the project identified below. Copies of the Recirculated Draft EIR and all documents referenced in the Recirculated Draft EIR are on file at the Calabasas Library, 200 Civic Center Way, Calabasas, CA 91302, and are available for public review. The Recirculated Draft EIR may also be viewed at the following link: <https://www.cityofcalabasas.com/our-city/current-projects/west-village-at-calabasas>. Comments will be received until 5:00 p.m. on **November 13, 2020**. Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. Comments of all Responsible Agencies are also requested.

The sections included in the Recirculated Draft EIR have been prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088.5, which allows the lead agency to recirculate only the chapters or portions of the Draft EIR that have been modified. The following sections of the Original Final EIR are available for comment as part of recirculation: Section 1, *Introduction*, Section 2, *Project Description*, Section 3, *Environmental Setting*, Section 4.10 *Traffic and Circulation*, and Section 6, *Alternatives*. Refer to the Original Final EIR for the chapters and sections that are not included in the Recirculated Draft EIR. The Original Final EIR is also available at the website link above and at the Calabasas Library for public review.

**Project Name:** West Village at Calabasas Project

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

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

**Project Description:** The proposed project involves the development of residential, commercial, and public open space/trail uses on an undeveloped site of approximately 77.22 acres. The residential component would include a non-gated community of 15 three-story multi-family housing buildings. Each building would provide 12 dwelling units for a total of 180 units, 18 of which would be designated affordable housing units (very low income). The commercial component would consist of a 5,867 square-foot retail center, including restaurant and retail uses. Approximately 86 percent of the site (66.1 acres) would be preserved as open space. Non-remedial site grading would involve approximately 218,770 cubic yards (cy) of cut and 240,785 cy of fill. The project's remedial grading would reshape and terrace the land to stabilize the ancient landslide hazard area. This remedial grading would involve an estimated 2,403,418 cy of cut and an estimated 2,406,971 cy of fill. All soil would be processed and balanced on-site due to the effects of shrinking (reduction in volume) and bulking (expansion of volume); no soil would be imported or exported.

**Lead Agency / Contact Person:** Glenn Michitsch, LEED AP, Senior Planner, City of Calabasas Planning Division, 100 Civic Center Way, Calabasas, CA 91302.

**Date when project noticed to public:** September 22, 2020

**Review Period:** September 22, 2020 to November 13, 2020

**Public Hearing:** The project will be scheduled for a public hearing with the Planning Commission shortly after the public review period is completed.

**Date:** September 22, 2020

**Signature:**



Glenn Michitsch, LEED AP

**Title:** Senior Planner, City of Calabasas

**Phone:** (818) 224-1707